

Contact: Aimee Clayton

IOWA BRAILLE AND SIGHT SAVING SCHOOL STORM RECOVERY

Actions Requested:

1. Approve restoration of campus buildings and grounds damaged by severe weather to pre-storm conditions.
2. Receive the oral report on severe weather damage recovery efforts to date.

Executive Summary: On July 11, 2011, the IBSSS campus was impacted by severe storm weather. Each of the buildings on campus was affected to varying degrees, with Old Main and the Cottage suffering extensive damage. The Iowa Braille and Sight Saving School requests permission to proceed with restoration of the facilities and grounds damaged as a result of the storm as outlined in Attachment A. An anticipated timeline for restoration of the facilities and grounds is included as Attachment B.

Iowa Braille and Sight Saving School
Facility Restoration Recommendations

Issues that impact clarity and urgency regarding restoring the facilities to pre-storm conditions include:

1. To delay the restoration decision delays the project design timeline for roof replacement, potentially delaying the reconstruction beyond one winter season and beyond the capabilities of the temporary roof.
2. Based on financial analysis, when considering insurance and FEMA revenue, it makes economic sense to restore the campus to pre-storm condition.

The information that follows is a summary of the impact of the storm and the actions taken that have contributed to the above recommendations.

In the early morning hours on July 11, 2011 a straight line wind storm came through the Benton County area causing damage to all but one building on the campus of Iowa Braille and Sight Saving School, as well as other physical assets and the grounds. Damage includes roof damage on each building, several broken windows, and loss or major damage to numerous trees on campus. On July 11, 2011, Executive Director Donley authorized emergency procedures with ratification by the Board of Regents at the August 4, 2011, meeting.

Debris removal and emergency protective measures to ensure the integrity of the buildings and the safety of the campus were accomplished the week following the storm via the use of negotiated time and material contracts with companies and firms that were positioned to respond quickly to the IBSSS campus. The University of Iowa was a key player in securing these services in the immediate aftermath of the storm. Iowa State University Facilities Planning and Management is coordinating oversight, review of invoices, contract considerations, etc. with the University of Iowa as required. ServiceMaster was engaged under the terms of a statewide contract (Regents, DAS and DOT) for emergency disaster services.



Picture 1 depicts Old Main building debris.



Picture 2 depicts grounds debris



Picture 3 – depicts Old Main north wing roof structure

The largest campus building is Old Main, a four story facility (basement and 3 upper floors), with building area of 87,700 gross square feet. Old Main sustained the most significant damage with the complete loss of standing seam copper metal roof and supporting wood frame structure on the north and south wings. Additional damage was sustained to sheet metal soffit, masonry parapet walls, the north and south gable end masonry walls, the center building roof section, and to the attic fire protection system, mechanical systems and electrical systems. Interior building damage occurred due to water that infiltrated the building and fire protection water from the attic sprinkler system. Debris from the roof damage entered the elevator shaft causing loss of elevator use. Picture 4 illustrates the near total destruction of the Old Main exposed roof and underlying wood structure on the north and south of the building.



Picture 4– depicts the north wing from on top of the roof

During the initial emergency response to the Old Main damage, a rubber roof membrane was placed over the exposed roof deck areas to minimize rain infiltration into the building. At the current time, an emergency construction project is underway to install a temporary vented membrane roof system over the Old Main roof area to provide weather protection to the remaining attic spaces and interior areas below.

Iowa State University Facilities Planning and Management worked with HR Green engineering firm to conduct a feasibility study of options and approximate project costs for the roof restoration of Old Main. HR Green estimated the project costs to restore Old Main roof and roof structure to pre-storm conditions to be \$3,002,000.

The other building which sustained substantial damage is the Cottage. This building is leased to AmeriCorps NCCC and used to house Corps members. The Cottage sustained damage to the roof and roof structure caused by flying debris. The debris that hit and damaged the roof also severed sprinkler piping in the attic space; flooding from the roof opening and the sprinkler system break caused significant damage to room finishes (plaster, drywall, ceiling grid and tile, carpeting, paint, doors, trim, etc.) in the west wing and some damage to finishes throughout the building. Damage to the fire protection systems, mechanical systems, and electrical systems also occurred from water that infiltrated the building. The building also has broken windows and damage to window screens caused by flying debris. The building is currently not suitable for occupancy. A contract has been let for the restoration of the Cottage as occupancy by AmeriCorps NCCC is required by January 1, 2012. Work has begun on the restoration.

Historic preservation is a consideration in this recommendation to restore Old Main to pre-storm conditions. The Iowa Braille and Sight Saving School, a Board of Regents, State of Iowa educational facility, opened in 1852. It was originally known as the Iowa College for the Blind. Today Old Main serves as the center for Iowa Educational Services for the Blind and Visually Impaired serving students from birth through twenty-one across the State of Iowa. The campus of Iowa Braille and Sight saving School is an important part of the historic and current culture of the Vinton community, as the school has had an important presence in the community for more than 160 years.

An additional consideration in the recommendation to restore Old Main and the other buildings on campus is financial. Board of Regents, State of Iowa has carried a property insurance policy on Iowa Braille and Sight Saving School through Travelers Insurance Company. The property coverage policy has a \$1,000,000 deductible clause. Emergency response procedures to protect the investment have led to cost and encumbrances to date at approximately the \$1,000,000 level. Emergency response costs have included those with Service Master to protect and restore interiors impacted by water infiltration, the rubber roof membrane and now the vented roof systems on the roof of Old Main, as well as the costs incurred by the University of Iowa through their emergency response team work the week of July 11, 2011. Travelers' Insurance adjusters have been on site and have provided a detailed scope of work for the entire campus. The scope of work document does not include cost estimates.

President Obama has declared this storm affecting a six county area to be eligible for Major Disaster for Public Assistance based on a request by Governor Branstad. This FEMA eligibility will allow for recovering 75% of eligible costs outside the coverage of insurance. A substantial percent of the work to property and eligible debris removal will be covered at the 75% level.

In accordance with Board of Regents Policy Manual Section 9.11, Special School Capital Project Requirements, projects beyond the emergency response phase are the responsibility of Iowa State University (ISU). Projects that do not meet the dollar amount threshold per policy will be managed by Iowa Braille and Sight Saving School personnel.

Iowa State University Department of Facilities, Planning and Management has completed a Storm Damage Recovery Plan outlining the process as well as the scope of work for the recovery phase. This document provides direction for each responsible organization as well as a detailed report of damages and recovery needs.

Facility Restoration Timeline

Date	Oct/Nov 2011	Dec 2011	Mar 2012	May 2012	Oct 2012
Facility and Grounds Restoration	Board Action on recommendations ;				
Old Main	Old Main Design work to begin;		Old Main design work completed;	Old Main bids awarded; Old Main construction underway	Old Main completed
Cottage	Cottage restoration underway with Dec 15, 2011 completion;	Cottage completed; AmeriCorps NCCC takes possession			
FEMA	Application completed; Oct - scope of work and project worksheets to be completed; Bids to be awarded				
Roof Repairs Rice Hall; Palmer; Hospital; Recreation; Cottage;		Roof repairs completed;			
Debris removal	Bids to be awarded	Debris removed		Trees and stumps removed; Debris removal completed	