



Date: December 30, 2010

To: Michael Marshall, Secretary of the Senate  
Mark Brandsgard, Chief Clerk of the House of Representatives  
Glenn Dickinson, Director, Legislative Services Agency

From: Ray Walton, Director   
Department of Administrative Services

RE: Senate File 2088, Section 80, Property Report

Pursuant to Senate File 2088, Section 80, enacted during the 2010 Legislative Session, please find the department's report on the following property issues:

- 1) Real Estate Audit, specific to surplus and unused real estate assets
- 2) Lease Audit, specific to recent lease re-negotiations
- 3) Sale and Leaseback of State Office Building Assets

If you have any questions or need additional information, please contact Mark Johnson, Legislative Liaison, at 281-4742.



## **Property Report**

Senate File 2088, Section 80

- Real Estate Audit
- Lease Audit
- Sale and Leaseback of State Office Building Assets

**Iowa Department of  
Administrative Services**

Ray Walton, Director

December 30, 2010



## PROPERTY REPORT

Senate File 2088, Section 80  
December 30, 2010

Senate File 2088, Section 80 requires the Department of Administrative Services (DAS) to 1) complete an inventory of surplus and unused state properties other than historic buildings, including properties owned or under the control of the department of transportation, and recommend which assets could be sold at a premium price; 2) perform a lease audit and begin renegotiating office leases to obtain more favorable lease terms; and 3) explore potential opportunities for state agencies to sell some properties to a private sector owner and then lease them back.

DAS is to submit a report to the general assembly by January 1, 2011, concerning the requirements of this section. The report shall, if applicable, identify any statutory barriers for pursuing efforts described in this section and shall include in the report its findings and any recommendations for legislative action.

### 1) Real Estate Audit—List of Surplus and Unused State Properties

DAS periodically contacts property managers within the Executive Branch to determine whether any agency has identified real property as surplus. Agencies contacted include DOC, DHS, DNR, and DPD. It should be noted that these agencies (as well as DOT, which sells surplus property on a regular and routine basis) have specific authority for disposing of surplus real property.

To date, DAS has not been notified that any agency has real property which is not in use and/or should be sold.

Statutory barriers: DAS does not have statutory authority to deem real properties as “surplus” and engage in selling of the same. In fact, under 8A.321 (8) requires DAS to obtain authorization of a constitutional majority of each house of the General Assembly and approval by the Governor to dispose of real property belonging to the state and its state agencies. While section 82 of SF 2088 allows DAS in conjunction with DOC and DHS to identify and sell real property, this is limited, and the only authority provided to DAS to sell real property without approval from the general assembly and the Governor.

### 2) Lease Audit—Statewide Lease Renegotiations

DAS undertook a massive effort to renegotiate all leases for office space, both at the seat of government, and outside the seat of government. The attached spreadsheets identify the savings associated with each lease that was renegotiated. Through these efforts, DAS was able to achieve more than \$4M in lease cost savings during the next few fiscal years. (Refer to EXHIBIT A for statewide lease renegotiation details.)

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### 3) Sale and Leaseback of State Office Building Assets

While there is some history of local governments and states selling assets, most recently, two other states have taken on such an initiative: Arizona and California.

#### ARIZONA

Through five (5) underwriting firms, Arizona offered certificates of participation for shares in these buildings:

- The state Coliseum, \$84.9 million
- Executive Tower (home to various state agencies and the Governor's Office), \$43.9 million
- Legislative buildings, \$37 million
- Archives Building, \$29.5 million
- Department of Revenue, \$30.9 million and its parking garage, \$4.5 million
- Department of Public Safety headquarters, \$53.3 million
- State hospital, \$179.8 million
- Phoenix Day School for the Deaf, \$29.5 million
- Four buildings at the Arizona State Prison Complex in Florence, \$163.8 million
- Two units at the Eyman prison complex in Florence, \$82.2 million

Certificates of participation were offered in \$5,000 increments. The sales of these buildings produced \$735M in revenue to the state. The program is defined at this website:

<http://www.azdoa.gov/news/Arizona.COP.POS.5.27.10%20-%20FINAL.pdf> (Please note: this document is 267 pages in length)

A press release from the Arizona Department of Administration details the results of the offering:

The Director of the Department of Administration, on behalf of the State, moved forward yesterday with the successful sale of its Series 2010A Certificates of Participation in association with the sale and lease-back of State assets. As a result of the sale of the Certificates, the State will receive approximately \$735.4 million of proceeds for deposit to the State's General Fund. This financing approach will help offset the projected shortfall in the General Fund and address cash flow needs for the current fiscal year.

The sale and lease-back of State assets was authorized by the Legislature and approved by the Governor as part of the budget solutions enacted for fiscal year 2009-10. Under this approach, key State assets are nominally sold to a bank trustee and simultaneously leased back to the State for the approximate 20-year term of the financing. By nominally selling the assets, the State is able to retain control of the facilities and continue to operate them as it normally would, subject to making the annual lease payments. The bank trustee uses the proceeds of the Certificates sold to investors to purchase the facilities from the State. The State then deposits this money into the General Fund. At the end of the financing term when the Certificates are repaid, the facilities are automatically released as collateral for the Certificate financing.

Investor interest in the State's Certificates was very strong over the two-day order period, with over \$1 billion in orders to purchase the Certificates. Despite the State's weakened fiscal condition and need to address projected budgetary shortfalls in the current and future fiscal year, investor interest was high due to the mission critical nature (or essentiality) of the facilities being used as collateral in the financing. The facilities include the Executive Tower, the Legislative buildings, the Department of Public Safety Headquarters, various State prison facilities and other assets of the State. According to David Raber, Interim Director of the Department, "Many of the large institutional investors noted the importance of the critical facilities being used as collateral as an important consideration in their decision to invest in the State's financing."

As a result of the strong response from investors, the State was able to secure this important funding for the State's General Fund at an overall true interest rate of approximately 4.57%, well below the expectation of many financial experts. According to Mr. Raber, "For the State to be able to borrow \$735.4 million over a twenty-year period at an interest rate of 4.57% is very

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helpful in addressing the State's fiscal challenges, and reflects well on investors' view of the State and the Governor's efforts to address budgetary concerns going forward."

Arizona is scheduled to sell, in the ensuing months another block of assets with an estimated value of \$300 M.

### CALIFORNIA

In California, the sale-leaseback of state office buildings met with litigation by taxpayers. Initially, a temporary injunction to stop the selling of the buildings was not granted, which would have allowed the California Department of General Services to sell 24 government buildings, hoping to raise \$1.2 billion. The taxpayers appealed, and an appellate court will rule soon on whether the sale can continue. Likely, the new Governor will determine whether the state proceeds.

California's initial steps included evaluating which buildings should be put up for sale, and identifying what profit might be gained from the sale of the buildings. The administration projected the state would receive \$1.98 billion from the sale of the buildings.

California then conducted a competitive process to select a firm that would conduct the sale. CB Richard Ellis was chosen, and could earn .08% of the total sales price, or about \$1.6 million. The proposed terms of the sale included the following items:

- a. A lease term of 20 years, with an opportunity to extend for 30 additional years;
- b. Automatic increase in the lease rates of 10 percent every five years, and could increase annually based on inflation;
- c. The state would pay for gas and electricity occasional painting and re-carpeting; the private owner would pay for sewer, trash disposal, water, and other property management services, such as custodial services.

### IOWA

DAS has identified these state office buildings for potential sale – leaseback arrangements: (Refer to Exhibit B for Fact Sheets on some of these buildings.)

- a. Central Energy Plant
- b. Facilities Maintenance Building (109 E. 13<sup>th</sup> Street)
- c. Grimes Building
- d. Hoover Building
- e. Jessie Parker Building
- f. Lucas Building
- g. Parking Ramp
- h. DPS Building
- i. Wallace Building
- j. 150 Des Moines Street (IWD satellite building)
- k. Workforce Development Building
- l. (former) Mercy Capitol Hospital (no fact sheet)
- m. 709 E. Locust (slated for demo; no fact sheet)
- n. 711 E. Locust (slated for demo; no fact sheet)
- o. Iowa Labs Facility, Ankeny (no fact sheet)

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Other buildings that might be considered, but are outside the scope of DAS code responsibilities, include the state prisons, the IPERS building, the mental health institutes, DPS headquarters located throughout the state, DNR parks, including Honey Creek, Iowa Finance Authority, Regents institutions, such as the School for the Deaf and School for the Blind, Ola Babcock Miller, etc.

### **Pros and Cons of Sale-Leaseback Initiative**

#### **Pros**

Up front benefit of one-time income to the general fund.

Depressed real estate market may allow for lower than normal rent payments.

Sale-leaseback may be attractive to investors, due to the guaranteed occupancy.

#### **Cons**

Higher annual costs to the State may occur as the State would make ongoing lease payments to the new owner that would likely be greater than the amount the state currently spends to own and operate the buildings.

Selling at a low point in the market may result in less revenue.

Unlike some other States, the State of Iowa owns the buildings outright; there are no bond or other debt obligations on any of the buildings that might be sold.

Loss of building control.

### **Legislation Needed and Additional Next Steps**

In order to undertake and complete this initiative, DAS will need broad legislative authority that will allow the department to identify and sell surplus real property belonging to the state. Also, an in-depth analysis of whether this initiative will work for Iowa is required.

Additionally, funding and guidance are necessary to complete these tasks:

1. Hire a consultant to help us identify buildings that should be sold, and to evaluate the worth of each.
2. Determine how the sale should be structured.
3. Identify the lease terms that are most advantageous to the great State of Iowa.
4. Conduct the sale and collect proceeds.

### **Recommendation**

At this time, DAS does not believe the benefits of such an initiative outweigh the risks and potential for long-term debt. We do not believe this is an avenue that will ultimately produce good results to the Great State of Iowa.

Seat of Government Leases

Department	Division	Address of Leased Space	Current Lease End	Revised Lease End	Current Sq. Ft.	Current Annual rent	FY2010 Savings	FY2011 Savings	FY2012 Savings	Future Savings	Total Savings
Human Services	Field Office & Refugee Services	1200 University	8/15/2010		7,715	\$ 97,286	\$ -		\$ -		\$ -
Inspections & Appeals	Racing & Gaming Commission	717 E Court, Ste. B	11/30/2011		4,600	\$ 77,924	\$ -	\$ -	\$ -		\$ -
Education	College Student Aid Commission	200 10th St - 4th floor	10/31/2010		12,280	\$ 196,480	\$ -		\$ -	\$ -	\$ -
Human Services	Collection Services Center	601 SW 9th, Suites F & M	6/30/2011		9,938	\$ 102,560	\$ -	\$ -	\$ -	\$ -	\$ -
Human Services	Governor's Developmental Disabilities Council	617 E. 2nd Street	6/30/2011		1,864	\$ 23,710	\$ -		\$ -	\$ -	\$ -
Justice	Consumer Advocate	300 Maple Street	11/30/2012		9,524	\$ 133,907	\$ -	\$ 78,113	\$ 133,907	\$ 55,795	\$ 267,815
Commerce	Insurance Division, & Utilities Division	300 E. Maple Ste. 330	11/30/2012		51,878	\$ 733,036	\$ -	\$ 427,604	\$ 733,036	\$ 305,432	\$ 1,466,072
Agriculture Development Authority		505 5th Ave., Ste 327	12/31/2015		1,735	\$ 19,953	\$ -	\$ 9,976	\$ 9,976	\$ -	\$ 19,953
Blind	Blind Commission	920 Morgan, Suite T	8/31/2010		7,200	\$ 51,840	\$ -	\$ 43,200	\$ 51,840	\$ 259,200	\$ 354,240
Natural Resources	Environmental Protection Division	7900 Hickman Rd	6/30/2010	6/30/2011	20,942	\$ 205,441	\$ -	\$ 9,005	\$ -	\$ -	\$ 9,005
Economic Development		200 E. Grand Ave	9/30/2011	9/30/2016	40,924	\$ 664,197	\$ 24,861	\$ 99,445	\$ 74,584	\$ -	\$ 198,891
Commerce	Credit Union	200 E. Grand Ave, 3rd floor, Ste. 370	9/30/2011	9/30/2016	2,267	\$ 36,793	\$ 1,377	\$ 5,509	\$ 4,132	\$ -	\$ 11,018
Commerce	Banking	200 E. Grand Ave, 3rd floor, Ste. 300	9/30/2011	9/30/2016	7,307	\$ 118,593	\$ 4,439	\$ 17,756	\$ 13,317	\$ -	\$ 35,512
Human Services	Child Support Recovery Unit	6200 Aurora Avenue, Suite 301E	12/31/2013	12/31/2014	5,152	\$ 61,824		\$ 2,834	\$ 2,834	\$ 1,889	\$ 7,556
Iowa Workforce Development	Job Services	430 E. Grand	6/30/2014	6/30/2015	50,000	\$ 775,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ 100,000
Public Safety		709 E. 2nd Street	2/29/2012	2/28/2013	4,428	\$ 45,343	\$ 1,705	\$ 6,819	\$ 4,546	\$ -	\$ 13,070
Inspections & Appeals	Juvenile Public Defender's Office	505 5th Ave., Ste. 345	6/30/2015	6/30/2017	2,873	\$ 37,904	\$ 3,591	\$ 8,619	\$ 4,310	\$ -	\$ 16,520
Inspections & Appeals	Adult Public Defender's Office	505 5th Ave., Ste 510	6/30/2015	6/30/2017	5,462	\$ 71,717	\$ 6,828	\$ 16,386	\$ 8,193	\$ -	\$ 31,407
Human Services	Iowa Medicaid Enterprise	200 Army Post Road - Suite 2	6/30/2012	6/30/2014	1,629	\$ 23,458	\$ -	\$ 3,519	\$ 3,519	\$ -	\$ 7,037
Human Services	Iowa Medicaid Enterprise	100 E. Army Post Road	1/31/2015	1/31/2016	48,000	\$ 676,320	\$ 7,600	\$ 45,600	\$ 22,800	\$ -	\$ 76,000
Human Services	Income Training Academy	401 SW 7th - Suite G	10/31/2015	10/31/2017	4,819	\$ 78,598	\$ -	\$ 8,255	\$ 8,255	\$ -	\$ 16,510
Human Services	CSRU	1605 SE Delaware	6/30/2013	6/30/2015	4,500	\$ 63,000	\$ -	\$ 6,300	\$ 6,300	\$ -	\$ 12,600
Revenue	Collections Unit	401 SW 7th Street, Ste. C	10/31/2015	10/31/2017	8,848	\$ 144,311	\$ -	\$ 15,157	\$ 15,157	\$ -	\$ 30,313
Public Health	Medical, Dental, Pharmacy & Dental Boards	400 SW 8th Street	8/31/2014	8/31/2016	16,296	\$ 249,823	\$ -	\$ 27,247	\$ 27,247	\$ -	\$ 54,494
Human Services	Bureau of Collections	400 SW 8th Street	8/31/2014	8/31/2016	24,386	\$ 373,832	\$ -	\$ 40,773	\$ 40,773	\$ -	\$ 81,547
Revenue	Property Assessment Appeal Bd.	401 SW 7th, Suite D	12/31/2012	12/31/2014	3,011	\$ 50,645	\$ -	\$ 3,011	\$ 3,011	\$ 7,528	\$ 13,550
Education	Voc. Rehab. Disability Determination Services	535 SW 7th	8/31/2011	8/31/2016	36,731	\$ 621,489	\$ -	\$ 91,827	\$ 91,827	\$ 382,615	\$ 566,269
Office of Drug Control Policy	ODCP	401 SW 7th - Suite N	6/30/2011	6/30/2012	6,351	\$ 111,333	\$ -	\$ 9,527	\$ 9,527	\$ -	\$ 19,053
Human Services	Child Support Recovery Unit	525 SW 5th - Suite H	9/30/2013	9/30/2015	4,950	\$ 63,905	\$ -	\$ 6,499	\$ 6,499	\$ -	\$ 12,999
Natural Resources	Water Supply & FO5	401 SW 7th Street, Ste. I & M	11/30/2010	11/30/2011	13,183	\$ 228,725	\$ -	\$ -	\$ -	\$ -	\$ -
Revenue	Records Retention	920 Morgan Street, Suite G	7/31/2015	7/31/2015	16,370	\$ 134,725	\$ -	\$ 12,638	\$ 12,638	\$ -	\$ 25,275
Cultural Affairs		920 Morgan Street, Suite M	7/31/2015	7/31/2015	26,710	\$ 219,823	\$ -	\$ 20,620	\$ 20,620	\$ -	\$ 41,240
<b>Storage Leases</b>											
Natural Resources	Administrative Services Admin.	323 SW 8th Street Suite 166	month-		400	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -
Public Health	Center for Disaster Operations & Response	1901 Bell Avenue - Suite 12	12/31/2011	12/31/2013	2,330	\$ 16,310	\$ -	\$ 1,631	\$ 1,087	\$ -	\$ 2,718
Human Services	Iowa Medicaid Enterprise	200 Army Post Road - Suite 12	1/31/2010	12/31/2011	1,400	\$ 6,006	\$ -	\$ 420	\$ 280	\$ -	\$ 700.00
Public Health	Center for Disaster Operations & Response	1901 Bell Avenue - Suite 16	7/31/2014		7,000	\$ 45,500	\$ -	\$ 4,550	\$ 3,033	\$ -	\$ 7,583
Public Safety	Fire Marshal & Iowa State Patrol	4398 121st Street	3/31/2014		10,000	\$ 66,500	\$ -	\$ -	\$ -	\$ -	\$ -
Public Health	Medical Board	300 SW 7th Street, Ste., 102	10/31/2009		350	\$ 525	\$ -	\$ -	\$ -	\$ -	\$ -
Natural Resources	Administrative Services Division	300 SW 7th Street, Suite 405	month-		280	\$ 560	\$ -	\$ -	\$ -	\$ -	\$ -
Public Health	Medical Board	323 SW 8th Street Suite 178	month-		300	\$ 675	\$ -	\$ -	\$ -	\$ -	\$ -
Iowa Workforce Development		300 SW 7th Street, Suite F3 & F4	month-		1,209	\$ 1,209	\$ -	\$ -	\$ -	\$ -	\$ -
Public Health	Emergency Medical Services	300 SW 7th, Ste. 103	10/31/2009		1,102	\$ 1,653	\$ -	\$ -	\$ -	\$ -	\$ -
Human Services	Iowa Medicaid Enterprise	323 SW 8th - Suite 210	12/31/2009		950	\$ 1,900	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Parking Lease</b>											
Administrative Services	GSE Fleet Division	100 E. 18th	9/30/2011		Parking Lot	\$ 36,000	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals for Seat of Government</b>					<b>487,194</b>	<b>\$ 6,671,532</b>	<b>\$ 50,401</b>	<b>\$ 1,072,840</b>	<b>\$ 1,363,248</b>	<b>\$ 1,012,458</b>	<b>\$ 3,498,946</b>

PROPERTY REPORT  
Senate File 2088, Section 80, EXHIBIT A DETAILS  
**Statewide Renegotiation of Leases**  
**December 2009/January 2010**

January 14, 2010

Overview and Summary of Results													
Summary of Leases			Results				Estimated Savings By Fiscal Year						
Total # of Leases Considered	194	Total # with Savings	94	48%	of Leases	FY2010**	FY2011	FY2012	FY2013	FY2014	FY2015	FY2016	Total
Est. Square Feet*	567,597	Est. Revised Square Feet*	567,471	126	Sq. Ft. Reduction	\$124,421	\$208,687	\$103,060	\$43,761	\$21,713	\$34,518	\$7,279	\$543,439
Ave. Base Cost/Sq. Ft.*	\$9.07	Ave. Reduced Base Cost/Sq. Ft.*	\$8.69	\$0.38	\$/Sq. Ft. Reduction								
		Total # of Leases Extended	39										

Note: For leases with term extensions, the savings have been estimated based on the original contract rate.

\* Square Feet and Average Costs do not include lump sum leases.

\*\* FY2010 Savings are for a 6 month period

Details of Leases and Savings																		
Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings
1	North Star Community Services, Inc. 3420 University Avenue Waterloo, IA 50701	Blind	3420 University Avenue, Suite F, Waterloo, IA 50701	10/01/09	09/30/12	09/30/12	0 Months	580	\$8.00	\$4,640	\$2,320	\$773	\$0	\$0	\$0	\$0	\$0	\$3,093
2	Davenport Jaycee Foundation P.O. Box 2282 Davenport, IA 52809	Inspections & Appeals-CAB	2942 Brady Street, Suite A & B, Davenport, IA 52803	11/01/09	10/31/10	10/31/10	0 Months	1,523	\$7.03	\$10,707	\$533	\$355	\$0	\$0	\$0	\$0	\$0	\$888
3	Tom Lustgraaf, dba Weltel LLC 222 South 6th Street, P.O. Box 1874 Council Bluffs, IA 51501	Inspections & Appeals-SPD	600 South 4th Street, Council Bluffs, IA 51501	10/01/09	03/31/11	03/31/11	0 Months	4,400	\$12.19	\$53,636	\$3,168	\$4,752	\$0	\$0	\$0	\$0	\$0	\$7,920
5	Banner Investments Kiely Mgmt. Services, Inc. - 799 Main Street, Suite 222 Dubuque, IA 52001	Human Services-Targeted Case Mgmt.	Nesler Centre - 799 Main Street - 3rd Floor, Dubuque, IA 52001	10/01/09	06/30/13	06/30/13	0 Months	4,555	\$9.63	\$43,865	\$3,826	\$7,652	\$7,652	\$7,652	\$0	\$0	\$0	\$26,783
6	Banner Investments L.L.C Kiely Mgmt. Services, Inc. - 799 Main Street, Suite 222 Dubuque, IA 52001	Human Services-Field Operations	Nesler Centre - 799 Main Street -Suite 370, Dubuque, IA 52001	10/01/09	09/30/10	09/30/10	0 Months	1,060	\$9.50	\$10,070	\$822	\$411	\$0	\$0	\$0	\$0	\$0	\$1,232
9	Commerce & Davidson, LLC Commerce Bldg., 520 Nebraska St, Ste 233 Sioux City, IA 51101	Inspections & Appeals-SPD - Juvenile	520 Nebraska Street, Suite 300, Sioux City, IA 51101	11/01/07	10/31/17	10/31/17	0 Months	4,070	\$9.48	\$38,584	\$1,425	\$2,849	\$1,425	\$0	\$0	\$0	\$0	\$5,698
10	Commerce & Davidson, LLC 520 Nebraska St., Suite 223 Sioux City, IA 51101	Revenue-Region 1	Commerce Building - 520 Nebraska Street, Suite 200, Sioux City, IA 51101	11/01/07	10/31/17	10/31/17	0 Months	2,226	\$11.64	\$25,911	\$779	\$1,558	\$779	\$0	\$0	\$0	\$0	\$3,116
11	Commerce Building, L.L.C 520 Nebraska Street Suite 233 Sioux City, IA 51101	Human Services-CSRU	Commerce Bldg. - 520 Nebraska Street, Suite 215, 216, 218, 219, and 228, Sioux City, IA 51101	11/01/07	10/31/17	10/31/17	0 Months	6,890	\$11.35	\$78,202	\$2,412	\$4,823	\$2,412	\$0	\$0	\$0	\$0	\$9,646
12	Commerce Building, L.L.C 520 Nebraska Street Suite 233 Sioux City, IA 51101	Human Services-Targeted Case Mgmt.	520 Nebraska Street, Suite 405, Sioux City, IA 51101	11/01/07	10/31/10	10/31/10	0 Months	326	\$12.09	\$3,941	\$114	\$228	\$114	\$0	\$0	\$0	\$0	\$456
13	Commerce Building, L.L.C 520 Nebraska Street Suite 233 Sioux City, IA 51101	Human Services-RBA - Bureau of Quality	520 Nebraska Street, Suite 406, Sioux City, IA 51101	12/01/08	11/30/11	11/30/11	0 Months	272	\$6.83	\$2,402	\$120	\$239	\$100	\$0	\$0	\$0	\$0	\$459
14	Fairway Plaza, LLC PO Box 65299 Baltimore, MD 21209	Human Services-CSRU	3911 West Locust Street, Davenport, IA 52804	11/01/03	10/30/13	10/30/13	0 Months	10,625	\$10.99	\$116,769	\$0	\$1,558	\$3,896	\$6,304	\$2,373	\$0	\$0	\$14,131
15	Fairway Plaza, LLC PO Box 65299 Baltimore, MD 21209	Human Services-Targeted Case Mgmt.	3817 West Locust Street, Suite 2, Davenport, IA 52807	07/01/06	06/30/11	06/30/11	0 Months	3,600	\$11.64	\$41,904	\$0	\$1,260	\$0	\$0	\$0	\$0	\$0	\$1,260
16	Fairway Plaza, LLC Flynn Accounting Solutions, 8 Cedar Street, Suite 45 Woburn, MA 01801	Revenue-Region 6	3817 W. Locust Street, Suite 3, Davenport, IA 52804	07/01/07	06/30/17	06/30/17	0 Months	2,000	\$9.60	\$19,200	\$960	\$1,920	\$1,920	\$0	\$0	\$0	\$0	\$4,800
17	FAMI, LLC 404 North 5th St Marshalltown, IA 50158	Human Services-CSRU	204 1/2 West State, Marshalltown, IA 50158	10/01/07	09/30/17	09/30/17	0 Months	4,852	\$7.98	\$38,719	\$1,941	\$3,882	\$1,941	\$0	\$0	\$0	\$0	\$7,763
18	FAMI, LLC 404 North 5th Street Marshalltown, IA 50158	Inspections & Appeals-SPD	FAMI, LLC, Marshalltown, IA 50158	12/01/05	11/30/12	11/30/12	0 Months	2,700	\$7.00	\$18,900	\$473	\$945	\$473	\$0	\$0	\$0	\$0	\$1,890
20	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Blind	Iowa Building, 411 Third Street SE, Suite 700, Cedar Rapids, IA 52401	11/15/08	06/30/12	06/30/12	0 Months	425	\$11.75	\$4,994	\$251	\$502	\$0	\$0	\$0	\$0	\$0	\$752
21	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Human Services-CSRU	411 Third Street SE -Suite 600 & 510, Cedar Rapids, IA 52401	04/01/09	06/30/12	06/30/12	0 Months	4,020	\$13.00	\$52,260	\$2,613	\$5,226	\$0	\$0	\$0	\$0	\$0	\$7,839



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**Statewide Renegotiation of Leases**  
December 2009/January 2010

January 14, 2010

Details of Leases and Savings																			
Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings	
22	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Human Services-ICN Room	411 Third Street SE -Suite 530 & 550, Cedar Rapids, IA 52401	04/01/09	06/30/12	06/30/12	0 Months	1,664	\$13.00	\$21,632	\$1,082	\$2,163	\$0	\$0	\$0	\$0	\$0	\$0	\$3,245
23	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Human Services-CSRU	411 Third Steet SE - Suite 200 , Cedar Rapids, IA 52401	01/01/10	06/30/12	06/30/12	0 Months	7,160	\$13.00	\$93,080	\$4,654	\$9,308	\$0	\$0	\$0	\$0	\$0	\$0	\$13,962
24	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Human Services-Targeted Case Mgmt.	411 Third Street SE, Suite 750, Cedar Rapids, IA 52401	04/01/09	06/30/12	06/30/12	0 Months	464	\$13.00	\$6,032	\$302	\$603	\$0	\$0	\$0	\$0	\$0	\$0	\$905
25	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Inspections & Appeals-CAB	411 Third Street SE, Ste 720, 710 & 510, Cedar Rapids, IA 52401	04/01/09	06/30/12	06/30/12	0 Months	1,273	\$11.75	\$14,958	\$751	\$1,502	\$0	\$0	\$0	\$0	\$0	\$0	\$2,253
26	Iowa Building Partners 216 Stevens Drive, P.O. Box 1147 Iowa City, IA 52244	Revenue-Region 5	411 3rd Street SE, Suite 500, Cedar Rapids, IA 52401	09/01/09	06/30/12	06/30/12	0 Months	2,760	\$13.00	\$35,880	\$1,794	\$3,588	\$0	\$0	\$0	\$0	\$0	\$0	\$5,382
27	Omni Centre LLC 301 West Broadway Council Bluffs, IA 51503	Iowa Lottery	Omni Center - 300 W. Broadway - Suite 8, Council Bluffs, IA 51503	01/01/06	12/31/11	12/31/14	36 Months	3,245	\$11.24	\$36,474	\$1,103	\$2,207	\$1,103	\$0	\$0	\$0	\$0	\$0	\$4,413
28	Omni Centre LLC 301 West Broadway Council Bluffs, IA 51503	Education-Voc. Rehab.	300 West Broadway, Suite 33, Council Bluffs, IA 51503	03/01/06	02/28/11	02/28/14	36 Months	2,486	\$9.86	\$24,512	\$796	\$1,591	\$796	\$0	\$0	\$0	\$0	\$0	\$3,182
29	Omni Centre LLC 301 West Broadway Council Bluffs, IA 51503	Revenue-Region 3	300 West Broadway, Suite 31, Council Bluffs, IA 51503	03/01/06	02/28/11	02/28/14	36 Months	1,841	\$9.86	\$18,152	\$589	\$1,178	\$589	\$0	\$0	\$0	\$0	\$0	\$2,356
30	Omni Centre LLC 300 West Broadway, Ste 1, Box 12 Council Bluffs, IA 51503	Iowa Workforce Development	300 West Broadway, Ste 13, Council Bluffs, IA 51503-9030	08/01/97	07/31/13	07/31/13	0 Months	13,486	\$9.86	\$132,972	\$4,316	\$8,631	\$4,316	\$0	\$0	\$0	\$0	\$0	\$17,262
31	Omni Center LLC 301 West Broadway - Suite 1 Council Bluffs, IA 51503	Human Services-CSRU	Omni Centre Business Park - 300 West Broadway Ste. 32 & 31, Council Bluffs, IA 51503	03/01/06	02/28/11	02/28/14	36 Months	7,987	\$9.86	\$78,752	\$2,556	\$5,112	\$2,556	\$0	\$0	\$0	\$0	\$0	\$10,223
32	Omni Center LLC 301 West Broadway - Suite 1 Council Bluffs, IA 51503	Human Services-Field Operations	Omni Centre Business Park - 300 West Broadway Ste. 110, Council Bluffs, IA 51503	01/07/08	06/30/12	06/30/12	0 Months	17,000	\$12.89	\$219,130	\$10,965	\$21,930	\$10,965	\$0	\$0	\$0	\$0	\$0	\$43,860
33	R&N Investment Properties, LC P.O. Box 728 Cedar Falls, IA 50613	Revenue-Region 2	5108 Nordic Drive, Cedar Falls, IA 50613	05/01/09	04/30/14	04/30/14	0 Months	3,280	\$10.55	\$34,393	\$1,728	\$3,456	\$1,728	\$0	\$0	\$0	\$0	\$0	\$6,911
34	R&N Investments P.O. Box 728 Cedar Falls, IA 50613	Public Safety-DCI	4901 University, Suite F, Cedar Falls, IA 50613	02/15/08	01/31/13	01/31/13	0 Months	1,673	\$9.00	\$15,057	\$753	\$1,506	\$753	\$0	\$0	\$0	\$0	\$0	\$3,137
36	Four Corners Properties LLC 802 North Providence Road Columbia, MO 62503	Human Services-Case Mgmt.	116 North Market Street, Audubon, IA 50025	07/01/09	06/30/12	06/30/14	24 Months	1,950	\$6.15	\$11,993	\$605	\$1,209	\$605	\$0	\$0	\$0	\$0	\$0	\$2,418
37	Social Service Center P.O. Box 6276 San Mateo, CA 94403	Human Services-CSRU	409 North 4th Street, Burlington, IA 52601	05/01/03	04/30/13	04/30/16	36 Months	4,892	\$6.15	\$30,086	\$734	\$1,468	\$1,223	\$0	\$0	\$0	\$0	\$0	\$3,424
38	Todd Kanne- DBA Kanne Rentals 624 North Crawford Street Carroll, IA 51401	Human Services-CSRU	625 North West Street, Carroll, IA 51401	10/01/03	09/30/13	09/30/16	36 Months	4,320	\$5.86	\$25,315	\$626	\$1,253	\$1,253	\$0	\$0	\$0	\$0	\$0	\$3,132
41	Berning, Inc. 1009 West Adams Street Creston, IA 50801	Human Services-CSRU	215 West Adams, Creston, IA 50801	05/01/07	04/30/10	04/30/15	60 Months	2,800	\$5.50	\$15,400	\$700	\$1,400	\$1,400	\$1,400	\$1,400	\$1,167	\$0	\$0	\$7,467
42	Decorah Properties Inc. 325 Washington Street - PO Box 127 Decorah, IA 52101	Human Services-CSRU	317 Washington St., Suite 2, Decorah, IA 52101	07/01/08	06/30/13	06/30/13	0 Months	3,100	\$13.34	\$41,354	\$1,442	\$2,883	\$1,442	\$0	\$0	\$0	\$0	\$0	\$5,766
45	Herb Klinkhammer 2379 Trygg Drive Dubuque, IA 52001	Human Services-CSRU	860 Main Street, Dubuque, IA 52001	07/01/07	06/30/17	06/30/17	0 Months	2,500	\$10.12	\$25,300	\$0	\$500	\$1,025	\$0	\$0	\$0	\$0	\$0	\$1,525
50	Lee County Bank and Trust N.A. 801 Avenue F, PO. Box 820 Fort Madison, IA 52627	Human Services-Targeted Case Mgmt.	1035 Avenue H, Fort Madison, IA 52627	12/01/06	06/30/11	06/30/11	0 Months	2,083	\$9.27	\$19,305	\$968	\$968	\$0	\$0	\$0	\$0	\$0	\$0	\$1,937
51	Westroads Center, LLC 4500 Westown Parkway, Suite 115 West Des Moines, IA 50266	Human Services-CSRU	Westroads Shopping Center, 1807 West 2nd Avenue, Indianola, IA 50125	09/01/08	01/31/14	01/31/14	0 Months	6,552	\$8.50	\$55,692	\$2,785	\$5,569	\$0	\$0	\$0	\$0	\$0	\$0	\$8,354
61	Johnston Properties P.O. Box 534 Osceola, IA 50213	Human Services-Targeted Case Mgmt.	316 S. Delaware, Osceola, IA 50213	07/01/08	06/30/11	06/30/12	12 Months	1,000	\$11.52	\$11,520	\$575	\$1,150	\$0	\$0	\$0	\$0	\$0	\$0	\$1,725
62	Ottumwa Progress Inc., 217 E. Main St. Ottumwa, IA 52501	Human Services-CSRU	127 E. Main St., Ottumwa, IA 52501	12/01/00	11/30/10	11/30/15	60 Months	9,462	\$9.11	\$86,199	\$4,305	\$8,610	\$8,610	\$8,610	\$8,610	\$8,610	\$3,588	\$0	\$50,945

PROPERTY REPORT  
Senate File 2088, Section 80, EXHIBIT A DETAILS  
**Statewide Renegotiation of Leases**  
**December 2009/January 2010**

January 14, 2010

**Details of Leases and Savings**

Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings
65	Architects Collaborative 20 West 6th Street Spencer, IA 51301	Human Services-Targeted Case Mgmt.	20 West 6th Street, Suite 305 & 309, Spencer, IA 51301	07/01/07	06/30/12	06/30/14	24 Months	1,036	\$10.42	\$10,795	\$539	\$1,077	\$1,077	\$0	\$0	\$0	\$0	\$2,694
66	Architects Collaborative 20 West 6th Street Spencer, IA 51301	Human Services-CSRU	20 West 6th Street - Suite 200, Spencer, IA 51301	07/01/07	06/30/17	06/30/17	0 Months	4,425	\$10.79	\$47,746	\$2,390	\$4,779	\$4,779	\$0	\$0	\$0	\$0	\$11,948
69	Midtown Development 501 Sycamore Street - Suite 710 Waterloo, IA 50703	Human Services-Collections - CSRU	501 Sycamore Street - Suite 400, Waterloo, IA 50703	06/01/05	12/21/10	12/21/10	0 Months	13,120	\$6.27	\$82,262	\$4,133	\$4,133	\$0	\$0	\$0	\$0	\$0	\$8,266
70	Midtown Development Partnership 501 Sycamore Street - Suite 710 Waterloo, IA 50703	Human Services-Bureau of Collections	501 Sycamore Street - Suite 500, Waterloo, IA 50703	01/01/05	12/31/10	12/31/10	0 Months	11,398	\$6.02	\$68,616	\$3,419	\$3,419	\$0	\$0	\$0	\$0	\$0	\$6,839
71	Midtown Development Partnership 501 Sycamore Street - Suite 710 Waterloo, IA 50703	Human Services-Quality Control	501 Sycamore Street - Suite 410, Waterloo, IA 50703	06/01/05	12/31/10	12/31/10	0 Months	300	\$6.27	\$1,881	\$94	\$94	\$0	\$0	\$0	\$0	\$0	\$189
71	Midtown Development Partnership 501 Sycamore Street - Suite 710 Waterloo, IA 50703	Human Services-Quality Control	501 Sycamore Street - Suite 410, Waterloo, IA 50703	06/01/05	12/31/10	12/31/10	0 Months	237	\$5.57	\$1,320	\$66	\$66	\$0	\$0	\$0	\$0	\$0	\$133
73	DJ Properties, LLC 1430 Prairie Street Adel, IA 50003	Natural Resources-CRD	1918 Green St/Box 70, Adel, IA 50003	10/10/09	09/30/14	12/31/14	3 Months	368	\$13.00	\$4,784	\$164	\$368	\$368	\$491	\$368	\$184	\$0	\$1,963
74	Country Crossings L.L.P. 54880 Fair River Road Atlantic, IA 50222	Natural Resources-ESD	1401 Sunnyside Lane, Atlantic, IA 50022	04/01/08	03/31/11	03/31/13	24 Months	5,230	\$8.90	\$46,547	\$1,857	\$2,785	\$0	\$0	\$0	\$0	\$0	\$4,642
75	Frinel, Inc. 135 Riverside Street Bellevue, IA 52031	Natural Resources-CRD	Lots 266,267,268 in Town of Bellevue, Bellevue, IA	01/01/08	12/31/13	12/31/15	24 Months	4,000	\$6.09	\$24,360	\$600	\$1,200	\$600	\$0	\$0	\$0	\$0	\$2,400
78	Property Partners 801 Main Street Keokuk, IA 52632	Natural Resources-ESD	909 West Main, Suite D, Manchester, IA 52057	03/01/05	02/28/10	02/28/15	60 Months	4,918	\$8.50	\$41,803	\$1,008	\$2,016	\$1,008	\$0	\$0	\$0	\$0	\$4,033
81	A.R. Goranson 115 Lakeview Drive Mason City, IA 50401	Natural Resources-ESD	2300 15th Street SW, Mason City, IA 50401	12/01/07	11/30/12	11/30/14	24 Months	4,400	\$8.15	\$35,860	\$1,804	\$3,608	\$1,804	\$0	\$0	\$0	\$0	\$7,216
82	Golden Hills RC&D 712 South Highway 6 Oakland, IA 51560	Natural Resources-CRD	712 South Highway 6, Oakland, IA 51560	02/01/05	02/28/10	02/28/12	24 Months	252	\$12.00	\$3,024	\$76	\$151	\$101	\$0	\$0	\$0	\$0	\$328
83	Ammons & Butikofer, LLC 22 North Main PO BOX 236 Albia, IA 52531	Natural Resources-CRD	2938 Oak Meadow Drive, Ste 1, Ottumwa, IA 52501	04/01/09	09/30/12	09/30/12	0 Months	216	\$18.48	\$3,992	\$99	\$199	\$99	\$0	\$0	\$0	\$0	\$397
86	Washington Iowa 1, L.L.C. 8401-F Maryland Drive Richmond, VA 23294	Natural Resources-ESD	1021 W. Madison Street, Washington, IA 52353	10/01/03	09/30/08	09/30/13	60 Months	6,000	\$7.95	\$47,700	\$360	\$720	\$720	\$720	\$180	\$0	\$0	\$2,700
94	Crescent Realty Corporation 7750 Dunleith Drive East Dubuque, IL 61025	Public Safety-DNE/DCI	1660 Embassy West Drive, Suite 270, Dubuque, IA 52002	06/01/07	06/30/12	06/30/14	24 Months	1,344	\$9.50	\$12,768	\$638	\$1,277	\$1,277	\$1,277	\$1,277	\$0	\$0	\$5,746
97	ILD Corporation 1104 6th Street Sioux City, IA 51101	Public Safety-Crim. Inves.	Commerce Bldg. - 520 Nebraska Street, Suite 315, Sioux City, IA 51101	11/01/07	10/31/17	10/31/17	0 Months	1,570	\$9.57	\$15,025	\$549	\$1,099	\$549	\$0	\$0	\$0	\$0	\$2,198
99	Roosevelt Properties 3222 W. Mount Pleasant Street West Burlington, IA 52655	Revenue-Region 6	1000 N. Roosevelt Road, Suite 6, Burlington, IA 52601	07/01/08	06/30/13	06/30/13	0 Months	1,100	\$8.67	\$9,537	\$479	\$957	\$957	\$957	\$0	\$0	\$0	\$3,350
100	Rand Way Center LLC, with Bold Real Estate Group 960 Rand Road, Suite 223 Des Plaines, IL 60016	Revenue	960 Rand Road, Des Plaines, IA Illinois	03/15/08	03/15/13	03/15/13	0 Months	717	\$14.93	\$10,705	\$363	\$866	\$892	\$645	\$0	\$0	\$0	\$2,767
101	Heartland Communications Group, Inc. P.O. Box 736 Fort Dodge, IA 50501	Revenue-Region 1	1003 Central Avenue, Suite 500, Fort Dodge, IA 50501	12/01/08	11/30/13	11/30/15	24 Months	1,119	\$9.35	\$10,463	\$526	\$1,052	\$1,052	\$1,052	\$1,052	\$1,052	\$436	\$6,224
102	Paul Maurer c/o Architects Collaborative 20 West 6th Street Spencer, IA 51301	Revenue-Region 1	20 West 6th Street, Suite 304, Spencer, IA 51301	06/01/05	05/31/10	06/30/13	37 Months	595	\$10.09	\$6,004	\$300	\$601	\$601	\$0	\$0	\$0	\$0	\$1,502
105	G K & T Partnership 119 East Call Street Algona, IA 50511	Education-Voc. Rehab.	117 East Call Street, Algona, IA 50511	07/01/08	06/30/11	06/30/12	12 Months	280	\$8.57	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
106	G K & T Partnership 119 East Call Street Algona, IA 50511-2451	Iowa Workforce Development	117 East Call Street, Algona, IA 50511- 2451	08/01/95	Monthly	Monthly	#VALUE!	825	\$8.65	\$7,136	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
117	North Star Community Services 3420 University Avenue Waterloo, IA 50701	Education-Voc. Rehab.	3420 University Avenue, Suite D, Waterloo, IA 50701	12/01/07	11/30/10	11/30/13	36 Months	2,850	\$8.00	\$22,800	\$1,140	\$950	\$0	\$0	\$0	\$0	\$0	\$2,090

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**Details of Leases and Savings**

Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings	
118	North Star Community Services 3420 University Waterloo, IA 50701	Iowa Workforce Development	3420 University Avenue, Ste G, Waterloo, IA 50701	03/01/08	11/30/12	11/30/12	0 Months	7,900	\$5.40	\$42,660	\$2,133	\$2,133	\$0	\$0	\$0	\$0	\$0	\$0	\$4,266
119	Southern Hills West 1220 Southern Hills Drive Ames, IA 50010	Education-Voc. Rehab.	1525 Airport Road - Suite 102, Ames, IA 50010	08/01/07	07/30/12	07/30/15	36 Months	1,620	\$12.31	\$19,942	\$996	\$1,989	\$1,117	\$67	\$0	\$19,942	\$1,662	\$25,793	
121	Nowroozi Rentals 3222 West Mt. Pleasant Street West Burlington, IA 52655	Education-Voc. Rehab.	1000 North Roosevelt, Burlington, IA 52601	04/01/04	06/30/12	06/30/17	60 Months	2,900	\$6.75	\$19,575	\$972	\$1,943	\$1,943	\$1,943	\$1,943	\$1,943	\$1,943	\$1,943	\$12,630
125	Plastic Center, Inc., dba The Fischer Co. 290 Main Street, Box 267 Dubuque, IA 52001	Education-Voc. Rehab.	820 Locust Street, Dubuque, IA 52001	09/01/09	08/31/11	12/31/13	28 Months	2,050	\$13.96	\$28,618	\$1,435	\$2,460	\$1,599	\$718	\$144	\$0	\$0	\$6,355	
126	Renning Properties, L.L.C. % Southgate Development Services, L.L.C. 755 Mormon Trek Blvd., P.O. Box 1907 Iowa City, IA 52244-1907	Education-Voc. Rehab.	1700 South 1st Avenue, Suite 25-D & 25-F, Iowa City, IA 52240	05/01/06	04/30/11	04/30/15	48 Months	3,134	\$13.45	\$42,152	\$1,269	\$2,539	\$2,539	\$2,539	\$2,539	\$2,115	\$0	\$13,539	
128	Raymond F. Youngers 14427 W. Antelope Drive Sun City West, AZ 85375	Education-Voc. Rehab.	1022 3rd Avenue, Sheldon, IA 51201	08/01/07	09/30/11	09/30/11	0 Months	1,238	\$6.17	\$7,638	\$384	\$768	\$192	\$0	\$0	\$0	\$0	\$1,343	
132	Richard Ridout 504 East South Street Toledo, IA 52342	Inspections & Appeals-CAB	221 West High Street, Toledo, IA 52342	07/01/08	06/30/13	06/30/18	60 Months	870	\$5.31	\$4,620	\$135	\$270	\$270	\$270	\$270	\$270	\$270	\$270	\$1,753
133	Gloyer Apartments, L.L.C. 602 West Main Street Washington, IA 52353	Inspections & Appeals-CAB	122 West Second, Washington, IA 52353	04/01/09	03/31/10	03/31/11	12 Months	1,387	\$5.19	\$7,199	\$389	\$0	\$0	\$0	\$0	\$0	\$0	\$389	
135	James L. Lamb, JL Real Estate Investments PO Box 72407 Cedar Rapids, IA 52407	Inspections & Appeals-SPD	215 4th Avenue SE., Cedar Rapids, IA 52407	01/01/08	12/31/12	12/31/15	36 Months	6,015	\$14.60	\$87,819	\$4,511	\$9,023	\$9,023	\$4,511	\$0	\$0	\$0	\$27,068	
140	Bennett, Crimmins, & Yung 704 Central Ave, Ste A Ft. Dodge, IA 50501	Inspections & Appeals-SPD	706 Central Avenue, Fort Dodge, IA 50501	07/01/05	06/30/10	06/30/13	36 Months	5,700	\$2.68	\$15,276	\$741	\$1,482	\$1,482	\$1,482	\$0	\$0	\$0	\$5,187	
141	Gregory & Teri Downes 725 South Clinton Street Iowa City, IA 52240	Inspections & Appeals-SPD	725 South Clinton Street, Suite A, Iowa City, IA 52240	03/01/08	02/28/11	02/28/14	36 Months	3,240	\$14.40	\$46,656	\$1,166	\$2,333	\$2,333	\$2,333	\$1,555	\$0	\$0	\$9,720	
144	George Semple 307 Benson Bldg. Sioux City, IA 51101	Inspections & Appeals-SPD - Adult	705 Douglas Street, Suite 835, Sioux City, IA 51101	11/01/05	10/31/10	10/31/15	60 Months	4,930	\$7.79	\$38,405	\$3,131	\$0	\$0	\$0	\$0	\$0	\$0	\$3,131	
145	James Low 103 Winding Ridge Road Denver, IA 50622	Inspections & Appeals-SPD - Adult	607 Sycamore Street - 304 First National Bldg., Waterloo, IA 50703	07/01/03	06/30/11	06/30/12	12 Months	3,950	\$7.31	\$28,875	\$573	\$1,146	\$0	\$0	\$0	\$0	\$0	\$1,718	
146	Iowa Northland Regional Council of Govt. 229 East Park Avenue Waterloo, IA 50703	Inspections & Appeals-SPD - Juvenile	229 East Park Street, 3rd Floor, Waterloo, IA 50703	07/17/06	06/30/11	06/30/16	60 Months	3,556	\$11.56	\$41,107	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
147	Commerce - Alcohol Beverage Division 1918 S.E. Hulsizer Ankeny, IA 50021	Iowa Lottery	1918 S.E. Hulsizer Road, Ankeny, IA 50021	07/01/05	06/30/10	11/30/15	N/A	12,300	\$6.50	\$79,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
148	Sweeney Company 26301 Siena Drive Bonita Springs, FL 34134	Iowa Lottery	2345 Blairs Ferry Road NE, Suite E, Cedar Rapids, IA 52402	07/01/01	06/30/11	06/30/16	60 Months	4,800	\$13.28	\$63,744	\$3,192	\$6,384	\$0	\$0	\$0	\$0	\$0	\$9,576	
149	Stone Creek Partners 2800 Fourth Street S.W. Suite 6 Mason City, IA 50401	Iowa Lottery	2900 Fourth Street SW, Mason City, IA 50401	12/01/06	11/30/10	11/30/15	60 Months	4,800	\$11.42	\$54,835	\$1,378	\$1,831	\$723	-\$45	-\$813	-\$1,581	-\$792	\$702	
150	Dr. Page J. Potter & Stacey Terrill 17511 Marina Court Bowling, MN 56314	Iowa Lottery	822 Flindt Drive, Storm Lake, IA 50588	09/15/00	09/14/10	09/14/15	N/A	4,800	\$8.13	\$39,024	\$408	\$816	\$816	\$816	\$816	\$816	\$170	\$4,658	
153	Carl McKnight, dba McRentals 814 8th Street, #204 Boone, IA 50036	Iowa Workforce Development	718 Eighth Street, Boone, IA 50036- 2705	12/01/02	Monthly	Monthly	#VALUE!	1,824	\$5.92	\$10,798	\$538	\$538	\$0	\$0	\$0	\$0	\$0	\$1,076	
154	Mohammad Nowroozi, dba Nowroozi Rentals 3222 West Mt Pleasant Street West Burlington, IA 52655	Iowa Workforce Development	1000 North Roosevelt Avenue, PO Box 609, Burlington, IA 52601-0609	07/01/98	06/30/13	06/30/13	0 Months	10,189	\$8.00	\$81,512	\$2,038	\$1,019	\$0	\$0	\$0	\$0	\$0	\$3,057	
155	Gertrude M. Nagle 726 North Clark Street Carroll, IA 51401	Iowa Workforce Development	819 North Carroll Street, Carroll, IA 51401-2332	01/01/07	12/31/10	12/31/10	0 Months	4,380	\$6.16	\$26,981	\$1,358	\$1,358	\$0	\$0	\$0	\$0	\$0	\$2,716	
159	Schoon Investments LLC 1479 Harrison Drive Cherokee, IA 51012	Iowa Workforce Development	923 South Second Street, Cherokee, IA 51012-1599	12/01/02	06/30/10	06/30/10	0 Months	1,000	\$6.60	\$6,600	\$150	\$300	\$0	\$0	\$0	\$0	\$0	\$450	
161	Michael & Dorothy Clemens 28541 Highway 52 North Bellevue, IA 52031	Iowa Workforce Development	2740 South 17th Street, Clinton, IA 52732-7040	07/01/98	06/30/13	06/30/13	0 Months	4,500	\$12.02	\$54,090	\$1,350	\$2,700	\$1,350	\$0	\$0	\$0	\$0	\$5,400	

PROPERTY REPORT  
Senate File 2088, Section 80, EXHIBIT A DETAILS  
**Statewide Renegotiation of Leases**  
December 2009/January 2010

January 14, 2010

**Details of Leases and Savings**

Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings	
169	Carl A. Saunders 627 Avenue G, Box 388 Fort Madison, IA 52627	Iowa Workforce Development	610 Eighth Street, Fort Madison, IA 52627-2866	07/01/99	Monthly	Monthly	#VALUE!	3,898	\$7.50	\$29,220	\$1,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,461
173	Ernest V. Derr 100 Washington Street Keokuk, IA 52632	Iowa Workforce Development	106 Washington, Keokuk, IA 52632-2313	05/01/98	Monthly	Monthly	#VALUE!	2,600	\$4.15	\$10,780	\$260	\$260	\$0	\$0	\$0	\$0	\$0	\$0	\$520
174	WWJ Investments, c/o Barron Motor Supply 224 West Main Street Manchester, IA 52057	Iowa Workforce Development	223 West Main, Manchester, IA 52057-1533	01/01/05	Monthly	Monthly	#VALUE!	413	\$7.12	\$2,941	\$21	\$21	\$0	\$0	\$0	\$0	\$0	\$0	\$41
176	Richard L. Buss 4025 Dunmore Dr Lake Wales, IL 33859	Iowa Workforce Development	217 East Monroe, Mount Pleasant, IA 52641-1918	09/01/99	Monthly	Monthly	#VALUE!	1,840	\$8.00	\$14,720	\$368	\$368	\$0	\$0	\$0	\$0	\$0	\$0	\$736
177	Shawn M. & Jessica L. Mask, dba Mask Investments Trissel Graham & Toole, 1216 Park Avenue Muscatine, IA 52761	Iowa Workforce Development	2213 Grand Avenue, Muscatine, IA 52761-5650	01/01/07	12/31/09	12/31/09	0 Months	4,200	\$10.55	\$44,310	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180	Randall David 821 East Mel Avenue Palm Springs, CA 92262	Iowa Workforce Development	400 South Frederick Avenue, Oelwein, IA 50662-2505	07/01/06	06/30/10	06/30/10	N/A	2,538	\$5.83	\$14,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
187	Upper Des Moines Opportunity 406 NW 7th St Pocahontas, IA 50574-1220	Iowa Workforce Development	406 NW 7th St, Pocahontas, IA 50574-1220	08/31/06	Monthly	Monthly	#VALUE!	516	\$3.49	\$1,801	\$144	\$144	\$0	\$0	\$0	\$0	\$0	\$0	\$289
189	Valley Farms Inc PO Box 26 Shenandoah, IA 51601	Iowa Workforce Development	500 North Broad Street, Shenandoah, IA 51601-1318	10/01/96	Monthly	Monthly	#VALUE!	3,270	\$3.21	\$10,497	\$441	\$441	\$0	\$0	\$0	\$0	\$0	\$0	\$883
190	Larry Lee & Jeanene A. Book 6350 Golf View Place Sioux City, IA 51106	Iowa Workforce Development	2508 4th Street, Sioux City, IA 51101-2298	09/01/99	Monthly	Monthly	#VALUE!	15,876	\$8.59	\$136,375	\$3,016	\$3,016	\$0	\$0	\$0	\$0	\$0	\$0	\$6,033
193	Village Square Plaza LP 2285 South 67th St #250 Omaha, NE 68106	Iowa Workforce Development	1221 4th Street SW, Waverly, IA 50677	06/01/09	05/30/12	05/30/12	N/A	1,200	\$11.30	\$13,560	\$678	\$678	\$0	\$0	\$0	\$0	\$0	\$0	\$1,356
79	Property Partners 801 Main Street Keokuk, IA 52632	Natural Resources-CRD	913 West Main, Suite 1, Manchester, IA 52057	03/01/05	02/28/10	02/28/10	0 Months	1,122	\$11.00	\$12,342	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
56	Jack Determan 320 1st SW Mason City, IA 50401	Human Services-CSRU	22 North Georgia, Mason City, IA 50401	07/01/00	06/30/10	06/30/10	0 Months	5,514	\$7.11	\$39,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
57	Jack Determan 320 1st SW Mason City, IA 50401	Human Services-Targeted Case Mgmt.	Mohawk Square - 22 North Georgia Avenue, Mason City, IA 50401	08/01/05	07/31/10	07/31/10	N/A	1,211	\$7.93	\$9,599	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
19	FAMI, LLC 404 North 5th Street Marshalltown, IA 50158	Inspections & Appeals-SPD	FAMI, LLC, Marshalltown, IA 50158	12/01/05	11/30/12	11/30/12	0 Months	1,140	\$3.50	\$3,990	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
87	Maureen Seamonds 723 Seneca Street Webster City, IA 50595	Natural Resources-CRD	723 Seneca Street, Webster City, IA 50595	05/01/09	10/31/09	10/31/09	0 Months	150	\$11.00	\$1,650	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4	Jim Posz 919 Old Denmark Hill Ft. Madison, IA 52627	Inspections & Appeals-SPD	821 Avenue G, Fort Madison, IA 52627	10/01/01	09/30/11	09/30/12	12 Months	1,900	\$4.63	\$8,797	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8	Banner Investments, LLC. d/b/a Nesler Centre 799 Main Street, Suite 222 Dubuque, IA 52001	Revenue-Region 2	Nesler Center, First Floor, 799 Main Street - Suite 100, Dubuque, IA 52001	07/01/08	06/30/13	06/30/13	0 Months	1,103	\$7.50	\$8,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
85	Central Bank, Storm Lake Iowa 600 Lake Avenue Storm Lake, IA 50588	Natural Resources-ESD	112 West 5th Street, Storm Lake, IA 50588	01/01/09	12/31/14	12/31/14	0 Months	130	\$11.00	\$1,430	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
96	Marty Gaffey 237 Scott Court Iowa City, IA 52240	Public Safety-DNE	6 Hawkeye Drive, Unit 105, North Liberty, IA 52317	06/01/09	05/31/11	05/31/11	N/A	1,000	\$8.95	\$8,950	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
115	Leslie E. Nelson, Les Nelson Investments Les Nelson Investments, PO Box 607 Clear Lake, IA 50428	Iowa Workforce Development	215 North Elm, Creston, IA 50801-0348	04/01/07	03/31/12	03/31/12	0 Months	6,624	\$7.45	\$49,349	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
116	Leslie E. & Ruth I. Nelson, Les Nelson Investments Les Nelson Investments, PO Box 607 Clear Lake, IA 50428	Iowa Workforce Development	600 South Pierce, Mason City, IA 50401-4836	09/18/96	12/31/11	12/31/11	N/A	14,642	\$7.00	\$102,494	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120	George A. Howard & Sharon A. Howard 1005 E. 7th Street Atlantic, IA 50022	Education-Voc. Rehab.	1005 E. 7th Street - Suite 201, Atlantic, IA 50022	11/01/06	10/31/11	10/31/11	0 Months	793	\$8.93	\$7,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings	
122	BRB Investments, L.L.C., 375 Collins Rd. NE Cedar Rapids, IA 52402	Education-Voc. Rehab.	4403 1st Avenue SE, Suites L3, 8, 10, 13, 14, 15, and 17, Cedar Rapids, IA 52402	10/01/08	09/30/10	09/30/10	N/A	3,702	\$12.40	\$45,905	\$2,295	\$4,590	\$4,590	\$0	\$0	\$0	\$0	\$0	\$11,476
123	Two Fifteen, Inc., Board of Directors 1811 Circle Drive South Clinton, IA 52732	Education-Voc. Rehab.	215 6th Avenue South - Suite #2, Clinton, IA 52732	06/01/09	05/31/14	05/31/14	0 Months	729	\$7.70	\$5,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
124	James A. Falck 903 Commerce Drive, Suite B Decorah, IA 52101	Education-Voc. Rehab.	903 Commerce Drive, Suite E, Decorah, IA 52101	08/01/08	07/31/13	07/31/13	0 Months	948	\$13.00	\$12,298	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
127	Timothy E. Wahl 410 W. Montgomery Street Knoxville, IA 50138	Education-Voc. Rehab.	306 N. Sherman, Knoxville, IA 50138	11/01/08	10/31/13	10/31/13	0 Months	780	\$9.62	\$7,504	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130	QHQ Properties 3430 Dodge Street - Unit #6 Dubuque, IA 52003	Inspections & Appeals-CAB	3430 Dodge Street - #17, Dubuque, IA 52003	07/01/09	06/30/14	06/30/14	N/A	864	\$7.50	\$6,480	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
134	CMM Co. LLC 107 Valley Street, PO Box 278 Burlington, IA 52601	Inspections & Appeals-SPD	216 SouthThird, Burlington, IA 52601	09/01/07	08/31/12	08/31/12	0 Months	1,650	\$6.11	\$10,082	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
136	James L. Lamb, JL Real Estate Investments PO Box 72408 Cedar Rapids, IA	Inspections & Appeals-SPD	215 4th Avenue SE., Cedar Rapids, IA 52407	01/01/08	12/31/12	12/31/15	N/A	1,373	\$6.00	\$8,238	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
137	James L. Lamb, JL Real Estate Investments PO Box 72409 Cedar Rapids, IA	Inspections & Appeals-SPD	215 4th Avenue SE., Cedar Rapids, IA 52407	01/01/08	12/31/12	12/31/15	36 Months	500	\$2.00	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
138	332 Harrison Street LLC, c/o Kerry Panozzo 4141 45th Avenue Rock Island, IL 51201	Inspections & Appeals-SPD	332 Harrison Street, Davenport, IA 52801	09/29/08	09/30/13	09/30/13	0 Months	4,176	\$11.83	\$49,415	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
139	The Fischer Companies 290 Main Street Dubuque, IA 52001	Inspections & Appeals-SPD	909 Main Street, Suite 555, Dubuque, IA 52001	10/01/09	09/30/10	09/30/10	0 Months	2,990	\$10.05	\$30,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142	Growth Properties, LLC. 206 North Main Street, Suite 1 Charles City, IA 50816	Inspections & Appeals-SPD	103 East State Street, Ste. 210, Mason City, IA 50401	02/01/08	01/31/13	01/31/13	0 Months	3,082	\$10.65	\$32,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
143	E.F. Investments LLC 1229 South G Avenue Nevada, IA 50201	Inspections & Appeals-SPD	1229 South G Avenue, Nevada, IA 50201	12/01/07	11/30/11	11/30/11	0 Months	3,012	\$7.49	\$22,560	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
151	Lois A. Wunschel P O Box 883 Carroll, IA 51401	Iowa Workforce Development	122 Kellogg Avenue, Ames, IA 50010- 0410	01/01/98	05/31/13	05/31/13	0 Months	3,600	\$11.00	\$39,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
152	Wunschel Charitable Remainder Trust 805 North Main Street Carroll, IA 51401	Iowa Workforce Development	508 Poplar, Atlantic, IA 50022-1252	08/01/06	Monthly	Monthly	#VALUE!	2,600	\$8.00	\$20,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
156	Mercy Medical Center 701 10th St SE Cedar Rapids, IA 52403	Iowa Workforce Development	800 7th Street, SE, PO Box 729, Cedar Rapids, IA 52408-0729	07/01/99	06/30/10	06/30/10	0 Months	15,000	\$13.20	\$198,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
157	Mark Grossman c/o PMG, Inc P O Box 917 Ankeny, IA 50021	Iowa Workforce Development	1015 North 18th Street, Suite B, Centerville, IA 52544	09/01/09	08/31/19	08/31/19	0 Months	2,400	\$12.00	\$28,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
160	Mitchell J. Hargin PO Box 254 Clarinda, IA 51632	Iowa Workforce Development	121 South 15th Street, Office A, Clarinda, IA 51632-2245	02/11/00	Monthly	Monthly	#VALUE!	1,170	\$3.33	\$3,896	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
163	Davenport Center Ltd Ptn, c/o Chase Properties Ltd Davenport Center Ltd Partnership, c/o Chase Properties LTD, PO Box 92317 Cleveland, OH 44193	Iowa Workforce Development	902 West Kimberly Road, Ste 51, Davenport, IA 52806-5783	11/01/86	07/31/18	07/31/18	0 Months	15,125	\$10.50	\$158,813	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
164	Jakall Ltd 1102 Hwy 9E, PO Box 8 Decorah, IA 52101	Iowa Workforce Development	1111 Paine Street, Ste G, Decorah, IA 52101-2411	08/01/99	Monthly	Monthly	#VALUE!	2,001	\$7.92	\$15,848	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
165	MFS Rentals LLC 1231 Broadway, Ste 300 Denison, IA 51442	Iowa Workforce Development	1231 Broadway, Suite 201, Denison, IA 51442	09/15/08	09/30/13	09/30/13	0 Months	2,421	\$6.97	\$16,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
168	Estherville Association of Business & Industry 620 First Avenue South Estherville, IA 51334	Iowa Workforce Development	620 1st Avenue South, Estherville, IA 51334	05/01/92	Monthly	Monthly	#VALUE!	1,020	\$1.47	\$1,499	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
171	Iowa Valley Community College	Iowa Workforce Development	1700 South 1st Ave. Ste 11B, Iowa City, IA 52244-2390	07/01/06	06/30/11	06/30/11	0 Months	5,444	\$12.34	\$67,179	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings	
178	C & D Rentals 1970 McCloud Avenue New Hampton, IA 50659	Iowa Workforce Development	951 North Linn Avenue, Ste 4, New Hampton, IA 50659-1203	08/01/01	Monthly	Monthly	#VALUE!	412	\$6.29	\$2,591	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
184	Joe Haupt 13460 Angle Road Ottumwa, IA 52501	Iowa Workforce Development	310 West Main, PO Box 717, Ottumwa, IA 52501-0717	05/01/98	06/30/10	06/30/10	0 Months	7,680	\$11.50	\$88,320	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
185	Michael D. Schuring, Schuring Rentals 612 Franklin Street Pella, IA 50219	Iowa Workforce Development	612 Franklin Street, Ste 101, Pella, IA 50219-1665	01/01/05	Monthly	Monthly	#VALUE!	1,035	\$6.03	\$6,241	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
186	Richard Saemisch 367 - 332nd Place Perry, IA 50220	Iowa Workforce Development	607 1st Street, Perry, IA 50220-1804	03/01/90	Monthly	Monthly	#VALUE!	1,920	\$6.41	\$12,307	\$538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$538
188	Wade S. Rubey Revocable Trust, WSR Rentals 1000 A Broadway Red Oak, IA 51566	Iowa Workforce Development	1000 North Broadway, Red Oak, IA 51566-1408	10/30/09	Monthly	Monthly	#VALUE!	1,285	\$8.31	\$10,678	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
191	Prairie Lakes AEA B 1235 5th Avenue South, PO Box 1399 Storm Lake, IA 50501-1399	Iowa Workforce Development	824 Flindt Drive, Ste 106, Storm Lake, IA 50588-3208	07/01/99	Monthly	Monthly	#VALUE!	910	\$6.59	\$5,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
192	Barrett and Wendy Gady 1201 Industrial Park Drive, PO Box 908 Washington, IA 52353	Iowa Workforce Development	1201 Industrial Park, Washington, IA 52353	11/01/09	10/31/14	10/31/14	0 Months	1,097	\$9.75	\$10,696	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7	Guthrie County 200 N. 5th Street Guthrie Center, IA 50115	Human Services-Targeted Case Mgmt.	Guthrie Co. Courthouse - 200 N. 5th St. - 2nd Floor, Guthrie Center, IA 50115	07/01/08	06/30/11	06/30/11	0 Months	500	\$10.00	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
35	Butler County 428 6th Street, P.O. Box 325 Allison, IA 50602	Human Services-Targeted Case Mgmt.	315 North Main Street, Office C, Allison, IA 50602	04/01/07	06/30/10	06/30/10	0 Months	447	\$10.92	\$4,881	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
39	Clinton Co. Board Supv. 1900 North 3rd Street- Clinton County Courthouse Clinton, IA 52733	Human Services-CSRU	Dodge Bldg., 121 6th Avenue South, Clinton, IA 52733	07/15/08	03/14/13	03/14/13	0 Months	3,812	\$5.00	\$19,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
40	Pottawattamie County Board of Supervisors 227 South 6th Street Council Bluffs, IA 51501	Human Services-ICN Room	417 E. Kaneshville Blvd., Council Bluffs, IA 51501	07/01/06	06/30/10	06/30/10	0 Months	700	\$9.00	\$6,300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
43	Winneshiek County Board of Sups 201 W. Main Street Decorah, IA 52101	Human Services-Targeted Case Mgmt.	204 W. Broadway, Decorah, IA 52101	07/01/09	06/30/12	06/30/12	0 Months	640	\$12.00	\$7,680	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
44	Crawford County Crawford Co. Courthouse Denison, IA 51442	Human Services-Targeted Case Mgmt.	1525 Fourth Avenue South, Denison, IA 51442	07/01/07	06/30/10	06/30/10	0 Months	928	\$6.00	\$5,568	\$278	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$278
46	Clayton County 200 E. Bridge Street Elkader, IA 52043	Human Services-Targeted Case Mgmt.	100 Sand Pit Road, Elkader, IA 52043	12/01/08	06/30/13	06/30/13	0 Months	732	\$7.00	\$5,127	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
47	Palo Alto County 1010 Broadway Emmetsburg, IA 50536	Human Services-Targeted Case Mgmt.	2105 Main St. Room 104, Emmetsburg, IA 50536	07/01/09	06/30/11	06/30/11	0 Months	350	\$9.60	\$3,363	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168
48	Webster County Bd. Of Sups., - Courthouse 701 Central Avenue Fort Dodge, IA 50501	Human Services-CSRU	Webster County Soc. Serv. Bldg., 330 First Avenue North, Fort Dodge, IA 50501	11/01/06	10/31/11	10/31/11	0 Months	4,479	\$9.27	\$41,520	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
49	Webster County Bd. Of Sups., - Courthouse 701 Central Avenue Fort Dodge, IA 50501	Human Services-Targeted Case Mgmt.	Webster County Soc. Serv. Bldg., 330 First Avenue North, Fort Dodge, IA 50501	07/01/09	06/30/12	06/30/12	0 Months	310	\$9.27	\$2,874	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
52	Green County Board of Supervisors 114 North Chestnut Street Jefferson, IA 50129	Human Services-Targeted Case Mgmt.	114 North Chestnut Street, Jefferson, IA 50129	07/01/09	06/30/12	06/30/12	0 Months	500	\$10.80	\$5,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
53	Marion County 214 East Main Knoxville, IA 50138	Human Services-Targeted Case Mgmt.	Marion County DHS Building - 3014 East Main Street, Knoxville, IA 50138	07/01/08	06/30/11	06/30/11	0 Months	482	\$9.50	\$4,389	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
54	Plymouth County 215 4th Avenue SE LeMars, IA 51031	Human Services-Targeted Case Mgmt.	19 2nd Avenue NW, LeMars, IA 51031	07/01/09	06/30/10	06/30/10	0 Months	1,167	\$3.62	\$4,225	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
55	Marshall County Marshall County Courthouse - 1 East Main Street Marshalltown, IA 50158	Human Services-Targeted Case Mgmt.	101 E. Main Street, Marshalltown, IA 50158	10/01/09	06/30/10	06/30/10	0 Months	1,704	\$10.00	\$17,040	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
58	Jasper County Jasper County Courthouse Newton, IA 50208	Human Services-Targeted Case Mgmt.	115 North 2nd Avenue East, Newton, IA 50208	07/01/09	06/30/12	06/30/12	0 Months	1,343	\$7.50	\$10,073	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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59	Monona County Courthouse - 610 Iowa Avenue Onawa, IA 51040	Human Services-Targeted Case Mgmt.	610 Iowa Avenue, Onawa, IA 51040	07/01/08	06/30/11	06/30/11	N/A	245	\$9.00	\$2,205	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60	Sioux County Courthouse - 210 Central Avenue SW Orange City, IA 51041	Human Services-Targeted Case Mgmt.	215 Central Avenue SE, Orange City, IA 51041	07/01/09	06/30/12	06/30/12	N/A	1,050	\$7.87	\$8,264	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
63	Wapello County Board of Supervisors 101 W. 4th St. Ottumwa, IA 52501	Human Services-Quality Control	120 E. Main Street, Ottumwa, IA 52501	07/01/07	06/30/10	06/30/10	0 Months	125	\$6.50	\$811	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
64	Pocahontas County Courthouse 23 3rd Avenue NE Pocahontas, IA 50574	Human Services-Targeted Case Mgmt.	23 3rd Avenue NE, Pocahontas, IA 50574	07/01/07	06/30/10	06/30/10	0 Months	203	\$5.91	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
67	Calhoun County Courthouse - 416 4th Street Rockwell City, IA 50579	Human Services-Targeted Case Mgmt.	515 Court Street, Rockwell City, IA 50579	07/01/09	06/30/10	06/30/10	0 Months	863	\$7.23	\$6,239	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
68	Benton County Courthouse Vinton, IA 52349	Human Services-Targeted Case Mgmt.	303 First Avenue, Vinton, IA 52349	07/01/08	06/30/11	06/30/11	0 Months	727	\$9.27	\$6,740	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
72	Black Hawk County 316 East 5th Street Waterloo, IA 50703	Human Services-Targeted Case Mgmt.	1407 Independence Avenue - 4th Floor, Waterloo, IA 50703	07/01/09	06/30/12	06/30/12	N/A	9,996	\$7.33	\$73,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
76	Webster County Extension 271 South 25th Street, Suite C12 Fort Dodge, IA 50501	Natural Resources-CRD	271 South 25th Street, Suite C-12, Fort Dodge, IA 50501	01/01/09	10/30/09	10/30/09	0 Months	152	\$22.11	\$3,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
77	Johnson County Extension Service 4265 Oak Crest Hill Road SE Iowa City, IA 52246	Natural Resources-CRD	4265 Oak Hill Crest Road SE, Iowa City, IA 52246	Month to Month	Month to Month	Month to Month	N/A	145	\$20.69	\$3,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
80	Jackson Co. Cons. Bd. 18670 63rd Street Maquoketa, IA 52060	Natural Resources-CRD	18670 63rd Street, Maquoketa, IA 52060	Continuous	Continuous	Continuous	#VALUE!	172	\$13.95	\$2,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
84	Iowa Lake Community College 19 South 7th Street Estherville, IA 51334	Natural Resources-ESD	Spaces E17&E18, Gateway North, 1900 Grand Avenue, Spencer, IA 51301	03/01/08	02/28/13	02/28/13	N/A	5,101	\$11.00	\$56,111	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
88	St. Anthony's Regional Hospital 311 S. Clark Street Carroll, IA 51401	Public Health-Environmental Health	St. Anthony's Hospital - Learning Center - 311 S. Clark St., Carroll, IA 51401	01/01/09	12/31/11	12/31/11	0 Months	120	\$10.00	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
89	Polk County Aviation Authority 410 West First Street Ankeny, IA 50021	Public Safety-ISP	3710 S.E. Convenience Blvd., (Garage Space 1-SE), Ankeny, IA 50021	12/01/06	12/31/09	12/31/09	N/A	0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
90	Polk County Aviation Authority 411 West First Street Ankeny, IA 50021	Public Safety-ISP	3710 S.E. Convenience Blvd., (Hangars 1-1,1-2, and 1-3, Ankeny, IA 50021	12/01/06	12/31/09	12/31/09	0 Months	0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
91	City of Atlantic 23 East 4th Street Atlantic, IA 50022	Public Safety-ISP	Atlantic Municipal Airport, Atlantic, IA 50022	10/01/02	mo/mo	mo/mo	#VALUE!	0	\$60.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
92	United States of America - GSA Post Office Building St. Louis, MO 63180	Public Safety-DNE	USPS Main Office, 300 N. Main Street, Room 224, Burlington, IA 52601	11/01/06	10/31/11	10/31/11	N/A	416	\$11.25	\$4,660	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
93	Eastern Iowa Airport 2515 Arthur Collins Parkway SW Cedar Rapids, IA 52404	Public Safety-ISP	2515 Arthur Collins Parkway SW - ET30, Cedar Rapids, IA 52404	09/01/08	08/31/10	08/31/10	N/A	0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
95	Mason City Airport P.O. Box 1484 Mason City, IA 50402	Public Safety-ISP	Mason City Airport - Hangar #42, Mason City, IA 50402	01/01/09	month-to-month	month-to-month	N/A	12	\$180.00	\$2,160	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
98	City of Waterloo 2790 Airport Blvd, Waterloo Municipal Airport Waterloo, IA 50703	Public Safety-ISP	2790 Airport Blvd (T-Hanger 1), Waterloo, IA 50703	03/01/94	mo/mo	mo/mo	N/A	12	\$65.00	\$780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
103	Clay County Board of Supervisors 300 West 4th Street Spencer, IA 51301	Education-Voc. Rehab.	217 West 5th Street, Spencer, IA 51301	07/01/08	06/30/11	06/30/11	0 Months	447	\$8.50	\$3,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
104	Clay County Board of Supervisors 300 West 4th Street Spencer, IA 51301	Iowa Workforce Development	217 West 5th Street, PO Box 1087, Spencer, IA 51301	10/01/00	Monthly	Monthly	N/A	2,637	\$7.00	\$18,459	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
107	Indian Hills Community College 525 Grandview Ottumwa, IA 52501	Education-Voc. Rehab.	651 Indian Hills Drive, Suite 2, Ottumwa, IA 52501	10/01/06	09/30/11	09/30/11	N/A	2,570	\$8.97	\$23,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
108	Indian Hills Community College, Ottumwa Campus 525 Grandview Avenue Ottumwa, IA 52501	Iowa Workforce Development	112 South Court, Ste B, Fairfield, IA 52566-3327	01/16/04	Monthly	Monthly	N/A	3,138	\$8.20	\$25,732	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

PROPERTY REPORT  
Senate File 2088, Section 80, EXHIBIT A DETAILS  
**Statewide Renegotiation of Leases**  
**December 2009/January 2010**

January 14, 2010

**Details of Leases and Savings**

Lease #	Assignment	Department-Division	Address of Leased Space Lease Space City, State Lease Space Zip	Lease Start	Lease End	Revised Lease Date	Lease Extension	FY2010 Current SF	FY2010 Current Rate	Annual Cost Before Negotiations	FY2010 Savings (6 Months)	FY2011 Savings	FY2012 Savings	FY2013 Savings	FY2014 Savings	FY2015 Savings	FY2016 Savings	Total Savings
109	Iowa Central Community College One Triton Circle Fort Dodge, IA 50501	Education-Voc. Rehab.	Workforce Development Center - 225 Avenue M, Fort Dodge, IA 50501	07/01/09	06/30/12	06/30/12	N/A	1,848	\$8.23	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
110	Iowa Central Community College 330 Avenue M Fort Dodge, IA 50501	Iowa Workforce Development	Three Triton Circle, IA Central Comm College Campus, Fort Dodge, IA 50501	08/01/07	07/31/15	07/31/15	N/A	12,400	\$12.50	\$155,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
111	Iowa Valley Community College 3702 South Center Street Marshalltown, IA 50158	Education-Voc. Rehab.	3405 S. Center Street, Marshalltown, IA 50158	07/01/09	06/30/14	06/30/14	0 Months	112	\$9.75	\$1,092	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
112	Iowa Valley Community College 3702 South Center Street Marshalltown, IA 50158	Iowa Workforce Development	3405 South Center Street, PO Box 497, Marshalltown, IA 50158-0497	07/01/06	Monthly	Monthly	N/A	4,110	\$9.12	\$37,483	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
113	Iowa Western Community College 2700 College Road Council Bluffs, IA 51502	Education-Voc. Rehab.	2700 College Road, Box 4-C - Ashley Hall Room 155, Council Bluffs, IA 51503	03/01/08	06/30/13	06/30/13	0 Months	272	\$13.34	\$3,628	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
114	Iowa Western Community College, Merger Area XIII 2700 College Road, PO Box 4C Council Bluffs, IA 51502	Iowa Workforce Development	1210 7th Street, Ste D, Harlan, IA 51537-1755	09/01/05	Monthly	Monthly	#VALUE!	875	\$6.86	\$6,003	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
129	United State Postal Service 525 Kellogg Avenue Ames, IA 50010	Inspections & Appeals-CAB	525 Kellogg Avenue, Rooms 222 & 222A, Ames, IA 50010	07/01/08	06/30/13	06/30/13	0 Months	287	\$9.83	\$2,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
131	City of Ottumwa 105 East Third Street - Room 201 Ottumwa, IA 52501	Inspections & Appeals-CAB	105 East Third Street - Room 201, Ottumwa, IA 52501	07/01/09	06/30/12	06/30/12	N/A	666	\$2.70	\$1,798	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
158	North Iowa Area Community College North Iowa Area Comm College, 500 College Drive Mason City, IA 50401	Iowa Workforce Development	NIACC Charles City Center, 200 Harwood Drive, Charles City, IA 50616-2211	01/01/02	Monthly	Monthly	N/A	382	\$8.40	\$3,209	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
162	Humboldt County Board of Supervisors 203 Main Street, PO Box 100 Dakota City, IA 50529	Iowa Workforce Development	203 Main Street - Courthouse, PO Box 100, Dakota City, IA 50529-0100	12/16/02	Monthly	Monthly	#VALUE!	1,030	\$3.50	\$3,605	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
166	Northeast Iowa Community College P O Box 400 Calmar, IA 52132	Iowa Workforce Development	680 Main Street, 2nd Floor, Dubuque, IA 52001	12/01/08	11/30/13	11/30/13	N/A	6,902	\$6.82	\$47,072	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
167	Palo Alto Co Bd of Supervisors LESSEE: Palo Alto Extension Service 1020 Broadway, Auditor's Office, 2008 19th Street Emmetsburg, IA 50536	Iowa Workforce Development	2008 10th Street, PO Box 323, Emmetsburg, IA 50536-2444	04/01/03	Monthly	Monthly	N/A	259	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
170	Department of Human Services, Glenwood Resource Center Business Office #23, 711 South Vine Street Glenwood, IA 51534	Iowa Workforce Development	101 Central Street, Ste 105, PO Box 269, Glenwood, IA 51534-0269	01/00/00	Monthly	Monthly	N/A	1,002	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
172		Iowa Workforce Development	524 Lawler, Ste B, Iowa Falls, IA 50126-2212	01/00/00	M to M	M to M	N/A	160	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
175	Eastern Iowa Community College District 306 West River Drive Davenport, IA 52801	Iowa Workforce Development	501 West Washington St, PO Box 777, Maquoketa, IA 52060	07/01/09	negotiating lease	negotiating lease	N/A	0	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
179	Des Moines Area Community College, Bldg 1, Accts Receivable 2006 South Ankeny Blvd Ankeny, IA 50023-8995	Iowa Workforce Development	600 North 2nd Ave West, Ste S, Newton, IA 50208-3049	03/01/07	06/30/10	06/30/10	N/A	4,434	\$10.56	\$46,823	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
181	Orange City Municipal Hospital, Orange City Area Health System 1000 Lincoln Circle SE Orange City, IA 51041	Iowa Workforce Development	400 Central Ave. NW, Ste 1000, Orange City, IA 51041	04/01/07	06/30/10	06/30/10	N/A	2,813	\$6.75	\$17,638	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
182	Southwestern Community College 1501 West Townline Street Creston, IA 50801	Iowa Workforce Development	2520 West McLane, PO Box 321, Osceola, IA 50213-0321	08/08/94	Indefinite	Indefinite	#VALUE!	497	\$10.87	\$5,402	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
183	Mahaska County Board of Supervisors 106 South First Street Oskaloosa, IA 52577	Iowa Workforce Development	408 South 11th Street, Oskaloosa, IA 52577-3402	12/15/00	Monthly	Monthly	#VALUE!	2,500	\$8.76	\$21,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
194 Leases								567,621		\$5,175,205	\$124,421	\$208,687	\$103,060	\$43,761	\$21,713	\$34,518	\$7,279	\$543,439



## CENTRAL ENERGY PLANT

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### Quick Facts

Building Name, Address:	Central Energy Plant, 110 Southeast 13 <sup>th</sup> Street, Des Moines
Primary Occupants:	Department of Administrative Services
Years Constructed:	1976
Designers & Builders:	Brooks Borg Skiles Architecture Engineering

### History/Overview

When two new state office buildings (Wallace and Hoover) were in the planning stages in the mid-1970s, it was realized that the Capitol Complex's growing needs included greater power-generating capacity. The original power plant was built in 1800 north of Grand Avenue. A new heating and cooling plant was constructed in the southeast corner of the Capitol Complex in 1976. As part of the move, a study was done to explore alternative energy sources, and by the late '70s the State was already testing using solar energy. Although technology at the time did not result in efficient options for solar energy then, recent updates are leading state government to using more sustainable and efficient energy sources.

### Green Features

- Variable Frequency Drives (VFD) on all chilled water primary pumps
- 3 of the 4 cooling towers have VFD's on the fans; the other cooling tower is two speed

### Photos

Photo 1 (left) Caption:	Five 20-megawatt generators, like the one shown here, provide back-up power for the Capitol Complex.
Photo 2 (middle) Caption:	The evaporator cooler pulls cold air from outside when the temperature is below 32 degrees Fahrenheit. The cold air is used to cool areas such as rooms housing information technology equipment.
Photo 3 (right) Caption:	Pipes in the central energy plant that distribute chilled water throughout the Capitol Complex.

## FACILITIES MANAGEMENT CENTER

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### Quick Facts

Building Name, Address:	Facilities Management Center, 109 Southeast 13 <sup>th</sup> Street, Des Moines
Primary Occupants:	Department of Administrative Services
Years Constructed:	1980
Designers & Builders:	Brooks Borg Skiles Architecture Engineering

### History/Overview

The Facilities Management Center is tucked into the southeast corner of the Capitol Complex and serves as the hub for many of the Capitol Complex’s most important “behind the scenes” offices, included Architectural & Engineering Services and Capitol Complex Maintenance. These offices help keep all other state agencies operating in good, safe and efficient facilities. The original structure was constructed in 1980 and was renovated in 2007.

### Green Features

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

### Photos

Photo 1 (left) Caption:	A carpentry shop is located within the Facilities Management Center.
Photo 2 (middle) Caption:	The Facilities Management Center includes the “Blueprint Room,” where hundreds of blueprints and plans for various state office buildings across the state are kept.
Photo 3 (right) Caption:	Work trucks and tractors used for snow removal and grounds maintenance are stored in a garage in the Facilities Management Center.

## GRIMES BUILDING

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### Quick Facts

Building Name, Address:	Grimes Building, 400 East 14 <sup>th</sup> Street, Des Moines
Primary Occupants:	Civil Rights Commission, Department of Education, Iowa Communications Network
Years Constructed:	1965 (planning) – 1968 (building was occupied)
Designers & Builders:	Smith Vorhees Jensen – Architects Associated Frank N. Bunker – State Architect Fane F. Vawter & co. – General Contractor Central Plumbing & Heating – Mechanical Contractor Brown Brothers, Inc. – Electrical Contractor

### History/Overview

The James W. Grimes State Office Building, completed in late 1967/ early 1968, was the second general-use office building constructed on the Capitol Complex, the Lucas Building being the first. At the time of its construction it was hailed as a “contemporary-style building” that emphasized simplicity in its design. On the outside walls, alternate panels are recessed about four feet with glass panels in the set-back space. From the road, however, the building appears to have no windows.

The Grimes Building was also designed to hide all pipes, vents and rooftop air conditioning equipment by a low enclosure on the roof. George Shane, an art critic for *The Des Moines Register* newspaper, noted of the design in 1965 that “some might find in the extended roof a pleasant hint of the Oriental digressions of Frank Lloyd Wright or Edward Durrell Stone but there are no clichés or impedimenta to interfere with the design’s forth-right simplicity.”

The three-story building, which also has a basement, cost approximately \$3 million to construct. Governor Harold Hughes laid the cornerstone, and the Legislature named the building for James W. Grimes, the third governor of Iowa. Prior to becoming governor, Grimes was a member of the Iowa Territorial Legislature. He was a political enemy of Governor Robert Lucas, even asking the President to remove Lucas from office. Interestingly, the first two general state office buildings on the Capitol Complex were named “Lucas” and “Grimes” in 1966.

During Grimes’ time as governor, the state Capitol was moved from Iowa City to Des Moines. Governor Grimes approved the present location of the Statehouse. He went on to be elected to the U.S. Senate in 1858 and again in 1864, and gained notoriety as a Senator for breaking party ranks, along with six other Republican senators, and voting against the impeachment of President Andrew Johnson.

James Wilson Grimes died in Burlington, Iowa, in February 1872 at the age of 55.

(continued)

**Green Features**

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

**Photos**

Photo 1 (left) Caption:	Lobby area on the second floor of the Grimes Building.
Photo 2 (middle) Caption:	View of the Capitol from the Grimes Building. The Lucas Building (left), World War II Memorial Plaza (center), and the Ola Babcock Miller Building (right) can also be seen.
Photo 3 (right) Caption:	The World War II Memorial Plaza, dedicated November 1997, sits to the west of the Grimes Building. Incorporated in the Plaza is the Pearl Harbor Memorial, which was dedicated on Veterans Day, November 11, 1991.

## **HOOVER BUILDING**

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### **Quick Facts**

Building Name, Address:	Hoover Building, 1305 East Walnut Street, Des Moines
Primary Occupants:	Attorney General's Office, Department of Administrative Services, Department of Human Services, Department of Revenue
Years Constructed:	1975 – 1978. First appropriation received in 1973. Dedicated on June 9, 1979.
Designers & Builders:	Brooks, Borg and Skiles – Architecture Engineering Vawter & Walter, Inc. – General Contractor Brown Brothers, Inc. – Electrical Contractor Proctor Mechanical Corporation Johnston Controls – Automation

### **History/Overview**

Construction on the Herbert C. Hoover State Office Building began in 1975. At the time, the General Assembly was unable to agree on a name so an essay contest was held among all Iowa public school history classes. The name “Herbert Clark Hoover,” in honor of the 31<sup>st</sup> U.S. president and only Iowan to hold that office, was declared the winner. The original plans for the building called for four floors above ground and two floors below ground. However, when bids were received it developed that there was enough money in the appropriation to add another floor. Today the seven-story Hoover Building houses the largest number of employees on the Capitol Complex.

### **Green Features**

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

### **Photos**

Photo 1 (left) Caption:	Vestibule of the Hoover Building, looking down from the third floor.
Photo 2 (middle) Caption:	View of the Capitol from the Hoover Building atrium. Also in view are part of the downtown skyline and the Soldiers and Sailors Monument.
Photo 3 (right) Caption:	The sculpture “Five Stones – One Tree” by Iowa City artist Luther Utterback is situated to the west of the Hoover Building. Five limestone blocks and a ginkgo tree are incorporated into the 116-ton work. Four of the stones can be seen; the fifth is buried six feet below ground.

## JESSIE PARKER BUILDING

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### Quick Facts

Building Name, Address:	Jessie Parker Building, 510 East 12 <sup>th</sup> Street, Des Moines
Primary Occupants:	Department of Corrections, Department of Education – Vocational Rehabilitation, Department of Elder Affairs, Iowa Ethics & Campaign Disclosure Board, Parole Board, Public Employment Relations Board
Years Constructed:	1959, with expansions and additions ca. 1969, 1977
Designers & Builders:	unknown

### History/Overview

The Jessie M. Parker State Office Building was originally known as the Vocational Rehabilitation Building. In 1988 it was renamed to honor “a distinguished Iowa native who gave a lifetime of caring and dedication to Iowa’s youth and to persons with disabilities,” thereby becoming the first Iowa state office building named after a woman.

The State’s Vocational Rehabilitation facility started out as a house, according to historical documents. Gradually additions and expansions were added to the house, until it was finally torn down and replaced with additional office space. It was, at least in part, Ms. Jessie Parker’s work to ensure the facilities at this location were accessible to those with disabilities that would eventually lead to the Vocational Rehabilitation Building being named for her.

Jessie M. Parker was born February 25, 1879, in Lake Mills, Iowa. She furthered her education at colleges and universities in Grinnell, Iowa; Cedar Falls, Iowa; Des Moines; and Valparaiso, Indiana. From 1897 to 1915, Parker taught the third and eighth grades in the Lake Mills school system and became the city's first woman high school principal. When she became superintendent in 1927, she was appointed school supervisor and inspector for Iowa's Standard Rural Schools. In 1938, Parker became State Superintendent of Public Instruction. As superintendent, Parker reorganized the school system, established professional teacher certification guidelines, expanded curriculum aids, revised the school accounting system, and developed the "home-to-school" phone system for ill children. Parker served one term on the Lake Mills Community School Board. In recognition of her contributions to education, Parker was included in the 1940 edition of *Who's Who in America*. Parker died May 1, 1959. Following her death, the *Mills Graphic* newspaper wrote: “The impact of her leadership and promotion of education has been felt throughout Iowa, barring possibly only a few schools to which she has not made a personal visit.”

Parker was inducted into the Iowa Women's Hall of Fame in 1986 and the Vocational Rehabilitation Building was renamed in her honor in 1988. Today the Jessie Parker Building houses a number of agencies outside of Voc Rehab, including the Parole Board, Ethics and Campaign Disclosure Board, and others.

(continued)

**Green Features**

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

**Photos**

Photo 1 (left) Caption:	Lobby area in the most recent addition of the Jessie Parker Building.
Photo 2 (middle) Caption:	This glass divider wall separates an employee lounge from the reception desk.
Photo 3 (right) Caption:	A display case in the Department of Corrections showcases items made by Iowa Prison Industries.

## LUCAS BUILDING

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### Quick Facts

Building Name, Address:	Lucas Building, 321 East 12 <sup>th</sup> Street, Des Moines
Primary Occupants:	Attorney General Offices, Auditor of State Offices, Department of Human Rights, Department of Inspections & Appeals, Department of Public Health, Iowa State Patrol
Years Constructed:	1949-1952
Designers & Builders:	Tinsley, Higgins & Lighter – Architect-in-Chief Anthony & Hunter – Associate Architect Beuttler & Arnold – Associate Architect Wetherell & Harrison – Associate Architect

### History/Overview

Known for many years simply as the “State Office Building,” the Lucas State Office Building is the oldest – and was for several years the only – general office building on the Capitol Complex. Planning for the Lucas Building first began in 1941 but construction was delayed by the Second World War. Construction finally began in 1949 and was completed in 1952.

The Lucas Building wasn’t named until 1966, when construction was nearing completion on a second state office building. The state building committee at the time agreed that it wouldn’t make sense to call one the State Office Building while giving the new building a name, or to have two “State Office Buildings.”

The six-story Lucas Building was so named for Robert Lucas, recognized as Iowa’s first territorial governor, serving from 1838 to 1841. Ironically, the other office building was named for Governor Lucas’ political foe at the time, James Grimes.

The need for a general office building was recognized long before the Lucas Building was completed and occupied. In fact, as early as 1919 the state legislature appropriated one million dollars for a “temple of justice” to relieve some of the crowding in the Capitol. By the 1940s and ‘50s, however, it was recognized that the most urgent need was for general office space. Up until then, several state departments were housed in rented space in downtown Des Moines office buildings, or occupied legislative committee rooms when the Legislature was not in session.

Planning for the state’s first general office building began in earnest around 1941, but those plans were soon affected by World War II. A newspaper article from that time said that planners were still determined, however: “A never-say-die state office building committee decided Wednesday to send a representative to Washington, D.C., to determine if the supplies, priorities and allocations board meant to include the proposed \$1,650,000 Iowa office building in its recent ban on public construction.”

*(continued)*



**PROPERTY REPORT**  
**Senate File 2088, Section 80**  
**EXHIBIT B - FACT SHEETS ON CAPITOL COMPLEX BUILDINGS**

Construction was indeed delayed, further efforts to move forward with construction thwarted by a shortage of building supplies such as steel, as well as a shortage of draftsmen and construction workers.

Architects were still interviewed and selected, however, and a site location on the east side of the Capitol narrowly won out over a spot to the northwest of the Capitol, approximately where Iowa Workforce Development is located today.

Plans for the exterior of the Lucas Building called for Indiana limestone to “harmonize with the state historical building,” which is now called the Ola Babcock Miller Building. At the time, it was the only other major construction, aside from the Capitol, on the Capitol Complex.

The new state office building was designed to face a park-like “mall” area stretching from the east of the Capitol, thus the main entrance faces in a northerly direction and not toward nearby East 12<sup>th</sup> Street or Walnut Avenue.

The building itself was designed to be a “utilitarian” facility, and the plaque inside echoes this sentiment, stating that the Lucas Building was “dedicated to efficiency and economy in government.”

**Green Features**

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

**Photos**

Photo 1 (left) Caption:	Main entrance to the Lucas Building.
Photo 2 (middle) Caption:	Hallway on the sixth floor of the Lucas Building, leading to the cafeteria.
Photo 3 (right) Caption:	View of the Capitol from the Lucas Building.

## **PARKING STRUCTURE**

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### **Quick Facts**

Building Name, Address:	State of Iowa Parking Structure, 650 East Grand Avenue, Des Moines
Primary Occupants:	Public and state employee parking; Department of Administrative Services – State Motor Pool
Years Constructed:	2002-2003 (Opened in February 2003)
Designers & Builders:	Johnson Development Corporation

### **History/Overview**

The land at the northwest corner of Pennsylvania and Grand was purchased by the State along with the land for the State Historical Building in the mid-1980s. In 2003 the parking ramp was opened there to replace surface parking lots west of the Capitol. This made way for the West Capitol Terrace, and the seven-level ramp now provides more than 800 vehicle stalls for state employees and the visiting public. The State’s Motor Pool is also housed in the parking structure, with the office located on the third floor.

### **Green Features**

- Energy-efficient, high-pressure sodium lights
- Lighting schedules are programmed though the building automation system
- Covered and secured parking for bicycles

### **Photos**

Photo 1 (left) Caption:	Walk-in entrance of the parking structure.
Photo 2 (middle) Caption:	View of the Capitol and Wallace Building from the top floor of the parking structure, which is located west of the statehouse.
Photo 3 (right) Caption:	View of downtown Des Moines, with the State Historical Building in the foreground, from the parking structure. The ramp provides parking for the public and state employees.

## **PUBLIC SAFETY BUILDING**

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### **Quick Facts**

Building Name, Address:	Public Safety Building, 215 East 7 <sup>th</sup> Street, Des Moines
Primary Occupants:	Department of Public Safety
Years Constructed:	1915 Renovations and addition: 2005-2007
Designers & Builders:	1915: unknown 2005-2007: Architect of Record – Design Alliance, Inc. of Waukee, IA; General Contractor – Hansen Company, Inc. of Johnston, IA

### **History/Overview**

The Public Safety Building was originally constructed in 1915 as a branch house for the International Harvester Company of America. It is believed the lower floor was used as a showroom for the tractors and farm equipment the company produced, while the upper floors stored manufactured parts for the company. The building was used for other purposes, including possibly as apartments, before the State purchased the building and began using it as the Records and Property Building.

A major renovation of the building began in June 2005 to re-purpose the building for state offices for the Department of Public Safety (DPS). Architects Design Alliance Inc. of Des Moines and Bahr Vermeer Haecher Architects of Omaha undertook the \$18.5-million project, which consisted of remodeling and renovating the original structure, and constructing an addition that would blend in with the original building, which is eligible for listing on the National Registry of Historic Places. The renovations and construction were completed in 2007.

The Public Safety Building now houses about 180 employees in the following offices and divisions of the DPS: Commissioner’s Office, Professional Standards Bureau, Public Information, Division of Criminal Investigation, Iowa State Patrol Headquarters, Intelligence Bureau, Administrative Services Division, State Fire Marshal’s Office, Governor’s Traffic Safety Bureau, narcotics Enforcement, and the Plans, Research & Training Bureau.

### **Green Features**

During the renovation a number of “green” concepts were utilized:

- Operable – Low E windows with thermal break.
- Fritted glass on curtain walls to reduce solar heat gain.
- Window roller shades with 95% opacity on north side of building and 97% opacity on the remaining three sides. Reflective backing to reduce solar heat gain but transparent enough to still see outdoors.
- Glass-block flooring on fifth floor to allow light to filter to fourth floor. Clerestory windows above fifth floor also provide natural light into the building.
- Glass butt-glazing in offices to allow natural light to filter into center core of building, reducing electrical lighting loads.

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- Higher percentage of materials brought to site within 500-mile radius to reduce fuel costs for shipping.
- Stone coping and brick recycled or re-used on-site to reduce waste in landfills.
- Native plants for landscaping, capable of withstanding arid conditions. Landscape irrigation system not provided to reduce water usage.
- Energy efficient T5 and T8 lamps used in light fixtures.

**Photos**

Photo 1 (left) Caption:	Historical photograph of the Public Safety Building, which was originally built as a branch location for the International Harvester Company.
Photo 2 (middle) Caption:	View of the Capitol from a fifth floor office.
Photo 3 (right) Caption:	Reception desk at the Public Safety Building.

## WALLACE BUILDING

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### Quick Facts

Building Name, Address:	Wallace Building, 502 East 9 <sup>th</sup> Street
Primary Occupants:	Department of Agriculture and Land Stewardship, Department of Natural Resources, Rebuild Iowa Office, State Fire Marshal's Office
Years Constructed:	1973 (planning/first appropriation received) – 1977 (completed). Dedicated July 7, 1978.
Designers & Builders:	Durant, Deininger, Domer, Kramer and Gordon of Dubuque – Architect Tymar Construction of Beloit, Wisconsin – Contractor

### History/Overview

The Henry A. Wallace State Office Building was originally conceived as an Agricultural Building to bring together many interconnected agencies under one roof. Known especially for its frequently photographed wall of gold-colored glass windows, it was named by the General Assembly in honor of Henry Wallace, the native Iowan, farmer, journalist, scientist, businessman, humanitarian, U.S. Secretary of Agriculture, Secretary of Commerce and Vice President.

Until the Wallace Building was occupied, various agricultural and natural resources-related agencies were housed in the Capitol, a converted school building on the Capitol grounds, and other temporary facilities.

The design of the building included laboratory space, and a lobby with an indoor garden, aquarium (which was later removed) and exhibit areas. The Wallace Building also has an auditorium, and a sculpture – “Cosmic Seed” by Ronald Bladen – was commissioned for outside the main entrance.

### Green Features

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

*(continued)*

**PROPERTY REPORT**  
**Senate File 2088, Section 80**  
**EXHIBIT B - FACT SHEETS ON CAPITOL COMPLEX BUILDINGS**

**Photos**

Photo 1 (left) Caption:	Looking down from the fifth floor at the atrium of the Wallace Building.
Photo 2 (middle) Caption:	View of the Capitol through the gold windows of the Wallace Building. The indoor garden is in the foreground.
Photo 3 (right) Caption:	Auditorium of the Wallace Building.

## **WORKFORCE ADMINISTRATION CENTER**

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### **Quick Facts**

Building Name, Address:	Workforce Administration Center, 150 Des Moines Street, Des Moines
Primary Occupants:	Iowa Workforce Development
Years Constructed:	1977
Designers & Builders:	unknown

### **History/Overview**

The Workforce Administration Center was a commercial property built in 1977. It was purchased by the State in 1982 to provide additional space for Iowa Workforce Development.

### **Green Features**

- Outdoor air enthalpy based AHU economizers
- Remote building automation system energy management
- Lighting schedules and AHU occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

### **Photos**

Photo 1 (left) Caption:	The Workforce Administration Center is housed in a commercial property that was purchased by the State in 1982.
Photo 2 (middle) Caption:	Artwork on display outside of a conference room at the Workforce Administration Center.
Photo 3 (right) Caption:	Although it's not located directly on the Capitol Complex, the Workforce Administration Center still has a clear view of the Capitol.

## **WORKFORCE DEVELOPMENT BUILDING**

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### **Quick Facts**

Building Name, Address:	Workforce Development Building, 1000 East Grand Avenue, Des Moines
Primary Occupants:	Iowa Workforce Development
Years Constructed:	1962-1963
Designers & Builders:	Smith Voorhees Jensen Architects Associated Garmer & Stiles Co. – General Contractor Conditioned Air Corp. – Mechanical Contractor Iowa Sheet Metal Contractors – Plumbing Capital City Electric – Electrical Contractor

### **History/Overview**

The Workforce Development Building northwest of the Capitol was built in the early 1960s and has previously been known as the Employment Security Building and the Job Services Building.

### **Green Features**

- Free cooling
- Optimized steam heating
- Air Handling Unit (AHU) economizers
- Lighting schedules and Air Handling Unit (AHU) occupied/unoccupied schedules are programmed through the building automation system
- Fluorescent lighting upgraded to efficient T-8 lamps with electronic ballasts
- Incandescent bulbs replaced with energy-saving compact fluorescent lamps

### **Photos**

Photo 1 (left) Caption:	Capitol View Conference Room in the Workforce Development Building.
Photo 2 (middle) Caption:	The Iowa Workers Monument is located southwest of the Workforce Development Building. The inscription around the monument, created by artist Michael Stutz, reads: "A Tribute to Iowa's Workers Strong Work Ethic and Determination." It was dedicated in 2008.
Photo 3 (right) Caption:	The bas-relief sculpture on the east wall of the IWD Building lobby is called "Spirit of a New Age." It was originally installed in 1962 by Des Moines artists Gordon Keyte and Neal Cassidy. The artwork was dismantled after 25 years to make room for more offices, but in 1992 a new reception lobby was dedicated and for a second time, "Spirit of a New Age" was unveiled.