

IOWA VERTICAL INFRASTRUCTURE ADVISORY COMMITTEE

**April 25th, 2011
Meeting Minutes**

The Governor's Vertical Infrastructure Advisory Committee met at State Patrol Post 4 in Stockton, Iowa.

Call to Order and Roll Call

Dean Ibsen called the meeting to order at 10:15 am. He announced that Scott Norvell, newly appointed as chairman of the committee, was unable to attend, and he asked the committee to select an acting chair for the meeting. Dan Prymek nominated Tom Nichols for the position. Motion seconded by Eve Palmer. There were no other nominations and Tom's motion carried unanimously. Those who were in attendance at the site or by conference call are the following:

Tara Barney, Vertical Infrastructure Committee Member
Mary Krier, Vertical Infrastructure Committee Member
Tom Nichols, Vertical Infrastructure Committee Member
Eve Palmer, Vertical Infrastructure Committee Member
Dan Prymek, Vertical Infrastructure Committee Member

Capt. Shane Antle, Dept. of Public Safety
Rob Fulton, Iowa Workforce Development
Dean Ibsen, Dept. of Administrative Services, General Services Enterprise
Ryan Lamb, Dept. of Administrative Services, General Services Enterprise
Steve LeClere, Dept. of Corrections, Anamosa State Penitentiary
Jennifer Moehlmann, Dept. of Administrative Services, General Services Enterprise
Michael Schmidt, Dept. of Administrative Services
Kathy Shannon, Iowa Veterans Home (Conference Call)
Greg Wagner, Dept. of Corrections, Anamosa State Penitentiary
Lt. Neil Wellner, Dept. of Public Safety, Post 4
Doug Woodley, Dept. of Administrative Services, General Services Enterprise

The following committee members were absent:

Gary Benshoof, Vertical Infrastructure Committee Member (excused)
Scott Norvell, Vertical Infrastructure Committee Member (excused)

Introductions and Welcome to State Patrol Post 12

Capt. Antle of the Department of Public Safety welcomed the committee to the facility, which was built in 1996 and is one of the Patrol's newer facilities. It is similar to the Ft. Dodge post. Tour after meeting. He introduced Lt. Neil Wellner, who is the District Commander. He described the water infiltration problem at the facility and work that is now underway to correct the problem. He also commented on the need for a new roof. Both projects have received major maintenance funding.

Questions and Comments from Committee Members

Mary Krier said she is surprised that the House had proposed more major maintenance funding than the Senate.

Approval of Minutes of March Meeting

Dan moved to accept the meeting notes for the March 24, 2011, meeting. Eve Palmer seconded the motion. Motion carried unanimously.

Old Business

Dean Ibsen reminded the committee of the discussion at the last meeting regarding the Anamosa water tower demolition. Funding is in place to demolish the water tower, which now provides support for several antennas, and build a replacement tower for the antennas. Dean wanted to review the appropriateness of using major maintenance money for a new antenna tower. He said he had reviewed past expenditures;

major maintenance money has been used to paint public television towers but not to build new towers for digital television. Also, major maintenance money has been used to demolish water towers. Steve LeClere of the Anamosa State Penitentiary explained that the DNR wants the water tower and associated well to be removed, since there is the possibility of cross contamination. Tower Inspectors have advised that the tower is structurally sound but they are concerned about flaking lead-based paint. If we are to continue to use the water tower to serve as the support for the antennas the tower, scraping and re-painting of the tower will cost \$50 to \$60,000. Abatement of the lead-based paint could add another \$100,000 to the cost and to meet code requirements for access to the antennas a new ladder will be required at a cost of about \$150,000. (Total cost \$300 to \$310,000.) Alternatively, the cost to demolish the water tower and replace it with a new tower, generator and equipment building is estimated to cost approximately \$190,000 and allocated funds are available. Dean recommended that, while major maintenance funds should not generally be used to build antenna towers, it would be appropriate in this situation since it is part of a larger major maintenance project. Mary Krier moved to accept this recommendation. Tara Barney seconded the motion. Motion carried unanimously.

Staff Reports

Major Maintenance and Routine Maintenance Updates—Dean Ibsen reported that Paul Carlson will be meeting with project managers during this week to update his major maintenance status reports. In particular, they will be reviewing allocations to projects funded from the Tobacco Settlement Trust Fund bonds of \$40 million in FY2007 and \$10 million in FY2008. These funds revert at the end of June, and while all of this money will have been spent by that time, some outstanding project allocations can be closed and other allocations will be moved to other major maintenance funding sources so the overall fund can be closed.

While the department has not received Routine Maintenance funding during the last two years, some agencies still have some remaining Routine Maintenance money from prior years. Funds from FY2008 will revert on June 30 and Dean will send reminder notices of this to agencies during the month of June.

Legislative Update—Mark Johnson joined the meeting by conference call. He said there are two different versions of infrastructure bill. The House version would have appropriated \$5.5 million and \$6 million respectively over the next 2 years, with an additional \$2 million for routine maintenance and other special appropriations, including \$1.2 million for repairs to the Historical Building. The Senate version replaces the entire language of the House bill and appropriates \$3 million for major maintenance, of which \$1.2 million is allocated to Historical Building repairs, \$25,000 is allocated for Japanese Bell Memorial repairs and endowment and the remainder could be used for routine maintenance. Mark said the infrastructure bill is typically one of the last bills to be acted upon. He said that specific language on design-build, performance contracting and construction management has gone away.

Demolition—Dean reviewed a list of demolition projects, either recently completed or requiring funding. In particular, he discussed the Auto Body Shop at Anamosa, Hilltop and Grove Hall at Independence and several demolition projects at Eldora as the top priorities. Once the Anamosa building is demolished IPI will replace it. Steve LeClere and Greg Wagner discussed their concerns about the building and its deteriorating block walls. Michael Schmidt reviewed three buildings at Mitchellville that are scheduled for demolition. One of these buildings has been vacant for two years. The others will be occupied until new replacement facilities are completed in approximately two years. The existing buildings are code-compliant except for ADA accessibility. At this point funds are not available in the new construction funding for this demolition. It would be possible to demolish the vacant building now and the other two when they are vacated. Another structure at Iowa State Penitentiary is also scheduled for demolition as part of new construction and funds are not available at this point for that demolition. Two row houses at the west end of the West Capitol Terrace will be removed by way of an RFP. The buildings will be offered for someone to relocate or they will be demolished. West Capitol Terrace funding should be available for this work. Funding is needed to demolish the Mercy Annex and if it cannot be demolished some funding will be needed at least to stabilize it. Alternatives for moving forward with demolition. The committee agreed we need to move forward with some of the work. Dan Prymek moved that DAS should proceed with demolition based on the top three projects presented up to the \$1 million limit. Further discussion will follow with the committee specific to the other projects. Eve Palmer seconded the motion. Motion carried unanimously.

Inventory and Assessment—Dean reported that during the orientation with Scott Norville, Mike Carroll and Doug Woodley they discussed the original inventory from 1999 and the need to update the inventory. He said the committee will need to consider again whether funds should be directed toward an update or toward actual projects.

Other Initiatives—Jennifer Moehlmann provided a brief update on energy projects.

Dean reminded the committee of the IUB/OCA Building dedication on Thurs, April 28 at 2 pm. He said the committee will also have a chance to tour the building after the May meeting.

Ratification of Funding Adjustments

Dean reviewed several proposed funding adjustments:

- \$21,800 additional is required for the site work at the Stockton State Patrol Post.
- \$10,000 to begin planning for roof repair work at the Stockton State Patrol Post.
- \$362,000 for elevator repairs at the Iowa Medical and Classification Center at Oakdale.
- \$200,000 for elevator repairs at the Centennial Building in Iowa City.
- \$50,000 for a sanitary booster pump grinder at North Central Correctional Facility at Rockwell City.
- \$20,000 for security fence upgrades at North Central Correctional Facility at Rockwell City.
- \$20,000 for security camera upgrades at North Central Correctional Facility at Rockwell City.
- \$50,000 for additional chiller work at IPTV in Johnston. Most of this work has been funded by IPTV, but it has been determined that the new chiller is too large to operate and provide winter cooling needs.

Dean has not identified specific funding sources for these needs but will review various allocations. Dan Prymek moved to recommend these adjustments. Tom Nichols seconded the motion. Motion carried unanimously.

Review of Definitions and Procedures for Major Maintenance/Discuss Process for Receiving and Reviewing FY2012 Major Maintenance Requests

Dean reported that agencies are working on their major maintenance lists, which are due on Thursday, April 28. Dean said he will send the project requests out to the committee members the week before the May meeting.

Plan of Action for 2011

Dan moved to defer further discussion on the Plan of Action until next meeting when Chairman Norvell can attend. Motion carried by consensus.

Presentation on Building Information Modeling (BIM)

Michael Schmidt, DAS project manager for the prison projects, provided a demonstration to the committee of Building Information Modeling (BIM) software. The prison projects are the first for which DAS and DOC have required the use of BIM throughout the project. Michael said that most large contractors would have used BIM whether or not the State had required it. This is true for architectural and engineering firms as well. The State is a joint owner of all files.

Questions and Comments from Agency Representatives, Committee Members, Public

There were none.

Other Business

Next Meeting—The next meeting is scheduled for May 19 from 10 to 2 at the IUB/OCA building. This will be followed by a conference call on June 2 from 10 to noon, and a regular meeting on June 16 (not June 25 as shown on the agenda). Dean will recommend a location for the June 16 meeting at the May meeting.

Adjourn

At 1:15 pm Mary moved for adjournment. Tara seconded the motion. Motion carried unanimously.

Following the meeting the committee toured the facility and site with Capt. Antle and Lt. Wellner.