

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF CORRECTIONS  
JOHN BALDWIN, DIRECTOR

**From:** Lenstra, Beth [LEGIS]

**Sent:** Wednesday, January 14, 2015 9:31 AM

**To:** Bagby, Robin [DOC]; Baldwin, John [DOC]; Bartruff, Jerry [DOC]; Dahm, Sheryl [DOC]; Faust, Dot [DOC]; Hier, Brad [DOC]; Prell, Lettie [DOC]; Scaletta, Fred [DOC]; Wilder, Diann [DOC]

**Cc:** Lenstra, Beth [LEGIS]

**Subject:** I have been called to a meeting early this afternoon on Fort Madison

**Importance:** High

1. What monies (by funding source) has the DOC used to fund repairs at the new prison to fix the heating and cooling systems? I thought it was construction bonds?

Capital funds have been expended to address the heating and cooling system, which were appropriated for the construction of the new maximum-security prison.

2. What monies by funding source to address the smoke issue?

Capital funds have been expended to test the smoke control system. Capital funds are being expended to design a solution to achieve occupancy.

Have any costs been incurred?

Yes.

3. What are the current operating costs of the new prison? This includes all operating costs such as staff and support budget items (such as utilities). As well as heating and cooling costs? There may be other costs? Please provide the information for FY 14 and FY 15 in the format of a schedule 6 (costs by line item). Also, were the costs in FY 2014 for an entire FY? Please specify.

#### FY 2014

A notification of change of allocation was approved and submitted to LSA June 19, 2014, which designates the operating costs. Partial year costs were incurred.

#### FY 2015

Total operating costs continue to change as additional expenses are incurred due to our inability to achieve occupancy.

The mission of the Iowa Department of Corrections is:  
**To advance successful offender reentry to protect the public, staff and offenders from victimization.**

(Office) 515-725-5701 - 510 East 12th Street, Des Moines, Iowa 50319 - (FAX) 515-725-5798

I think there is a security post staffed there?

Yes; 3 Correctional Officers at Control Center (1 per shift, 24x7), 3 Correctional Officers in Perimeter Vehicle (1 per shift, 24x7), 2 Correctional Officers (1 per shift, first and second shift, M-F)

When did the DOC assume the operating costs of the new prison?

September 2013.

4. There is a belief that they aren't replacing staff because of the costs associated with the problems at the new prison and the ongoing costs there.

Cost increases in pharmacy and insurance health care costs have had a negative impact on the DOC's budget.

5. Provide a time line starting with the 2008 Session approval of the funds to current date, highlighting major construction events (such as bid letting, vendor selection, ground breaking, construction, etc).

Bill signed to fund/bond new maximum-security facility	May 2008
Architects/Engineers contracted	April 2009
Construction Manager contracted	September 2009
Ground breaking commences	April 2010
General Contractor contracted	October 2010
Geo thermal system unable to properly heat and cool	January 2013
Smoke control test fails	July 2014
Geo thermal system completed	November 2014
DOC & DAS work with design firm and fire specialist to address smoke control	January & February 2015

6. Bid letting - please provide a list of vendors by bid topic, and the dollar value of each vendor's bid.

Executive Architect  
Venture Architects

Design Architect  
Hellmuth, Obata + Kassabaum, Inc.

Architect, Structural, Mechanical, and Electrical Engineers of Record  
Durrant Group, Inc. (Previous)  
Shive-Hattery, Architecture + Engineering

Construction Manager  
Taylor Ohde Kitchell

7. Provide a funding table by source of funds (RIIF, IJOBS, etc).

Project Name	Fiscal Year Appropriated	Appr.	Fund	Appropriation
Fort Madison	FY 2009	9DA	PBF	\$ 130,677,500
	FY 2012	91A	RIIF	\$ 5,155,077
	FY 2013	91A	RIIF	\$ 16,269,124
	FY 2013	3AA	RC2	\$ 2,000,000
	FY 2014	91A	RIIF	\$ 3,000,000
				<hr/> \$ 157,101,701
*Project Management (Associated with construction projects at Fort Madison and Mitchellville).	FY 2009	9BA	RIIF	\$ 1,000,000
	FY 2009	9CA	RIIF	\$ 500,000
	FY 2010	9CA	RIIF	\$ 1,750,000
	FY 2011	9CA	RIIF	\$ 322,500
	FY 2011	9SA	RBC	\$ 2,200,000
	FY 2012	9CA	RIIF	\$ 4,500,000
	FY 2013	9CA	RIIF	\$ 1,000,000
	FY 2014	9CA	RIIF	\$ 200,000
				<hr/> \$ 11,472,500

\*Once Fort Madison project completes, Project Management costs will be determined.

8. When did the state accept the project as completed? And assume responsibility for security, utilities, and all operating costs?

Project hasn't been completed. Fort Madison began to assume operating costs September 2013.

9. Briefly explain the geothermal issue. What was the problem? When was it discovered? What was the solution?

Geo thermal system was unable to properly heat and cool as January 2013. Additional mechanical equipment was installed.

How much did the solution cost?

Total costs are still unknown as expenses continue to process.

10. Explain the fire issue - inability to clear smoke - how many buildings are impacted by this issue?

Buildings 1, 2, 3 and 4.

What is the problem?

Unable to exhaust smoke to meet requirements for occupancy.

When was it discovered?

July 2014

What is/are the proposed solution(s)?

Working with design team and fire specialist to determine solution to achieve occupancy.

What is the cost of the proposed solution?

Unknown at this time.

11. Provide a list of companies by function and cost (e.g., construction management, design, electric, plumbing, etc) involved in the project.

Please see 1a.

12. Who was in charge of oversight of construction throughout the construction process?

Construction Manager, Taylor Ohde Kitchell (TOK)