

Capitol Planning Commission FY2022 Annual Report

January 2023



View of the Capitol Complex Master Plan as amended 2018

**The Capitol Planning Commission is authorized under
Chapter 8A.371—378 of the Code of Iowa.**

“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds as now encompassed or as subsequently enlarged, and repairs and restoration thereof, and it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon the commission for such advice.

“The commission shall, in cooperation with the director of the department of administrative services, develop and implement within the limits of its appropriation, a five-year modernization program for the capitol complex.

“The commission shall annually report to the general assembly its recommendations relating to its duties under this section. The report shall be submitted to the chief clerk of the house and the secretary of the senate during the month of January.”

—Code of Iowa, Chapter 8A.373

All capital projects on the capitol complex shall be planned, approved, and funded only after considering the guiding principles enunciated in any capitol complex master plan adopted by the commission on or after January 1, 2000. At a minimum, the extent to which the proposed capital project does all of the following shall be considered:

- a. Preserves and enhances the dignity, beauty, and architectural integrity of the capitol building, other state office buildings, and the capitol grounds.*
- b. Protects and enhances the public open spaces on the capitol complex when deemed necessary for public use and enjoyment.*
- c. Protects the most scenic public views to and from the capitol building.*
- d. Recognizes the diversity of adjacent neighborhoods and reinforces the connection of the capitol complex to its neighbors and the city of Des Moines.*
- e. Accommodates pedestrian and motorized traffic that achieves appropriate public accessibility.*

—Code of Iowa, Chapter 8A.376

Date: January 12, 2023

To: Mr. W. Charles Smithson, Secretary of the Senate
Ms. Meghan Nelson, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission's Annual Report for FY2022 to the Legislature. This report includes information for the fiscal year starting July 1, 2021 and ending June 30, 2022. If you have any questions, please contact Adam Steen, Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,



Annette Renaud, Chair Capitol Planning Commission

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Vision

The vision set forth in the Capitol Complex Master Plan is for a Capitol Complex that exemplifies in setting and function the dignity it embodies in spirit and purpose.

Members of the Capitol Planning Commission

Annette Renaud, Chair
Brett Seelman, Vice Chair
William Dikis
Carol Grant
Malcolm Hankins
Tracee Knapp
Senator Craig Johnson
Senator Janet Petersen
Representative Bruce L. Hunter
Representative Jacob Bossman
Adam Steen, Secretary & Director, Department of Administrative Services

The Commission utilizes two committees to make recommendations to the Commission and address issues that arise between the Commission's quarterly meetings:

- Master Plan Committee Brett Seelman, Chair
- Site Features Committee, Carol Grant, Chair

In FY2022 the Capitol Planning Commission met on July 21, 2021, October 20, 2021, January 5, 2022 and April 20, 2022. Meeting agendas and minutes: <https://das.iowa.gov/general-services/capitol-planning-commission>

Executive Summary

This Annual Report summarizes the work of the Commission during FY2022 and provides planning recommendations for the future of the Capitol Complex. Please note that Iowa Code Chapter 8A.373 provides that before any physical changes are made to the state capitol complex "it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon" the Capitol Planning Commission for advice.

The Capitol Planning Commission members, as well as Department of Administrative Services (DAS) staff, welcome the opportunity to discuss future projects at the request of any legislator or member of the public.

The Commission offers the following recommendations for FY2024

- 1. Fund at the earliest feasible date those projects proposed in the Iowa State Capitol Complex Master Plan¹ amended December 2020, Phase II (2021– 2030) as presented on pages 142-143.**
 - **Demolish the Fleet Building²**
 - **Continue and complete the phased renovation of the Wallace Building³**
 - **Build the first phase of the East Capitol Mall with reconfiguration of existing parking⁴**
- 2. Continue funding for a renovation project not discussed in the Master Plan:**
 - **Continue and complete renovation of the State Historical Building⁵**
- 3. Establish an annual appropriation specifically designated for routine and preventive maintenance for the Capitol Complex. Iowa Code 7E.5A recognizes that the industry standard for routine and preventive maintenance is one percent of the estimated replacement cost.**
 - **For FY2024 one percent of replacement cost for the Capitol Complex is \$6,114,962**
 - **Develop and implement a funding strategy to reduce and eventually eliminate deferred maintenance**
- 4. Request the Legislature remove the match requirement for the Monument Conservation Fund and issue the remaining funds to the Commission for maintenance of non-endowed monuments.⁶**

¹ Capitol Complex Master Plan <https://das.iowa.gov/general-services/capitol-planning-commission/master-plan>

² DAS FY2024 Capitol Complex Infrastructure Five Year Plan, Priority #6

³ DAS FY2024 Capitol Complex Infrastructure Five Year Plan, Priority #10 or #29-#33

⁴ DAS FY2024 Capitol Complex Infrastructure Five Year Plan, Priority #17

⁵ DAS FY2024 Capitol Complex Infrastructure Five Year Plan, Priority #28 or #34-#38

⁶ DAS FY2024 Capitol Complex Infrastructure Five Year Plan, Priority #11

Building Renovation, Restoration and Placement

“... the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds ... and repairs and restoration thereof ...”

Master Plan Update

The Iowa State Capitol Complex Master Plan is available at <https://das.iowa.gov/general-services/capitol-planning-commission/master-plan>.

The guiding principles of the Master Plan are contained within the following topics:

- Concept
- Approaches and Gateways
- View Corridors and Streets
- Access and Circulation
- Landscape Framework
- Monuments and Public Art
- Site Amenities
- Signs and Visitor Information
- Buildings
- Architectural Design
- Utilities
- Parking
- Transit
- Pedestrian and Bicycle Circulation
- Sustainable Design Principles

The Commission annually reviews the Master Plan and documents any updates in Master Plan Appendix D to keep the Plan current and useful as a guide to planning decisions. Appendix D is an ongoing summary of accomplished goals of the Plan, recognizing work completed and changed circumstances, if any, as well as documenting by amendment any modifications, with rationale, made to the Master Plan.

Other Related Capitol Complex Projects

In FY2022, the Capitol Planning Commission meetings provided a forum for Commission members, the Department of Administrative Services and others to discuss on-going improvement issues and events on the Capitol Complex. The Commission monitored the following FY2022 projects:

- State Historical Building Roof & Skylight Replacement.
- Capitol Complex Improvements including ongoing sidewalk replacements and parking lot repairs/replacements.
- Monument Restoration – a project using the 1:2 appropriation match to preserve the monuments.
- Ola Babcock Miller Building – a project to repair the exterior sealants and mortar joints of the building.

Monuments and Site Features

“... advise upon the location of statues, fountains and monuments ...”

Proposals for Monuments and Site Features

The Site Features Committee makes recommendations to the Commission on proposed monuments and issues relating to monuments, public art, and site features on the Capitol Complex.

- Proposals for Monuments – no new applications were received.
- Strategic Spending Plan – the Site Features Committee received approval from the Capitol Planning Commission for the use of the funds from 1:2 allocation match to restore 15 monuments on the Complex with the most notable being the Soldiers’ and Sailors Monument. Restoration will be ongoing along with services to maintain the restorative efforts.

Legislation Regarding Maintenance of Capitol Complex Monuments

The Iowa Legislature passed SF2324 which allocated \$100,000 of the major maintenance appropriation to monuments without dedicated funds for maintenance and restoration with a private source match of at least \$2.00 for each \$1.00 allocated. In 2018, the Iowa Legislature passed HF765, which extended the reversion date to June 30, 2024.

In FY2022 the Monument Conservation Fund received \$3,663 in public donations and \$1,831 from the 1:2 match. As of the establishment of the fund, \$191,256 was received from the combination of public donations, 1:2 legislative match and interest. Expenditures to restore according to the plan totaled \$162,324.

The Iowa Legislature passed House File 2579 for the maintenance of endowed and non-endowed state monuments on the Capitol Complex grounds in the amount of \$ 500,000 for FY2023.

Maintenance

“...and repairs and restoration thereof...”

The Commission was briefed on maintenance issues facing the Capitol Complex buildings. There are five important terms related to the funding of maintenance that are used by the Legislature and State agencies:

- Capitol Complex Association Fee
- State Capitol Maintenance Fund
- Statewide Routine Maintenance
- Statewide Major Maintenance
- Deferred Maintenance

Capitol Complex Association Fee is the “rent” Capitol Complex agencies pay for office space. The fee is intended to cover day-to-day building operational costs, including upkeep of mechanical and electrical systems; life, health and safety systems (such as fire alarms and sprinklers); custodial services; and grounds care. The fee is applied to the amount of square feet utilized by each agency including a pro rata share of common areas.

The Commission, concerned that the fee had failed to keep pace with escalating costs, urged that the Association Fee be annually increased to address the rising costs of ongoing routine maintenance on the Capitol Complex. The Customer Council subsequently agreed to increase the FY2015 fee of \$3.46 per SF to \$4.86 per SF in FY2016, \$5.75 per SF in FY2017, \$5.75 per SF in FY2018, \$6.00 per SF in FY2019, \$6.25 per SF in FY2020, \$6.25 per SF in FY2021, \$6.50 per SF in FY2022, \$7.00 per SF in FY2023, and \$7.00 per SF in FY2024.

The Commission urges that the concept of an annual increase be made permanent, indexed to an industry standard benchmark.

State Capitol Maintenance Fund is defined as expenditures for maintenance projects for the Iowa State Capitol and the Ola Babcock Miller building.

- \$500,000 was appropriated from the Rebuild Iowa Infrastructure Fund, for the fiscal year beginning July 1, 2018, and for each fiscal year thereafter; additionally, funds remaining from the Iowa state capitol dome project are deposited into this fund.

Statewide Routine Maintenance is defined as expenditures for regular upkeep of land, buildings, and equipment for all state-owned properties, including the Capitol Complex. This includes on-going and preventive maintenance to maintain the usefulness and efficiency of critical and non-critical building systems and equipment.

FY2020 Rebuild Iowa Infrastructure Fund

- \$2,000,000 was appropriated, for the fiscal year beginning July 1, 2019, and for each fiscal year thereafter.
- \$368,672.88 was allocated to DAS for the Capitol Complex.

FY2021 Rebuild Iowa Infrastructure Fund

- \$1,000,000 was appropriated.
- \$184,336.44 was allocated to DAS for the Capitol Complex.

FY2022 Rebuild Iowa Infrastructure Fund

- \$2,000,000 was appropriated.
- \$368,672.88 was allocated to DAS for the Capitol Complex.

FY2023 Rebuild Iowa Infrastructure Fund

- \$2,000,000 was appropriated.
- \$363,370.45 was allocated to DAS for the Capitol Complex.

Statewide Major Maintenance is defined as expenditures beyond the regular, normal upkeep of land, buildings, and equipment. Such costs include the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards.

Examples of major maintenance include repair or replacement of components (such as roofs, boilers and windows), additions or changes to safety systems (such as fire alarms, fire sprinklers and security systems), and changes required to meet regulatory requirements of the Americans with Disabilities Act (ADA) or other codes and standards.

Annual Statewide Major Maintenance funding has ranged from \$195,000 to \$24,500,000 since FY2010. During the FY18 session, the following was appropriated:

- FY2019, \$24,500,000 was appropriated for Statewide Major Maintenance of which \$3,300,000 was allocated for roof repairs to the State Historical Building;
- FY2020, \$20,000,000 was appropriated of which \$3,300,000 was allocated for roof repairs to the State Historical Building;
- FY2021 through FY2023, \$20,000,000 was appropriated for each fiscal year.

During the FY2020 legislative session the appropriation was modified. The following was appropriated for Statewide Major Maintenance:

- FY2021, \$12,000,000 was appropriated;
- FY2022 through FY2024, \$20,000,000 was appropriated for each fiscal year.

Deferred Maintenance is defined as maintenance work that has been postponed beyond timely attention. Such delay often results in geometrically increased costs due to accelerated deterioration of the component and nearby materials and systems. Good stewardship requires a long term commitment to proper maintenance funding as the only logical solution to reduce and eventually eliminate the deferred maintenance backlog.

- Maintenance of State buildings has been routinely underfunded, and the State’s deferred maintenance has reached critical levels. The unfunded estimate as of FY2022 for all state-owned properties is approximately \$380 million.
- Depending on length of deferral, a common rule of thumb is postponement of \$1 of timely maintenance will later cost between \$4 and \$40.

Routine Maintenance Funding

While increasing the association fee for the Capitol Complex and indexing the fee to an industry benchmark will assist in meeting the basic operational needs at the Capitol Complex, more funding must be dedicated to address and eventually eliminate the deferred maintenance backlog and provide for future major maintenance needs.

Iowa Code 7E.5A states “A department shall, within its five-year capital budget request, identify ... the proposed costs for annual routine and preventive maintenance based on an industry standard of one percent of the estimated replacement cost of the department’s facilities.”

Based on a conservative estimated value of \$250 per square foot in 2020, application of the one percent guideline (with inflation of 3.5% per year) would require an appropriation of \$6,114,962.16 in FY2024 for the Capitol Complex.

Modernization Program for the Complex

“... develop and implement ... a five-year modernization program for the capitol complex.”

Capital projects are generally defined as those projects with a cumulative cost equaling or exceeding \$250,000 and requiring specific review and recommendations from the Governor, as defined in 8.3A of the Code of Iowa. Examples of capital projects include new construction and major building renovations. Funding for capital projects on the Capitol Complex has ranged from \$0 to \$9,900,000 since FY2010.

Each year, the Commission reviews the Capitol Complex Infrastructure Five Year Plan for capital projects and recommends funding of projects of special importance to the Commission.

FY2024 Capitol Complex Infrastructure Funding Requests and Rankings

The Commission has been briefed on the Five-Year Infrastructure Plan developed by DAS for FY2024 through FY2028. With regard to recommendations in the DAS Infrastructure Plan that address the needs for health and safety, access for disabled persons, and major and routine maintenance, the Commission in considering funding priorities defers to the technical expertise of DAS staff and the wisdom of the Legislature and the Governor.

However, as an overarching comment, the Commission recognizes that annual funding has historically been inadequate for routine maintenance, updating for safety and accessibility, and major repairs and replacement (as materials and systems reach the end of their useful life). Such funding is critical to protecting the public investment in the state’s buildings and grounds.

The Commission urges the Legislature and the Governor to identify an ongoing strategy for annual maintenance funding at an enhanced level sufficient to reduce and eventually eliminate deferred maintenance.

FY2024 Commission Priority Recommendations

The Commission recommends funding for projects that address Capitol Complex Master Plan Phase II goals envisioned for the period 2021 to 2030, including:

- Demolish the Fleet Building
- Continue and complete phased renovation of the Wallace Building
- Build the first phase of the East Capitol Mall including reconfiguration of parking lots between Grand Avenue and Walnut Street
- Annual funding for the care and conservation of both non-endowed and insufficiently endowed monuments and public art located on the Capitol grounds.¹

The Commission also recommends continued funding for a project not discussed in the Master Plan:

- Continue and complete phased renovation of the State Historical Building

The Commission's priorities address those projects that primarily address the preservation and enhancement of "the dignity, beauty, and architectural integrity" of the buildings and grounds of the Capitol Complex.

* * *

Exhibit A summarizes cost estimates for these priority projects based on the DAS FY2024 Capitol Complex Infrastructure Five Year Plan (costs rounded).

Exhibit B summarizes related aspects of the DAS FY2024 Capitol Complex Infrastructure Five Year Plan.

¹ The Commission established a policy in 1984 to require proposals for new monuments and public art to include a maintenance endowment of 10% of the installed cost. The Commission subsequently found through experience that maintenance costs vary widely with the nature of the materials used. In response, the Commission increased the requirement to 15% (or more) of installed cost in 2017.

Exhibit A

Costs summarized from Exhibit B, DAS FY2024 Capitol Complex Infrastructure Five Year Plan:

Wallace Building Renovation - Estimated Costs

DAS recommended funding for complete design and renovation:

- FY2025 \$ 3,000,000
- FY2026 \$35,000,000
- FY2027 \$35,000,000

Alternative funding for phased construction in lieu of complete project:

If total funding is not feasible at this time, the DAS alternative incrementally addresses the most critical needs, all of which would also be required in a whole-building renovation, thus mostly not a wasted investment.

However, total project costs are inherently higher when the appropriations and contracts for a project are divided into multi-year increments, due to both the diseconomy of fragmentation and the effects of inflation.

- FY2024 \$ 500,000 for Replacement of Windows,
- FY2024 \$1,180,000 for Tuckpointing and Waterproofing of the Exterior
- FY2024 \$590,000 for Removal of the Terrarium
- FY2025 \$1,300,000 for Electrical Improvements
- FY2025-FY2028 \$22,500,000 for Renovation of the HVAC Systems

Fleet Building Demolition – Preliminary Estimated Costs

DAS recommended funding for demolition and site repair:

- FY2024 \$1,930,000

Fleet Services was reorganized in 2017. The building occupied by Fleet Service is now vacant. This cost estimate does not include costs to complete the original West Capitol Terrace Master Plan.

East Capitol Mall - Estimated Costs

DAS recommended funding:

- FY2027 \$4,000,000
- FY2028 \$4,000,000

The East Capitol Mall project is the Commission's top aesthetic (and functional) goal to beautify the east side of the State Capitol Building. The cover of this report illustrates the Master Plan proposal to relocate parking areas to the perimeter of the central Capitol Complex and create a landscaped mall on the main east-west axis of the State Capitol. The Plan assumes there is no net loss of parking spaces and may in fact result in additional parking spaces.

The Commission highly recommends that this project be funded sooner than the DAS projection of FY2027. The estimated costs include relocating existing parking lots #13, 14, 15 and 19 to the periphery of the Capitol grounds between Grand Avenue and Walnut Street. To avoid waste, it is critically important that the parking lot relocations occur instead of repairing the existing parking lots in their present location.

State Historical Building Renovation - Estimated Costs as of November 2022

DCA requested funding for the combination of design, renovation, and collections:

- FY2024 \$61,442,313
- FY2025 \$58,557,685

Alternative funding for phased construction in lieu of complete project:

If total funding is not feasible at this time, the DAS alternative incrementally addresses the most critical needs, all of which would also be required in a whole-building renovation, thus mostly not a wasted investment.

However, total costs are higher when the appropriations and contracts for a project are divided into multi-year increments, due to both the diseconomy of fragmentation and the effects of inflation.

- FY2025 \$25,000,000 for Repair of Exterior Walls and Lighting
- FY2026 \$ 1,600,000 for Replacement of Chiller
- FY2026 \$ 535,000 for Replacement of Boiler
- FY2026 \$ 2,300,000 for Replacement of HVAC Controls with Direct Digital Controls
- FY2026 \$ 2,500,000 for Replacement of Elevators

Exhibit B
Capitol Complex
Infrastructure Five Year Plan

Capitol Planning Commission Annual Report - Exhibit B
Infrastructure Five Year Plan - Capitol Complex

Updated December 2022

| Rank | Agency | Location | Project Title | FY2024 | FY2025 | FY2026 | FY2027 | FY2028 | Projected 5-Year Total FY24-28 |
|------|--------|-----------------|--|--------------|--------------|--------------|--------------|--------------|-----------------------------------|
| 1 | DAS | Statewide | Statewide Major Building Maintenance * For projects beyond the regular, normal upkeep of physical properties for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards / Capitol Complex and statewide for all agencies except for DOT, DNR, DPD, Regent Institutions, and authorities such as the Iowa Public Employees Retirement System, Fair Authority and IFA. | \$20,000,000 | \$20,000,000 | \$20,000,000 | \$30,000,000 | \$30,000,000 | \$120,000,000 |
| 2 | DAS | Statewide | Statewide Routine and Essential Building Maintenance For projects for the regular upkeep of physical properties including recurring, preventive and ongoing maintenance necessary to delay or prevent the failure of physical properties throughout the state for all agencies except for DOT, DNR, DPD, Regent Institutions, and authorities such as the Iowa Public Employees Retirement System, Fair Authority and IFA. (Per Iowa Code 7E.5A, routine maintenance funding should be 1% of replacement value. For FY2022, replacement costs for capitol complex are estimated at approximately \$250/sf for basic office building replacement with 3.5% inflation each year. This request is high level based on an estimated 12.4M s.f.) | \$33,207,975 | \$34,370,254 | \$35,573,213 | \$36,818,275 | \$38,106,915 | \$178,076,633 |
| 3 | DAS | Capitol Complex | Capitol Complex Routine and Essential Building Maintenance For projects for the regular upkeep of physical properties including recurring, preventive and ongoing maintenance necessary to delay or prevent the failure of physical properties on the Capitol Complex. Per Iowa Code 7E.5A, routine maintenance funding should be 1% of replacement value. For FY2022, replacement costs for capitol complex were estimated at approximately \$250/sf for basic office building replacement with 3.5% inflation each year. This request is high level based on an estimated 2,283,353 s.f. | \$6,114,962 | \$6,328,986 | \$6,550,500 | \$6,779,768 | \$7,017,060 | \$32,791,275 |
| 4 | DAS | Capitol Complex | Capitol Complex Elevators * Upgrades and/or replacement of elevators at Hoover (1 Freight), Lucas (1 Passenger, 1 Freight), Grimes (1 Freight), Jessie Parker (2 Passenger), IWD 1000 (2 Passenger), andOran Pape (1 Freight) as identified in the consultant report. (This does not include the Historical Building elevators, due to possible renovation. See list below for those costs). | \$4,700,000 | \$0 | \$0 | \$0 | \$0 | \$4,700,000 |
| 5 | DAS | Capitol Complex | Capitol Complex Parking Lot Replacement Program * Replace parking lots throughout the complex. For lots 1, 2, 4, 9A, 10, 11, 12, 18A, 18B, 21, and 25 remove the existing asphalt surface and sub grading, install new storm drainage, as required by code, and new concrete curbs and gutters, new sidewalks, new lighting including concrete bases and underground wiring. Includes new compacted sub base and a paved parking lot surface with striping. For gravel lots 17 and 22, provides for design and renovation services to pave existing gravel parking lots, including associated building demolition, add storm water detention as required by Iowa code, parking lot lighting and area landscaping to enhance the appearance and comply with Iowa code. (These are gravel lots that are difficult to park in during snow or icy conditions as they are on a slope.) This excludes lots covered by the East Capitol Mall request. | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$2,000,000 | \$10,000,000 |
| 6 | DAS | Capitol Complex | Fleet Building Demolition * Preliminary budget estimate pending finalization of communication and high voltage relocations costs. Demolish the vacated Fleet building and return area to greenspace. Does not include costs to complete the original West Capitol Terrace master plan. (estimated in 2017 - \$1.5M) | \$1,930,000 | \$0 | \$0 | \$0 | \$0 | \$1,930,000 |
| 7 | DAS | Capitol Complex | Iowa Labs Parking Lot Repairs * Repairs to the parking lots due to undermining of concrete surfaces due to drainage and to remediate the drainage problem along with a repair and replacement program for all the parking lots at the Iowa Labs. Partial replacement of DCI and SME parking lot occurred in FY20-22. | \$500,000 | \$300,000 | \$300,000 | \$0 | \$0 | \$1,100,000 |
| 8 | DAS | Capitol Complex | Hoover Exterior Foundation Waterproofing * Excavate foundation to waterproof entire perimeter. Reconstruction of city storm drain under Court Avenue is also needed. Tentatively 2025. | \$0 | \$517,500 | \$2,625,000 | \$0 | \$0 | \$3,142,500 |

* Project is also requested on the Major Maintenance list.

Capitol Planning Commission Annual Report - Exhibit B
Infrastructure Five Year Plan - Capitol Complex

Updated December 2022

| Rank | Agency | Location | Project Title | FY2024 | FY2025 | FY2026 | FY2027 | FY2028 | Projected 5-Year Total FY24-28 |
|------|--------|-----------------|---|-------------|-------------|--------------|----------------|-------------|-----------------------------------|
| 9 | DAS | Capitol Complex | Capitol Complex Tenant Improvements Improvements to the agency spaces within the association. Improvements may include carpet, paint, ceiling tile, etc. | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$1,000,000 | \$5,000,000 |
| 10 | DAS | Capitol Complex | Wallace Building Renovation Design and renovate the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and renovation of the building. Three separate studies done on the Wallace Building in 2012 by the Ryan Companies US Inc., DCI and Samuels Group Inc. recommended renovation as the best option and provided cost estimates. Estimate used in 2012 was \$50,700,000. <u>If the entire building renovation is not funded, a number of critical projects will need to be addressed. See last page.</u> | \$0 | \$3,000,000 | \$35,000,000 | \$35,000,000 | \$0 | \$73,000,000 |
| 11 | DAS | Capitol Complex | Monuments and Artwork Repair and Restoration Program * Maintenance and restoration of monuments and artwork on the Capitol Complex. (\$100,000 was appropriated from FY2017 Major Maintenance funding as a 1:2 match for non-endowed monuments.) The program needs to expand to include all monuments and artwork without enough funding to provide scope of repairs needed. Received \$500,000 in FY 23 for monument maintenance. | \$0 | \$0 | \$250,000 | \$0 | \$0 | \$250,000 |
| 12 | DAS | Capitol Complex | Capitol Building - Interior and Exterior Restoration Continuation Provides funding for continued restoration of the Capitol's interior and exterior to ensure ongoing preservation efforts. FY24 repairs are needed at the granite landing on the west lower steps and the lower set of steps by the driveway. FY26 items include installing lighting under the rotunda glass floor, adding HVAC control to the rare book room, painting the windows, updating clocks, leak mitigation at the stairs and roof, exterior building repairs, driveway improvements, parking improvements, and sidewalk improvements. FY27 items include rehabilitating the remaining 5 flag cases, additional HVAC improvements, adding fire sprinklers and lighting at the 1st floor rotunda, painting the Law Library balcony railings and walls, and additional sidewalk work. FY28 work includes removing abandoned mechanical equipment in the attic and basement, replacing ceiling lamps in the dome and chambers, exterior retaining walls improvements, providing site irrigation and replacing the West Mall fountain. | \$500,000 | \$0 | \$4,000,000 | \$5,000,000 | \$2,000,000 | \$11,500,000 |
| 13 | DAS | Capitol Complex | Lucas and Capitol Pedestrian Tunnel Repairs * Repair the pedestrian tunnel between the Lucas Building and the Capitol to maintain structural integrity and bring up to building and life safety codes. FY26 funds engineering and the construction costs are phased over FY27 and FY28. | \$0 | \$0 | \$1,656,000 | \$3,312,000 | \$3,312,000 | \$8,280,000 |
| 14 | DAS | Capitol Complex | Hoover Exterior Window Replacement * Replace all exterior windows and gaskets. Windows are developing air leaks and there is a potential for water infiltration. Replacement will protect building interiors, increase energy efficiency and improve occupant comfort. (Level A south has been replaced.) | \$0 | \$0 | \$1,000,000 | \$1,000,000.00 | \$1,000,000 | \$3,000,000 |
| 15 | DAS | Capitol Complex | Central Energy Plant Updates * Modernize the chilled water and boiler systems that provide heating and cooling to 10 buildings on the Capitol Complex to mitigate risk of equipment failure and improve energy efficiency. Updates include demolishing existing 300,000 gallon boiler back-up fuel tank and replace with small, double-walled fuel tank. Replace the deaeration tank and associated pumps and piping required for good boiler performance because the current deaeration system is not large enough for total utilization by the boilers. Replace three chillers that provide year-round cooling for the entire capitol complex, including the State data center, because the chillers are nearing the end of their useful life and may fail unexpectedly. Replace cooling tower #2, replace fill on cooling tower #4, enlarge the condenser water holding pit and replace the condenser pumps. Replace the two 200 HP secondary chilled water pumps. Replace Boiler #1 and add new DDC controls for all 3 boilers optimization. | \$0 | \$0 | \$0 | \$2,000,000 | \$6,500,000 | \$8,500,000 |
| 16 | DAS | Capitol Complex | Capitol Complex Utility Tunnel Repairs * Repair the utility tunnel to maintain structural integrity and replacement of mechanical, electrical, fire protection, waterproofing and a new section under Grand Ave. This will extend the life expectancy out another 25 years. Funding needs for repairs will extend beyond 5 year plan. | \$0 | \$0 | \$3,125,000 | \$3,125,000 | \$3,125,000 | \$9,375,000 |

* Project is also requested on the Major Maintenance list.

Capitol Planning Commission Annual Report - Exhibit B
Infrastructure Five Year Plan - Capitol Complex

Updated December 2022

| Rank | Agency | Location | Project Title | FY2024 | FY2025 | FY2026 | FY2027 | FY2028 | Projected 5-Year Total FY24-28 |
|-----------------------------------|--------|-----------------|---|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------------------|
| 17 | DAS | Capitol Complex | East Capitol Mall * As amended in 2014 Appendix D of the 2010 Capitol Master Plan, relocate Parking Lots #13, 14, 15 and 19 to the periphery areas bordering the streets of the east campus (Grand Avenue and Walnut Street) to create a central axial landscaped mall extending from the Capitol to East 13th Street. If the entire East Capitol Mall is not funded, the parking lots will need to be replaced. See major maintenance list. | \$0 | \$0 | \$0 | \$4,000,000 | \$4,000,000 | \$8,000,000 |
| 18 | DAS | Capitol Complex | Fire Protection for Facilities Management Center and Central Energy Plant * This request extends the fire protection to the Central Energy Plant by adding fire hydrants in front of the CEP and provides for installation of fire sprinkler protection systems in the Central Energy Plant and Facilities Management Center. | \$0 | \$0 | \$0 | \$1,500,000 | \$1,500,000 | \$3,000,000 |
| 19 | DAS | Capitol Complex | West Capitol Terrace Final Development Final development of West Capitol Terrace including site improvements to the intersection of E. Locust and E. 7th Streets, entrance monument and walls on the west side of mall, fountain and additional plantings to create a major public green space at the west entrance to the Capitol Complex. This project does not include demolition of the building formerly occupied by fleet services at Walnut and E7th. | \$0 | \$0 | \$0 | \$1,000,000 | \$1,000,000 | \$2,000,000 |
| 20 | DAS | Capitol Complex | Capitol Complex Relocation and Leasing Expenses Provides planning, moving, temporary leasing and other expenses related to repair of and movement into buildings on the Capitol Complex. It also allows agencies to temporarily relocate off-complex. | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$750,000 | \$3,750,000 |
| 21 | DAS | Capitol Complex | Grimes Exterior Window and Door Replacement * Replace original exterior windows, gaskets and doors. Windows are developing air leaks and there is a potential for water infiltration. Replacement will protect building interiors, increase energy efficiency and improve occupant comfort. Partial window replacement at entrances were complete in FY19. | \$0 | \$0 | \$0 | \$2,700,000 | \$0 | \$2,700,000 |
| 22 | DAS | Capitol Complex | Hoover HVAC Systems Renovations * Complete renovation for the HVAC systems, including air handler replacements. The air handlers are original to the building (1979) and are well beyond their 25 year expected life. Actual scope and costs to be determined by an engineering study and design. | \$0 | \$0 | \$0 | \$5,000,000 | \$5,000,000 | \$10,000,000 |
| 23 | DAS | Capitol Complex | Jessie Parker HVAC Renovations * Install VAV boxes, duct work and dampers. Actual scope and costs to be determined by an engineering study and design. | \$0 | \$0 | \$0 | \$4,100,000 | \$6,200,000 | \$10,300,000 |
| 24 | DAS | Capitol Complex | Grimes Building HVAC Renovations * Complete renovation of the HVAC systems in the Grimes with direct digital controls to be connected to the building automation system. Equipment is original to the building (1969) and is well beyond the 25 year expected life. Replacement will increase energy efficiency and improve occupant comfort. Actual scope and costs to be determined by an engineering study and design. | \$0 | \$0 | \$0 | \$5,500,000 | \$3,500,000 | \$9,000,000 |
| 25 | DAS | Capitol Complex | Jessie Parker Building Renovations Exterior and interior renovations, and any asbestos abatement (excluding elevators, HVAC, office furniture partitions and relocations costs). | \$0 | \$0 | \$0 | \$2,500,000 | \$10,000,000 | \$12,500,000 |
| 26 | DAS | Capitol Complex | Grimes Building Renovations Exterior and interior renovations and asbestos abatement (excluding elevators, HVAC, office furniture cubicles, office equipment and relocation costs). | \$0 | \$0 | \$0 | \$2,000,000 | \$9,000,000 | \$11,000,000 |
| 27 | DAS | Capitol Complex | Iowa Workforce Development Renovations Interior and exterior renovations and any asbestos abatement of the IWD Building at 1000 Grand Ave (excluding elevators, office furniture partitions and relocations costs). Includes windows and HVAC upgrades needed that were not addressed in recent projects in FY18 and FY19. Actual scope and costs to be determined by an engineering study and design. | \$0 | \$0 | \$0 | \$5,000,000 | \$5,000,000 | \$10,000,000 |
| 28 | DCA | Capitol Complex | State Historical Building Repairs and Renovations Major renovation of State Historical Building: exterior improvements, interior improvements, and MEP upgrades. | \$61,442,313 | \$58,557,685 | \$0 | \$0 | \$0 | \$119,999,998 |
| Totals for Capitol Complex | | | | \$132,145,250 | \$126,824,425 | \$113,829,713 | \$160,085,043 | \$140,010,975 | \$672,895,406 |

* Project is also requested on the Major Maintenance list.

| Rank | Agency | Location | Project Title | FY2024 | FY2025 | FY2026 | FY2027 | FY2028 | Projected 5-Year Total FY24-28 |
|--|--------|-----------------|---|--------------------|---------------------|--------------------|--------------------|--------------------|-----------------------------------|
| Critical projects in lieu of full building renovation | | | | | | | | | |
| 29 | DAS | Capitol Complex | Wallace Building Window Replacement * Replace broken windows. | \$500,000 | \$0 | \$0 | \$0 | \$0 | \$500,000 |
| 30 | DAS | Capitol Complex | Wallace Building Tuckpointing and Waterproofing * Repair bad masonry joints and prevent water infiltration. | \$1,180,000 | \$0 | \$0 | \$0 | \$0 | \$1,180,000 |
| 31 | DAS | Capitol Complex | Wallace Building Terrarium Removal * Remove the terrarium in the atrium and fill void. Terrarium is difficult to maintain. | \$590,000 | \$0 | \$0 | \$0 | \$0 | \$590,000 |
| 32 | DAS | Capitol Complex | Wallace HVAC Systems Renovations * Complete renovation for the HVAC Systems with DDC Controls in the Wallace Building. Actual scope and costs to be determined by the engineering study and design. Evaluation of VAV boxes was completed in FY19. Replaced VAV boxes and DDC controls for VAV boxes on SE 1st/2nd floor, AHU #5 (3rd floor) in FY20, and AHU #7&8 in FY21. | \$0 | \$1,000,000 | \$3,000,000 | \$9,250,000 | \$9,250,000 | \$22,500,000 |
| 33 | DAS | Capitol Complex | Wallace Building Electrical Improvements * Replace electrical distribution equipment including electrical panels and transformers. Test remaining electrical distribution equipment as needed. | \$0 | \$1,300,000 | \$0 | \$0 | \$0 | \$1,300,000 |
| 34 | DAS | Capitol Complex | Historical Building Exterior Wall and Lighting Replacement * Complete replacement of exterior granite wall panels, installation of vapor barrier and new exterior wall finish system. Current exterior wall system does not meet modern museum standards and allows humidity into the building. Current wall system is deteriorating. Similar project on major maintenance would only repair existing granite panels. | \$0 | \$25,000,000 | \$0 | \$0 | \$0 | \$25,000,000 |
| 35 | DAS | Capitol Complex | Historical Building Chiller Replacement * Replace the primary chiller and the chiller/heat pump as they were installed in 1987 and the life expectancy of the equipment is 23 years per the Baker Group Report. | \$0 | \$0 | \$1,600,000 | \$0 | \$0 | \$1,600,000 |
| 36 | DAS | Capitol Complex | Historical Building Boiler Replacement * Replace the two electric hot water boilers and the one electric steam boiler for humidification as they were installed in 1987 and the life expectancy of the equipment is 15 years per the Baker Group Report. | \$0 | \$0 | \$535,000 | \$0 | \$0 | \$535,000 |
| 37 | DAS | Capitol Complex | Replace Historical Building Controls with Direct Digital Controls * The current pneumatic control system is outdated and failing, threatening environmental control for State historical museum exhibits and artifacts. Partial conversion to DDC controls occurred in FY19. | \$0 | \$0 | \$2,300,000 | \$0 | \$0 | \$2,300,000 |
| 38 | DAS | Capitol Complex | Replace Historical Building Elevators * All elevator equipment is original. | \$0 | \$0 | \$2,500,000 | \$0 | \$0 | \$2,500,000 |
| Total | | | | \$2,270,000 | \$27,300,000 | \$9,935,000 | \$9,250,000 | \$9,250,000 | \$58,005,000 |