



MINUTES

Capital Projects Committee of the Legislative Council

June 27, 2000

MEMBERS PRESENT:

Representative Chuck Gipp, Chairperson
Senator John Jensen, Vice Chairperson

Senator Nancy Boettger
Senator Derryl McLaren

Representative Pam Jochum
Representative David Millage
Representative Pat Murphy

MEETING IN BRIEF

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- I. Procedural Business.
 - II. Costs of Capitol Mezzanine ADA/Fire Code Compliance and Relocation of Legislative Employees.
 - III. Capitol Complex Parking Ramp Consideration.
 - IV. Capitol Restoration Update.
 - V. Chamber Renovation.
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I. Procedural Business.

The meeting was called to order by Chairperson Gipp at 10:10 a.m. on June 27, 2000, in the Reagan Conference Room of the State Capitol. The Committee approved the minutes from its December 15, 1999, meeting. The Committee adjourned at 11:00 a.m.

II. Costs of Capitol Mezzanine ADA/Fire Code Compliance and Relocation of Legislative Employees.

At the request of Chairperson Gipp, Mr. Scott Allen from RDG Bussard Dikis Architecture addressed a question raised at the December 15, 1999, meeting of the Committee regarding the costs of renovating the mezzanines in the State Capitol building to achieve compliance with Americans With Disabilities Act (ADA) and fire code requirements. Mr. Allen stated that the renovation would not be cost-beneficial. The current wood mezzanines would have to be replaced with mezzanines constructed from nonflammable materials.

In addition, Mr. Allen stated the renovation would require new elevators in the mezzanines which would take up much of the available work space. Lifts would not work in these areas as lifts can only be used for lower elevations.

Mr. Mark Willemssen, Legislative Facilities Manager, briefly discussed the United States Department of Justice lawsuit initiated against the state several years ago in regard to violations in the State Capitol. The lawsuit was later dropped when the state produced a long-range plan for remedying such violations.

At the request of Chairperson Gipp, Mr. Willemssen addressed another question raised at the December 15, 1999, meeting regarding the costs of temporarily relocating legislative employees located in the Lucas Building. Mr. Willemssen stated that this problem has been resolved by directing that one of the Code offices be moved to the Grimes Building, renovating the first floor of the Lucas Building first, and then moving the employees on the ground floor of the Lucas Building to the first floor.

III. Capitol Complex Parking Ramp Considerations.

Mr. Red Brannan from the Greater Des Moines Partnership and Mr. Dick Oggero, Mr. Jim McCulloh, and Mr. Jim Fafinski from Weitz Company, Inc., spoke to the Committee regarding the development of a proposal for construction and leasing of a privately owned building with multiple uses including covered parking and office space. The proposed building would be located partially on state property and partially on private property, with the state leasing parking or office space or both. The state could use the money currently appropriated for a parking garage to buy-down the lease or to pay future lease costs.

Mr. Brannan stated that a working team composed of himself, several private business persons, and Mr. Tom Johnson from the Department of General Services, has been working on a proposal for several months and that they hope to have a solid proposal ready for presentation to the Committee by December 2000. The key elements of the proposal include office space of at least 50,000 square feet and a parking garage with a

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minimum capacity of 900 vehicles and a maximum capacity of 1400 vehicles (depending on the amount of private office space).

Several Committee members expressed their concern regarding the development of a singular proposal for a private venture parking garage/office building project on state property. Senator McLaren stated that he was uncomfortable allowing a private venture to be constructed even partially on state property and he suggested that the parking garage portion of the project be constructed solely on state property, which would allow for competitive bids. Senators McLaren and Boettger and Representative Millage stated that they would like to see more than one proposal for such a project. Representative Millage also stated that he would be more comfortable paying for construction of a parking garage project with Rebuild Iowa Infrastructure Fund moneys than paying for lease costs out of the operations budgets indefinitely. The Committee requested that additional work be done by the Department of General Services relating to a parking ramp, without the associated office/commercial space, that could be let for bid.

IV. Capitol Restoration Update.

Mr. Willemssen gave a brief update on exterior and interior renovation of the State Capitol. He stated that the stone work on the exterior of the State Capitol should be completed by October or November and that the only other exterior work to be done is the perimeter drainage system around the building, some repaving, and the setting of the Civil War cannons.

Mr. Willemssen stated that phases A through C of the interior renovation are almost complete. Phase D is about to begin, with an anticipated completion date of November.

V. Chamber Renovation.

Chairperson Gipp asked the Committee to recommend that the Legislative Council approve commencement of planning and design work for renovation of the House and Senate chambers due to the poor condition of the chambers and the delay in renovation of other areas of the Capitol until the Judicial Branch moves into its new building. Representative Jochum moved the recommendation. It was seconded by Representative Millage and unanimously approved on a voice vote by the Committee.

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