



MINUTES

Capital Projects Committee of the Legislative Council

August 17, 2006

Meeting Without Quorum

MEMBERS PRESENT:

Senator Tom Courtney,
Chairperson
Senator John P. Kibbie

Representative Libby Jacobs,
Vice Chairperson
Representative Pat Murphy
Representative Janet Petersen

MEETING IN BRIEF

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- I. **Procedural Business.**
- II. **New State Office Building—Potential Occupants and Sites.**
- III. **Iowa Utilities Board/Office of Consumer Advocate Building.**
- IV. **Capitol Planning Commission.**
- V. **State Vehicle Fleet.**
- VI. **West Capitol Terrace Project.**
- VII. **Mercy Capitol Hospital.**
- VIII. **Capitol Building Improvements and Renovations.**



Capital Projects Committee of the Legislative Council

I. Procedural Business.

Meeting Without Quorum. Chairperson Courtney observed that five Committee members were present, one member short of a quorum. He asked those present to stay and hear the scheduled presentations and hold discussion and suggested that approval of minutes and any other official business of the Committee be deferred until a time when a quorum was present. Those present met from 9:10 a.m. until 10:40 a.m.

Next Meeting. Committee members present at the meeting decided no additional meetings are necessary during this legislative interim period. Chairperson Courtney expressed his desire to call a meeting of the Committee at the beginning of the 2007 Legislative Session.

II. New State Office Building—Potential Occupants and Sites.

Overview. Ms. Mollie Anderson, Director, Department of Administrative Services (DAS), provided summary information relating to potential occupants of the new 350,000-square-foot state office building that will be built to replace the Wallace State Office Building. She stated that proposed occupants for the new building include the current occupants of the Wallace Building that occupy 119,902 square feet plus other state entities housed in privately leased facilities in Polk County which include office, storage, and training facility space that totals 512,212 square feet. She stated that recommendations in regard to which leased entities will be chosen to occupy the new state office building will be based on certain factors, including funding sources, square footage, and the expiration dates of office leases.

Discussion. Committee members discussed the need to examine the types of tenants that are chosen to occupy the new state office building to enhance the ability of the public to access state government offices in one location.

It was noted by Director Anderson that if the new building houses offices of statewide elected officials, the finish grade for that space will be increased to "monumental" from the current "grade A level." The state was able to negotiate a \$1.5 million reduction in lease costs for certain space near the downtown area. If the building is constructed at 500,000 square feet, it will be 1.5 times the size of any current state office building. To ensure sight lines are maintained and modern building concepts used, the building will not be more than six stories.

Site Selection Considerations. Director Anderson discussed two possible sites under consideration for the new state office building. Gravel lot 16 is being considered, but has the disadvantage of being too close to E. 14th Street. Gravel parking lot 17 located north of the Capitol on the Capitol Complex grounds overlooking I-235 is a priority site under consideration. She stated that certain factors developed for site selection include traffic patterns and the proximity of the site to parking areas. The DAS is also working on clearing up land titles. For example, the Capitol Complex master plan indicates there were city streets platted on the complex grounds that were never properly conveyed to the state.

Director Anderson stated that the City of Des Moines is very interested in working on a possible shuttle service to the Capitol Complex area to help address parking concerns. Chairperson



Courtney noted that a letter supporting a city shuttle service or other regularly scheduled means of transportation was sent to City Manager Richard Clark on the Committee's behalf.

III. Iowa Utilities Board/Office of Consumer Advocate Building.

Overview. Director Anderson provided information about the construction of a model energy-efficient building to be used as a teaching tool about the value of energy conservation. This building will house the Iowa Utilities Board (IUB) and the Office of the Consumer Advocate and would accommodate approximately 100 employees in 37,000 square feet. The DAS priority site for this building is based upon flexibility, solar access, and the possibility of multiple building configurations among other factors, and is located east of the Capitol Complex maintenance building and parking lot 3 on the south end of the Capitol Complex grounds on the grassy area on E. 14th Street. Authority was provided to issue bonds to finance the project and current projections indicate the costs, which will be charged to IUB, will not exceed the amount paid for leased space.

Discussion. Members inquired whether the building will meet Leadership in Energy and Environmental Design (LEED) Green Building Rating Standards. Ms. Joan Conrad, IUB Legislative Liaison, clarified that the rating is not performed until the building is completed and that the board is investigating the potential for federal Environmental Protection Agency grants.

IV. Capitol Planning Commission.

Director Anderson noted that the Capitol Planning Commission met recently and endorsed both DAS recommended priority sites for the new state office building and the IUB/Office of Consumer Advocate building.

V. State Vehicle Fleet.

Mr. Paul Carlson, Chief Operating Officer, DAS General Services Enterprise, provided information about the state vehicle fleet. Mr. Carlson stated that DAS typically has 220 auction (retired) or new vehicles and 80 day-trip vehicles all housed in the state parking structure at E. Grand and Pennsylvania Avenue. He recommended moving the auction and new vehicles to parking lot 17 immediately after the September 15 quarterly state vehicle fleet auction as a temporary measure to open up additional slots in the parking structure. He recommended leaving the day-trip vehicles in the parking structure because of the increased security available for state employees returning the motor pool vehicles, among other reasons. Members cautioned that the loss of the parking in the area of the West Capitol Terrace Project will create a need for space in the parking structure and other locations when the General Assembly comes into session in January, causing peak demand.

VI. West Capitol Terrace Project.

Director Anderson provided information about the acquisition of properties at the west end of the West Capitol Terrace Project area at the intersection of E. 7th and E. Locust Streets. She stated that DAS made an offer to purchase the row house located at 709 E. Locust Street for \$412,000,



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which was accepted. An appraisal has been completed on the property located at 711 E. Locust Street owned by the Iowa Association of Community College Trustees. She stated Iowa State Bank has agreed to buy the building with an option for DAS to buy the building. An agreement has not been reached on the third building that had been occupied by ARC-Iowa, although options for trading land are being explored.

VII. Mercy Capitol Hospital.

Director Anderson stated DAS hopes to have an appraisal of the Mercy Capitol Building, located at E. 12th and Des Moines Streets, soon. She stated this purchase would require additional funding from the state. She stated her opinion that both the land and the building have value to the state because of the proximity of the building to the Capitol Complex and discussed the possibility of a potential revenue stream for the state from the buildings on the property, which has yet to be determined. Committee members expressed some concern with the value of the building to the state, but agreed that more information is needed.

VIII. Capitol Building Improvements and Renovations.

Mr. Mark Willemssen, Legislative Facilities Manager, provided information relating to improvements and renovation projects within the Capitol. He stated that all mezzanines have now been removed and that the north rotunda elevator and second and third floor renovations will be completed by December 1. He stated that Committee Room 116 will be equipped with a sound system and new carpet tiles. He also provided information relating to the removal and relocation of the cafeteria kitchen and serving areas on the ground floor level of the Capitol. He stated that the construction contract has been signed and that the cafeteria should be completed by the end of December or mid-January at the latest. Mr. Willemssen provided a draft copy of the emergency evacuation plan for each floor of the Capitol that will be posted throughout the Capitol. He also noted that the east exterior steps are settling, and as part of addressing this problem and electrical distribution issues at the complex, plans are to relocate electrical transformers in vaults under those steps. He explained that initial window upgrades are now 20 years old and additional upgrades are under consideration for these windows on the east end of the building.

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