

M I N U T E S *

CAPITOL SPACE ALLOCATION COMMITTEE

August 25, 1988

PRELIMINARY BUSINESS

The meeting of the Capitol Space Allocation Committee of the Legislative Council was called to order at 12:30 p.m. by the Co-chairperson, Speaker Donald D. Avenson, on Thursday, August 25, 1988, in Room 22 of the State House, Des Moines, Iowa. Members present in addition to Co-chairpersons Avenson were:

Senator Bill Hutchins, Co-chairperson
Senator C. Joseph Coleman
Senator Calvin O. Hultman
Senator Emil J. Husak
Senator David M. Readinger
Representative Robert C. Arnould
Representative Dorothy F. Carpenter
Representative John H. Connors
Representative Delwyn Stromer

Also present were:

Mr. Jack Walters, Director, Department of General Services
Mr. Duncan F. MacIntyre, Department of General Services
Mr. Ralph Oltman, Department of General Services
Mr. Michael Goedert, Legislative Service Bureau
Mr. Doug Adkisson, Legislative Service Bureau

Also present were legislative staff persons, representatives of the news media, and other interested persons.

Co-chairperson Avenson stated that the minutes of the January 6, 1988 minutes meeting of the Capitol Space Allocation Committee have been distributed. A motion was made that the minutes be approved as distributed. The motion was adopted without objection.

CAPITOL RESTORATION

Co-chairperson Avenson recognized Mr. Jack Walters, Director of the Department of General Services. Co-chairperson Avenson asked Mr. Walters to summarize the department's efforts to restore the State House facilities. Mr. Walters stated that the restoration

*These are corrected minutes issued on September 21, 1988

project started in 1983 and that restoration is scheduled to be completed in six years. According to Mr. Walters, this is the fastest schedule possible. It is anticipated that twenty-six million dollars will be required to complete the Capitol renovation project.

In response to a question by Representative Stromer, Mr. Walters stated that to finish the east face of the east entrance of the Capitol Building approximately \$1.9 million will be required. Mr. Walters continued that of this amount, \$700,000 was required in order to advance purchase stone so that it would be available to finish this part of the project next summer. He had presented this need to the Governor's office and to Legislative leadership and had been given assurances by both offices that those funds would be made available at the earliest possible moment through a supplemental appropriation. With this assurance, Mr. Walters has ordered the stone. The six-year schedule referred to is as follows starting with the next fiscal year budget:

| <u>Fiscal Year</u> | <u>Project Phase</u> | <u>Cost in Millions</u> |
|--------------------|---------------------------------------|-------------------------|
| FY 1989 | East Face - East Entrance | \$ 1.9 |
| FY 1990 | West Entrance | 5.2 |
| FY 1991 | South Entrance, including 2 Pavilions | 5.4 |
| FY 1992 | West Entrance, including 2 Pavilions | 6.7 |
| FY 1993 | Dome | 3.1 |
| FY 1994 | Dome | <u>3.1</u> |
| | | \$25.4 |

Speaker Avenson commented that although structural deterioration is not always apparent, the exterior of the building requires extensive repair. Speaker Avenson stated that the state has a responsibility to maintain the Capitol.

In response to a question by Senator Readinger, Mr. Walters said that the estimated total cost would cover completing exterior renovation, including the dome and all stone that needs replacement. Mr. Walters noted that other Capitol projects include replacing windows, expanding office space, restoration, repair of the roof and skylight, and clean up.

REQUEST FOR PROPOSAL

Co-chairperson Avenson recognized Mr. Ralph Oltman from the Department of General Services. The Committee received copies of a Request for Proposal for the Capitol space allocation project. Copies of the Request for Proposal are available at the Legislative Service Bureau. According to Mr. Oltman the accepted

proposal is expected to include services required to complete development of a program, schematic plans, design development plans and contract documents. The consultant must develop a plan for constructing a new 82,000 square foot facility and for remodeling the Capitol where changes in space usage occur. Mr. Oltman stressed that the Request for Proposal represented an initial step in the process, that estimated needs contained in the RFP were not rigidly set, and that the consultant would make a more precise estimate. The due date for the Request for Proposal is September 13, 1988. Mr. Walters mentioned that a short list with names of finalists would be completed after that date.

Representative Carpenter asked how estimates relating to space allocation were decided. Mr. Oltman responded that representatives from the Department visited the Capitol and that staff persons working in the Capitol were interviewed and consulted. In response to a question by Representative Stromer, Mr. Walters commented that the Department will have a better idea of what space is needed when the consultant is hired, and that plans include use of the old state historical building. In response to another question, Mr. Walters stated that a new facility would include space for legislators. The Committee was assured that the Department would keep the Committee informed of the project's progress, and that the Committee would have an opportunity to meet with the consultant.

In response to a question by Representative Connors, Mr. Walters stated that the air conditioning in the Capitol had been working to full capacity during the hot months of the summer, and that it was impossible to adequately cool all offices within the facility given the present cooling system. He noted that after the Capitol is renovated and restored temperature control will be easier to regulate.

Co-chairperson Avenson thanked Mr. Walters and Mr. Oltman for appearing before the Committee.

ADJORNMENT

There being no further business before the Committee, the meeting of the Committee was adjourned at 1:07 p.m.

Respectfully submitted,

DOUGLAS L. ADKISSON
Legal Counsel