

M I N U T E S  
ADMINISTRATION COMMITTEE  
OF THE  
LEGISLATIVE COUNCIL

September 24, 1979

The meeting of the Administration Committee of the Legislative Council was called to order at 10:15 a.m., Monday, September 24, 1979 in Room 24 of the State House by the Committee Chairperson, Senator Calvin O. Hultman. Members present in addition to Chairperson Hultman were:

Senator James Briles  
Senator Lowell Junkins  
Representative Roger Halvorson  
Representative Donald Avenson

Other persons present included:

Phyllis Barry, Deputy Code Editor  
Wayne Faupel, Code Editor  
Mike Triggs, House Majority Caucus Staff  
David Wray, Chief Clerk, House of Representatives  
Frank Stork, Secretary of the Senate  
Mike McVey, Assistant to the House Majority Leader  
Serge Garrison, Director, Legislative Service Bureau  
Gerry Rankin, Director, Legislative Fiscal Bureau  
Bill Angrick, Citizens' Aide Ombudsman  
Harvey Logan, Senate Majority Caucus Staff Director  
Kay Bolton, Administrative Assistant to the Senate Minority  
Leader  
Dick Kruse, Hanson-Lind-Meyer, P.C.  
Stanley McCausland, Director General Services

The Committee unanimously approved the minutes of the September 5 meeting.

Chairperson Hultman then called on Mr. Kruse for his comments concerning the reason why his firm is requesting that the original agreement relating to the remodeling of space formerly occupied by the Attorney General be amended to increase the ceiling for architectural expenses to \$10,000 and to increase the maximum hourly rate from \$32.50 to \$41.00. Mr. Kruse explained that the remodeling project includes space formerly occupied by both the Treasurer of State and the Attorney General. He pointed out that the original contract called for remodeling of only the Treasurer's office and that the space formerly occupied by the Attorney General was added to the project at a later date. He cited this as one of the reasons for the requested increase. Mr. Kruse also noted that construction costs have risen between 13 and 15 percent in the last

year and that his company's fees are also based on this inflation factor. Mr. Kruse stated that the final cost of the project will depend on the extent of involvement of his firm in the project and at this point it appears that some of the remodeling work can be done by Buildings and Grounds thereby cutting the total expense.

Chairperson Hultman recognized Mr. Wray for any comments that he might have on the request. Mr. Wray indicated that he had made some inquiries concerning the going rate for architectural services and based on those inquiries it appears that \$45 to \$60 an hour is common. He noted that the architectural firm that did the recent remodeling in the work area behind the House Chambers currently charges around \$50 an hour. Mr. McCausland interjected that Buildings and Grounds can probably do the ceiling restoration and the work in the space on the south side of the hallway; however, he is not sure that they can assist in the remodeling on the north side.

Senator Junkins moved that the Administration Committee recommend that the Legislative Council approve the increase in the ceiling price for architectural services for the first floor remodeling project to \$10,000 and also the increase in the maximum hourly rate from \$33.50 to \$41.00. Senator Junkins included in his motion the requirement that the Administration Committee be kept informed on the status of the project and particularly the status of arrangements with Buildings and Grounds to do part of the remodeling work. The motion passed.

Chairperson Hultman then recognized Mr. McCausland who had been asked to present an overview of the substance and status of various proposals for additional construction on the Capitol grounds. Mr. McCausland noted that the Capitol mall project presented five years ago was well received by everyone but that no action has been taken on the proposal. He explained that the mall project would include underground parking facilities, a central cafeteria and landscaping of the mall area. The price of the project five years ago, Mr. McCausland noted, was \$13 million.

Mr. McCausland explained that the General Assembly had expressed an interest and requested cost estimates on the underground parking portion of the project alone. He indicated that it was his feeling that if such a project were undertaken, it would be more economical and better utilization of space to combine the underground parking with a double decked parking system plus additional office and meeting room space for the legislative branch of government. Mr. McCausland explained that this arrangement would yield approximately 30 to 35 thousand square feet of office space with the finished cost today projected at around \$90 a square foot.

Representative Halvorson inquired concerning whether the cost estimates given by Mr. McCausland include the cost of building the parking lot. Mr. McCausland explained that the office space described would cost between \$2 1/2 and \$3 million with the

structured parking running approximately \$8,000 to \$10,000 per car for 450 to 500 cars. Mr. McCausland further pointed out that the advantages of this proposal as he sees them are the creation of a loading area for the Capitol Building, improved handicap access to the building and the fact that it represents one step in the direction of a completed mall project.

In response to a question from Representative Avenson, Mr. McCausland stated that by double decking the parking facilities a savings of one-half to three-quarters of a million dollars is achieved. He noted that the current legislative parking areas accommodate between 450 and 500 cars. In response to a question from Senator Briles, Mr. McCausland noted that the office space would be partially underground with windows aboveground and that the structured parking would be built above and below the office area creating a split level type structure. He noted that he has recommended that the Executive Hills buildings be demolished and he envisions this area being used for parking facilities while the structured ramp is being built. He acknowledged that while it would be possible to shift some other state employees' parking assignments during the legislative session, there definitely would be a parking problem during the construction phase.

Mr. McCausland went on to note that parking in the Capitol Complex has presented many problems, one of those being that while additional parking spaces are necessary, proposals are often criticized because of energy concerns. Mr. McCausland confirmed that the total price of the legislative-parking complex would be around \$15 million. In response to a question from Chairperson Hultman, Mr. McCausland indicated that if funds for the project were appropriated effective July of 1980, the legislative space would be ready for occupancy in two years.

Representative Avenson inquired concerning the estimated cost of a new judicial building. Mr. McCausland responded that construction costs are running around \$65 to \$70 a square foot and that a new state office building should contain around 100,000 square feet in order to accommodate those state agencies that are currently officed outside the Capitol Complex in rented facilities or that are currently housed in facilities on the Capitol Complex which Mr. McCausland considers below standard. Given these needs and costs, Mr. McCausland estimated that a new state office building would cost around \$7 million.

Representative Avenson opined that going this route would make more sense considering the needs of current state agencies and the growth of the judicial branch of government. He noted that in his opinion this alternative is preferable to constructing an addition to the Capitol Building to provide more legislative space.

Mr. McCausland then presented blueprints diagramming the suggestion that the second floor of the Lucas Building be remodeled to accommodate legislative fiscal offices and operations. He

explained that the seven hearing rooms depicted in the blueprint would accommodate a minimum of 50 persons each. Mr. McCausland also noted that the first floor of the Lucas Building, which will be occupied by the Department of Transportation, will contain a hearing room plus a larger meeting room which will accommodate approximately 100 people. The space will also include separate smaller rooms which will be divided by acoustical panels which can be removed to accommodate larger groups of people. He noted that the administrative branch would have first priority concerning the use of these rooms even during the legislative session but that they might be suitable to meet some of the needs of the General Assembly. Mr. McCausland pointed out that since the last Administration Committee meeting he has talked with officials from the Department of Transportation and that they have indicated they are interested in occupying only the first floor of the Lucas Building.

Mr. McCausland then went on to describe the recommendation for a centralized cafeteria to serve the Capitol Complex. He noted that the cafeteria would be accessible by a tunnel system from all buildings except the Wallace Building. He noted that building such a cafeteria would free the space on the sixth floor of the Lucas Building which would be a minimum of 10,000 square feet and would cut in half the amount of space occupied by cafeteria facilities in the Grimes Building. He added that the cafeteria would contain special facilities for legislative dining including some dining rooms which would be suitable for luncheon meetings. He explained that if the centralized cafeteria recommendation were approved, he would then recommend using the Executive Hills area for a 600 to 700 car structured parking facility. Representative Halvorson inquired concerning the cost of the structured parking and the demolition of Executive Hills. Mr. McCausland responded that approximately \$8,000 a car would be sufficient. In response to further questions from Representative Halvorson, Mr. McCausland noted that the centralized cafeteria alone would cost about \$3 1/2 million.

Representative Halvorson then inquired concerning the costs of remodeling the second floor of the Lucas Building for legislative use. Mr. McCausland explained that he has been appropriated \$3 million for remodeling the entire Lucas Building and he projects the total remodeling cost to reach \$3 1/2 million. He explained the cost of constructing the hearing rooms on the second floor and modifications in the ventilation systems would run around \$100,000 although he has not done any specific cost estimates on the project. Mr. McCausland pointed out that the real cost of the second floor project must include the cost of renting facilities for those state agencies which are currently located in downtown Des Moines and which would have been moved to the second floor.

Senator Junkins then inquired how much office space is available on the first floor of the Capitol Building with the exception of space occupied by the Governor's office and the Supreme Court. Mr.

McCausland indicated that he would provide specific information on this for the afternoon session of the meeting. He was also requested to specify the amount of office space on the first floor currently occupied by the Treasurer, the Auditor and the Attorney General.

Chairperson Hultman observed that it appears there are four options available to the Subcommittee at this point. These options are:

1. Constructing legislative office space and structured parking underground on the east side of the Capitol Building.
2. Constructing a new state office building.
3. Remodeling the second floor of the Lucas Building for legislative fiscal offices and operations.
4. Relocating certain offices currently occupying space on the first floor of the Capitol Building and using the space made available for legislative activities.

Chairperson Hultman requested that Mr. McCausland provide for the next Administration Committee meeting estimates on the costs of each of these options, dislocations of other state agencies created by each option and the implications of each option on parking facilities in the Capitol Complex.

The Committee recessed at 11:30 a.m. and reconvened at 1:25 p.m.

Mr. Richard Johnson, Auditor of State and Mr. Maurice Baringer, Treasurer of State, had been invited to the afternoon session and were in attendance. Mr. McCausland presented the information requested during the morning session as to the total square feet occupied by each office housed in the Capitol Building. This information is on file in the Legislative Service Bureau.

Chairperson Hultman briefly reviewed the options delineated by the Subcommittee at the close of the morning session and also summarized the substance of Committee activities and deliberations on the subject. He noted that it appears the fourth option would yield approximately 7000 square feet of additional space for legislative use whereas the Lucas Building project would yield 25,000 square feet of additional space for use by the legislature or other state agencies. Chairperson Hultman asked Mr. Johnson and Mr. Baringer to describe the operations and facilities of their offices in the Capitol Building.

Mr. Baringer noted that he has 19 people currently occupying office space in the Capitol Building and that he does not anticipate hiring additional employees in the near future provided his job responsibilities remain the same. Mr. Baringer continued that his office space consists of three small rooms plus an

additional room located in the basement which has been promised to him. He pointed out that his offices cannot be structurally modified because the walls are all permanent support walls.

Mr. Johnson told the Subcommittee that he has moved from the Capitol Building those auditors who don't need to be accessible either to himself or to other offices in the building. He explained that this has resulted in the savings and loan and industrial loan auditors being moved to office space in the Lucas Building. He suggested that the Subcommittee might want to examine the pros and cons of keeping the Treasurer and Auditor's offices located in the Capitol Building. Mr. Johnson opined that one of the pros certainly is that of public accessibility to elected officials. Senator Junkins interjected that he knows of one state in particular that moved most of the executive offices from the main Capitol Building but did maintain an executive wing where outer offices accessible to the public were retained. Mr. Baringer noted that the Governor feels strongly that elected officials should have a presence in the building and that their access to the Governor's office is important.

Representative Avenson inquired whether state elected officials need more access to the Governor's office than other state department heads. Mr. Baringer acknowledged that there is a problem now with accessibility of department heads to the Governor's office. He added that members of the Executive Council do have considerable communication with the Governor's office but that this depends upon the particular administration and the makeup of the Executive Council. Mr. Baringer opined that the legislature needs to look at both its present and future needs and suggested that upon doing so they would find that the entire Capitol Building would not provide sufficient nor suitable space to meet those needs. He advocated an addition to the east side of the building as described by Mr. McCausland during the morning session.

In response to a question from Representative Halvorson, Mr. Johnson stated that he does not anticipate the need for more space for his office in the Capitol Building in the future. Representative Avenson suggested that it would be worthwhile to contact the Governor's office to determine the extent of contact between that office and members of the Executive Council. The staff was instructed to invite a representative from the Governor's office to the next Administration Committee meeting.

Chairperson Hultman summarized the day's activities by noting that the Committee needs to determine exactly what the needs of the legislative branch of government are. He noted that the information requested during the morning session from Mr. McCausland on the four options available at this point should be considered at the next meeting along with this assessment of space needs. At that point Senator Junkins also requested that Mr. McCausland present more specific information on the needs of the Legislative Fiscal Bureau, the office of the Code Editor and the

Citizens' Aide ombudsman's office within the proposed second floor Lucas Building project. There was a brief discussion of several of the four options, however the Committee generally decided to reserve an indepth examination for the next meeting when all the information requested is available. The meeting was adjourned at 2:30 p.m.

Respectfully submitted,

DEBBIE DAHAB  
Research Analyst