

The University of Iowa Flood Action Plans – January 2009

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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The following summarizes the University’s current action plan to proceed with flood recovery. FEMA must review and approve all future restoration plans prior to implementation to address environmental, historic and mitigation concerns.

Music and Performing Arts Center: Hancher/Voxman/Clapp

FEMA has completed its evaluation of the Hancher/Voxman/Clapp complex. FEMA has determined that the level of estimated damage supports FEMA financing of *either* 90% of the **replacement** cost *or* 90% of the cost of **in-place restoration and mitigation** of the facilities. FEMA’s evaluation considers these three building components as one facility and did not consider Hancher separately from the School of Music because of the physical integration of all.

The Music/Performing Arts complex contains a total of 297,000 square feet and was built in the early 1970’s. The original estimates of damage (exclusive of clean-up, mitigation and temporary replacement costs) were \$20M for the building and \$6M for contents. Neumann-Monson Architects and Ayers Associates (flood mitigation engineers) have been developing a mitigation plan over the course of the past several months should the University choose the option to restore/mitigate the buildings.

While permanent solutions for the School of Music are being developed, a series of interim measures have been taken and more interim measures are likely. The special space and acoustical requirements of the School make temporary solutions challenging. Thus far the University has used local schools and churches; rental space in the lower level of a new student apartment building south of downtown; the restored north portion of the Museum of Art Building; and most recently the installation of 22 modular, mobile units located near the Theatre Building. Additional and far more costly interim solutions are now under consideration should a permanent home for the School of Music not be available soon. FEMA and insurers are involved directly with the University's risk management staff in all of the temporary space considerations.

Now that FEMA has indicated its willingness to fund 90% of the cost of a "replacement" facility, the University has proposed a schedule for further consideration of its options to replace or restore the Hancher/Voxman/Clapp complex. That schedule can be considered initially by the Board at its February meeting as a part of the overall progress report on flood recovery. The broad outline of the process is suggested below. The very aggressive schedule is the result of the continuing and unsatisfactory situation for the School.

Timetable

- January 23 – FEMA replacement option decision
- February 3 – Report information and actions to the Board of Regents
- February 3 – Replacement Study Consultant Selection
- February 9 – Completion of restoration plans and costs with preliminary mitigation plan
- March 19 – Review preliminary replacement plans/cost and restoration plans/costs with the Board of Regents
- After March 19 – Engage design consultants and begin next steps

Art Building East – Including the Original Art Building

FEMA's evaluation of the Art Building East complex determined that the level of estimated damages supports FEMA financing of either 90% of the **replacement** cost or 90% of the cost of **in-place restoration and mitigation** of the facilities.

Art Building East is a collection of buildings including the original, historic School of Art & Art History Building which was completed in 1936. The buildings, the last of which was constructed in the 1960s, contain 92,000 square feet. Initial evaluations of the Art Building East complex indicate that if a recovery/mitigation option is pursued only a portion of the program served prior to the flood could be accommodated.

The process for considering the recovery/mitigation options is underway now with InVision Architects. Decision-making timetables for the replacement and the restoration/mitigation options are in the process of being developed.

The original damage estimates for these buildings (exclusive of clean-up, mitigation and temporary replacement costs) were \$5M for the facility and \$2M for contents.

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. The University expects to take this mitigation project to the Board of Regents for action at its March 18-19 meeting, subject to receiving FEMA approvals of mitigation plans in sufficient time.

Current estimate of building recovery is \$6.9M (exclusive of mitigation components). Re-occupancy could occur as soon as January 2010.

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. A complete restoration and mitigation plan is not available yet. Ayers Associates 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.

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 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. A mitigation project is being planned by Neumann-Monson Architects and Design Engineers to relocate the lower level mechanical and electrical systems to an adjacent structure that is yet to be constructed, as well as designing other mitigation plans to protect the Theatre Building in future floods.

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; the preliminary cost estimate is \$5M. No timeline has yet been established.

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 is planned for conversion into an arts education facility using portions of the Museum of Art collection – subject to final review by the University’s insurer. Functions that had been accommodated by the Richey Ballroom will be relocated to the University Athletic Club facility.

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.

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.

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. Announcements on those plans will be made relatively soon as well as the University's plan for a permanent campus home for the Museum of Art collection.

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 construction of chilled water lines crossing the Iowa River is expected to be completed in February with the cofferdam removed by mid-March.

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 (1-15-09)

<u>Actuals</u>	<u>Encumbrances</u>	<u>TOTAL</u>
\$93,063,704	\$20,383,023	\$113,446,727

Flood Funding (1-16-09)

	<u>FM Global</u>	<u>Federal Flood</u>	<u>FEMA</u>	<u>Gifts</u>	<u>TOTAL</u>
Building/Content/Extra Exp	\$45,946,212	\$4,428,181	\$21,393,177	\$1,000,000	\$72,767,570

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