



MINUTES

Capital Projects Committee of the Legislative Council

December 12, 2000

MEMBERS PRESENT:

Representative Chuck Gipp, Chairperson
Senator John Jensen, Vice Chairperson

Senator Nancy Boettger

Representative Betty Grundberg
Representative Pam Jochum
Representative Pat Murphy

MEETING IN BRIEF

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Organizational staffing
provided by: Mark
Johnson, Senior Legal
Counsel, 515-281-3837
mjohnso@legis.state.ia.us

Minutes prepared by:
Nicole Haatvedt, Legal
Counsel, 515-281-6329
nhaatve@legis.state.ia.us

- I. Procedural Business.
 - II. Renovation of Senate and House of Representatives Chambers.
 - III. Parking Ramp and Department of Public Safety Laboratory Update.
 - IV. Capitol Air Quality Issues.
 - V. Resolution Regarding Ola Babcock Miller State Office Building.
 - VI. Written Materials on File With the Legislative Service Bureau.
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Capital Projects Committee of the Legislative Council

I. Procedural Business.

The meeting was called to order by Chairperson Gipp at 10:35 a.m. on December 12, 2000, in Room 24 of the State Capitol. The Committee approved the minutes from its June 27, 2000, meeting. The Committee recessed at 12:00 p.m. and reconvened at the Ola Babcock Miller State Office Building at 12:15. The Committee adjourned at 12:45.

II. Renovation of Senate and House of Representatives Chambers.

Mr. Mark Willemssen, Legislative Facilities Manager, stated that renovation of the Senate and House of Representatives chambers is scheduled to begin immediately following the adjournment of the 2001 Legislative Session. Bids for the project are scheduled to be due approximately April 1, 2001, with construction beginning mid-May and running through mid-December. Mr. Willemssen stated that the current contract with the architectural firm RDG Bussard Dikis is being amended to encompass renovation of the chambers and ninety percent of the design of the remaining Capitol restoration. The renovation of the chambers is to include all of the following: removal of the floors; asbestos abatement, replacement of wiring, replacement of conduits, installation of outlets at every desk; installation of voice and data capabilities at every desk; replacement of the voting machine, microphones, and sound system; replacement of lighting; installation of sprinklers and fire detection systems; and plaster and paint repair. Mr. Willemssen stated that the renovation could take two to four interims to complete.

In response to a question raised by Chairperson Gipp, Mr. Dave Reynolds, Legislative Fiscal Bureau, stated that the Department of General Services (DGS) has indicated that it will not be billing the General Assembly for project management services for the renovation project in the manner it has employed on recent projects, but will take all project management fees directly from the major maintenance appropriation to the department. Mr. Tom Johnson, DGS, confirmed this change in department policy.

III. Parking Ramp and Department of Public Safety Laboratory Update.

A. Parking Ramp. Mr. John Nash, DGS; Mr. Rod Kruse, Mr. Rick Seely, and Mr. Khalid Khan, Herbert Lewis Kruse Blunck; and Mr. Richard Janssen, President of CPMI Construction Management Services, provided an overview of the plans for construction of the parking structure to be located at the corner of Pennsylvania Avenue and Grand Avenue. Mr. Kruse described the plans for the proposed structure, including the positions of the exits and entrances, landscaping, flexibility of the structure for future expansion, and vehicle capacity.

Mr. Richard Haines, Director of DGS, stated that the issue regarding parking fees for the structure is to be examined in the future. He stated that the Department is still investigating the possibility of initiating a partnership with the City of Des Moines and private entities for expansion and operation of the parking structure. Mr. Nash stated that expansion of the structure by three additional levels would add approximately \$5 million



to the project plus another \$1 million (today's dollars) if the expansion is delayed. He noted that the structure would have to be closed during the expansion.

B. DPS Laboratory. Mr. Jerry Gamble, DGS, informed the Committee that DGS is in the process of selecting an engineer for the Department of Public Safety laboratory facility and will be interviewing construction managers in January 2001. The schematics of the facility design and other items will be in progress during the 2001 Legislative Session.

IV. Capitol Air Quality Issues.

Mr. Willemssen stated that air quality testing of various areas of the State Capitol was completed in the fall of 2000. All of the tests came back with results that are within the guidelines established by OSHA. The air quality of the rooms in which the House Journal and Finance Office personnel were working was within the guidelines, but contained mold substances.

Mr. Willemssen stated that the House Finance Office is being moved to another area of the Capitol. He also informed the Committee that an OSHA complaint had been filed, but that the air quality testing had satisfied the complaint.

V. Resolution Regarding Ola Babcock Miller State Office Building.

Chairperson Gipp stated that air quality is one of several issues associated with the working conditions of legislative employees in the State Capitol. Additional problems include the life safety issues associated with the mezzanines and air quality issues such as the smoke and fumes generated by the kitchen. Chairperson Gipp expressed the opinion that there does not seem to be real political will to construct an underground building for legislative employees to address these problems.

Chairperson Gipp stated that he believes there appear to be two real options for legislative space other than the underground building. Such options are utilizing space in the Lucas State Office Building or utilizing space in the Old Historical Building (the Ola Babcock Miller State Office Building). Utilizing space in the Old Historical Building would free up some space in the Lucas Building for completion of the renovation in the Lucas State Office Building. The Old Historical Building is scheduled for completion in September 2001, although completion will probably be delayed.

Chairperson Gipp stated that the Old Historical Building contains approximately 50,000 square feet of usable space. The space is currently designated for use by the State Library, State Board of Regents offices, Treasurer of State offices, and the Governor's Office on Substance Abuse. Chairperson Gipp indicated that space in some other office buildings will be available if legislative employees are moved into the Old Historical Building.

Chairperson Gipp moved that, under the authority granted to the Legislative Council in section 2.43 of the Code, to recommend adoption by the Legislative Council of a resolution assigning all of the space in the Ola Babcock Miller State Office Building (also



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referred to as the Old Historical Building) for the use of the General Assembly. Senator Boettger seconded the motion. The Committee voted by voice vote to adopt the motion.

VI. Written Materials on File With the Legislative Service Bureau.

A. Legislative Council Resolution of December 12, 2000, regarding the assignment of space in the Ola Babcock Miller State Office Building for use by the General Assembly.

B. Memorandum from Mr. Willemssen, Legislative Facilities Manager, providing an explanation of the goals established by the Capital Projects Work Group for the legislative branch space analysis.

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REPORT OF THE CAPITAL PROJECTS COMMITTEE TO THE LEGISLATIVE COUNCIL

December 12, 2000

The Capital Projects Committee of the Legislative Council met on December 12, 2000, in the Senate Committee Room 24 of the State Capitol and makes the following report and recommendation:

1. The Committee heard presentations regarding the following:
 - ◆ An update regarding the planned renovation of the Senate and House Chambers including new electrical and telephone wiring, lighting, fire detection and sprinkler systems, and plaster and paint repair.
 - ◆ A progress report on the proposed parking structure to be located on the northwest corner of the intersection of Pennsylvania Avenue and Grand Avenue.
 - ◆ A progress report on the proposed Department of Public Safety building.
 - ◆ A report on employee office space vacated in the House as a result of air quality tests.
2. The Committee recommends the adoption of the attached resolution assigning all of the space in the Ola Babcock Miller State Office Building (also referred to as the old Historical Building) for the use of the General Assembly.

Respectfully submitted,

Representative Chuck Gipp
Chairperson