

State of Iowa Vertical Infrastructure Program

Major Maintenance

Vertical Infrastructure Program

- The 12 state agencies and divisions participating in the Vertical Infrastructure Program of the Department of Administrative Services (DAS)

Department of Administrative Services	Alcoholic Beverages Division
Department of Corrections	Department of Cultural Affairs
Iowa Public Television	Iowa Vocational Rehabilitation Services
Department of Human Services	Iowa Law Enforcement Academy
Department of Public Safety	Terrace Hill
Iowa Veterans Home	Iowa Workforce Development

- Approximately 900 buildings at more than 70 sites across the state
- Nearly 12 million square feet
 - 20% of all state-owned buildings

Major Maintenance Definition

Expenditures made beyond the regular, normal upkeep of physical properties (i.e. Land, Buildings, and Equipment) for the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards.



Eroded Tunnel Cap



Failed Roof



Tuckpointing



Failed Boiler

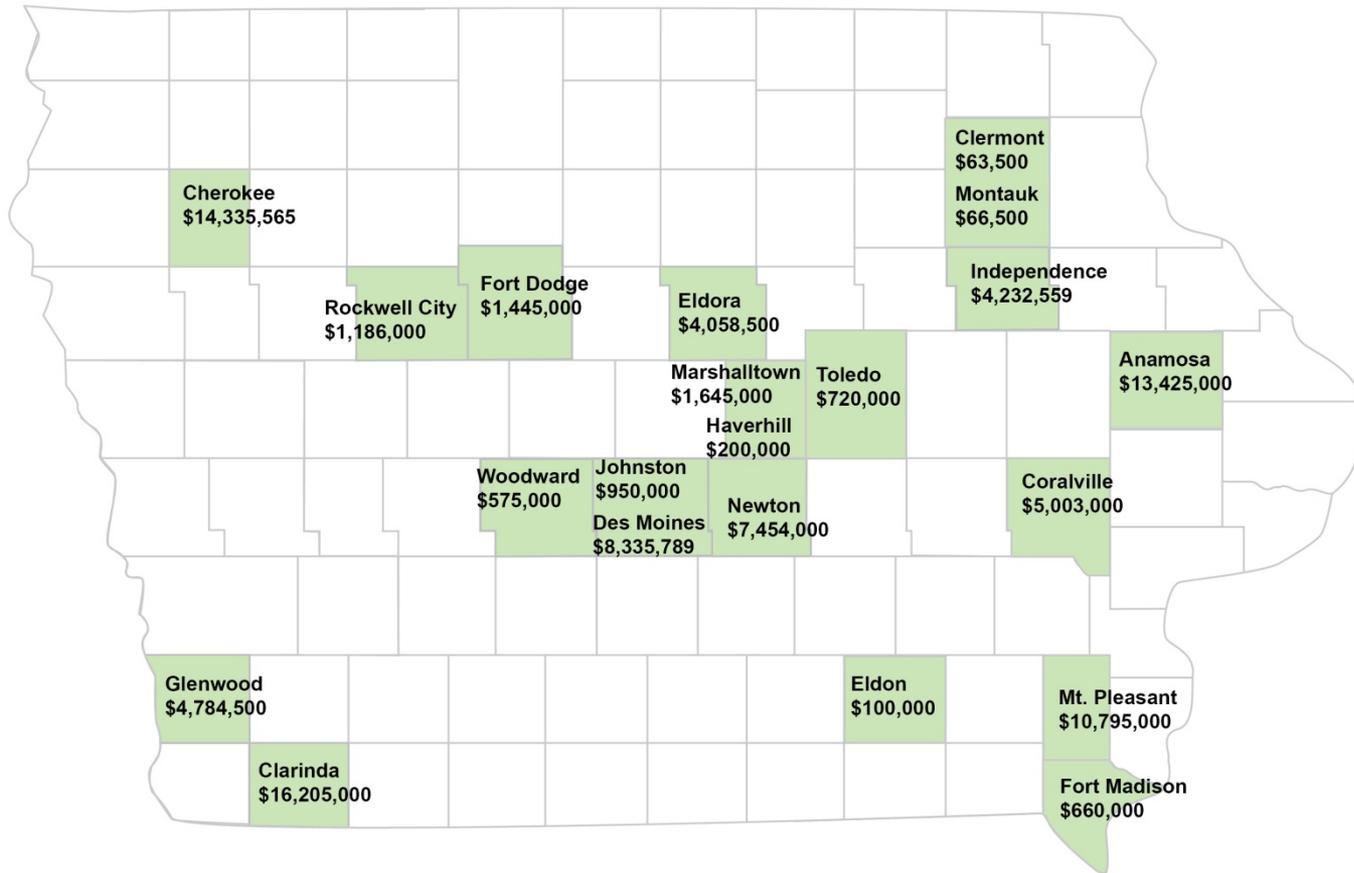
Major Maintenance Priorities

1. Threats to health, life and fire safety.
2. Non-emergency repairs which are resulting in or could result in exponential damage.
3. Projects that increase or maintain access under Americans with Disabilities Act.
4. Scheduled maintenance in order to prolong the equipment or building life.
5. Projects to increase operational or energy efficiency of building equipment or structure.
6. Building demolition.

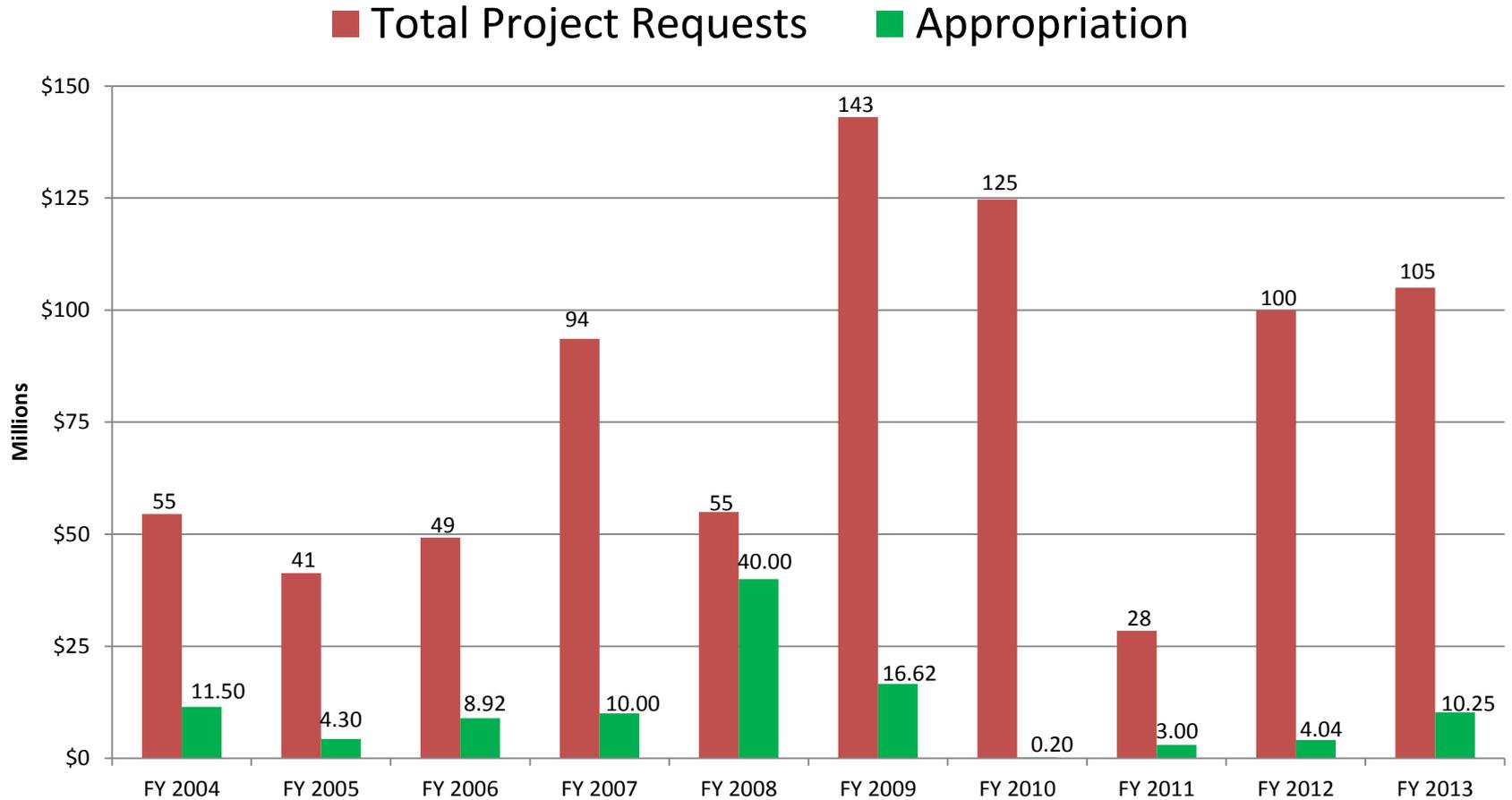
Emergency Projects

Major Maintenance Needs

FY2013 Identified Major Maintenance Projects = \$96,239,913



Major Maintenance Past Funding



Time is Money

- As projects are delayed, problems worsen and often become more expensive.
 - Water leaks through roofs or building facades can ruin ceilings, walls and carpet, potentially causing mold issues.
 - Operating boilers and chillers past their useful life can result in sudden failure, creating the need for expensive temporary heating or cooling.



FY13 Appropriation Funded Projects

FY13 Appropriation **\$10,250,000**

DOC – Iowa State Penitentiary Security Fence Upgrades	\$160,000.00
DHS – Cherokee MHI Steam Pipe Replacement	\$50,000.00
DOC – ISP CCU & JBU New Boilers & Mechanical	\$598,000.00
Terrace Hill Repair Work	\$1,000,000.00
Iowa Law Enforcement Academy Replace Front Doors & Delivery Doors	\$20,000.00
DHS – Iowa Juvenile Home Replace Stairwell Guards at 4 Cottages & School	\$100,000.00
DHS – Woodward Resource Center Replace Westwood Chillers & Water Upgrades	\$1,150,000.00
DHS – Iowa Juvenile Home Replace Grace & Broadway Sidewalks	\$140,000.00
DHS – Woodward Resource Center Concrete Repairs to Loading Docks	\$85,000.00
DOC – Newton Replace Hot Water Heater & Pipes to Storage Tank	\$350,000.00
DOC – Ft. Dodge Replace Bldg K Sidewalk	\$10,000.00
DAS – Demo Iowa Building	\$2,000,000.00
DHS – Clarinda MHI and State Training School Upgrade Fire Alarms	\$895,000.00
DOC – Newton and Rockwell City Replace Roofs	\$650,000.00
DHS – Glenwood Resource Center Tunnel Repair Phase 3, 4	\$350,000.00
DAS – IWD Asbestos Abatement	\$247,841.00
DOC – Mitchellville Replace Doors, Frames and Electronics	\$50,000.00
DHS – Glenwood Resource Center Repair Bldg 102 Stair Tower	\$65,000.00
DHS – Cherokee MHI Replace Instantaneous Water Heaters	\$220,000.00
Terrace Hill – Replace Security Gate Arm	\$120,000.00
Major Maintenance Project Management Time	\$400,000.00
Total Allocations	8,660,841.00
<i>Remaining Balance</i>	<i>1,589,159.00</i>



FY14/15 Projects

- Governor's FY2014 recommendation of \$2 million from RIIF and \$20.6 million from CHIP contingency would fund:
 - all existing Priority 1 life/health/safety projects
 - nearly 75% of existing Priority 2 exponential damage projects*
- Governor's FY2015 recommendation of \$14 million from RIIF would fund:
 - All remaining existing Priority 2 exponential damage projects
 - all existing Priority 3 projects to expand access under the Americans with Disabilities Act
 - Up to 20% of Priority 4 planned maintenance projects *

**Any new emergency projects would reduce the number of existing projects addressed*

DAS 5 Year Infrastructure Plan

FY2014 5-Year Infrastructure Plan
for Dept. of Administrative Services

September 24, 2012

Category	FY2014 Rank	Facility	Project Title	FY2014	FY2015	FY2016	FY2017	FY2018	Projected 5-Year Total FY14-18
A	01	Statewide	Statewide Major Building Maintenance Corrects major maintenance, health/safety/loss of use and Americans with Disabilities Act deficiencies at the Capitol Complex and statewide for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System.	\$31,000,000	\$30,000,000	\$25,000,000	\$25,000,000	\$20,000,000	\$131,000,000
A	02	Statewide	Statewide Routine and Essential Building Maintenance Provides routine, recurring, and preventive building maintenance, all of which are essential for the ongoing care and upkeep of state-owned facilities. This offer includes facilities throughout the state for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System. Agencies require routine and essential building maintenance money to cover the costs of these examples of critical projects: upkeep and upgrades of alarm detector/surveillance and energy management systems; chemicals and other additives, required to maintenance boilers and chillers; on-going contracts for maintenance for elevators, chillers, and fire alarm and security systems. Without these funds, agencies including DAS for the Capitol Complex, must pay for these expenses with operational funds. It is imperative that we continue this maintenance work. No funding was recommended or received in FY11, FY12 or FY13.	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$20,000,000	\$100,000,000

Major Maintenance 5 year total funding request is greater than the current list of projects because planned maintenance projects that are not addressed in a timely manner may become more expensive exponential damage projects and exponential damage projects could deteriorate into life/health/safety projects.

Iowa Building Status

- Demolition design underway
- Hazardous material testing in February
- All tenants on track to leave by June 1
- Demolition work to begin no later than July 1
- Demolition will eliminate need for annual \$995,537 appropriation for operations.

Wallace Building Alternatives

- DAS request
 - \$3.9 million in FY14 and \$46.8 million in FY15
- Not included in Governor's FY14/FY15 budget proposal
- Alternatives
 - Holistic design
 - \$3.9 million in FY14 to design renovation, with multiple bid packages
 - \$500,000 in FY15 to replace roof
 - \$46.3 million in FY16 to finish renovation
 - Piecemeal approach
 - \$560,000 to design and replace roof, remodel bathrooms for ADA and replace door hardware
 - \$800,000 for tuckpointing
 - \$1 million to install VAV boxes in HVAC system
 - \$3.9 million to design renovation
 - \$46.3 million to finish renovation