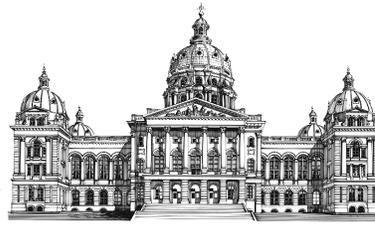

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Capitol Complex Parking Lot Improvements

ISSUE

This *Issue Review* will examine the identified parking improvements on the Capitol Complex. This includes the status of parking lot improvements currently under contract, planned improvements to other parking lots on the Complex, and the impact on parking with the addition of a proposed 900-stall parking facility.

AFFECTED AGENCIES

Department of General Services and all state agencies with offices located on the Capitol Complex.

BACKGROUND

The Property Management Division of the Department of General Services, is the agency responsible for maintenance of the Capitol Complex parking lots. The Department annually budgets approximately \$8,000 from the Property Management Division's operating budget to perform routine maintenance on the parking lots.

Currently, there are 18 parking lots and several smaller lots adjacent to buildings on the Capitol Complex which cover approximately 1.3 million square feet. The lots contain 3,501 parking spaces for state employees and visitors. This includes 2,965 employee spaces, 419 visitor spaces, and 117 handicapped spaces. Of the 3,501 spaces, 2,065 are in controlled lots which require access cards for entry. According to the Department there are 6,096 employees, including legislators, with access to controlled lots. This includes the additional personnel assigned to controlled lots during legislative sessions. Because not every employee requires a parking space every day, the Department of General Services assigns more cars to each lot than the number of available parking spaces.

PARKING LOT IMPROVEMENTS IN PROGRESS

The General Assembly made two appropriations from the Rebuild Iowa Infrastructure Fund (RIIF) during the 1997 Legislative Session for improvements to four parking lots on the Capitol Complex. These included \$550,000 for lots 4 and 5 and \$175,750 for lots 13 and 15. The appropriation language further specified limits on the amount that could be expended for each lot. The Department bid lots 5 and 13 in October 1997 in which the bids were

significantly higher than the amounts specified within the appropriation language. As a result, the improvements could not proceed as planned. The General Assembly amended the appropriations language in SF 542 (Supplemental Appropriations Act) during the 1998 Legislative Session by combining the two appropriations into a single appropriation of \$730,500 and eliminating the dollar limits for each lot. This allowed the Department greater flexibility for managing cost variations between the four lots.

In June 1998, the Department awarded the parking lot contracts and is proceeding with the improvements. The improvements are discussed below.

- Improvements to parking lot 5 (Lucas Southwest) will include design, grading, installation of an asphalt surface, installation of storm drainage and lighting, and striping. Work was begun on June 3 and is estimated to be completed by July 3, weather permitting. Improvements to lot 5 will cost an estimated \$163,490.

Lot 5 has a capacity of 95 vehicles. However, during the Legislative Session the parking in this lot regularly exceeds the design capacity due to a shortage of parking in close proximity to the Capitol Building. The paving of lot 5 will eliminate the haphazard parking that occurs during the Legislative Session and will place increased demand on the other visitor and over-flow lots on the Complex.

- Improvements to parking lot 13 (Capitol East) will include design, resurfacing, and striping. Work on lot 13 is expected to begin July 6 (after the completion of lot 5) and completed by August 5. Improvements to lot 13 will cost an estimated \$181,945.
- Improvements to parking lot 15 (Lucas North) will include design, resurfacing, and striping. Work is expected to begin August 24 (after the completion of lot 13) and completed by September 30. The work on lot 15 will likely begin after the Iowa State Fair which starts August 13 and runs through August 23. Improvements to lot 15 are estimated to cost \$165,745.
- Improvements to parking lot 4 (Hoover Southwest) will include design, and the installation of storm drainage and lighting. Improvements to lot 4 are estimated to cost \$165,310. Additional funding of approximately \$594,075 will be required to complete the grading and paving on lot 4.

In addition to the above costs the Department has set aside \$54,010 of the appropriated funds for contingencies for the above improvements.

PROPOSED PARKING STRUCTURE

The General Assembly appropriated \$5,820,000 in FY 1999 for the design (\$820,000) and partial construction cost (\$5,000,000) of a 900-stall parking facility to be located where lot 18 currently resides at the northwest corner of Grand and Pennsylvania Avenues. The total cost for design and construction of the facility is estimated to be \$16,344,000. According to the Department, the design contract will be awarded in September 1998 and the construction contract in July 1999. The Department estimates that construction could be completed by December 2000. To complete the funding for construction of the project, General Services will need an appropriation of \$10,524,000 for FY 2000.

The 900-stall facility will replace a total of 532 spaces in lots 7, 8, and 18 for a net increase of 368 parking spaces. The tentative plan of the Capitol Planning Commission is to convert lots 7 and 8, located to the west of the Capitol, into landscaped green space.

FUTURE PARKING LOT PRIORITIES

The following table shows the costs for needed improvements to other lots on the Capitol Complex. The lots are listed in order of priority and the cost estimates based on current dollars. No inflation has been factored into the estimates. With the exception of lot 4, design costs are included in the estimates. See Attachment A for the location of the parking lots on the Capitol Complex.

Future Parking Lot Improvement Priorities

Priority	Lot #	Location	Scope of Work	Estimated Cost
1	4	Hoover Southwest	Grade & Pave	\$ 594,000
2	9	Wallace Ramp	Repave or Replace	Unknown *
3	14	Lucas West	Fill cracks, resurface, stripe	159,000
4	12	Capitol Annex	Fill cracks, resurface, & stripe existing pavement. Install storm drainage, new lighting, grade, pave, & stripe gravel area.	255,000
5	16	Northeast Complex	Install storm drainage, grade, pave, & stripe	334,000
6	1	Hoover East	Fill cracks, resurface, stripe	201,000
7	6	Capitol South	Fill cracks, resurface, stripe	59,000
8	10	Workforce Development	Fill cracks, resurface, stripe	110,000
9	11	Vocational Rehabilitation	Fill cracks, resurface, stripe	589,000
10	3	Hoover South	Fill cracks, resurface, stripe	298,000
11	2	Hoover West	Fill cracks, resurface, stripe	199,000
12	17	2nd Parking Ramp	New Construction	\$ 24,600,000

* Under evaluation

Lot 9 (Wallace Ramp) is currently under evaluation to determine the amount of structural repairs that may be needed. The cost for improvements could run into the millions of dollars depending on extent of the deterioration. The ramp is experiencing structural cracking in the columns and beams, and many beams are experiencing excessive deflection (bowing).

The Department and the Capitol Planning Commission, have discussed the future need for construction of a second parking ramp on the Complex at an estimated cost of approximately \$24,600,000. The ramp is being discussed relative to the relocation of state employees on the Capitol Complex and the need for additional visitor parking.

The list of parking lot improvements does not reflect the year in which the funding will be requested by the Department. The estimates for individual parking lots will change based on the rate of inflation.

PARKING LOT MAINTENANCE

The Department of General Services annually spends approximately \$8,000 for routine maintenance for all Capitol Complex parking from the Property Management Division operating budget. The majority of these funds are spent for maintaining the paved lots. The routine maintenance includes: snow removal, striping, surface patching, filling cracks, access gate maintenance, etc. According to the Department, the \$8,000 is not adequate to fund the routine maintenance of the existing lots. The consultant to be hired to conduct the design of the 900-stall

parking structure will also assist the Department in assessing the routine maintenance needs for the Capitol Complex parking lots.

Operating and Maintenance Cost of Planned Parking Facility

Construction of the 900-stall parking facility will result in additional costs to the State to operate and maintain the facility. The operational costs of the parking facility being planned will include personnel costs for maintenance and security staff, and utilities. The maintenance costs will include snow removal of the upper level, maintenance of pavement surface, and utility upkeep.

The Department states that the industry standard for the annual operating and maintenance costs is \$650 per parking space not including security. Using this industry standard the operational and maintenance costs for the planned 900-stall parking facility would be \$585,000 per year. The cost to provide adequate security for the facility will depend largely on the design of the structure as well as access to the general public.

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