

FISCAL TOPICS

Fiscal Services Division

December 14, 2023



Ground Floor, State Capitol Building

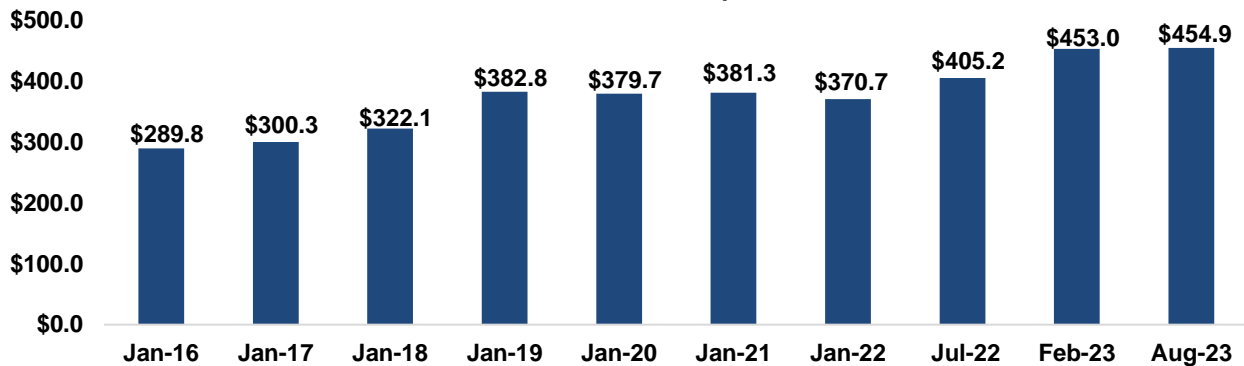
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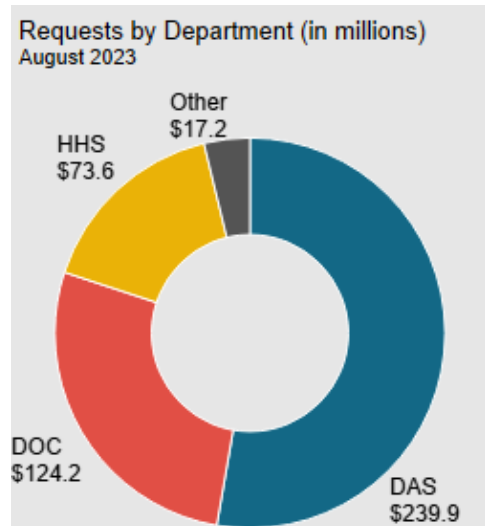
Major Maintenance List — August 2023

The Department of Administrative Services (DAS) provided an updated major maintenance list to the Legislative Services Agency (LSA) in August 2023. This list included all major maintenance project requests for a number of State agencies. In August 2023, there were 470 project requests totaling \$454.9 million. The total value of requests increased by \$1.9 million compared to the previous list in February 2023 and increased by \$49.7 million compared to the July 2022 list.

Figure 1 —Major Maintenance List Requests (in millions)



As has been the case in recent years, the DAS has submitted the largest share of requests. The DAS manages the Capitol Complex and the laboratory facility in Ankeny, which is occupied by several agencies. Figures for the DAS reflect an increase of \$7.8 million compared to the list presented in February 2023. In addition to Capitol Complex locations, the list includes other agencies with facilities located throughout Iowa. The majority of these requests are for facilities occupied by the Department of Corrections (DOC) or by the Department of Health and Human Services (HHS). The DOC has the second largest share of the list with \$124.2 million in project requests. These figures reflect a decrease of \$1.3 million compared to the February 2023 list. Requests from the HHS decreased by \$3.0 million compared to the February 2023 list, and requests from other State agencies decreased by \$1.6 million.



More Information

Iowa Department of Administrative Services: das.iowa.gov/general-services/design-and-construction-resource/infrastructure-program

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Because an updated **Fiscal Topic** was not issued for the February 2023 list, the following compares the August 2023 list against the July 2022 list, the most recent list analyzed. New project requests are the primary reason the August 2023 major maintenance list increased compared to the July 2023 list. Agencies requested an additional 58 projects totaling \$40.7 million. Of the total new projects, \$12.9 million is for the DAS, \$20.7 million is for the DOC, \$5.0 million is for the HHS, and \$2.1 million is for other agencies. Estimated costs for 50 previously requested projects increased by \$41.2 million, while estimated costs for 10 previously requested projects decreased by \$12.6 million, resulting in an overall net increase of \$28.6 million for previously requested projects. The DAS Historical Building accounted for much of the change, totaling \$19.5 million in additional estimated project costs.

Change from July 2022 List	
July 2022 List Totals	\$405,178,855
Projects Removed	\$-19,516,081
Increased Project Costs	\$28,600,642
New Projects	\$40,661,455
August 2023 List Totals	\$454,924,872

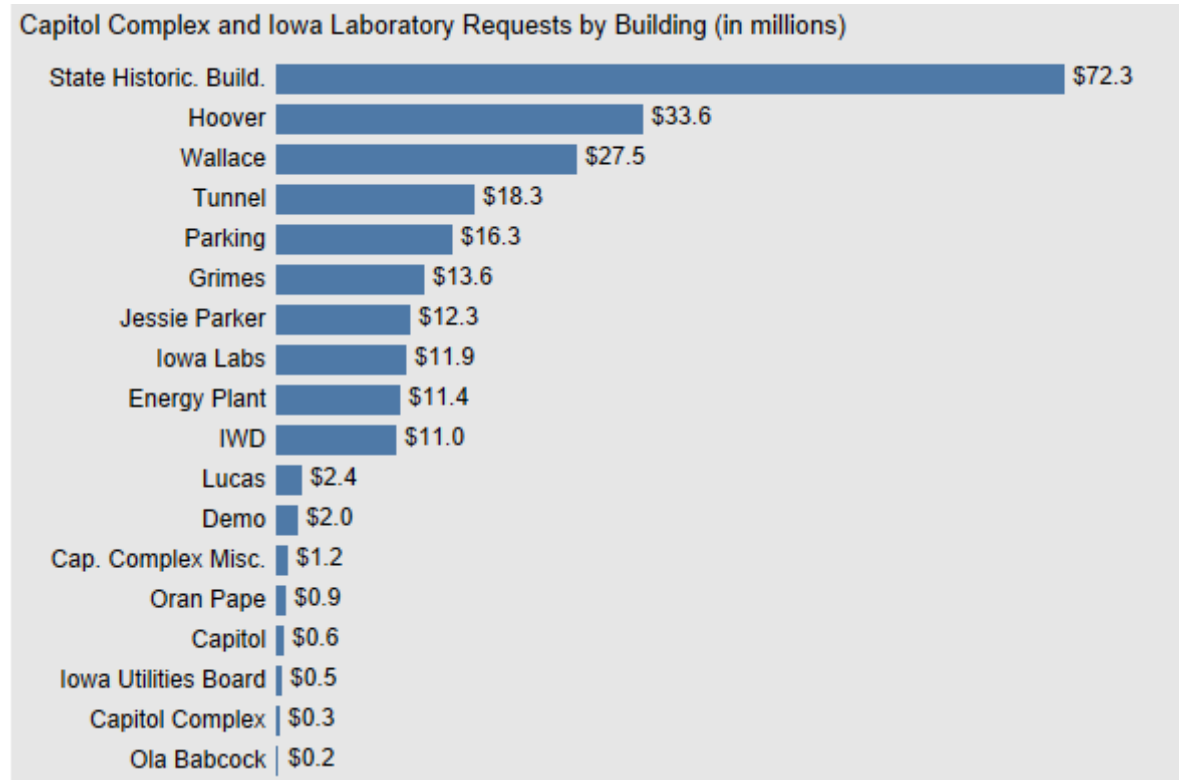
Major maintenance requests are classified by the type of request, and projects are funded based upon this prioritization. Currently, there are not any projects with a life, health, and safety classification. The last time a major life, health, and safety project was included on a major maintenance list was in January 2019. Projects classified as damaged increased by \$6.4 million compared to July 2022, whereas Americans with Disabilities Act (ADA) projects increased by \$356,000. The total cost of scheduled maintenance projects increased by \$24.9 million, and the cost of efficiency-related projects increased by \$17.9 million. The cost of total project requests for demolition increased by \$230,000.

Major Maintenance Requests by Priority		
	Projects	Funding Request
Damage	108	\$91,634,508
ADA	15	\$2,624,471
Scheduled	203	\$232,509,360
Efficiency	121	\$116,898,533
Demo	23	\$11,258,000
Grand Total	470	\$454,924,872

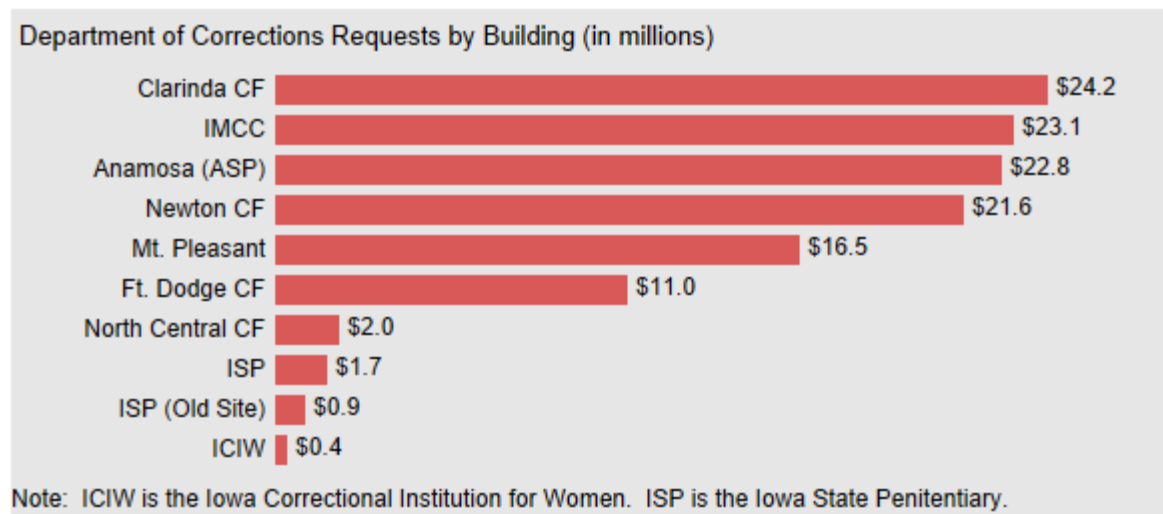
Generally, the costliest projects on the major maintenance list are associated with replacing the heating, ventilation, and air-conditioning (HVAC) systems, utility projects for large campuses, or tunnel repairs. In total, the top 10 projects comprise 36.5% of all project costs on the major maintenance list. All 10 projects are not scheduled to be funded in FY 2024.

Top 10 Major Maintenance Projects		
Historical Building Envelope Replacement	Efficiency	\$39,000,000
Hoover HVAC Systems Renovations	Scheduled	\$23,348,876
Wallace HVAC Renovations	Scheduled	\$22,500,000
Historical Building HVAC and Controls System Updates	Scheduled	\$18,311,630
Kitchen and Storeroom	Efficiency	\$15,000,000
Jessie Parker HVAC Renovations	Scheduled	\$10,300,000
Utility Tunnel Repairs	Scheduled	\$10,000,000
IWD 1000 E. Grand HVAC Renovations	Scheduled	\$9,211,844
Hot & Cold Water Loop System	Scheduled	\$9,150,440
Grimes Building HVAC Updates	Scheduled	\$9,000,000
Grand Total		\$165,822,791

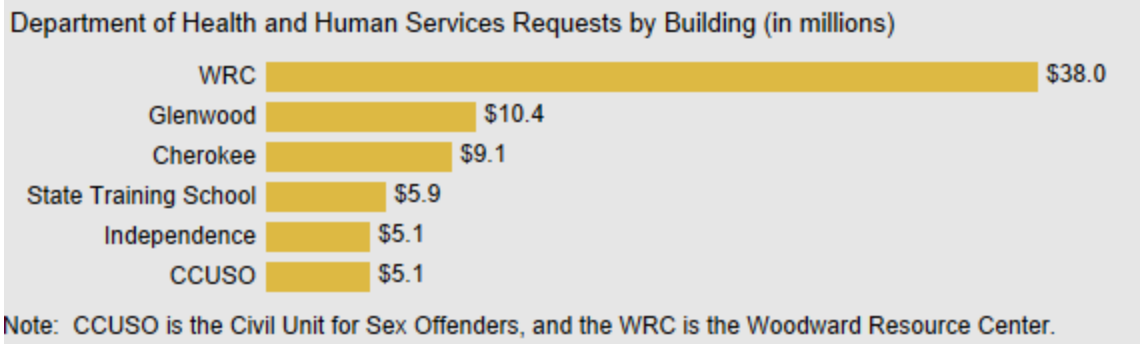
Of the Capitol Complex and Iowa Laboratory requests, the State Historical Museum of Iowa, the Hoover Building, and the Wallace Building currently have the largest total dollar amounts in requests. Requests for the State Historical Building total \$72.3 million and include replacing the building envelope (\$39.0 million), replacing the HVAC and updating the control system (\$18.3 million), and other repairs. For the Hoover and Wallace buildings, the HVAC system renovations are the largest projects. The Hoover HVAC project is estimated at \$23.3 million, and the Wallace HVAC project is estimated at \$22.5 million. The Capitol Complex also has 14 parking lot projects on the list. Tunnel repairs are currently listed as two separate projects.



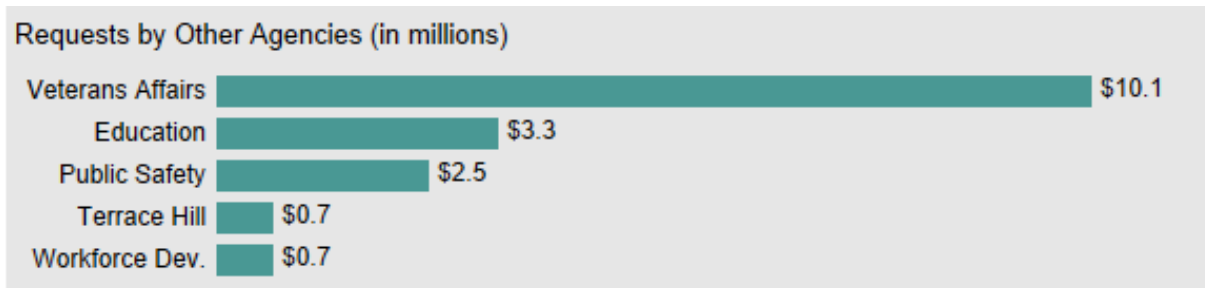
For the DOC, the largest request for funding is for projects at the Clarinda Correctional Facility (CCF), which includes a \$15.0 million request to replace the kitchen and storeroom. This project has been funded through a separate appropriation and will probably not be requested in the future. The Iowa Medical and Classification Center (IMCC) has a number of requests, the largest of which is \$2.9 million for electric upgrades and \$3.2 million for an air-handling unit. The most significant projects at the Anamosa State Penitentiary (ASP) are tuckpointing projects (\$7.0 million), plumbing repair projects (\$4.8 million) and water treatment (\$3.0 million).



More than half of the requests for major maintenance funding from the HHS are for the Woodward Resource Center (WRC). The largest request is for a project that will decentralize utilities campus-wide. This project was planned in 11 phases and totals \$26.8 million for phases 3 through 11. Phases 1 and 2A were funded through major maintenance appropriations in FY 2023. The General Assembly appropriated \$5.6 million from the Rebuild Iowa Infrastructure Fund (RIIF) in FY 2024 for this project. Glenwood Resource Center has a total of 17 projects ranging in cost from \$100,000 to \$3.1 million, and Cherokee has 17 project requests totaling \$10.4 million. Projects for the Glenwood Resource Center may be excluded from future lists. Currently, no projects at the Glenwood Resource Center are planned with FY 2024 Major Maintenance funding.



Major maintenance requests for other State agencies have been submitted for 13 facilities. The largest request by agency is \$10.1 million for the Iowa Veterans Home, which covers 32 projects. A roof replacement for \$2.8 million and a tunnel replacement for \$1.1 million are the two largest projects.



Planned Projects

An appropriation of \$20.0 million for FY 2024 has been enacted. The DAS has identified 20 projects that will be funded during this time period. In total, \$20.6 million in project costs were identified. All except one of these projects are categorized as damaged and would constitute 21.8% of all projects classified as damaged. The largest is the DOC Clarinda Metal Roof Replacement project, which is receiving \$4.5 million. The remainder of the 19 projects range in cost from \$50,000 to \$2.0 million.

