

Capitol Planning Commission

April 18, 2007

Members Present

Karen Polking, Catherine Brown, Scott Brown, Ronald Feilmeyer, Carl Voss, Elizabeth Isaacson, Paul Carlson

Members Absent

Senator James Seymour, Senator Matt McCoy, Representative Ralph Watts, Representative Mark Davitt.

Others Present

Mollie Anderson, Director, DAS; Dean Ibsen, DAS/GSE; Nancy Williams, DAS/GSE; Tera Harrington; DAS; Mark Johnson, DAS; Mark Willemsen, Legislature; Matt Carlile, Brian Clark & Associates; Sharon Worthington, Vocational Rehab; Eddie Sauls, IWD; Joan Conrad, Iowa Utilities Board; Jerry Addy, Workers Monument; Michael Stutz, Workers Monument Artist; Tara Hattery, DAS/GSE; Kristin Macy, IWD; David Neil, IWD.

Call To Order and Introductions

Karen Polking, Chair of the Capitol Planning Commission, called the meeting to order at 9:00am.

Approval of Minutes of January 17, 2007 meeting

No comments received on minutes – minutes stand approved as typed.

Workers' Monument Presentation

Jerry Addy introduced the new artist for the Workers' Monument, Mr. Michael Stutz who gave a slide presentation of the many pieces of art he has completed in other areas of the country. Mr. Stutz went into detail about each piece, the concept, materials, etc., answered questions from those present.

Materials were distributed (copy attached to minutes) of the proposed Workers' Monument; drawing of the location, information regarding the methods, materials and maintenance of the piece. The timeline for the project was presented, along with tentative sculpture installation in April – May, 2008.

Cathy Brown moved to approve the artist to proceed with the sculpture as presented. Ron Feilmeyer seconded the motion. Motion passed

Director's Update – Mollie Anderson

Mercy Capitol Hospital

- Negotiations have gone well. The department's intent is to purchase this facility and take possession in 2009. Prior to that, the State would exchange one parcel of state owned land for a parcel of hospital owned land. The parcels are of equal value. In order for us to proceed with the design phase of the new state office building project, we will need to acquire this land as soon as possible. It would be the state's responsibility to tear down the Annex Building west of the hospital. The new state office building would include two skywalks; one connecting the new state office building to the parking structure and

one connecting the Mercy Capitol building to the parking structure. The Mercy Capitol building could house a cafeteria, a health facility for employees, and may include a pharmacy for employees. The department is not seeking an appropriation, as it will be paid for as a result of financing acquired through the Treasurer's Office. The department believes there is a revenue stream to not only pay for the acquisition, but also generate rental savings by bringing employees back on campus.

- The department is working with the City for vacation of 11th Street.
- The department is not getting involved in the Certificate of Need lawsuit with Wellmark regarding whether the Hospital is permitted to build in the western suburbs.
- The purchase price at this time is \$6 million dollars for approximately ten acres and four buildings. The land exchange will require the state to pave Lot 12, which the hospital would use through 2009. The land exchange could be completed as early as next month.

Wallace Building

- We will remain in the Wallace Building until the new state office building is completed. We will put minimal money into the repair and maintenance of the building until its final disposition is determined. The appropriation for the new building calls for demolish of the Wallace Building. Some people feel that the building should be saved.
- The estimate to repair the building is \$32 million, compared to an estimated replacement value of \$40 million. The Governor's Property Advisory Committee determined that it was not in the best interest of the state to repair the building.
- There is some discussion that that the Wallace Building site could be used for green space and that possibly the reflective wall could be saved, we will explore that idea. There has also been discussion that perhaps with some exchanges, the city might use this for the Cancer Survivor's Park and constructing a parking lot behind the reflective wall.

Three Buildings at the Base of West Capitol Terrace

- The row house (709 East Locust Street) was purchased for \$417,000. Since that time, the State Fire Marshal's Office has evaluated the structure for Fire Code compliance. It is estimated that approximately \$150,000 worth of improvements are necessary to meet Fire Code compliance if the building will be used as an "assemblage". Examples : fire escapes, electrical improvements, concrete the windows on the 2nd floor, sprinkler system, re-establish the original staircase inside the front door, as well as install an elevator and construct restrooms on all floors. We have a building we have purchased but are unable to use for anything. Until we have determined we have acquired all three properties, we are unwilling to make any additional investment in the property.
- Building (707 East Locust Street) which is the Community College building is valued at \$370,000, we are going trade for a parcel of land on Court. We are going to trade approximately one acre, the parcel was appraised at \$632,000. The value of the property we were going to exchange it for was \$370,000, creating a difference of \$262,000 and creating a problem for us. The Executive Council has advised they would not want to trade the parcel unless we can get closer in value and the way we think we can get a closer value on the land is to create restrictive covenants. Example, we will require that they cannot sell it for 20 years to anyone. If they ever offer to sell it, the State has the first right of refusal. That will greatly reduce the value of the land. In addition, it will require that their design must be approved by the Capitol Planning Commission. We believe through these restrictive covenants that will reach equalization of the value of the land and property and as such the exchange still can occur.

- Fuel Farm – as a result of this Legislative session, we plan to relocate the fuel farm. In the design of the Public Safety Building, that space was discussed as a location for the Peace Officer’s Monument.
- Building (711 East Locust Street), is owned by two local business persons (Jeff Link & Joe Gunderson). They bought the building for \$250,000 a little over a year ago. Their asking price today is \$1 million dollars. It was noted the owners will not let us in to do an appraisal of the property. We are very disappointed at that, we are continuing to negotiate with them. We are now negotiating with their attorney. Their latest proposal to us was they are interested in exchanging their building for a parcel of state owned land. The parcel is north of the Public Safety Building and is the current location of the DAS vehicle fueling station (fuel farm). Director Anderson stated we now have a building we can’t use (Row House), which was built in 1893. The state is considering trading the row house to Gunderson/Link and Gunderson/Link would move it to the fuel farm location, saving an old historical building. We would demolish the other two buildings and continue with the Master Plan for the West Capitol Terrace which is to create the grand front entrance. We don’t know whether they would agree to that, the cost of moving the row house is roughly \$90,000, that doesn’t cover the cost of the foundation they would have to put in. Director Anderson noted this is a conceptual idea for them to react to, no decisions have been made, and no deal has been finalized. We are being creative in trying to figure out a way to solve the problem.
- There is another option the State can consider, which involves the exercise of Eminent Domain by the Executive council. The Executive Council has Eminent Domain authority. No one likes Eminent Domain; however, they have expressed if the owners are unwilling to come off the \$1 million dollar price, they would also explore that as an option.
- Director Anderson stated that if we had to save the three buildings, we thought about using them for a visitor’s center. However, as a result of a number of meetings that have been held with a variety of different groups, most people feel that is not an adequate space, enough square footage to provide a high quality visitors center. A conceptual idea being discussed is using the Historical Building as a visitors center, if you could think about cutting off the terrace on the southeast of the Historical Building, put a glass atrium there, you would have a visitors center there, the approximate cost would be about \$4 million dollars for roughly eight thousand additional square feet.
- Fleet Building, we believe conceptually, another state agency could be housed in that facility and possibly we could put bathrooms in the back of the building which might solve the bathroom issue on the West Capitol Terrace.
- Carriage House, at this point in time we believe this building might be suitable for a small agency that might be “fee based” and would be willing to finance necessary renovations to make it usable.
- Arbor Day event on April 27, 2007 will be held on the West Capitol Terrace. As of today 74 trees have been sold of the 75 trees we purchased. About 29 of the trees are for schools. About 300 people are expected to attend the event to plant a tree on the West Capitol Terrace. Benches in memory of all the governors of the State of Iowa are also available. Planning commission members are invited to attend the event.
- Triathlon Event, June 16 & 17, 2007. We are expecting 35,000 people on the campus. It will certainly change the area a great deal, it will be on world-wide TV, the picture the

world will see is the West Capitol Terrace and the Iowa State Capitol Building. This is an exciting opportunity to showcase the state. In addition to that, that week there will be an Iowa Wellness Outdoor Adventure event, this will create some challenges for us as we set up for these events, it will begin on Friday. Our employees will be without parking in some areas Thursday and Friday. The event sponsors have agreed to shuttle state employees from other areas to office buildings.

Acquisition of the Church behind IWD

- Director Anderson noted the latest discussion of a price on that property is \$800,000. We do not believe that we could use that facility. Therefore, it is really the acquisition of the land. Through this appropriation, we hope to be provided with \$1 million in acquisition dollars and we will have to decide what is the most important use of those dollars.
- We are trying to assure the State has as many full blocks as possible.
- The assessed value is \$1.5 million.
- It was noted this space would take care of some parking issues on that side of the Complex.

New Office Buildings Update

- Dean Ibsen discussed the schedule for the two buildings noting RFP's for Design Services went out on March 8. Two separate RFPs have been issued, one for the design of each building. (Schedule distributed and attached)
- Pre-Proposal Conferences on March 15, 2007 – approximately 30 – 50 people, representing about 20 firms attended these meetings.
- Proposals came in on April 3, 2007 for IUB/OCA; eleven proposals were received. For the new office building and parking structure nine proposals were received.
- Several committees are being set up for each project. Dean Ibsen asked the commission to consider their role throughout the course of each project. (Draft proposed organizational structure distributed & attached). These groups would be long term groups, through the entire design and construction process.
- Cathy Brown told Dean they he had done a nice job of articulating who is involved and the expectations – good document.
- Dean said construction for the IUB/OCA Building start as early as next spring and it might be a twelve month construction period. For the new office building the design process may take 12 to 18 months, construction two to three years – 2010 or 2011 completion date.
- Dean advised that “time is money”, he said we need to move through this as quickly as we can but yet we need to be as thoughtful as we can be in the process.
- Sites – we have advised the consultants our preferred sites, about some of the issues we have (i.e. soil issues, etc.), we have asked them to provide us information and are making sure we have consultants that can help us deal with those kinds of things and think through those issues.
- For the IUB/OCA building, we have tried to make it clear that energy efficiency is a key. Some of the things we have seen in the proposals that we have received s from consultants talk about how they work with education centers and how education could be part of the design of the building, which is part of the mission that has come out of the discussion for that building.
- Joan Conrad brought in some legislative language which talked about “green building requirements”. Dean read, “the design specifications of the new state office building

shall include, at a minimum, energy efficiency specifications that exceed state building code requirements and have the potential for leadership in energy and environmental design, silver certification from the United States Green Building Council". (House File 911) The consultant teams all have LEED planners on them in case there is a legislative requirement to meet LEED.

Parking Lot Improvements (Including Lot 6 South of Capitol)

- We have received bids on Lot # 1, Lot #2, Lot # 3, Lot # 19, #14 at this point. We have held off on bidding for Lot # 6 pending funding. Lot # 1 construction started April 17, 2007. Lots 1,2 and 3 – hoping to be completed by July 15, 2007.
- Lots # 19 & 14, we have asked the contractor not start until after the Triathlon the weekend of June 16 & 17, 2007.
- We will be setting up Lot 13 in the “state fair format”; we will be putting the barricades up early so we can temporarily move employees from lot 19 & 14 to this area.
- Lot 19 & 14 includes an accessible walk-way between the Capitol and the Lucas Building which is what we have needed for quite awhile.
- Grimes Asphalt is working on Lots 1, 2 & 3. Des Moines Asphalt is working on Lots 14 & 19.
- Lot 6 – the issue was the layout of this lot. When we met last time the direction was to try to more closely conform to the Master Plan. The consultants originally were trying to get as much parking as they could. We have now said, let’s see what we can do to better conform to the Master Plan and see what happens to parking. Handout distributed – shows the proposed layout. With this plan, there is a net loss of 24 visitor parking spaces from the existing conditions to this new layout.
- Street parking – we are now allowing parking on the streets on Complex. In 1998 the city gave us special permission to park along Walnut and some of the other streets. In 2001 or 2002, we stopped parking on street since we felt we had enough space. We didn’t make any changes with the City at this time. This year we reinstated the street parking; we worked closely with the City and re-established street parking. At some point, we may take this away again, but at least for the duration of parking lot construction we really do need that street parking. Currently (during Legislative session), there is no parking on East Walnut between 7:00am – 8:30am. This allows public, people going to the Capitol, etc, to find spaces so employees don’t park in those areas. Once Legislature is out and while the parking lot construction is taking place, we are going to allow parking on the streets at any time so employees can park on the street.
- Bicycle Lanes - The City’s recommendation is to put the route on the street. However, we could do “share the road” signs (this means there are not lanes but the bikers could use the road). At this point, we are not making any changes to the width of Walnut Street.
- Parking on the north side of Walnut near Lot # 6 – is not being removed.
- Lot # 10 (behind IWD) is on the list, dependent upon funding.
- The parking lot money we currently have must be used by October 25, 2007.
- Ron Feilmeyer moved to approve the changes to Lot # 6 as presented. Scott Brown seconded motion. Motion passed.

Legislative Update

- Mark Johnson distributed the Infrastructure Appropriations bill, which was passed out of sub-committee and the full committee April 17 in the House. (see attachments)
- West Capitol Terrace – Dean Ibsen noted that the department had requested funding for the next two phases of the project plus funding for a fountain. Funding for the second phase of work is included in the bill.

Miscellaneous Project Updates

Submarine Monument

- Handout distributed.
- This monument is to be located on the Monument Grounds near the Purple Heart Monument. It is a two-sided monument and a sidewalk will loop around it.
- A 28E Agreement is in process.
- Dedication is scheduled in June at the monument site.

Shattering Silence Monument

- James Ellwanger, the artist, has reported that funding is in place, and further refinement of the site plan will begin in the next two to three weeks.
- Work is expected to begin “rendering” the piece in the next two to three weeks.
- A 28E agreement has not been developed. Dean Ibsen will track this.

West Capitol Terrace

- Matt Carlile reported on progress. Walls have started to go up. Concrete is starting to go down and the center plaza space was poured early this week. Staircases and cast stone walls have been installed
- Installation of the granite map of Iowa is beginning.
- Preparations are underway for the Arbor Day Event on April 27, 2007.
- Director Anderson discussed the trees and benches as well as the Arbor Day Event (hand-out distributed).

Records & Property Building/Kasson Plaza (Now called DPS Building)

- Move-in has started and the building looks great!
- Director Anderson stated there will be an open house in June.
- Plans for the Kasson Plaza are still pending. No funding is available at this time for this project.

Shuttle

- The last day of the shuttle for the legislative session will be April 27 and the service was positively received by legislators.
- An expanded route is under consideration for next year to will include more of the campus and discussions with the City will continue.

Capitol Interior/Exterior Restoration

- The bid opening for replacement of the east steps is set for April 19, 2007. This work will require closing some parking directly east of the building. This project also includes moving electrical equipment from the basement to a new space that will be constructed under the steps.

- Restoration painting work in the rotunda will also begin this summer. Scaffolding will be installed in the rotunda area to complete the work, which also includes lighting improvements.
- Water damaged areas are still wet.
- Investigative and repair work is underway to eliminate odors in the Capitol.

Historical Building/Planters/Roof/Pavers

- Work will begin soon on replacing the fountains at the southwest plaza of the historical building with landscaping and artwork.
- Additional major maintenance funds should be available in FY2008 to allow planter bed repair work to get underway this summer.

Terrace Hill Roof

- A supplemental appropriation is expected to allow for roofing work and other restoration improvements to take place this summer at Terrace Hill.

Electrical Distribution Work

- Additional appropriated funds are expected to allow electrical distribution system work to continue in FY2008.

Bicycle Parking

- A group is conducting a survey to determine the demand for bike storage on the Capitol Complex.

Other Business

Annual Report

- After review of the draft Annual Report, Ron Feilmeyer moved to approve the Annual Report as submitted. Cathy Brown seconded the motion. Motion carried.

Comments from Legislators/Commission Members

- Capitol Planning members decided to purchase a tree for the West Terrace. Plaque to read "Capitol Planning Commission 2007".

Meeting Adjournment

Meeting adjourned at 12:15pm.

Next Meetings

July, 18, 2007	Capitol Complex – New DPS Building
October 17, 2007	Capitol Complex – Exact location TBD
January XX, 2008	(Joint meeting with Vertical Infrastructure) – Capitol Complex

All meetings:	Coffee	8:30am
	Meeting	9:00am
	Adjourn	12:00 noon

Respectfully submitted,
Nancy Williams, DAS/GSE