

Capitol Planning Commission FY2020 Annual Report

January 2021



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 2021

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 FY2020 to the Legislature. This report includes information for the fiscal year starting July 1, 2019 and ending June 30, 2020. If you have any questions, please contact Paul Trombino III, Interim Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,



William M. Dikis, 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

July 2019 – February 2020

William Dikis, Chair
Susan Elgin, Vice-Chair
Matthew Anderson
Carol Grant
Annette Renaud
Brett Seelman
Senator Craig Johnson
Senator Janet Petersen
Representative Bruce L. Hunter
Representative Gary M. Mohr
Jim Kurtenbach, Secretary & Director,
Department of Administrative Services

March 2020 – June 2020

William Dikis, Chair
Susan Elgin, Vice-Chair
Matthew Anderson
Carol Grant
Annette Renaud
Brett Seelman
Senator Craig Johnson
Senator Janet Petersen
Representative Bruce L. Hunter
Representative Gary M. Mohr
Paul Trombino, Secretary & Interim 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, Annette Renaud, Chair
- Site Features Committee, Carol Grant, Chair

In FY2020 the Capitol Planning Commission met on July 17, 2019, October 16, 2019, and January 8, 2020. The meeting scheduled for April 15, 2020 was cancelled due to the Covid-19 pandemic.

Agendas, minutes, and handouts from these meetings can be found at:

<https://das.iowa.gov/general-services/capitol-planning-commission>.

Executive Summary

This Annual Report summarizes the work of the Commission during FY2020 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 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 FY2022.

- 1. Fund at the earliest feasible date those projects that address timely Master Plan Phase II (2020 – 2030) goals.**
 - **Continue and complete the phased renovation of the Wallace Building**
 - **Demolish the Fleet Building**
 - **Build the first phase of the East Capitol Mall with reconfiguration of existing parking**
- 2. Continue funding for a project not discussed in the Master Plan:**
 - **Continue and complete renovation of the State Historical Building**

Exhibit A summarizes costs for the four projects above.

- 3. Make the annual increase for the Capitol Complex Association Fee permanent, indexed to an industry standard benchmark.**
- 4. Increase the appropriation for routine maintenance for the Capitol Complex to \$5,597,400 as required by Iowa Code 7E.5A.**
- 5. Identify and initiate an ongoing strategy for annual maintenance funding at a level sufficient to reduce and eventually eliminate deferred maintenance.**
- 6. Establish a policy of annual funding for the conservation of both non-endowed and insufficiently endowed monuments and public art located on the Capitol grounds.**

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>.

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 FY2020, the Capitol Planning Commission meetings provided a forum for the 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 FY2020 projects:

- State Historical Building Roof & Skylight Replacement (Phase 1).
- Parking Ramp Lighting – a project to improve the lighting in the Pennsylvania Avenue and E. Grand Avenue Parking Ramp.
- Parking Lot Resurfacing – a project to remove the asphalt surface in Lot #3, south of the Hoover Building, and replace it with concrete.
- Capitol Complex Improvements including ongoing sidewalk replacements and parking lot repairs/replacements.
- West Capitol Terrace DNR Bioswale.

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 and site features on the Capitol Complex.

- Iowa Law Enforcement K9 Memorial – the Peace Officer Memorial Committee completed their evaluation of designs for the memorial and presented to the Site Features Committee in FY20.
- Mary Jane Whitely Coggeshall Marker – the Commission approved the Site Features Committee recommendation to place a marker for Mary Jane Whitely Coggeshall’s work as the writer, orator & leader who directed & inspired women's suffrage movement in Iowa. The marker will be set in August of 2020 in current landscaping south of the Buffalo Fountain in the West Mall.
- Policy and Application – the Site Features Committee made substantive changes to the documents, including 1) requiring the sponsor to identify professional designers, installers and/or contractors working on the project, and 2) disclosure of in-kind donations to be included in the total cost when calculating the required 15% endowment.

Legislation Regarding Maintenance of Capitol Complex Monuments

- The 2018 Iowa Legislature passed HF765 relating to the Rebuild Iowa Infrastructure Fund. It appropriated \$100,000 as a 1:2 match for private dollars raised for major maintenance of monuments. Any unused appropriation will revert June 30, 2024. As of June 30, 2020, the Monument Conservation Fund has received donations of \$102,811.20 and the legislative appropriation 1:2 match of \$51,405.61 for a total of \$154,216.81.

Maintenance

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

The Commission was briefed on the 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” that agencies located on the Capitol Complex pay for office space. The fee is intended to cover the day-to-day building operational costs, including the 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 number 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 in past years that the Association Fee be increased to address the increasing costs of ongoing routine maintenance needs on the Capitol Complex. The Commission is pleased that 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, and \$6.50 per SF in FY2022.

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 which currently totals approximately \$2,000,000.

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.

- \$2,000,000 was appropriated from the Rebuild Iowa Infrastructure Fund, for the fiscal year beginning July 1, 2019, and for each fiscal year thereafter. For FY2020, the Department of Administrative Services was allocated \$368,672.88. The appropriation was reduced to \$1,000,000 for FY2021. The Department of Administrative Services will be allocated \$184,336.44 for FY2021.

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 legislative session, the following was appropriated for Statewide Major Maintenance:

- FY2019, \$24,500,000 was appropriated for Statewide Major Maintenance of which \$3,300,000 is allocated for roof repairs to the State Historical Building;
- FY2020, \$20,000,000 was appropriated of which \$3,300,000 is 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 estimate as of FY2020 of the unfunded amount for all state-owned properties is approximately \$375 million.

Depending on the length of deferral time, a common rule of thumb is that the postponement of \$1 of timely maintenance will cost between \$4 and \$40 at a later time.

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, application of the one percent guideline would require an annual appropriation of \$5,597,400 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.

FY2022 Infrastructure Funding Requests and Rankings

The Commission has been briefed on the Five-Year Infrastructure Plan developed by the Department of Administrative Services for FY2022 through FY2026. 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.

FY2022 Commission Priority Recommendations

The Commission recommends funding for projects that address Master Plan Phase II goals envisioned for the period 2020 to 2030, including:

- Continue and complete phased renovation of the Wallace Building
- Demolish the Fleet 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 FY2022 Infrastructure Five Year Plan (costs rounded).

Exhibit B summarizes related aspects of the DAS FY2022 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 in the following are summarized from Exhibit B, DAS FY2022 Infrastructure Five Year Plan. The costs are rounded for ease of understanding.

Wallace Building Renovation - Estimated Costs

DAS recommended funding for complete design and renovation:

- FY2022 \$ 2,800,000
- FY2023 \$32,000,000
- FY2024 \$32,000,000

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.

- FY2022 \$ 350,000 for Replacement of Windows,
- FY2022 \$1,100,000 for Tuckpointing and Waterproofing of the Exterior
- FY2022 \$ 550,000 for Removal of the Terrarium
- FY2024-FY2026 \$21,500,000 for Renovation of the HVAC Systems

Note that the total renovation would be approximately one-third complete by the end of FY2026 under this alternative approach.

Fleet Building Demolition – Preliminary Estimated Costs

DAS recommended funding for demolition and site repair:

- FY2022 \$1,800,000

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:

- FY2025 \$3,775,000
- FY2026 \$3,775,000

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 FY2025. 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 December 2019

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

- FY2022 \$13,700,000
- FY2023 \$13,700,000
- FY2024 \$12,200,000
- FY2025 \$10,200,000
- FY2026 \$ 7,600,000

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 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.

- FY2023 \$20,000,000 for Repair of Exterior Walls and Lighting
- FY2023 \$ 600,000 for Repair of Wood Floors
- FY2024 \$ 1,500,000 for Replacement of Chiller
- FY2024 \$ 500,000 for Replacement of Boiler
- FY2025 \$ 2,150,000 for Replacement of HVAC Controls with Direct Digital Controls
- FY2025 \$ 2,275,000 for Replacement of Elevators

Note that the total renovation would be slightly less than one-half complete by the end of FY2025 under this alternative approach.

Exhibit B

DAS Infrastructure Five Year Plan

Rank	Agency	Location	Project Title	FY2022	FY2023	FY2024	FY2025	FY2026	Projected 5-Year Total FY22-26
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	\$20,000,000	\$30,000,000	\$110,000,000
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 2022, replacement costs for capitol complex are estimated at approximately \$250/sf for basic office building replacement with 3.5% inflation each year. This request does not calculate based on statewide buildings.)	\$5,597,400	\$5,793,309	\$5,996,075	\$6,205,937	\$6,423,145	\$30,015,866
3	DAS	Capitol Complex	Capitol Complex Security Camera Expansion * Upgrading, replacing and adding new cameras; upgrade surveillance and retention system to a new IP system.	\$500,000	\$250,000	\$0	\$0	\$0	\$750,000
4	DAS	Capitol Complex	Capitol Complex Card Access Control Upgrading, replacing and adding new card access control; includes new software, hardware, and badges. Actual scope and costs to be determined by an engineering study and design.	\$0	\$500,000	\$2,500,000	\$0	\$0	\$3,000,000
5	DAS	Capitol Complex	Capitol Complex Elevators * Upgrades and/or replacement of elevators at Hoover (1 Freight), Lucas (5 Passenger, 1 Freight), Grimes (1 Freight), Jessie Parker (2 Passenger), IWD 1000 (2 Passenger), and Oran 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).	\$2,500,000	\$2,600,000	\$2,700,000	\$0	\$0	\$7,800,000
6	DAS	Capitol Complex	Capitol Complex Parking Lot Replacement Program * Replace parking lots throughout the complex. For lots 1, 2, 4, 5, 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
7	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)	\$1,800,000	\$0	\$0	\$0	\$0	\$1,800,000
8	DAS	Capitol Complex	Ola Babcock Miller Exterior Renovations * Clean, caulk joints and repair broken stone on the exterior of the building.	\$1,300,000	\$0	\$0	\$0	\$0	\$1,300,000
9	DAS	Capitol Complex	Iowa Labs Parking Lot Repairs Phase 2 * 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 parking lot occurred in FY20-21.	\$450,000	\$250,000	\$250,000	\$0	\$0	\$950,000
10	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 2022.	\$500,000	\$2,500,000	\$0	\$0	\$0	\$3,000,000

* Project is also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2022	FY2023	FY2024	FY2025	FY2026	Projected 5-Year Total FY22-26
11	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
12	DAS	Capitol Complex	Ola Babcock Miller Phase 2 Window Replacement * Existing exterior windows have deteriorated, creating gaps in the frames and allowing air and water infiltration. Replacement will protect building interiors, increase energy efficiency and improve occupant comfort. Phase 1 critical areas were addressed in 2018. Assessment in June 2017 estimated Phase 2 should be completed in 3-5 years.	\$0	\$850,000	\$0	\$0	\$0	\$850,000
13	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>	\$2,800,000	\$32,000,000	\$32,000,000	\$0	\$0	\$66,800,000
14	DAS	Capitol Complex	Monuments and Artwork Repair and Restoration Program * Finish cleaning and restoring the statue atop the Soldiers & Sailors monument and provide for annual cleaning and maintenance of the monuments on the Capitol Complex that do not have an endowment for annual maintenance. This will also provide funding for repair, restoration and conservation of interior and exterior artwork on the Capitol Complex. \$100,000 was appropriated from FY2017 Major Maintenance funding as a 2 for 1 match.	\$0	\$175,000	\$175,000	\$175,000	\$0	\$525,000
15	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. FY22 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. FY23 items include rehabilitating the remaining 5 flag cases, additional HVAC improvements, adding fire sprinklers and lighting at the 1st floor rotunda, adding a sound system to room 224, painting the Law Library balcony railings and walls, replacing the exterior building lighting, and additional sidewalk work. FY24 work includes removing abandoned mechanical equipment in the attic and basement, building a new elevator lobby, replacing ceiling lamps in the dome and chambers, exterior retaining walls improvements, providing site irrigation and replacing the West Mall fountain.	\$0	\$0	\$4,000,000	\$5,000,000	\$2,000,000	\$11,000,000
16	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. FY24 funds engineering and the construction costs are phased over FY25 and FY26.	\$0	\$0	\$1,600,000	\$3,200,000	\$3,200,000	\$8,000,000
17	DAS	Capitol Complex	Lucas Building Cooling Coils and Return Damper Replacement Replace all the cooling coils in AHU 1 and 2 and replace the return air dampers and controls in order to mitigate risk of equipment failure and improve energy efficiency.	\$0	\$0	\$500,000	\$0	\$0	\$500,000
18	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	\$925,000	\$925,000	\$925,000	\$2,775,000

* Project is also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2022	FY2023	FY2024	FY2025	FY2026	Projected 5-Year Total FY22-26
19	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, replace burners for Boiler #3 and add new DDC controls for all 3 boilers optimization	\$0	\$0	\$0	\$2,000,000	\$6,500,000	\$8,500,000
20	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	\$0	\$3,125,000	\$3,125,000	\$6,250,000
21	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	\$3,775,000	\$3,775,000	\$7,550,000
22	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
23	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	\$850,000	\$850,000	\$1,700,000
24	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
25	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	\$2,500,000	\$0	\$2,500,000
26	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
27	DAS	Capitol Complex	Jessie Parker HVAC Renovations * Install a new AHU hooked to the Capitol Complex chilled water loop, VAV boxes, duct work, dampers, direct digital controls and associated work required to renovate the HVAC System. 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

* Project is also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2022	FY2023	FY2024	FY2025	FY2026	Projected 5-Year Total FY22-26
28	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
29	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
30	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
31	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 address 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
1	DCA	Capitol Complex	State Historical Building Repairs and Renovations	\$13,700,000	\$13,700,000	\$12,200,000	\$10,200,000	\$7,600,000	\$57,400,000
Total Capitol Complex:				\$52,897,400	\$82,368,309	\$86,596,075	\$87,305,937	\$108,348,145	\$417,515,866

* Project is also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2022	FY2023	FY2024	FY2025	FY2026	Projected 5-Year Total FY22-26
Critical projects in lieu of full building renovation									
1	DAS	Capitol Complex	Wallace Building Window Replacement * Replace broken windows.	\$350,000	\$0	\$0	\$0	\$0	\$350,000
2	DAS	Capitol Complex	Wallace Building Tuckpointing and Waterproofing * Repair bad masonry joints and prevent water infiltration.	\$1,100,000	\$0	\$0	\$0	\$0	\$1,100,000
3	DAS	Capitol Complex	Wallace Building Terrarium Removal * Remove the terrarium in the atrium and fill void. Terrarium is difficult to maintain.	\$550,000	\$0	\$0	\$0	\$0	\$550,000
4	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. Replacing VAV boxes and DDC controls for VAV boxes on SE 1st/2nd floor and AHU #5 (3rd floor) in FY20.	\$0	\$0	\$3,000,000	\$9,250,000	\$9,250,000	\$21,500,000
5	DAS	Capitol Complex	Historical Building Exterior Wall and Lighting Repairs * 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	\$20,000,000	\$0	\$0	\$0	\$20,000,000
6	DAS	Capitol Complex	Historical Building Floor Repair * Repair the growing deterioration of the wood floor at the State's Historical Building. Sections of the 1st floor are deteriorating due to wear and water damage.	\$0	\$600,000	\$0	\$0	\$0	\$600,000
7	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	\$1,500,000	\$0	\$0	\$1,500,000
8	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	\$500,000	\$0	\$0	\$500,000
9	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	\$2,150,000	\$0	\$0	\$2,150,000
10	DAS	Capitol Complex	Replace Historical Building Elevators * All elevator equipment is original. The Historical Building elevators had 6 service calls and 1 entrapment in FY16 and 12 service calls and 1 entrapment in FY17 and 57 service calls and 2 entrapments in FY18. In FY19 there were 11 service calls and 2 entrapments.	\$0	\$0	\$0	\$2,275,000	\$0	\$2,275,000
Total				\$2,000,000	\$20,600,000	\$7,150,000	\$11,525,000	\$9,250,000	\$50,525,000

* Project is also requested on the Major Maintenance list.