

# IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

**January 10, 2008  
Meeting Minutes**

The Governor's Vertical Infrastructure Advisory Committee met at the Public Safety building in conjunction with the Capitol Planning Commission on January 10<sup>th</sup>, 2008.

**Vertical Infrastructure Committee Members:**

Dennis Bennett  
Gary Benshoof  
Les Holland, Acting Chair  
Mary Krier  
Eve Palmer  
Dan Prymek  
Terry Slinde

**Capitol Planning Commission Members:**

Mollie Anderson, Secretary  
Cathy Brown, Vice-Chair  
Scott Brown  
Molly Clause  
Elizabeth Isaacson  
Brice Oakley, Chair  
Carl Voss  
Senator Matt McCoy  
Senator James Seymour  
Representative Mark Davitt (absent)  
Representative Ralph Watts

**Others in attendance for all or a portion of the meeting included:**

Brian Browning, Terrace Hill  
Matt Carlile, Brian Clark and Associates  
Paul Carlson, Department of Administrative Services, General Services Enterprise  
Frank Cownie, Mayor, City of Des Moines  
Bill Dikis, Architectural Strategies  
Mickel Edwards, Department of Corrections  
Rev. Chet Gwinn, Peace Fountain Committee  
Carla Hansen, Peace Fountain Committee  
Dean Ibsen, Department of Administrative Services, General Services Enterprise  
Theresa Kehoe, Senate Democrats  
Pat Lantz, Department of Administrative Services, Director's Office  
Paul Mankins, Substance Architecture  
Capt. Mark Probst, Department of Public Safety, Iowa State Patrol  
Matt Rodekamp, Substance Architecture  
Tim Ryburn, Department of Administrative Services, Capitol Complex Maintenance  
Eddie Sauls, Iowa Workforce Development  
Nick Smith, Department of Administrative Services, General Services Enterprise  
Marcia Tannian, Legislative Services Agency  
Jerome Thompson, Department of Cultural Affairs  
Ljerka Vasiljevic, Department of Public Safety, Fire Marshal's Office  
Ray Walton, Chief Operating Officer, Department of Administrative Services, General Services Enterprise  
Mark Willemssen, Legislative Staff  
Nancy Williams, Department of Administrative Services, General Services Enterprise  
Bruce Williams, Department of Cultural Affairs  
Sharon Worthington, Department of Education, Iowa Vocational Rehabilitation Services

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**Call to Order and Introductions**

Chairman Brice Oakley and Chairman Les Holland called the meeting to order at 9:00 am.

### **Meeting Overview and Approval of Agenda – Action Item**

The agenda was approved as submitted.

### **Request for Comments during the Meeting**

Chairman Oakley outlined procedures for receiving questions and comments during the meeting and for voting.

### **Discussion of Joint Interests of the Two Organizations**

Dean Ibsen reviewed the infrastructure requests for projects specific to the Capitol Complex, and not including Administrative Services requests on behalf of the Department of Human Services and Terrace Hill. He commented further on two specific requests:

- Request #13 – Property Acquisition: Dean said that properties the State is looking at include the church east of the Wallace Building, the property at the end of the West Capitol Terrace and other properties in the vicinity as well as street issues with the City, which may or may not have a cost associated with them. He said that over the last few years the State has been trying to consolidate the land the State owns in the vicinity of the Capitol Complex. This appropriation would provide some flexibility in case the opportunity for acquisition arises.
- Request #17 – Statewide Demolition Fund: Dean said that of the more than 900 buildings around the State for which the Vertical Infrastructure Program provides support, some are old building and or underutilized. The Vertical Infrastructure Advisory Committee has been talking to the agencies about how critical some of these buildings are to their mission and their function. If they are not critical, they should be considered either for renovation or demolition. A demolition list has been developed and if money is appropriated the list will serve as the starting point for allocations.

Director Anderson said that the Governor recognizes the need to reduce the routine and major maintenance backlog. She said the Governor's office is concerned that there is adequate funding for the new North Office Building to insure we build with "green concepts" and perhaps look at LEED Platinum level certification, which would require additional resources. She said there is a desire to build the full 350,000 square feet building, which will require more money than has been appropriated. She said the Legislature wants to make sure that when we build we don't repeat the mistakes of the past, and that we build with the right amount of funding to begin with and for ongoing maintenance. What will affect this list to some degree is who will be the tenants of the new State Office Building as well as the Mercy Capitol Building. She said that the State is moving forward with the purchase of Mercy Capitol with an appropriation and not through financing, which will take extra resources.

Chairman Oakley updated those present with an overview of the Capitol Planning Commission's activities, using the draft Annual Report as the basis for his discussion. He said that a good way to think about the Capitol Complex is "North Campus", "West Campus" and "South Campus" and "East Campus", given the new buildings and development that is going on, developing an annual report and updating the master plan is a very important thing to the Commission.

Chairman Oakley congratulated Brian Clark of Brian Clark Associates, noting that Mr. Clark received the 2007 Design Achievement Award from Iowa State University in Ames on October 19, 2007. This award was established in 1988 to recognize outstanding creative and professional achievements of ISU alumni in the fields of architecture, art and design, community and regional planning and landscape architecture. Matt Carlile, of the Brian Clark & Associates, said that Brian Clark would probably thank everyone for providing his firm with the opportunity to work on projects at the Capitol Complex.

Les Holland said the Vertical Infrastructure Committee invites Legislators to meetings within their districts, and said it is most encouraging to see Legislators at this meeting. Mr. Holland stated he has been on the Vertical Infrastructure Committee for four and one-half years, noting it was most discouraging the first three years in that you look at the tremendous needs identified throughout the state and then look at the

limited funding available to meet the needs. He said the committee's role is to try to call attention to the public about the public facilities owned by the State, to help them understand what the State owns and what we are trying to do to keep them up. Mr. Holland stated part of the Committee's program is to get out in the field to look at projects. He said there is some disparity amongst the various twelve agencies in terms of the ability to get the funding, to upgrade and to keep their facilities in a safe and healthy condition. He said the committee's job is to help prioritize some 150 projects and try to match that with the limited dollars available. He said that two years ago the General Assembly appropriated \$40 million for the next two years with a total of almost \$100 million for major over a four year period and this was a "breath of fresh air" for the Vertical Infrastructure Committee in trying to accomplish the job we have been set out to do. He said the committee has been extremely busy helping the staff to get the job done and get the projects moving, and trying to get the monies spent very efficiently and expeditiously as soon as we can. He said that multi-year funding allows for the allocation of funds for those projects over a period of about five years, which helps a lot in terms of the ability of staff to get the work done. At this point all the funds that have been appropriated have been allocated to projects and now we are starting to make progress, seeing a little bit of light. He said the committee continues to recommend requests for \$40 million a year for the next five years, and this will still result in a shortfall, with a major maintenance backlog that now stands at about \$462 million.

Les Holland identified several activities the committee has been involved in:

- Strategic sourcing is a way of consolidating similar construction projects into one construction bid or bidding of several similar construction projects at the same time, with a major effort underway to consolidate roofing projects.
- Vacant and under-utilized buildings are also being evaluated by the committee, since these buildings still require some level of maintenance. Demolition, however, also requires funding and at the recommendation of the committee, the department has requested \$1 million dollars for each of the next five years.
- An update of the 1999 inventory and assessment is needed and the committee has recommended funding this with major maintenance funding. He said we need to have an updated inventory of what we have out there, what it would cost to fix it, replace it or to raze it.
- The committee has recommended the undertaking of feasibility studies for each of the four mental health institutes to determine whether or not these buildings are efficient or inefficient and whether or not some savings can be realized through improvements.
- VIAC members have met with representatives of the State Fire Marshal's office with regard to recent code changes that relate to building inspections.
- In anticipation of the large increase in funding the Committee has encouraged staff to develop and improve the reporting tools for tracking the progress of various projects. This is underway, to get a better handle on what projects are out there and to move them along.
- The VIAC Committee feels very strongly that we have had very good staffing and good cooperation when you consider we have twelve agencies that staff works with on a daily basis. It is important to have cooperation and a good working relationship between them, we feel this has been excellent, this has been going on very well and the work has been moving quickly and the work is getting done in a very expeditious manner.

Representative Watts asked if the Vertical Infrastructure Advisory Committee gets involved in any decisions relative to sale of unused property in the State. He said the Woodward State Hospital, as an example, has a lot of property around there that is not used any more given the change in that facility. Dean Ibsen stated the Committee would get involved if it were up for discussion. He said the Department of Human Services has the responsibility to sell property.

**Capitol Planning Commission Meeting (Brice Oakley, Chair)**

The Capitol Planning Commission then proceeded with its regular business meeting, adjourning for lunch at 12:10.

**Vertical Infrastructure Advisory Committee (Les Holland, Chair)**

Les Holland reconvened the meeting at approximately 12:40pm.

**Questions and Comments from Committee Members**

There were no questions or comments from committee members.

**Approval of Minutes of Previous Meetings**

The meeting minutes from the November meeting were still being completed at this time. However, Eve Palmer made a motion to approve the December 2007 meeting minutes and Dennis Bennett seconded this motion. The minutes stood approved as submitted.

**Old Business**

Terry Slinde asked about the feasibility study and what the recommendation from the December meeting had been by the Vertical Infrastructure Committee. Dean Ibsen said that the idea was that there needed to be a feasibility study for all agencies and that it needed to be coordinated to fit with the master plan and to include all of the 12 agencies and not just DHS as stated earlier in the day.

Dennis Bennett asked about the status of the inventory at A&E Services. Dean Ibsen said that there was no update at this time. He said that Paul Carlson (who Dean Ibsen then introduced) would be helping with the issuance of an RFP.

Director Mollie Anderson then brought up the discussion on the agency fees that she had presented to the committee with on December 6<sup>th</sup>, 2007. The tenant fee is something she said is still being discussed throughout the agencies. The question is now whether or not the Legislative Body will support this idea or not.

Dan Prymek then asked Mollie about her idea of having DAS GSE COO Ray Walton added to the Vertical Infrastructure Committee as a voting member. Dan noted that he hadn't been at the last meeting but had read about this in the meeting minutes and wanted to know exactly what the idea was behind this possible addition to the committee. Mollie responded by saying that it is important to have a voting member from the DAS staff member just as is the case with the Capitol Planning Commission has.

Terry Slinde said that he opposed this move. Mollie responded by saying that this would essentially legitimize the DAS staff position on the committee by giving their voice a vote.

Les Holland said that there has never been a tie vote and that when things are in question they always seek Dean's voice and opinion.

Mollie Anderson again said that a vote would fortify this voice and that it would help DAS have more representation on the committee.

Les Holland said that the committee might not see why DAS should have a voting member. He said that Governor Vilsack set up the committee to represent the citizens of Iowa and may not have wanted a staff member on the committee. He believed that Vilsack's hope was that the committee could be objective and would not be subjected to DAS opinions. He went on to say that he wants to strengthen the committee and not weaken it and this might end up having a negative effect.

Terry Slinde reiterated these concerns and argued that the Vertical Infrastructure Committee is different from the Capitol Planning Commission because it was set up by an Executive Order and is not statutory. He suggested that Mollie should take this idea to the Governor's office instead of the committee. Eve Palmer said she would support any change that would strengthen the committee.

Les Holland asked Rep. Ralph Watts if he had an opinion on the issue and Rep. Watts suggested that since this was set up by Executive Order it would be best if DAS spoke with the Governor's office in any further discussions of this issue.

### **Ongoing Issues/Staff Reports**

Strategic Sourcing: Dean discussed the roofing projects that are currently underway. He said that there have been 9 roofing projects consolidated into 7 packages and that there were 14 bids on these packages which is a significant improvement. Analysis of the bids is underway.

Les asked if DAS could now prove there had been savings on the roofing projects. Mollie stated the Auditor's report is due in the middle of February and at that time DAS will know whether or not the Auditor's office agrees with the savings DAS believes to be making. Dean added that regardless of what the Auditor's office says they are still going to be consolidating the roofing packages with one another because it's the only way that A&E Services can get the work done.

Routine Maintenance/Major Maintenance and ADA Meetings: Dean Ibsen stated that the remainder of the routine maintenance funds have been distributed to the agencies and institutions. He also added that the ADA meeting in January will have to be rescheduled due to his planned vacation, but that work is underway to identify projects that are active or new and that need to be completed.

Project Schedules: Paul Carlson introduced the spreadsheet that Craig Deichmann had assembled for A&E Services. He said the document is very fluid and constantly changing with updated project schedules. He said that he would be meeting with project managers each month and getting updates from them so that this spreadsheet would reflect the correct and most updated information on those projects. He said that once the projects are completed they move from the IN PROCESS spreadsheet to the COMPLETED spreadsheet. At this point in time he said there are around 15 projects that are 95% complete and that some are just waiting on lien waivers or punch list items. His goal is to close out all of these near completed projects and move them to the COMPLETED spreadsheet.

Les praised Paul for A&E Services work on this item. He said that he had been waiting for years to obtain such a document that would clearly illustrate the status of projects that the committee discussed at each meeting.

Terry asked Paul who will receive this document and Paul responded that it's a public document and that anyone who wanted it could have it. He also indicated that it will be going on the website in the near future. Mollie stated that the Governor will want this document so when he gives speeches in towns and communities where projects are underway he can report on the status of these projects.

Dennis noted that this was a great snapshot of projects and he was wondering if this would be helping with strategic sourcing. His question was, for example, whether some of the projects at specific institutions could be given to one project manager to cut down on excessive travel time and fees.

Les thought that it would be a great idea to color coordinate these projects by using red to indicated projects in trouble, yellow to illustrate projects that are OK and green for projects that are going well.

Paul also mentioned that he had been working on a possible capital construction training program that would be coordinated with ISU and open to all project managers in State Government. He will provide an update on the status of this training at a later date.

### **Consent Calendar**

Dean stated that the consent calendar items would be available at the February 2008 meeting. He also said that he had developed a process to see what the need is and what the staff recommendations are for these items on the calendar.

### **Discussion on Demolition Planning for Historic Structures**

Les Holland recognized Jerome Thompson from Cultural Affairs. Jerome began by stating that Chapter 303 of Iowa Code describes that the Department of Cultural Affairs is required to enter into 28E agreements with other agencies when considering construction projects or demolition projects. When demolition projects occur DCA should be notified so that information on historic buildings that are listed in the National Register are not lost without consideration of documentation. DCA is now working with DAS to implement a database that allows for a better tracking system for buildings that could possibly be lost to demolition. Currently, Jerome is working with Dean Ibsen and Nick Smith to implement this database and tie the two agencies' information together into a single database.

Rep. Ralph Watts said that the Woodward Resource Center used to have many buildings that supported livestock and those buildings have since been demolished or replaced.

Mollie Anderson mentioned the State owned land at Moran, which just recently surfaced when a private citizen came to the State and asked if they could purchase it.

Jerome concluded that this project will help identify these sites and prevent them from disappearing without consideration of their historic significance in the future.

### **Discussion on Plan of Action for 2008**

Dean Ibsen reminded the committee to be prepared to discuss the Plan of Action for 2008 at the February meeting.

### **Other Business**

Upcoming meetings: Dean Ibsen said the February meeting will be held at the Newton Correctional Facility and the March meeting will be held at the Anamosa State Penitentiary. The meeting at Iowa Public Television will take place in June rather than in April because of a lack of meeting space available at Iowa Public Television. He discussed the calendar that is attached to the meeting information packets. The calendar describes all of the different locations and times for the meetings throughout 2008.

Questions and Comments: Rep. Watts asked about the date for the next meeting which he noted seems to be held during the legislative session. Elizabeth Isaacson suggested that they find a meeting location at the Capitol so some of the legislators could perhaps come to the meeting. Terry Slinde and Les Holland both expressed thanks to Rep. Watts for staying through the meeting noting that the work that is being done is important for the legislature to know about.

### **Adjourn**

Les Holland moved to adjourn the meeting.

Prepared by Nick Smith and Dean Ibsen 2/11/2008