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Vertical Infrastructure Brain Storming Session
Ft. Dodge Correctional Facility
August 14th, 2008

“Therefore, when we build, let us think that we build for ever.” - John Ruskin

Any architect or engineer will gladly tell you that no building lasts forever. Mr. Ruskin believed that when designing a building one should strongly believe it will, in fact, last forever. However, those of us familiar with the work of the Vertical Infrastructure Advisory Committee understand all too well that buildings rarely last as long as they were meant to, and even more rarely do they last longer than they were meant to. Fortunately, the State of Iowa has several options when it comes to repairing these buildings, one being the Vertical Infrastructure Advisory Committee.

In 2008 the Iowa Legislature dealt a severe setback to the Committee’s work by reducing funding for Major Maintenance from 40 million to 15 million dollars for fiscal year 2009, drastically affecting the choices the Vertical Infrastructure Committee had to make when recommending Major Maintenance projects.

In light of this, the Committee has decided to pursue a public relations campaign that will help articulate a story that most legislators never hear about – a story of the buildings that cannot speak for themselves and the institutions that house some of Iowa’s most challenged citizens. These buildings are the gems of Iowa, representing a history that has at times been left out of the books and newspapers. The Committee believes it has an obligation to tell this story in a compelling way that reaches the Iowa legislators. Today we will work to create a strategy that will serve as the framework for a statement, illustrating the needs of the buildings in our state.

Part I: Where We Have Been

The past decade we have seen a fluctuation in Major Maintenance and Routine Maintenance allocations (see below).

Issue: The current amount of deferred maintenance presently stands at \$462 million. Annual appropriations for major maintenance since the formation of the Vertical Infrastructure Advisory Committee have been:

FY2001:	\$10.5 million
FY2002:	\$11.5 million
FY2003:	\$15.75 million
FY2004:	\$11.5 million
FY2005:	\$4.3 million
FY2006:	\$8.915 million
FY2007:	\$10 million
FY2008:	\$40 million
FY2009:	\$15 million

Issue: Increases in routine maintenance up to a certain point will prevent additional accumulation of deferred maintenance. While the law requires agencies to request routine maintenance funding equal to 1% of replacement costs, actual appropriations have been:

FY2001:	\$2 million
FY2002:	\$2 million
FY2003:	\$2 million
FY2004:	\$1.664 million
FY2005:	\$2 million
FY2006:	\$2 million
FY2007:	\$2.536 million
FY2008:	\$5 million
FY 2009:	\$3 million

This is where we have been the past. Obviously these numbers need to drastically change. Next we look at by how much and what the needs are.

Part II: What the Needs Are

The past year we have done considerable work on roofing and tuck pointing projects throughout the State. However, the needs go well beyond these structural issues. There are considerable needs to update HVAC, electrical and security systems at prisons and institutions throughout the State. In addition, Governor Culver has signed into law Executive Order E06 which is a mandate for State Agencies to begin energy conversation plans which includes updating facilities to meet these specific requirements.

While the current needs of deferred maintenance sits at around 462 million dollars it could be considerably higher than this. Keep in mind that the Vertical Infrastructure Committee currently represents 12 agencies. However, we have just heard from Linda Murken from the Ft. Dodge Community Based Corrections facility and we understand their might be more agencies and entities like CBC that will request future funding. As of now DAS manages 21 percent of the States property and assets. This could grow, increasing the 462 million in backlogged maintenance.

Some reports to consider in further explaining the States needs are attached. Please see the 2005 Survey of the States Report, the 2007 Annual Infrastructure Report and the 2007 VIAC Report to the Governor.

Part III: Promoting the Program

As we all know the legislature has thousands of projects and millions of constituents to represent. The question is how do we represent our projects and our constituents in a way to get their attention? Furthermore, how do we tell a story without actually being able to sit down with legislators who have in the past remained absent at our meetings?

There are several different options:

The Vertical Infrastructure Committee, aside from Eve Palmer, consists of private citizens who may lobby the legislature on their own accord. While DAS and State of Iowa employees are prevented by Iowa law from doing so. VIAC members may seek outside vendors such as Master Builders or A/E firms that have paid lobbyists on staff to help tell this story to the legislature. This is one route.

Another route is to create a documentary or a short book/manual that describes in details the States buildings and assets with pictures. We all know that some people respond better to actually seeing problems rather than hearing about them. We also know that the legislators have little spare time if any to dedicate to reading more charts and graphs. Perhaps a book or documentary filled with pictures and images of our buildings would be more beneficial in telling this story.

Lastly, there is the option of contacting the Governor's Office and holding a meeting with Governor Culver and Lt. Governor Judge or their staff. Pressure from the Governor's office always seems to help press legislative agendas forward.

Obviously no one answer is best. Perhaps all three of these options could be utilized in one way or another.

Other options/thoughts?