



**Legislative
Service
Bureau**

MINUTES

Capital Projects Committee of the Legislative Council

August 3, 1999

Second Meeting of the 1999-2000 Biennium

MEMBERS PRESENT

Representative Chuck Gipp, Chairperson

Senator John Jensen, Vice Chairperson

Senator Patrick Deluhery

Senator Derryl McLaren

Representative Betty Grundberg

Representative Pam Jochum

Representative David Millage

Representative Pat Murphy

MEETING IN BRIEF

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1. Procedural Business.
 2. Walking Tour of Capitol.
 3. Americans With Disabilities Act (ADA), Life/Fire Safety
Issues Related to Capitol Restoration.
 4. Capitol Space Analysis and Proposal.
 5. Discussion and Questions.
 6. Committee Recommendation.
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COMMITTEE BUSINESS

1. Procedural Business.

Call to Order. Chairperson Chuck Gipp called the Capital Projects Committee of the Legislative Council to order at 10:00 a.m. on Tuesday, August 3, 1999, in the House Chamber of the Capitol in Des Moines, Iowa. Chairperson Gipp thanked the members of the General Assembly, who are not members of the Committee and



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who accepted the Committee's invitation, for taking the time to hear and discuss the legislative space study and other issues related to Capitol restoration.

Recalled to Order. Chairperson Gipp recalled the meeting to order at 1:05 p.m. He stated that the Committee would dispense with a formal roll call of members and action on the June 30 minutes.

Adjournment. Vice Chairperson Jensen moved that the meeting be adjourned at 4:12 p.m. The motion was adopted.

2. Walking Tour of Capitol.

The Committee members and other legislators attending the meeting were divided into several tour groups led by professional staff persons from the architectural firm of RDG Bussard Dikis and Mr. Mark Willemsen, Legislative Facilities Manager, to view areas of the Capitol where water sprinklers, heating, air conditioning, and electrical systems, and access elevators are being installed. The interior fire/life safety improvements are being installed in response to a Life Safety and Interior Restoration Task Force Study, completed in January 1992. The Task Force adopted the National Fire Protection Association's (NFPA's) Manual 101M "Alternative Approaches to Life Safety" (1988 Ed.) instead of the prescriptive approach of correcting all Code violations in the Capitol. Manual 101M allows a flexible approach to solving life safety problems in existing historic structures.

The tour also included the mezzanine areas between the 2nd and 3rd floors and above the 3rd floor, which are recommended for removal due to restricted access and the use of combustible construction materials, and the 4th floor attic areas above the Senate Chamber.

3. Americans With Disabilities Act (ADA) and Life/Fire Safety Issues Related to Capitol Restoration.

Following the Capitol tour and luncheon recess, Chairperson Gipp recalled the meeting to order at 1:05 p.m. He introduced Mr. Scott Allen, RDG Bussard Dikis, and Mr. Roy Marshall, State Fire Marshal, to address the life/fire safety issues and the interior Capitol restoration, and Mr. Grant Dugdale, Assistant Attorney General, to address accessibility issues.

Mr. Allen presented an oral and pictorial slide review of the 1992 Life Safety and Interior Restoration Task Force Report. He stated that the Iowa State Building Code deficiencies cited in the State Fire Marshal's 1991 report could not be corrected in the Capitol without serious adverse effects on the architectural character of the building. The State Fire Marshal encouraged the Task Force to adopt the NFPA's Manual 101M, which allows alternative approaches to achieve equivalent safety. He stated that the alternative life safety approach will require removal of all mezzanine areas, the kitchen/cafeteria area, and the dumpster area from the building,



installation of fire sprinklers and automatic door closers, upgrading of fire alarm systems, and provision of the greatest possible access to all occupied spaces, including additional elevators. Representative Millage expressed the view that not all of the mezzanine areas should be removed. He stated that the mezzanine area between the House and Senate cloakrooms on the 2nd floor is hidden from public view, uses valuable dead space, has three stair accesses, and could have sprinklers installed. Mr. Allen responded that the mezzanine areas and the kitchen provide two of the most significant negatives to the life safety compliance plan and the costs of installing the sprinkler system in the mezzanine area would be very high.

Mr. Dugdale stated that Titles I and II of the federal Americans With Disabilities Act (ADA) require access to the maximum extent possible to public as well as private office areas. If a major alteration such as installing sprinklers in the mezzanine area is undertaken, additional access by elevator would also be required. He stated that the U.S. Department of Justice suspended an ADA compliance investigation of the Capitol on the basis that the restoration of the interior of the building would eventually bring ADA compliance as proposed by the Life Safety and Interior Restoration Task Force. Representative Millage remarked that he believes that the ADA rules impose a substantial burden on the state, particularly in cases such as the Capitol or other historic building restoration.

4. Capitol Space Analysis and Proposal.

Mr. Kirk Blunck and Mr. Rick Seely, Herbert Lewis Kruse Blunck (HLKB), presented an oral and slide/pictorial discussion of the State Capitol Legislative Space Study which was completed between November 1997 and February 1999, pursuant to a contract between HLKB and the Legislative Council. Mr. Blunck cited past projects in which his architectural firm has been involved, including the restoration of the Ola Babcock Miller State Office Building. He stated that one of the objectives of the study was to provide a space evaluation of the Capitol independent of other recent studies of the building. Mr. Seely stated that the study approach included space efficiency, legislative space needs, life safety issues, space restoration, and visitor reception and education. The study process involved on-site review, staff surveys, legislator and staff interviews, a summary of each space need, and projected costs. Currently, legislative space averages 60 square feet per person while the study recommends an average space of 112 square feet per person. This compares to an average square footage of 239 square feet for a private sector employee. Based on the square footage available for legislative purposes after restoration and relocation of the cafeteria, the Executive Council office, the Department of Management, parts of the Judicial Branch, the Secretary of State's office, and the Auditor of State's office, the study concludes that 40,000 square feet are needed outside of the Capitol itself for legislative purposes.



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5. Discussion and Questions.

Representative Millage questioned the need for legislative space outside of the Capitol. He stated that the space being vacated by the Judicial Branch is more than adequate to replace the space lost to removal of the mezzanines. He also questioned the need for nine committee rooms for legislative functions. He questioned whether the additional space needs are for legislator offices.

Chairperson Gipp replied that there are no plans for individual legislator offices, but space is provided for common meeting areas and desks where legislators can meet with constituents and staff or work off the chamber floor. He also stated that storage areas are needed for individual legislators and staff agencies in lieu of using hallways.

Vice Chairperson Jensen emphasized that the two studies presented by the consultants indicate that mezzanine areas must be removed, that all public and private areas of the Capitol must be accessible for handicapped persons, and that current legislative staff space is inadequate. Representative Grundberg agreed with Vice Chairperson Jensen's comments and added that space should be available for committee meetings and other public or multiuse purposes. In response to two questions by Representative Grundberg, Mr. Seely stated that current allocation of space for the Legislative Service Bureau and Legislative Fiscal Bureau is inadequate and part of the overall plan for use of the current cafeteria space is for a public welcome area for visitors. In response to a request by Representative Grundberg, Mr. Blunck agreed to provide information summarizing and comparing current space allocations to recommended space for the various staff agencies, committee rooms, and other legislative space. Representative Jochum expressed support for the general recommendations of the space utilization study and asked how long the additional space will serve the needs of the General Assembly. Mr. Seely responded that it would be adequate until at least 2010. In reply to a question by Senator Deluhery, Mr. Blunck commented that the mechanical and electrical systems being installed in the Capitol will allow updating in the future. Senator Deluhery commented that constructing the mezzanine levels was probably a mistake and that steps should be taken to give public access to the legislative process and make it more user-friendly.

Senator McLaren stated that the institutions of government should be accommodating to the public and that the General Assembly should take advantage of the opportunities for more space when relocations and restorations are taking place. Representative Richardson stated that the General Assembly needs to show that it complies with its own laws, including building codes, and that additional efforts are needed to give disabled constituents access to parking spaces which are reasonably close to the Capitol as well as rooms within the building. Representative Kreiman agreed with the previous speakers concerning building access and parking problems near the Capitol. Representative Mascher commented that the space study



should look beyond the needs in 2010 and that common space for use of legislators outside the legislative chambers is very much needed.

6. Committee Recommendation.

Following questions and comments by the legislators attending the meeting, Chairperson Gipp stated that if the Committee and Legislative Council agree to proceed with plans for additional legislative space, Governor Tom Vilsack should also be included in the process. He suggested that the Committee consider recommending a process for assigning control of vacated space in the Capitol.

Representative Millage remarked that he appreciates the historical background and perspectives that must be considered in reallocating space in the Capitol, but he is convinced that some of the mezzanine space should remain. In addition, he stated that he believes that the amount of space remaining after relocation of the Supreme Court and Court of Appeals and the Auditor of State should be adequate to replace the loss of some of the mezzanine space. He expressed the belief that consideration might be given to downsizing the legislative staff to meet the space available rather than allowing it to continue to grow. He urged that alternatives to adding 40,000 square feet of space be considered by the Committee.

Chairperson Gipp responded that the Capital Projects Work Group considered and rejected several alternatives to adding new space during the legislative space study. The alternatives included use of the Lucas State Office Building and the Ola Babcock Miller State Office Building. He added that it is less expensive to add new space than to retrofit the mezzanine areas.

After further discussion, Representative Murphy moved that the Committee recommend that the Legislative Council approve the continued retention of Herbert Lewis Kruse Blunck to prepare architectural plans for cost-effective legislative space outside the Capitol. The motion was seconded by Vice Chairperson Jensen. The motion was adopted with Chairperson Gipp, Vice Chairperson Jensen, Senators Deluhery and McLaren, and Representatives Grundberg, Jochum, and Murphy voting aye. Representative Millage voted nay.

Before adjournment, the Committee gave the Chairperson and Vice Chairperson the authority to arrange for a presentation on the legislative space study for the Legislative Council members at the next Legislative Council meeting.

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