

Capitol Planning Commission Minutes  
July 15, 2015  
Grimes Building, 2<sup>nd</sup> Floor State Board Room  
(1:00 pm – 1:41 pm)

**Members Present:**

|                           |                            |
|---------------------------|----------------------------|
| William Dikis, Chair      | Elizabeth Isaacson         |
| Janet Phipps, Director    | Carol Grant                |
| Matt Anderson             | Representative John Landon |
| Representative Dan Kelley | Senator Matt McCoy         |
| Senator Charles Schneider |                            |

**Members Absent:**

Scott Weiser, Vice-Chair

**Department of Administrative Services (DAS) Staff Present for All or Portions of the Meeting:**

|                        |                             |
|------------------------|-----------------------------|
| Caleb Hunter, DAS      | Barb Bendon, DAS/GSE        |
| Dave Heuton, DAS       | Jennifer Moehlmann, DAS/GSE |
| Charlee Cross, DAS/GSE | Suzy Trotter, DAS/GSE       |
| Tim Ryburn, DAS/GSE    | Emily Narayan, DAS/GSE      |

**Others Present for All or Portions of the Meeting**

Mark Willemsen, Legislature  
Theresa Kehoe, Legislature  
Brian Guillaume, Legislature

**Call to Order**

The meeting was called to order at 1:00 p.m. by Chair Dikis, followed by roll call.

**Introductions and Welcome**

Chair Dikis welcomed Representative John Landon to the Commission. Chair Dikis said there has not yet been a replacement for Allison Dorr Kleis' vacant position.

**Election of Chair and Vice-Chair**

Chair Dikis noted that the Commission may wish to defer elections to the next meeting, due to Vice Chair Scott Weiser's absence and the current vacant position.

**MOTION:** Elizabeth Isaacson made a motion to defer elections until the October 2015 Commission meeting. Matt Anderson seconded and the motion passed unanimously.

**Approval of Agenda**

**MOTION:** Matt Anderson made a motion to approve the agenda. Carol Grant seconded and the motion passed unanimously.

**Approval of Meeting Minutes for April 15, 2015 Meeting**

Director Phipps noted a correction to be made on the last page under Hoover Electrical Switchgear Replacement – work is expected to be completed by January 2016 instead of January 2015.

**MOTION:** Carol Grant made a motion to approve the minutes as corrected by Director Phipps. Elizabeth Isaacson seconded and the motion passed unanimously.

## **Committee Update**

### ***Master Plan***

Chair Dikis reported there hadn't been any recent activity but he will contact Scott Weiser to begin working on the 2015 master plan update in order to be approved at the October 2015 Commission meeting.

### ***Site Features***

Carol Grant reported that the Site Features Committee had reviewed and approved DAS' proposed updates to the existing memorial tree and bench program policy on their website. There were no major changes, the updates just strengthened the policy language and clarified that should a memorial tree die or memorial table or bench deteriorate, the donor would be responsible for replacement. Ms. Grant felt that there wasn't a need for a Commission vote, due to the minor nature of the changes, and the Commission concurred. Ms. Grant will distribute the previous and updated policies to Commission members.

## **Staff Reports/Project Updates**

### ***Legislative Update***

Caleb Hunter reported the Governor completed actions on the bills received during the 2015 legislative session. The RIIF budget included approximately \$14.6 million for FY16 for major maintenance projects. No other projects on Capitol Complex of interest to the Commission were funded. Senator McCoy said it was a banner year; the Governor proposed in his original budget about \$4 million in spending and the Legislature was able to find \$14 million. Director Phipps said it is much appreciated and clarified that \$350,000 of the major maintenance funding has already been transferred to DHS for Toledo upkeep.

### ***B-Cycle Station***

Tim Ryburn reported the B-Cycle station is up and running and people are using the site.

### ***Ola Babcock Miller Entryway Stone Replacement***

Tim Ryburn reported the project is out to bid and that it was a challenge to find the original Iowa stone, since the quarry has been closed for 10 years, so the project is also bidding an alternate for Indiana limestone. Once the bids are back, a final decision will be made based on cost and availability. Chair Dikis asked what type of stone was selected. Mr. Ryburn said it's a rare limestone called "Iowa marble" from near Marshalltown.

### ***Mercy Annex and 1025 Des Moines St.***

Tim Ryburn reported both buildings have been demolished and grading will be completed within the next month or so. Seeding will occur in the fall when the weather is better. Senator McCoy asked if the 1025 Des Moines site will be put back in grass. Tim Ryburn confirmed it will be seeded in grass. Senator McCoy mentioned he received some calls during the demolition. Director Phipps noted that it was commonly referred to as the Carriage House but was never actually used as a Carriage House and DAS went through SHPO on the process.

### ***Parking Ramp NW Stairwell Repair & Enclosure***

Tim Ryburn reported repairs to the hand railing and concrete steps are being done in phases on the NW Stairwell. Phase 1, which is going on currently, includes the upper three floors. Phases 2 and 3 are yet to be completed. Senator McCoy asked if the ramp is leased or owned. Mr. Ryburn said it's owned by the state. Senator McCoy asked if the ramp had been leased at one time. Director Phipps said early discussions had included leasing options, but those discussions never went anywhere. Director Phipps

noted the project phasing was planned in order to preserve visitor parking for the legislative session, large events on the Capitol Complex and the State Fair shuttle.

### ***Capitol West Steps and Landings Repair***

Tim Ryburn reported Shive-Hattery has evaluated the site and found downspouts and cracked stone which require repairs before they can determine whether or not an additional fix is needed to stop the water from coming in. After these initial repairs are completed, Shive-Hattery will evaluate whether additional repairs will be necessary.

### ***IWD Steam Pipe Replacement***

Tim Ryburn reported there was a rupture of an underground steam pipe from the tunnel leading to IWD during the spring. The piping was shut down and will be replaced during the summer. The project was bid and awarded to Waldinger and is expected to be completed by mid to late September.

### ***Major Maintenance Project List Review***

Director Phipps noted Senator McCoy had asked that DAS include in the agenda a review of the major maintenance project list. DAS provided the 3<sup>rd</sup> quarter major maintenance project list because the language of the \$9.9 million appropriation, minus \$350,000 for Toledo, is tied to the 3<sup>rd</sup> quarter list. Director Phipps expressed appreciation for the extra funding for Major Maintenance. This is a statewide list. Director Phipps stated that the ranking process had been explained at an earlier Commission meeting and noted that project rankings do change from time to time, depending on the amount of deterioration that has happened, but this will be the list that DAS will be working from for the \$9.9 million. Chair Dikis asked for an explanation for the difference between \$9.9 million and the \$14.6 million in major maintenance funds reported earlier. Director Phipps said it's the bonds; of the \$9.97 million, \$350,000 went to Human Services for Toledo and then there was \$4.646 million from revenue bonds capitol II funds. Senator McCoy noted this all came out of RIIF.

Senator McCoy asked if the closing of the Mt. Pleasant and Clarinda facilities would change anything on the 3<sup>rd</sup> quarter list. Director Phipps said it certainly could. DAS staff will evaluate DHS and DOC requests at those facilities to determine if there are building repairs needed to maintain building integrity. Senator McCoy said he had the opportunity to tour the Toledo facility at the girls' home prior to closure and saw the multimillion dollar investment made into cottages that are vacant and were never used. Senator McCoy said he heard the Governor wants to close two more facilities and would rather not spend any more money on buildings that are under consideration for closure. Senator McCoy would like coordination to ensure the state doesn't get into another situation like Toledo. Senator McCoy expressed another concern regarding funding for the Historical building item 26. Senator McCoy stated an enormous amount of money was appropriated to the Historical Building for repairs. Senator McCoy doesn't think all the money has been spent and believes the \$100,000 should be covered by some of the earlier appropriations. Director Phipps said she'll look into it. Chair Dikis clarified that they could not just go down the list and use the running total as a guide to which projects would be funded, because there would be a continuing evaluation of need. Director Phipps confirmed that was correct, but that we would not add to this list. Senator McCoy said he thinks there should be a formal process before spending money on facilities that could potentially be closed. So before we spend money to fix anything that's going to be closed, we should send the Governor a letter asking what his plans are. Senator McCoy would like to see that as a formal effort by the Commission. Chair Dikis stated that should be a DAS effort. Director Phipps said she agrees our best investments should be in the buildings that we're going to maintain. Matt Anderson said it is important to get an acknowledgement from the Governor that even mothballing a building costs money so there needs to be a budget appropriation. Senator McCoy said we need to have a plan regarding how to dispose of excess property. Matt Anderson pointed out it is a little bit of mission creep on the part of the Capitol

Planning Commission, but shared Senator McCoy's concerns. Chair Dikis stated that the Commission's boundaries stop at the Capitol Complex, plus the Iowa Laboratory Facility in Ankeny. Representative John Landon said he took a tour of the Toledo facility and was surprised at the relative newness of the school. He inquired about the plans for the site and the process for the State to dispose of or lease the facility. Director Phipps said she'll be happy to meet with Representative Landon after the Capitol Planning meeting to discuss further. Theresa Kehoe asked, even though the specific language about this list from the third quarter isn't exactly tied to the \$4.6 million that's in a separate fund, does DAS still plan to use this as a guide to spend the \$4.6 million? Director Phipps said yes; it's more a pure guidance for the \$9.9 million, but yes.

Senator McCoy said an effort was made this year to address the concerns about the Historical building. The Governor had requested \$65 million in funding for the Historical building. Senator McCoy met with staff from the Governor's office and some of House leadership trying to assess the availability of planning funds for figuring out how to reposition, repurpose or reuse the building rather than going forward because it was clear there wasn't consensus among the infrastructure committee on spending \$65 million this year. Senator McCoy advocated for \$1 million, Senate Democrats advocated for it, but it was decided there would be no new funding the Historical building. That has been one of the Capitol Planning Commission's recommended priorities. Senator McCoy's sense is that there isn't support at this time and he asked if there is an alternative plan other than \$65 million. Senator McCoy stated this is something this Commission needs to look into – how could that building be repurposed, how could that building's needs be addressed, how could that building better serve the community, sitting in a prime location in Des Moines? Senator McCoy thinks that is something this Commission should look at. Chair Dikis said he'll ask DCA Director, Mary Cownie, to consider attending the next meeting to give a response to the suggestions.

### ***Annual Report Planning***

Chair Dikis' goal is to finalize the report at the October 21<sup>st</sup> meeting. He noted although it is a legislative report, it is important for the Governor's financial support and should fit into the Governor's budgeting time span. DAS begins the annual report process in draft form and sends to Chair Dikis for review. Director Phipps said the October time frame fits into the Governor budget cycle. DAS staff typically starts working on the five year infrastructure plan in August/ September, so that should work with the October date for the annual report. Chair Dikis said he'll take the responsibility to get a suggested draft in the hands of the Commission for consideration prior to the October meeting so the Commission should plan to take action at that time.

### ***Capitol Complex Events***

Director Phipps noted that Nancy Williams had retired and welcomed her replacement, Suzy Trotter, to the Capitol Planning Commission meeting. Suzy Trotter reviewed the list of upcoming events on the Capitol Complex.

### **Adjourn**

Representative Kelley stated he agreed with Senator McCoy's remarks on not spending money on facilities that will be closed.

### **Adjourn**

Meeting adjourned at 1:41 p.m.

Upcoming Meeting:

- October 21, 2015, Hoover Building, A Level Conference Room 7