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September 8, 1999

MEMORANDUM

TO: MEMBERS OF THE CAPITAL PROJECTS COMMITTEE OF THE LEGISLATIVE COUNCIL

FROM: Mark W. Johnson

RE: Site Evaluation and Selection Report -- Iowa Hall of Pride

Enclosed please find a copy of the Site Evaluation and Selection Report regarding the Iowa Hall of Pride. The report was prepared by Brooks Borg Skiles Architecture Engineering and provided at the request of Chairperson Gipp. A presentation concerning the Hall of Pride will be made at the September 15, 1999, meeting of the Capital Projects Committee.

MATHIEU
NELSON
ANDERSON
SWANSON
STIMMEL



September 1, 1999

Representative Chuck Gipp
1517 185th Street
Decorah, IA 52101

RE: Iowa Hall of Pride

Dear Representative Gipp:

At the conclusion of our presentation to the Capitol Projects Committee on June 29th, you suggested that our design team should consider other alternative sites for the Iowa Hall of Pride. Attached you will find our Site Evaluation and Selection Report which discusses five separate locations. We hope that this helps to address the site location concerns voiced by the Committee.

If we can be of further assistance, please do not hesitate to contact us.

Best regards,

BROOKS BORG SKILES ARCHITECTURE ENGINEERING

A handwritten signature in black ink that reads "William L. Anderson".

William L. Anderson, FAIA
Partner

Attachment

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Site Evaluation and Selection Report

Introduction

The inspiration, guidance and vision for the Iowa Hall of Pride is under the direction of Mr. Bernie Saggau and the Iowa High School Athletic Association. The advocates of this project have often expressed their belief that the State of Iowa should commemorate and celebrate our enduring emphasis on, and commitment to, educational excellence and the opportunities offered through public education. Iowa is nationally known, admired and envied for its excellence in education. Building the Hall of Pride on the Capitol Complex represents a tangible expression of Iowa's continued pride in and commitment to Iowa's children and their education.

The purpose of the Iowa Hall of Pride is both cultural and educational in nature. Similar in building type to a museum, it is inherently community oriented with civic outreach to the citizens of the State of Iowa. Attendance at this facility could easily match or exceed that of the Capitol Building and the New Historical Building attracting people of all ages -- young children in strollers, school age children, parents and senior citizens.

The building will be approximately 40,000 total square feet in size with 25,000 square feet of interpretive exhibit area.

The Vision of the Hall of Pride

The Hall of Pride will honor the Iowans, both past and present, who have inspired us and who have achieved much as a result of public education and the local community support that makes excellence in education a reality.

Site Identification

Five alternative sites were selected for review and evaluation. Because the facility has a civic mission that relates to the entire State of Iowa with a cultural and educational focus, sites that directly relate to the Capitol Complex were considered appropriate and preferable to other sites throughout the State. A site directly adjacent to the Iowa High School Athletic Association in Boone, Iowa has also been considered due to its collocation and shared facilities opportunities.

Alternate Sites

The following are brief descriptions of various sites considered: (See attached map).

Site A: The southeast corner of the intersection of Grand Avenue & Pennsylvania Avenue on the Capitol Terrace located west of the Capitol Building.

Site B: Site of the existing Capitol Annex building, one-half block south of Grand Avenue on E 12th Street.

Site C: North side of Court Avenue and east of the Records Building.

Site D: The northeast corner of the intersection of E 6th and Grand directly west of the proposed new parking structure to be built by the State of Iowa.

Site E: Boone, Iowa adjacent to the Iowa High School Athletic Association.

Site Evaluations

Site A – Capitol Complex

- Adequate in area for the size of building being considered.
- Adjacent to the New Historical building to allow for possible shared programming and use of facilities.
- Contiguous to the pedestrian connection between the Capitol Building and the Historical Building to support shared constituency of visitors to these cultural attractions.
- Parking is critical to this facility. This site is convenient to parking with the construction of the State Parking Structure #1 to be located on the northeast corner of Pennsylvania and Grand.
- In its relationship to the parking structure and to the Capitol Building and the New Historical Building, this site offers the opportunity to serve as a visitor's orientation center for the Capitol Complex.
- Direct relationship to significant historical sites and monuments of the Complex provides an opportunity for interpretive and educational programming such as monument tours, as a natural extension of the mission of the facility.
- Supports the Master Plan for the State Capitol Complex in establishing a cultural and educational theme to the Capitol Terrace.
- Provides an opportunity to mark the edge of the Capitol grounds, providing a symbolic gateway to the Capitol Building.

Site B – Capitol Complex

Within Limits of Existing Annex Building Site:

- Adequate in area for the size of building being considered.
- The setback from Grand Avenue would effectively remove the building from the public street connection — not appropriate for a civic oriented facility. This site is more appropriate for a background or support type of building.
- The adjacency to the hospital further complicates the use of this site in that each serves a very different purpose and constituency base.
- Additional land, beyond the boundary of this site, would be required from the State to provide for adjacent structured parking.

Expanded Limits to Entire Site:

- Use of entire site would allow for stronger connection to the Capitol Complex.
- The building could be located directly related to Grand Avenue to provide the civic importance and public presence required for this type of facility. Though according to the Capitol Complex Master Plan, the building would not be of sufficient size and mass appropriate to this site and its relationship to the Ola Babcock Miller Building.
- Adjacent structured parking would be required for the numbers of people this facility would draw.
- Distance from the New Historical building would limit opportunities for shared facilities.
- Selection of this site would require the State to relocate Parking Lot #12.

Site C – Capitol Complex

- Adequate in area for the size of building being considered.
- Much like the unexpanded Annex Building site, this site is not public in nature. Visually located behind the Records building this site presents many challenges for a civic building including the ability of the public to find the building with ease. This site is also more appropriate for a background type of building or no building at all.
- Pedestrians would be crossing additional streets (Walnut and Kasson) to get to the State Capitol Building and the New Historical Building.
- Additional land may be required from the State to provide adjacent surface parking which would need to be accommodated in the design of the Capitol Terrace area.
- Selection of this site would require the State to relocate the Fleet Parking lot and the Fleet Service operations that would not be appropriate next to this facility.

Site D – East Village

- Site area is larger than needed to the point that additional program or other uses would be required to fill out the block. Other selected uses would need to be compatible subservient to the vision of The Iowa Hall of Pride.
- Selection of this site would require land acquisition assistance from the City or State.
- Adjacency to the New Historical Building is desirable though being effectively located on the backside of the New Historical Building is not desirable.
- Adjacency to the future State Parking Structure #1 is desirable.
- Separation from the Capitol Complex and grounds would limit the opportunity to establish a strong constituent relationship with the Capitol Building and the New Historical Building.
- This site is more appropriate for realizing the vision of the Gateway East Urban Design Plan for medium density mixed use retail and residential.

Site E – Boone, Iowa

- This site is sufficient in area for the size of the facility.
- Parking is adequate and convenient.
- There is an opportunity for shared facilities and staff.
- Though a beautiful site, it was felt by the selection group that the mission of the facility strongly suggests a broader presence with greater connection to the entire State. It was felt that attendance numbers would be greater near the State Capitol Complex providing greater exposure for the educational and inspirational message of the facility.

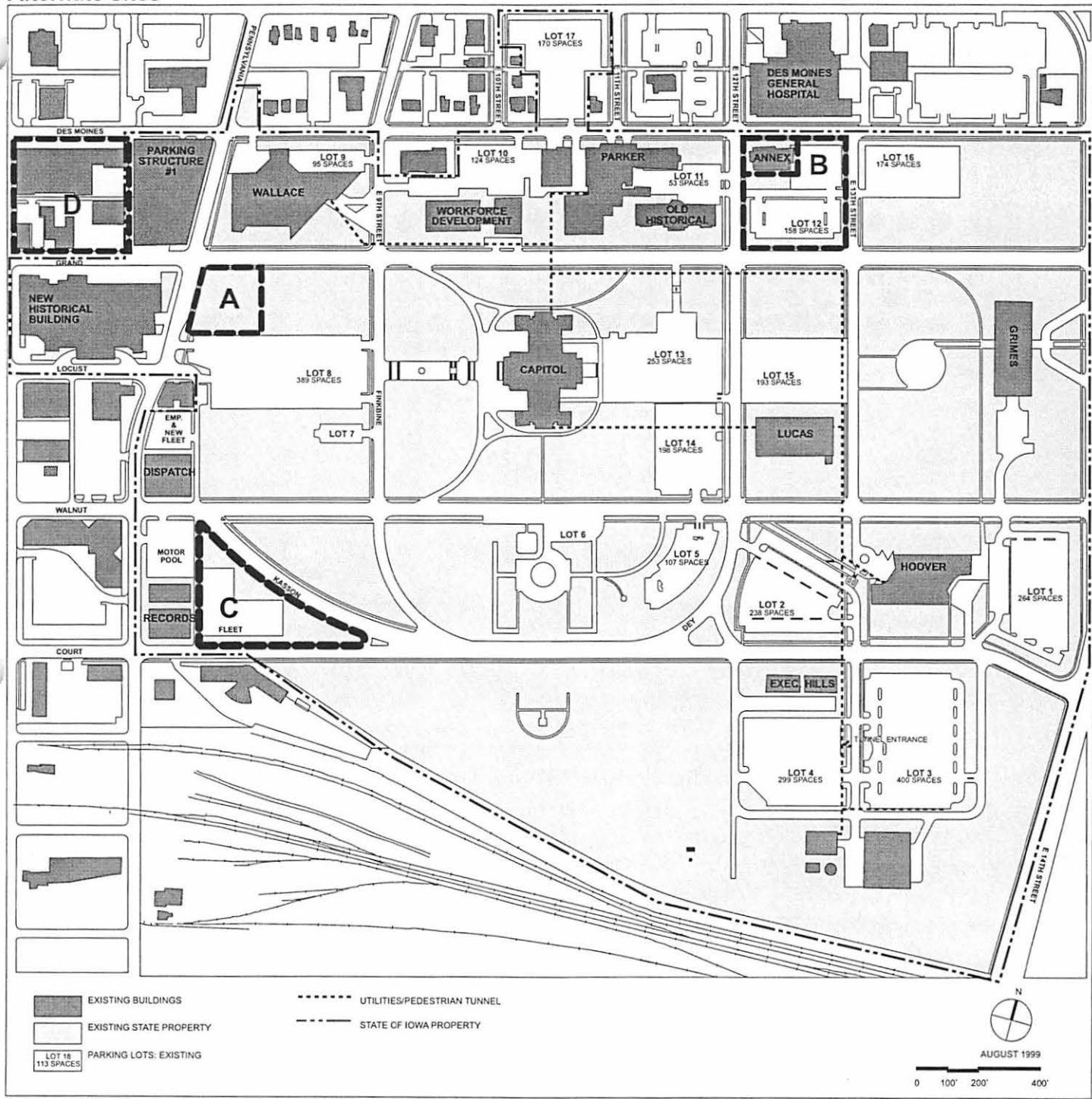
Conclusions & Recommendations:

As a community oriented facility with civic, cultural, and educational importance to the State of Iowa, it is primary to the vision of the facility that the site have a sense of public presence. It must be easy for people to find, assessable and convenient to parking. Adjacency to the New Historical Building would in addition provide opportunity for shared use and joint programming efforts not available on other sites.

The Capitol Complex Master Plan supports the location of The Hall of Pride on Site A to strengthen the cultural and educational identity of the Capitol Complex in this area and to enhance the potential of the Capitol Terrace as a dynamic public activity space.

Site A is therefore, the only site under consideration that meets the criteria for successful attainment of the nature, mission and vision of The Iowa Hall of Pride.

The Hall of Pride
Alternate sites



NOTE: SITE E IS LOCATED IN BOONE, IOWA.



SPACE ANALYSIS

PRELIMINARY MASTER PLAN

PRESENTATION SUMMARY
AUGUST 3, 1999

IOWA GENERAL ASSEMBLY
CAPITOL PROJECTS WORK GROUP

August 3, 1999

HERBERT | LEWIS | KRUSE | BLUNCK
A R C H I T E C T U R E

PREFACE

The following information is a summary of a portion of the presentation given to the Capitol Projects Committee and members of the General Assembly on August 3, 1999. Herbert Lewis Kruse Blunck Architecture, The State Fire Marshal, RDG Bussard Dikis, and the Attorney General's Office all presented a history and review of the issues relevant to the restoration of the Capitol and the preliminary legislative master plan.

The material in this report is a summary of the issues presented by Herbert Lewis Kruse Blunck Architecture. It does not include information provided by The State Fire Marshal, RDG Bussard Dikis, or the Attorney General's Office. This presentation was a summary of the Preliminary Master Plan and Space Analysis prepared for the General Assembly and published on June 23, 1998. Subsequent modifications to legislative spaces were not included in the August 3, 1999 presentation.

SUMMARY OF PROGRESS

NOVEMBER 1997 Herbert Lewis Kruse Blunck retained.

JANUARY 1998 Surveys of Capitol and interviews.

FEBRUARY 1998 First draft of Master Plan.

JUNE 1998 Preliminary Master Plan approved by Work Group.

FEBRUARY 1999 Alterations to Master Plan discussed.

AUGUST 1999 Presentation to General Assembly.

GOALS

Goals for the reorganization of legislative space were established by Capitol Projects Work Group and Legislative leadership.

- Reorganize General Assembly spaces to improve efficiency.
- Analyze and project space needs.
- Address life-safety issues.
- Promote restoration of Capitol spaces.
- Create public reception and education spaces for visitors.

GUIDELINES

Guidelines for the space plan were established as a foundation for the reorganization of legislative space in work sessions with the Capitol Projects Work group.

- Executive branch offices to remain.
- Judicial Branch to relocate.
- Supreme Courtroom, Conference Room, and Chambers to remain – shared space.
- Other departments to relocate.
- Legislative Chambers are not to be altered.
- Interior restoration of Capitol to continue.
- Mezzanine spaces are to be removed.
- Restoration costs are not inclusive in cost estimates.

PROCESS

The processes used in preparation of the legislative space analysis and master plan include several key phases.

- On-site review.
- Staff survey.
- Legislator and staff interviews.
- Graphic Summary of each space.
- Preliminary Master Plan prepared.
- Preliminary project cost estimate prepared.

CAPITOL CAMPUS OFFICE STANDARDS

Department Director	300 sq. ft.
Division Administrator	140 sq. ft.
Bureau Chief	100 sq. ft.
Support Personnel	80 sq. ft.
Support Personnel	64 sq. ft.

PRIVATE SECTOR TYPICAL NET SQUARE FOOTAGE PER PERSON

Average NSF/Person	230 – 250 sq. ft.
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NET SQUARE FOOTAGE COMPARISON

This is a sampling of spaces for various portions of the state government at the conclusion of the June 1998 space analysis and preliminary master plan.

		Personnel	NSF/Person
Attorney General	31,154 nsf	215	145
Board of Regents	4,539 nsf	19	239
Inspection & Appeals	20,125 nsf	217	93
Justice Dept. Court	37,375 nsf *	117	<u>319*</u>
General Assembly	84,831 nsf *	598	<u>142*</u>

*Net square feet per person includes large assembly areas such as legislative chambers and courtrooms that will make these comparisons less accurate. To adjust for this, these large spaces were removed to allow for a direct comparison:

WITHOUT THE LEGISLATIVE CHAMBERS INCLUDED:

Existing General Assembly	40,250 nsf	598	68
Proposed General Assembly	66,857 nsf	598	142

CRITICAL ISSUES

- Life-safety.
- Proximity of spaces to one another.
- Access for disabled persons.
- Overcrowding.
- Loss of mezzanine space (6,800 sq. ft.).
- 9 Committee rooms:
 - Equal distribution between House and Senate.
 - Multi-use spaces.
 - Public access.
 - Communication technology.

MASTER PLAN ISSUES CONSIDERED

Relocating: Secretary of State
Auditor
Treasurer
Judicial Branch
Department of Management

Downsizing: Secretary of State
Auditor
Treasurer
Judicial Branch
Department of Management

Retain/create Committee Rooms behind Legislative Chambers.

Relocating LSB outside the Capitol.

Relocating visitor facilities outside the Capitol.

Relocating Capitol Mail Room.

PROPOSED OCCUPANT STATUS

Capitol Occupant	Anticipated Status
Governor's Office	All to remain in Capitol
Lt. Governor's Office	All to remain in Capitol
Dept. of Management	Relocate
Secretary of State	All to remain in Capitol
Treasurer Office	All to remain in Capitol
Auditor Office	Portion to remain in Capitol
Executive Council	Relocate
Judicial Branch	Portion to remain in Capitol
Law Library	All to remain in Capitol
General Services	All to remain in Capitol
Administrative Rules Committee Office	All to remain in Capitol
Committee Rooms	All to remain in Capitol
Cafeteria	Relocate

CURRENT SPACE ALLOCATION

General Assembly Capitol and Lucas Building	62,696 Interior GSF
Executive Branch Capitol Building	23,482 Interior GSF
Judicial Branch Capitol Building	18,725 Interior GSF
Department of Cultural Affairs Capitol Building	16,441 Interior GSF
Miscellaneous Spaces Capitol Building	4,330 Interior GSF

PROPOSED SPACE ALLOCATION

General Assembly Capitol and other locations	103,207 Interior GSF
Executive Branch Capitol Building	15,368 Interior GSF
Judicial Branch Capitol Building	4,264 Interior GSF
Department of Cultural Affairs Capitol Building	16,441 Interior GSF
Department of General Services Capitol Building	2,904 Interior GSF
Miscellaneous Spaces Capitol Building	774 Interior GSF

AREA SUMMARY

Total interior space available in the Capitol	108,506 Interior GSF
Present General Assembly Space within Capitol	58,688 Interior GSF
General Assembly space removed during restoration of the Capitol	(7,845) Interior GSF
Anticipated space recovered from Occupant relocation our of Capitol	20,535 Interior GSF
Anticipated space available in the Capitol for the General Assembly	71,378 Interior GSF
General Assembly spaces within Capitol not to be modified	<u>(18,931)</u> Interior GSF
General assembly space within Capitol to receive improvements	52,987 Interior GSF
Total space required for the General Assembly by Space Analysis	102,380 GSF
Total space required for the General Assembly outside the Capitol	31,002 GSF
Total space required for Department Of Management and Executive Council outside the Capitol	6,104 GSF

LOCATION OF ADDITIONAL SPACE

- Old State Historical Building
- Lucas Building
- New building north of Lucas Building
- New Building adjacent to Capitol

KEY CONSIDERATIONS

- Coordination with campus Master Plan
- Proximity of space to Capitol Building
- Location, Location, Location
- Visual impact of new building on Capitol Building
- Cost

CONCLUSION

- Legislature absolutely needs additional space.
- Proximity to the Capitol is crucial.
- Impact of additional space on Capitol Building and campus must be considered.
- This is an opportunity for improvement.

IOWA DEPARTMENT OF PUBLIC SAFETY FACILITY PROJECT

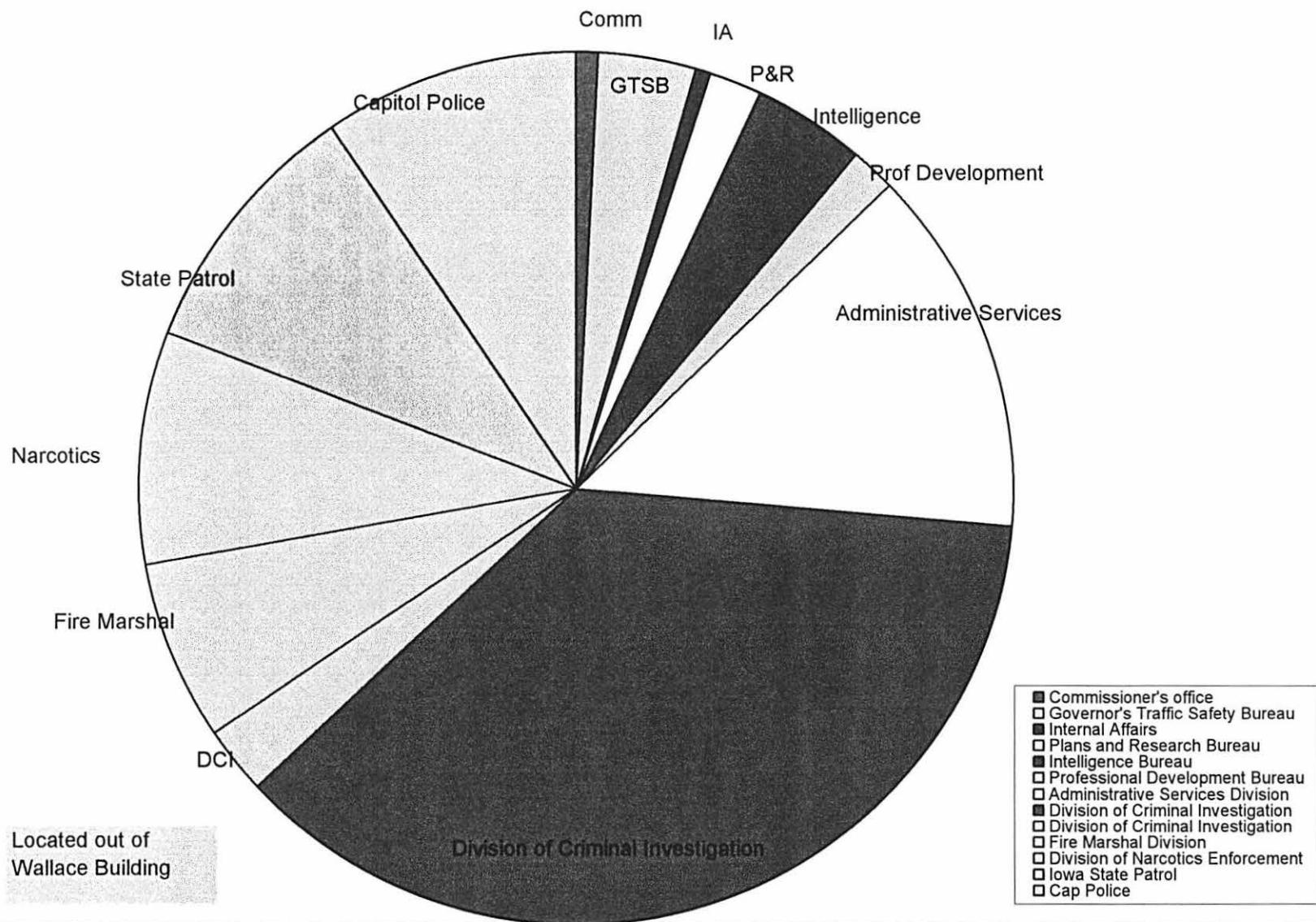


Feasibility Study Appropriated in HF 772/FY 2000

Purpose: To determine the requirements for and feasibility of the relocation of department offices and the location of the laboratory for the state medical examiner and staff.

- CONTENTS:**
- ◆ Location of Current Administrative Offices of D.P.S
 - ◆ Issues Related to Facility Needs
 - ◆ Current Rental/Leasing Costs

IA DEPT OF PUBLIC SAFETY ADMINISTRATIVE OFFICES



DEPARTMENT OF PUBLIC SAFETY FACILITY PROJECT

RELATED ISSUES

WALLACE BUILDING

MANAGEMENT:

- Management is decentralized. Commissioner's Office and Division managers are not centrally located.
- Interaction is reduced.
- Travel (and time) is required between sites.

PUBLIC:

- Public access and visitation is confusing and time-consuming and requires vehicular travel.

CRIME LABORATORY:

- Crime Laboratory has inadequate space.
- Certification is doubtful, as is compliance with OSHA regulations.
- The present space does not accommodate current staffing adequately nor allow for the needed expansion that is the result of necessary increase in staff caused by increases in demand for analysis, nor does it allow for growth as a result of technology (i.e., DNA).
- Current location does not provide adequate evidence delivery and handling.

TRAINING:

- Does not provide any space for in-service training or academy classrooms. The department must rent space at ILEA or at Camp Dodge.
- Rented space requires duplication of office equipment.
- Rented space requires significant travel between Wallace and rental site.
- Off-site rented space separates training staff from support staff.

STORAGE:

- Wallace Building does not provide adequate room for storage.

INCREASES IN STAFF:

- Rented facilities for the Narcotics Division will soon be inadequate due to increases in staff as appropriated by the Legislature.
- Rented facilities for the Fire Marshal Division will be inadequate if staff shortages are addressed by the Legislature.

WALLACE BUILDING DEPARTMENTS:

- Space is inadequate to meet the needs of the Agriculture Department and the Department of Natural Resources.
- The Wallace Building is scheduled for remodeling and will be included in the 5-year capitals plan (with remodel projected 3 years out). Actual remodel time would hopefully be coordinated with DPS move if new facility is approved.

SITE SPECIFIC CONCERNS:

GOVERNOR'S TRAFFIC SAFETY BUREAU:

Lack of public accessibility.
Non-ADA compliant.
Storage needs to be doubled in size.

FIRE MARSHAL:

Lack of both secure storage and general storage.
No storage space for response vehicles. Currently housed off-site.

DIVISION OF CRIMINAL INVESTIGATION: (River Hills and Wallace)

Evidence storage and general storage are severely lacking.
No vehicle storage space.
Lack of privacy/shared offices involving confidential areas.
Poor public access.
Lack of security.
Need conference area.
Need general workroom area.

PROFESSIONAL DEVELOPMENT:

Overcrowded conditions; square footage concerns are less than minimum recommended.

DIVISION OF NARCOTICS ENFORCEMENT:

No vehicle storage space (methamphetamine response vans, 37 foot RV).
Severe shortage of evidence storage, to the extent that it is unhealthy and dangerously overcrowded.
Lack of security in transferring evidence (in and out)

IOWA STATE PATROL:

Lack of adequate storage for equipment and educational materials.
Need for large conference room.

ADMINISTRATIVE SERVICES (Data, Finance, Field Service):

Overcrowded conditions: square footage concerns are less than minimum recommended.
Severe lack of storage space (boxes stored in hallways) create egress concerns.
No office security.
Lack of adequate classroom space for testing purposes.
Public access is difficult.

LEASE/RENTAL COSTS/Des Moines area:*

Division of Narcotics Enforcement:	\$41,460**
Division of Criminal Investigation: (Sex Offender Registry, Missing Persons)	\$24,254
DCI: Field agents (space includes Professional Development)	\$22,242**
Fire Marshal Division:	\$45,756

*Not listed are rental costs for area facilities that may not move to a new facility. These include: Technical Accident Investigators, DCI field agents, DNE field agents, communications (in STARC), vehicle repair and supply, and vehicle theft.

** DCI field agents will co-locate in District 1 office when completed.
** DNE field agents, due to undercover nature of operations, will likely be housed in a separate discrete facility.

OFF SITE STORAGE COSTS:

DCI:	\$ 1,224 (\$102/month)
Laboratory:	\$ 1,224 (\$102/month)
Fire Marshal: Response van	\$ 1,800 (\$150/month)
Narcotics: 2 vans	\$ 1,800 (\$150/month)
37' motor home	\$ 2,400 (\$200/month)

Parking Structure, Pennsylvania & East Grand

Schedule

September 10, 1999	Site demolition and cleanup complete
September 14, 1999	Proposals received for design services
September 23, 1999	Design firm selected
September 24, 1999	Parking structure cost committee meeting
November 1, 1999	Cost data submitted by consultant
January 4, 2000	Construction start date, Excavation
March 29, 2000	Final construction bids due
October 31, 2001	Construction complete

Budget

FY99 SF 2381	\$5,820,000
FY00 HF 772	\$3,500,000
FY01 Request	\$7,124,000
Total request	\$16,444,000

The Request for Proposals for design services was withdrawn. Changes to the criteria were made and the Request for Proposals was reissued. We are maintaining the original construction schedule.

The project site has been cleared. The Hawkeye Picturetube Building (HPB) was demolished, and the building walls, floors and foundations of former buildings removed. Environmental issues have been addressed, a phase 1 investigation of the site was conducted and the only material requiring abatement was minor asbestos in the HPB. The site has been restored to temporary parking to meet employee needs. Visitor parking was moved to the lot between the Capitol Building and Locust Street, lot 8. Temporary employee and visitor parking has been created at the northeast corner of the Complex at East 14 and Des Moines Streets, lot 16.