



MINUTES

Capital Projects Committee of the Legislative Council

June 13, 2007

First Meeting of the 2007–2008 Biennium

MEMBERS PRESENT:

Representative Jo Oldson,
Chairperson
Representative Dolores Mertz
Representative Kraig Paulsen
Representative J. Scott Raecker
Representative Nathan Reichert -
(by telephone)

Senator Brian Schoenjahn,
Vice Chairperson
Senator Jeff Angelo
Senator Robert E. Dvorsky
Senator John P. Kibbie
Senator James A. Seymour

MEETING IN BRIEF

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- I. **Procedural Business.**
- II. **Department of Administrative Services Overview.**
- III. **Materials Filed With the Legislative Services Agency.**



Capital Projects Committee of the Legislative Council

I. Procedural Business.

Overview. The first meeting of the Capital Projects Committee of the Legislative Council for the 2007-2008 Biennium was convened at 10:00 a.m., in the Supreme Court Consultation Room, Room 102, at the Statehouse. The Committee adjourned at 10:55 a.m.

Elections. Upon motion of Representative Mertz, Representative Oldson was elected chairperson and Senator Schoenjahn was elected vice chairperson of the Committee on a voice vote.

Minutes Approval. Upon motion of Senator Kibbie, the minutes of the July 19, 2006, and the August 17, 2006, meetings were approved on a voice vote.

Next Meeting. To be determined.

II. Department of Administrative Services Overview

Ms. Mollie Anderson, Director of the Department of Administrative Services (DAS), presented an overview of current DAS projects including the Capitol north wing restoration; an update on the west Capitol terrace Project, including the East Locust properties at the base of the west Capitol terrace; the renovation of the Public Safety Building; the construction of the new state office building and the Iowa Utilities Board/Office of Consumer Advocate (IUB/OCA) Building; and the acquisition of Mercy Capitol Hospital properties. Ms. Anderson also provided an overview of additional "conceptual" Capitol Complex projects under consideration.

State Capitol. Ms. Anderson reported that renovation of the State Capitol began in 1983 and to date more that \$90 million has been spent on interior and exterior improvements. She noted work has begun on the restoration of the east steps and the rotunda in the building's interior, both to be completed by December 2007. The north wing restoration process continues on the historic finishes that sustained water damage in December 2004. Progress is slowed by water that still remains in the walls from the original incident due to the walls' thickness.

Current projects include a \$3.4 million project involving the east steps of the Capitol and a \$1.4 million painting project in the rotunda, both of which are scheduled to be completed before the start of the next legislative session.

West Capitol Terrace. Ms. Anderson reported that phase one (a "people's park" with pedestrian pathways, gathering spaces, benches, trees, and flowers) of the West Capitol Terrace Project has been completed in time for the Hy-Vee Triathlon on June 17, 2007. The west Capitol terrace will serve as the finish line for the event. She stated a grand fountain is planned at a cost of \$1 million to be financed through private fundraising.

Row Houses/East Locust Properties. Ms. Anderson reported that DAS has been working on the purchase of East Locust row house properties located at the west end of the west Capitol terrace in hopes of creating a grand feature entrance to the park and has purchased the brownstone property located at 709 E. Locust. She anticipates that property located at 707 E. Locust owned by the Iowa Association of Community College Trustees will be obtained by the state through a



DAS-approved property swap for a state-owned parcel located near the Judicial Building. An agreement has not been reached on the third property located at 711 E. Locust.

Public Safety Building. Ms. Anderson reported that the newly renovated Public Safety Building was dedicated on June 8, 2007, at a cost of \$18.5 million. The building added a new addition on the north side of the old Records and Properties Building on East 7th Street and Court Avenue and now has 111,000 gross square feet and houses 181 employees.

New State Office Building. Ms. Anderson stated that a new state office building of up to 350,000 gross square feet with an accompanying parking structure will be constructed north of the Capitol on the Capitol Complex grounds overlooking I-235 and that design work on the building is scheduled to begin this fall. This building will replace the Wallace State Office Building, which is scheduled to be demolished once the new state office building has been constructed. She noted that at this time the plans call for the new building to be an executive-level office building. A new four-story parking garage will also be built adjacent to the new building.

Iowa Utilities Board/Office of Consumer Advocate Building. Ms. Anderson stated that the proposed site for the 37,000-square-foot, energy-efficient IUB/OCA Building is at the southeast corner of the Capitol Complex directly west of S.E. 14th Street and that a design firm has been hired.

Mercy Capitol Hospital Properties. Ms. Anderson stated that DAS has been working with the Treasurer of State to arrange financing for the purchase of Mercy Capitol Hospital property, which includes four buildings in addition to the hospital. This agreement is contingent upon the hospital's relocation to West Des Moines. She indicated the amount of the offer to purchase is \$6 million with an additional \$2 million for the costs of renovation. The DAS will pursue financing options through the Treasurer of State's Office via net cash flow generated by relocating state employees from leased space to the Capitol Complex. She stated the Fiscal Committee of the Legislative Council will be discussing the specifics of this proposed purchase agreement at the June 14, 2007, meeting.



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Future Plans: Capitol Complex. Ms. Anderson also provided an overview of additional "conceptual" Capitol Complex projects under consideration, including a renovation of the state vehicle fleet garage, the construction of a Capitol Visitors Center, the retention of the Wallace Building glass façade, the purchase of the Capitol Hill Lutheran Church property located at 511 Des Moines Street, the renovation of the Carriage House, and the development of the south side of the Capitol Complex.

III. Materials Filed With the Legislative Services Agency.

The following materials listed were distributed at or in connection with the meeting and are filed with the Legislative Services Agency. The materials may be accessed from the <Additional Information> link on the Committee's internet page:

<http://www.legis.state.ia.us/aspx/Committees/Committee.aspx?id=45>

The packet of materials distributed by DAS includes the following information:

1. Overview of Capitol Projects.
2. Capitol Projects Power Point Presentation.

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