

# Capitol Planning Commission 2014 Annual Report



*View from the 2014 Amended Capitol Complex Master Plan*

**November 12, 2014**

**The Capitol Planning Commission is authorized under  
Chapter 8A.371—378 of the Code of Iowa.**

*“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds as now encompassed or as subsequently enlarged, and repairs and restoration thereof, and it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon the commission for such advice.*

*“The commission shall, in cooperation with the director of the department of administrative services, develop and implement within the limits of its appropriation, a five-year modernization program for the capitol complex.*

*“The commission shall annually report to the general assembly its recommendations relating to its duties under this section. The report shall be submitted to the chief clerk of the house and the secretary of the senate during the month of January.”*

*—Code of Iowa, Chapter 8A.373*

*All capital projects on the capitol complex shall be planned, approved, and funded only after considering the guiding principles enunciated in any capitol complex master plan adopted by the commission on or after January 1, 2000. At a minimum, the extent to which the proposed capital project does all of the following shall be considered:*

- a. Preserves and enhances the dignity, beauty, and architectural integrity of the capitol building, other state office buildings, and the capitol grounds.*
- b. Protects and enhances the public open spaces on the capitol complex when deemed necessary for public use and enjoyment.*
- c. Protects the most scenic public views to and from the capitol building.*
- d. Recognizes the diversity of adjacent neighborhoods and reinforces the connection of the capitol complex to its neighbors and the city of Des Moines.*
- e. Accommodates pedestrian and motorized traffic that achieves appropriate public accessibility.*

*—Code of Iowa, Chapter 8A.376*

Date: December 4, 2014

To: Mr. Michael Marshall, Secretary of the Senate  
Ms. Carmine Boal, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission's Annual Report for 2014 to the Legislature. If you have any questions, please contact Janet Phipps, Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,



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William M. Dikis, Chair  
Capitol Planning Commission

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## Vision

**The vision set forth in the Capitol Complex Master Plan is for a Capitol Complex that exemplifies in setting and function the dignity it embodies in spirit and purpose.**

### 2014 Members of the Capitol Planning Commission

- William Dikis, Chair
- Robert Scott Weiser, Vice-Chair
- Matthew Anderson
- Carol Grant
- Elizabeth Isaacson
- Allison Dorr Kleis
- Senator Matthew McCoy
- Senator Charles Schneider
- Representative Dan Kelley
- Representative Ralph Watts
- Janet Phipps, Secretary, Director, Department of Administrative Services

*This year the Capitol Planning Commission met on January 8, April 16, July 16, October 15, and November 12. For further information, contact Department of Administrative Services staff member Jennifer Moehlmann, 515-725-0454.*

## **Executive Summary**

This 2014 Annual Report summarizes the work of the Commission during the last year and provides planning recommendations for the future of the Capitol Complex. Please note that Iowa Code Chapter 8A.373 provides that before any physical changes are made to the state capitol complex "it shall be the duty of the officers, commissions, and councils charged by law with the duty of determining such questions to call upon" the Capitol Planning Commission for advice.

The Capitol Planning Commission members, as well as DAS staff, welcome the opportunity to discuss future projects at the request of any legislator.

## **Building Renovation, Restoration and Placement**

*" ... the placing of any additional buildings on the capitol grounds, the type of architecture and the type of construction of any new buildings to be erected on the state capitol grounds ... and repairs and restoration thereof ..."*

### ***Master Plan Update***

The Iowa State Capitol Complex Master Plan, as amended October 2014, is available at <http://das.gse.iowa.gov/statebldg/masterplan/MasterPlan.pdf>. The guiding principles of the Master Plan are contained within the following topics:

- Concept
- Approaches and Gateways
- View Corridors and Streets
- Access and Circulation
- Landscape Framework
- Monuments and Public Art
- Site Amenities
- Signs and Visitor Information
- Buildings
- Architectural Design
- Utilities
- Parking
- Transit
- Pedestrian and Bicycle Circulation
- Sustainable Design Principles

In 2014, the Commission reviewed each section of the Master Plan and updated it as necessary, detailing changes and updates to the Plan in a new Appendix D, a copy of which is attached to this report as Exhibit A. Appendix D will be an ongoing summary of accomplished goals of the Master Plan, recognizing work completed and changed circumstances, as well as documenting by amendment any modifications, with rationale, made to the Master Plan. The Commission plans to update Appendix D each year to keep the Master Plan current and useful as a guide to planning decisions.

The Commission monitored the progress of the B-cycle station, which is now expected to be installed in Spring, 2015.

In the next year, the Commission plans to finalize the standards for building identity, parking signage and site amenities and develop standards for wayfinding signage.

### ***Other Related Capitol Complex Projects***

In 2014, the Capitol Planning Commission meetings provided a forum for the Department of Administrative Services and others to discuss on-going improvement issues and events on the Capitol Complex, including discussions on the following:

- Completion of West Capitol Terrace Phase II — Legislative language in 2011 allowed for the sale or demolition of these properties and the Commission strongly supported removal of these two buildings as part of completing the West Capitol Terrace project. The Commission supported a plan to sell and relocate the 709 East Locust Row house and demolish the 707 East Locust building. The 707 East Locust building was demolished in August 2013 and the 709 East Locust building was moved in September 2013. Sitework to complete the plaza and return the building sites to grass was completed in 2014.
- Demolition of the Iowa Building — The Commission supported a plan to demolish the Iowa Building and return the site to green space because the operational cost and maintenance upgrades made continued use of the building cost prohibitive. Abatement and demolition began in 2013 and was completed in 2014.

In the next year, the Commission will monitor the master planning for the Historical Building renovation and, if funded, the Wallace Building renovation and the Fleet Building relocation of operations and demolition of the existing building.

## Monuments and Site Features

*“... advise upon the location of statues, fountains and monuments ...”*

### ***Proposals for Monuments and Site Features***

The Site Features Committee makes recommendations to the Commission on proposed monuments and issues relating to monuments and site features on the Capitol Complex. In 2014, the Committee reviewed the Site Features Policy and Application for clarity and proposed a number of changes to simplify and clarify the requirements. An important change, based on actual experience, is the increase in the minimum mandatory maintenance and conservation endowment from 10% to 15% of the total project cost.

The Commission approved the changes and published the updated Site Features Policy and Application on the Iowa Department of Administrative Services website. The updated Policy and Application are attached as Exhibit B.

In the next year, the Committee will review endowment plans for existing monument preservation.

### ***A Monumental Journey***

The Greater Des Moines Public Art Foundation presented a proposal to locate a new monument on the Capitol Complex grounds to commemorate the founders of the Iowa National Bar Association (INBA), which was founded in 1925 in Des Moines by a group of African-American lawyers including five Iowans. The monument, entitled “A Monumental Journey,” will be a signature sculpture by American artist Kerry James Marshall of two colossal drum-like forms that form an hour glass called the “talking drums.” In 2013, the Commission gave preliminary approval for the project, pending further detail on the appropriateness of the monument’s further conceptual design for acceptance on the Capitol Complex grounds. The monument was on hold in 2014, pending the artist’s visit to Des Moines for final site selection.

## Deferred Maintenance

*“...and repairs and restoration thereof...”*

During 2014, as in previous years, the Commission was briefed on the maintenance issues facing the Capitol Complex buildings. There are four important terms related to the funding of maintenance that are used by the Legislature and State agencies:

- Capitol Complex Association Fee
- Statewide Routine Maintenance
- Statewide Major Maintenance
- Deferred Maintenance

***Capitol Complex Association Fee*** is the “rent” that agencies located on the Capitol Complex pay for office space. The fee is intended to cover the day to day building operational costs, including the upkeep of mechanical and electrical systems; life, health and safety systems (such as fire alarms and sprinklers), custodial services; and grounds care. The fee is applied to the number of square foot utilized (and a pro-rated share of common area).

The Commission strongly recommended in its 2013 Annual Report that the Association Fee, which at \$3.46 per SF had not been increased for several years, be increased to at least \$5.90 per

SF to more adequately provide for needed maintenance. The Commission is very pleased to report that the Customer Council subsequently agreed to increase the fee in two steps, to \$4.96 per SF in FY2016 and to \$6.46 per SF in FY2017.

**The Commission urges that the concept of an annual increase be established by FY2018, indexed to an industry standard benchmark.**

*Statewide Routine Maintenance* is defined as expenditures for regular upkeep of land, buildings, and equipment for state-owned properties, including the Capitol Complex. This includes on-going and preventive maintenance to maintain the usefulness and efficiency of critical and non-critical building systems and equipment.

- Statewide routine maintenance has not been funded since FY2010. As a result, state agencies have had to reallocate operational funds or delay regular maintenance work. This delay in funding has contributed to the rise in major maintenance project requests.

*Statewide Major Maintenance* is defined as expenditures beyond the regular, normal upkeep of land, buildings, and equipment. Such costs include the repair or replacement of failed or failing building components as necessary to return a facility to its currently intended use, to prevent further damage, or to make it compliant with changes in laws, regulations, codes or standards. Examples of major maintenance include repair or replacement of components (such as roofs, boilers and windows), additions or changes to safety systems (such as fire alarms, fire sprinklers and security systems), and changes required to meet regulatory requirements of the Americans with Disabilities Act (ADA) or other codes and standards.

- Annual statewide major maintenance funding has ranged from \$195,000 to \$16,000,000 since FY2010. \$14,000,000 was appropriated for statewide major maintenance in FY2015.

*Deferred Maintenance* is defined as maintenance work that has been postponed beyond timely attention. Such delay often results in geometrically increased costs due to accelerated deterioration of the component and/or nearby materials and systems. Good stewardship requires a long term commitment to proper maintenance funding as the only logical solution to reduce and eventually eliminate deferred maintenance.

- Maintenance of State buildings has been routinely underfunded, and the State's deferred maintenance has reached critical levels.

**Depending on the length of deferral time, a common rule of thumb is that the postponement of \$1 of timely maintenance will cost between \$4 and \$40 at a later time.**

## **Routine and Major Maintenance Funding**

While increasing the association fee for the Capitol Complex and indexing the fee to an industry benchmark will assist in meeting the basic operational needs at the Capitol Complex, more funding must be dedicated to address and eventually eliminate the deferred maintenance backlog and provide for future major maintenance needs. Iowa Code 7E.5A states that "A department shall, within its five-year capital budget request, identify ... the proposed costs for annual routine and preventive maintenance based on an industry standard of one percent of the estimated replacement cost of the department's facilities." Based on a conservative estimated value of \$150 per square foot, this would require an annual appropriation of nearly \$3,500,000 for the Capitol Complex. However, routine maintenance has not been funded since FY2010.



The lack of funding for routine maintenance has led to an exponential increase in the requests for major maintenance funding. Capitol Complex major maintenance project requests now total more than \$132,000,000. While \$14,000,000 was appropriated for statewide major maintenance in the 2014 legislative session, significant additional funding is needed to fully address the deferred maintenance problem.

**The Commission strongly urges that the Legislature adequately and permanently fund routine and preventive maintenance with an annual appropriation of 2% of the “current replacement value” of facilities, which would equal \$6,712,323 for the Capitol Complex alone in FY2015, and fully supports the DAS request for additional major maintenance funding.**

### Modernization Program for the Complex

*“... develop and implement ... a five-year modernization program for the capitol complex.”*

Capital projects are generally those projects with a cumulative cost equaling or exceeding \$250,000 and requiring specific review and recommendations from the Governor, as defined in 8.3A of the Code of Iowa. Examples of capital projects include new construction and major building renovations. Funding for capital projects on the Capitol Complex has ranged from \$0 to \$5,000,000 since FY2010. Each year, the Commission reviews the Capitol Complex Infrastructure Five Year Plan for capital projects and ranks projects of special importance.

#### *FY2015 Infrastructure Funding Requests and Appropriations*

The Commission was informed of funding proposals for Capitol Complex needs in the FY2015 Infrastructure Five Year Plan. In particular, the Commission had supported the projects listed below as top priorities. For FY2015, the Legislature de-appropriated \$3,800,000 for the design and renovation of the state historical building from the Rebuild Iowa Infrastructure Fund and instead included the \$3,800,000 in Senate File 2363, which was subsequently vetoed due to budget constraints.

CPC Rank	Capitol Planning Commission FY2015 Infrastructure Recommendations for Capitol Complex	FY2015 Request	FY2015 Appropriation
1	<b>Wallace Building Renovation</b> [Additional FY2016 - \$41,800,000]	\$8,900,000	\$0
2	<b>Demolish Mercy Annex</b>	\$401,000	\$0
3	<b>Lucas and Capitol Pedestrian Tunnel Repairs</b> [Additional FY2016/2017 - \$5,221,986]	\$1,305,496	\$0
4	<b>Lighting Under the Rotunda Glass Floor of the Capitol Building</b>	\$30,000	\$0
5	<b>Capitol Complex Property Acquisition and Related Services</b> [Additional FY2016 - \$1,000,000]	\$2,000,000	\$0
6	<b>Monuments and Artwork Repair and Restoration Program</b> [Additional FY2016-2019 – \$50,000 annually]	\$75,000	\$0
7	<b>Capitol Complex Interior Painting</b> [Additional FY2016-2019 – \$54,000 annually]	\$54,000	\$0
8	<b>Capitol Complex Carpet Replacement</b> [Additional FY2016-2019 – \$98,000 annually]	\$98,000	\$0
9	<b>Ola Babcock Miller Building Stone Restoration</b>	\$201,000	\$0

### ***FY2016 Infrastructure Funding Requests and Rankings***

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2016 through FY2020. With regard to recommendations in the Infrastructure Plan that address the needs for health and safety, access for disabled persons, and major and routine maintenance, the Commission, in considering funding priorities, defers to the technical expertise of DAS staff and the wisdom of the Legislature and the Governor.

However, as a summary comment, the Commission recognizes that annual funding has been historically inadequate for routine maintenance, updating for safety and accessibility, and major repairs and replacement (as materials and systems reach the end of their useful life). Such funding is critical to protecting the significant public investment in the state's buildings and grounds.

**The Commission urges the Legislature and the Governor to identify an ongoing strategy for such annual maintenance funding at a level to reduce and eventually eliminate deferred maintenance.**

### ***FY2016 Commission Priority Recommendations***

The Commission's priorities specifically address those projects that substantially address the preservation and enhancement of "the dignity, beauty, and architectural integrity" of the buildings and grounds of the Capitol Complex.

Of particular interest to the Commission are those projects that strongly support the goals of the Master Plan, as well as those priorities of the previous year which were not funded. Projects included in Fiscal Year 2016 of the DAS Infrastructure Five Year Plan that meet those criteria are listed below. Where a project proposed for funding in FY2016 also carries implications for funding in subsequent years, future funding information is provided below in [brackets]. The full DAS Infrastructure Five Year Plan is attached as Exhibit C.

<b>CPC Rank</b>	<b>Capitol Planning Commission FY2016 Infrastructure Recommendations for Capitol Complex</b>	<b>FY2016 Request</b>
<b>1</b>	<b>Wallace Building Renovation</b> [Additional FY2017 - \$43,263,000]	<b>\$9,211,500</b>
<b>2</b>	<b>Relocation Planning for Fleet Operations</b>	<b>\$7,245,000</b>
<b>3</b>	<b>Historical Building Renovation</b> [Additional FY2017 - \$43,660,000; FY2018 - \$25,910,000; FY2019 - \$9,950,000; FY2020 - \$4,590,000]	<b>\$8,630,000</b>

**As part of adequate annual statewide routine maintenance funding, the Commission recommends the following be specifically considered and identified within the appropriation language:**

<b>CPC Rank</b>	<b>Capitol Planning Commission FY2016 Infrastructure Recommendations for Capitol Complex</b>	<b>FY2016 Request</b>
<b>1</b>	<b>Monuments &amp; Artwork Annual Repair and Restoration Program</b> [Additional FY2017-FY2020 \$51,750 annually]	<b>\$77,625</b>
<b>2</b>	<b>West Capitol Terrace Annual Maintenance</b> [Additional FY2017-FY2020 \$51,750 annually]	<b>\$77,625</b>
<b>3</b>	<b>Capitol Complex Interior Painting</b> [Additional FY2017-FY2020 \$55,890 annually]	<b>\$55,890</b>
<b>4</b>	<b>Capitol Complex Carpet Replacement</b> [Additional FY2017-FY2020 \$101,430 annually]	<b>\$101,430</b>

**The Commission also wishes to emphasize its strong interest in other important priorities for these Capitol Complex projects included in Fiscal Years 2017 through 2020 of the DAS Infrastructure Five Year Plan:**

<b>CPC Rank</b>	<b>Capitol Planning Commission FY2017-2020 Infrastructure Recommendations for Capitol Complex</b>	<b>FY2017-20 Estimate</b>
<b>1</b>	<b>East Capitol Mall</b> As amended in 2014 Appendix D of the 2010 Capitol Master Plan, relocate Parking Lots #13, 14, 15 and 19 to the periphery areas bordering the streets of the east campus (Grand Avenue and Walnut Street) to create a central axial landscaped mall extending from the Capitol to East 13 <sup>th</sup> Street.	<b>\$6,574,000</b>
<b>2</b>	<b>Ola Babcock Miller Exterior Renovations</b>	<b>\$911,237</b>
<b>3</b>	<b>Capitol Building - Interior and Exterior Restoration Continuation</b> Specifically including lighting under the rotunda glass floor.	<b>\$9,832,500</b>
<b>4</b>	<b>West Capitol Terrace Phase 3</b> Currently scheduled in the DAS Five Year Plan for funding in FY2020. The establishment of the West Capitol Terrace has been widely appreciated by Iowa citizens. The Commission believes that completion of the Terrace is very important to the aesthetics of the Capitol's West Front and urges that this project be moved forward to be funded in FY2017 or sooner.	<b>\$1,513,505</b>

## **Exhibit A**

### Master Plan Appendix D

# Appendix D: Annual Review & Update of Iowa State Capitol Complex 2010 Master Plan

*Amended October 2014*

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In 2014, the Commission reviewed each section of the Master Plan and updated it as necessary in this new Appendix D. This Appendix is intended to recognize work completed and changed circumstances, as well as document by amendment any modifications, with rationale, made to the Master Plan. The Commission plans to update Appendix D each year to keep the Master Plan current and useful as a guide to planning decisions. Only the Master Plan sections with updates are included below.

Chapter 3 Capitol Complex: the sections within this chapter are viewed as Guiding Principles.

Review categories, when applicable, are:

- Accomplishments
- Changed Conditions & Assumptions
- Commentary
- **Master Plan Amendment**

## 2014 Updates

### CONCEPT

Changed Conditions & Assumptions

- New Building #12 will be a renovated Wallace Building rather than a new building.

**Master Plan Amendment**

- Pp. 26 & 27 were amended as follows:
  1. New Building #20 eliminated from the Master Plan.

2. Future surface parking lots added along Grand Ave. and Walnut St. as #42, 43 and 44 (Master Plan Map updated).

## LANDSCAPE FRAMEWORK

### Accomplishments

- Additional West Mall Construction completed.
- Plaza as eastern terminus to East Locust Street completed.
- Removal of buildings at 709 and 711 East Locust completed.
- Demolition of Mercy Capitol ("Iowa") Building and conversion of site to green space (not a stated goal of the Master Plan, but demolition implied by subsequent development shown in the area).

### Changed Conditions & Assumptions

- Based on several professional condition assessments, the Wallace Building is now intended to remain and be completely renovated rather than being demolished and replaced by a new building.
- The Department of Administrative Services has predicted a reduced need for future additional office space on the Capitol Complex. This would have the effect of reducing the amount of new building construction provided for in the Master Plan. Inspired by the completion and the beauty of the West Capitol Terrace, the Capitol Planning Commission desires that a high emphasis be placed on the completion of a new East Capitol Terrace.

### Commentary

- East Mall and East Gardens:
  1. Consistent with the referenced Master Plan Changes, recommend funding to the Legislature in 2015 to develop a preliminary design and opinion of construction cost for the East Mall and East Gardens.
  2. Recommend funding for construction to the Legislature in 2016.
- South Mall and South Gardens:
  1. Recommend funding from the Legislature in 2016 to develop a preliminary design and opinion of construction cost for the South Mall Bridge over Court Avenue and the South Gardens.
  2. Consider requesting funding for construction from the Legislature in 2017.
- North Mall and North Gardens:
  1. The Commission will develop a refined approach to guide the development of the North Mall. Recommend funding to the Legislature in 2017 to develop a preliminary design and opinion of construction cost.
  2. Recommend funding for construction to the Legislature in 2018.
- Secondary Axes: As a future effort by the Commission, clarify the meaning, intent and consequences of secondary axes.

### Master Plan Amendment

- East Mall (pp 52-53)
  1. Retain Future East Mall #27.

2. Eliminate Future Building #20 as a goal.
3. Add well-landscaped surface parking lots as follows:
  - a) in lieu of Future Building #20, redesignated as #20,
  - b) to the green space east of existing East 13th Street along East Grand Avenue, designated as #42, and,
  - c) to the green space east of existing East 13th Street along East Walnut Street, designated as #43.

Additional future parking, especially in the area between Grand Avenue and Walnut Street, should be guided by considerations of Capitol Complex space needs, logical location and facilitation of governmental operations on- and off-Complex, innovations in technology, and expert analysis of parking needs. However, parking within the central area of the Capitol Complex between Grand Avenue and Walnut Street should be avoided to the extent reasonably possible.

Rationale for the addition of surface parking and elimination of Future Building #20 is:

- a) to make the goals of the Master Plan more acceptable to decision makers with regard to amount of parking and proximity to central Capitol Complex buildings,
  - b) to recognize the reduced projection of the extent of total new building space needed in the future, and,
  - c) to emphasize the importance and strongly encourage the near-term funding and creation of the East Capitol Mall to enhance the beauty of the Capitol Grounds.
4. The feasibility of demolition of the Grimes Building (vs. renovation) should be confirmed with professional condition assessment. Future reviews of the Master Plan should study this recommendation further.
  5. The feasibility of a proposed Reflecting Pool should be a part of the further review of the viability of the Grimes Building.

## MONUMENTS AND PUBLIC ART

### Accomplishments

- The Site Features Policy and Application to install a new site feature have been simplified and rewritten for clarity and ease of use.

## SITE AMENITIES

### Changed Conditions & Assumptions

- Eliminate the Design Character lighting option called "bracket arm" in reference to lighting for roads, access drives and surface parking lots.
- Eliminate the Design Character pedestrian lighting option called "mast arms for banners" in reference to lighting for mall areas, pedestrian pathways and sidewalks.
- Change "warm-white" light to "cool white" light in Illumination Characteristics for special pedestrian lighting for mall areas, pedestrian pathways and sidewalks.

#### Commentary

- Banners are no longer allowed on the Capitol Complex; therefore, bracket arm or mast arms on light poles are no longer applicable.
- Cool white light is consistent with illumination of other areas of the Capitol Complex.

## SIGNS AND VISITOR INFORMATION

#### Commentary

- On October 17, 2012 the Capitol Planning Commission passed a motion that the "Capitol Complex should not have department-specific monument signage in front of buildings".
- This motion followed a request from the Department of Public Safety to reinstall their department specific sign at the east entrance of the parking lot at the Oran Pape Building. The Commission discussed the need for consistency and simplicity in building identification signage as well as the need to communicate Department locations to the public. The Commission decided there should be standard policy on building signs, but Departments may seek a waiver to the policy from the Department of Administrative Services for unusual circumstances.

#### Master Plan Amendment

- With reference to Identity Signage Guidelines (p. 68), wayfinding for buildings located on the capitol complex shall be identified by the building name, and not by the state department(s) located within.

## BUILDINGS

#### Accomplishments

- Appendix B – Phase Two – 2021-2030 recommends demolition of Mercy Capitol on the North Mall. Based on the considerable cost to maintain the building in operation, this demolition was accelerated to 2013 and completed in early 2014. The site will be left as green space for the foreseeable future.

#### Changed Conditions & Assumptions

- Appendix B - Facilities Development Sequence and Appendix B - Phase One – 2010-2020 (North Mall) assume that the Wallace Building would be demolished and replaced with a new office building on the same site. After three detailed studies by outside consultants, it was determined by the Department of Administrative Services that it would be economical and practical to completely renovate the building instead.

#### Commentary

- The Commission placed special emphasis in its 2013 Annual Report on the need for proper funding for ongoing maintenance and preventive maintenance. The Chair and Vice-Chair made presentations on this need to the Appropriations Subcommittee on Transportation, Infrastructure and Capitals and individually to Senate and House leadership.
- The Commission annually reviews the Five Year Plan prepared by the Department of Administrative Services that includes recommended improvements for historic preservation, accessibility, code compliance, and the existing tunnel system.



- The Commission in its 2013 Annual Report placed high priority on the relocation of the Fleet Services operation away from the Capitol West Terrace Mall with the intention that the existing building then be demolished.
- Potential Building Sites
  1. The Commission included a recommendation in its 2013 Annual Report for a FY2015 appropriation to create an opportunity fund for land acquisition.
- Preview of Development Phases 1 Through 5
  1. While each of the five decades of suggested improvements represent viable long-term options, construction of new buildings during Phase One (2010-2020) now appears unlikely during this timeframe. A new 300,000 SF Building B would have replaced the demolished Wallace Building, but that proposal is moot because it has been decided to renovate the 228,400 SF building instead.

## ARCHITECTURAL DESIGN

### Commentary

- With regard to the Specific Recommendations about demountable walls and promotion of open office space planning, the Commission reviewed and, by consensus, approved of the concepts expressed in the "State Employee Work Environment Analysis", October 2013, prepared for the Department of Administrative Services. Appendix B to The Master Plan discusses right-sizing of work environments with a goal of reducing the size of workstations in the Lucas Building and suggesting reducing per-employee workstation sizes in new buildings. The 2013 Analysis represents an update to those considerations, including recognition of evolving trends in technology, shared workstations, mobility, collaborative work, and work from home.

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The following pages were updated and inserted into the 2010 Master Plan as a part of the 2014 Review & Update.

Such pages are noted as "Amended October 2014":

Page 26	Page 77	Page 145
Page 27	Page 140	Page 146
Page 51	Page 141	Page 147
Page 53	Page 142	Page 148
Page 55	Page 143	Page 149
Page 76	Page 144	

## Legend *(Amended October 2014)*

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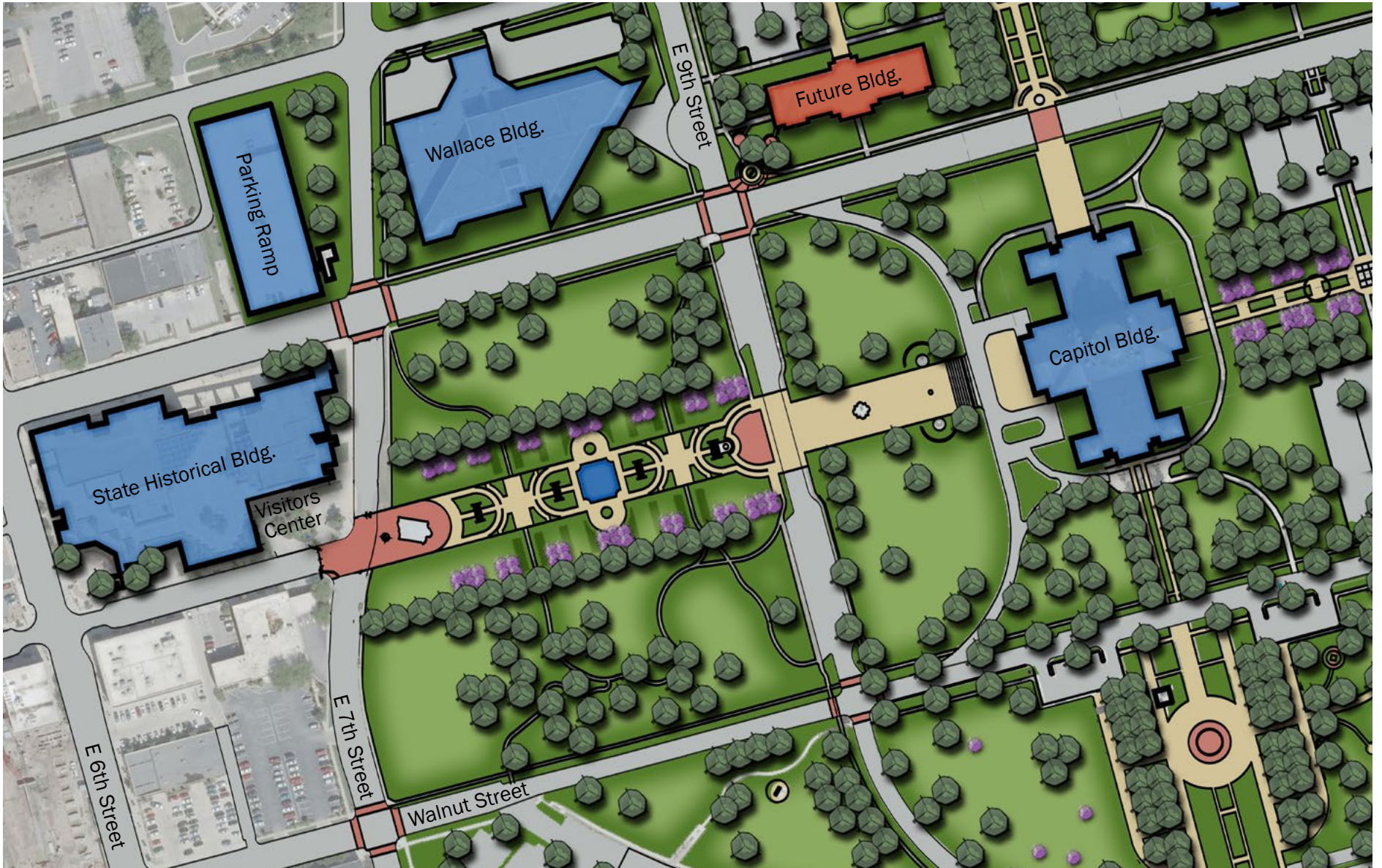
1. Iowa State Capitol
2. Ola Babcock Miller Building
3. Lucas Building
4. Judicial Building
5. Hoover Building
6. Public Safety Building
7. Historical Building
8. IUB / OCA Building
9. Maintenance Buildings
  - a. Facilities Management Center
  - b. Central Energy Plant
10. Existing Parking Garage
11. Not Used
12. Wallace Building
13. Future Building
14. Future Building
15. Future Building
16. Future Building
17. Future Building
18. Future Building
19. Future Building
20. Future Surface Parking
21. Future Parking Garage
22. Future Parking Garage
23. Future Parking Garage
24. Future Trail Connection
25. West Capitol Terrace
26. Future North Mall
27. Future East Mall
28. Redeveloped South Mall
29. Reconstructed Court Avenue Bridge
30. Japanese Bell
31. Shattering Silence Monument
32. Proposed West Terrace Fountain
33. Iowa Workers Monument
34. WW II Memorial
35. Future Reflecting Pool
36. Kasson Plaza
37. Relocated Peace Officers Memorial
38. Existing Soldiers and Sailors Memorial
39. Proposed Significant Memorial Locations
40. Potential New Energy Plant
41. Expanded Stewart Square  
(Not a State Project)
42. Future Surface Parking
43. Future Surface Parking
44. Future Surface Parking

# Master Plan for the Capitol Complex

Amended October 2014



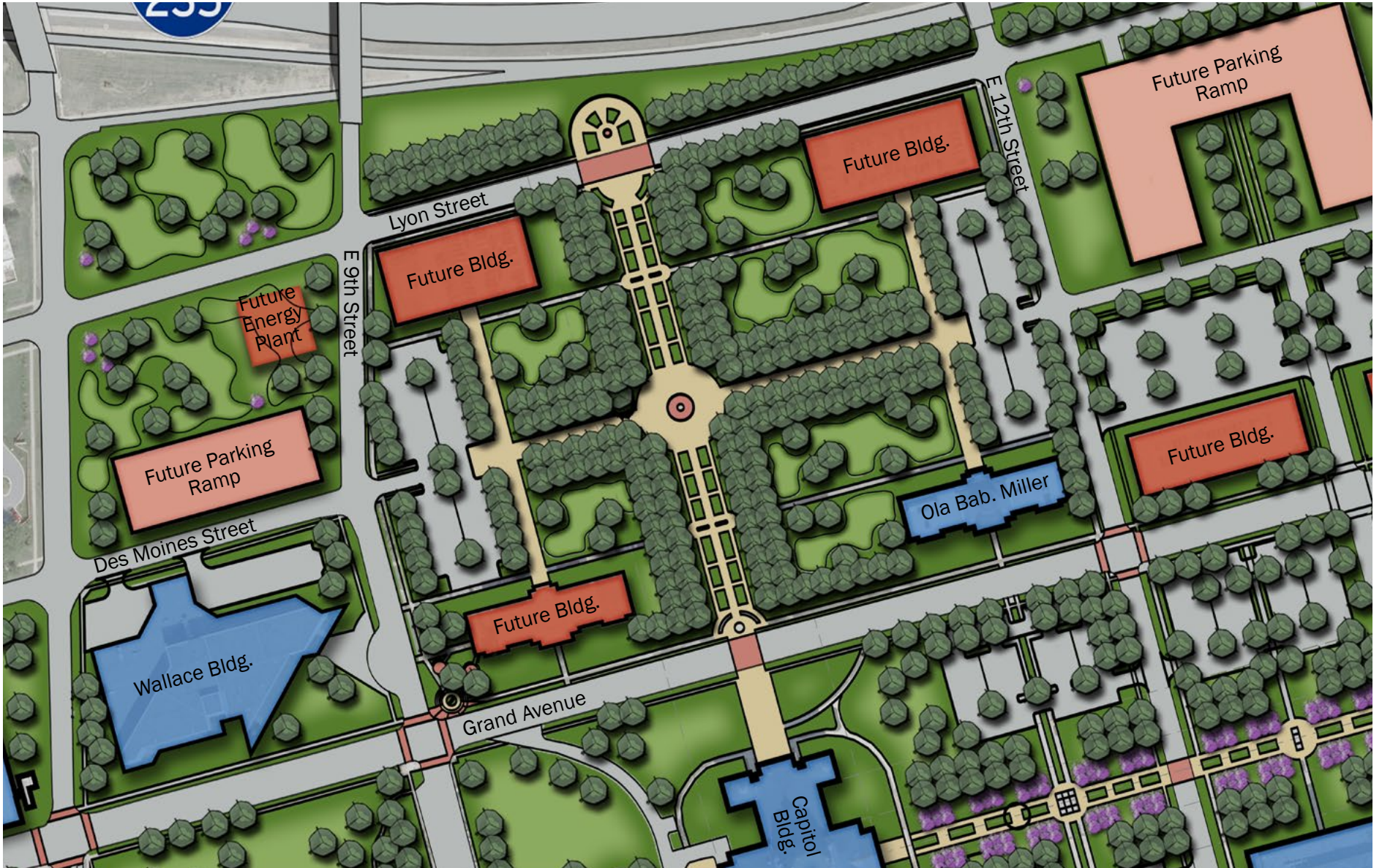
West Mall - Proposed Vision (Amended October 2014)



East Mall - Proposed Vision (Amended October 2014)



North Mall - Proposed Vision (Amended October 2014)



Preview of development phases 1 through 5. Refer to Appendix B for a complete and detailed phasing summary.

Amended October 2014



**Phase One (2010-2020)**

**Key**

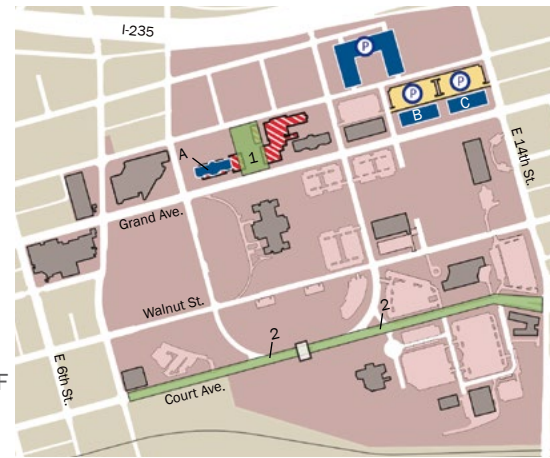
- A Wallace Building Revovation - 228,400 GSF
  - 1 Build East Mall & Gardens to WWII Memorial
  - 2 Start South Mall & Gardens
  - 3 Improve Locust Street Pedestrian Crossing
- Parking to Add
  - Buildings to Remove
  - Existing Buildings
  - Proposed Buildings



**Phase Two (2021-2030)**

**Key**

- A New Building - 270,000 GSF
  - 1 Complete South Gardens and Build New Court Avenue Bridge
  - 2 Build Grand Avenue Streetscape
  - 3 Expand East Mall & Gardens
  - 4 Complete West Capitol Terrace, Build Fountain
- Parking to Add
  - Buildings to Remove
  - Existing Buildings
  - Proposed Buildings



**Phase Three (2031-2040)**

**Key**

- A New Building - Legislative Support / Elected Officials - 100,000 GSF
  - B New Building - 270,000 GSF
  - C New Building - 270,000 GSF
  - 1 Start North Mall & Gardens
  - 2 Build Court Avenue Streetscape
- Parking to Add
  - Buildings to Remove
  - Existing Buildings
  - Proposed Buildings



**Phase Four (2041-2050)**

**Key**

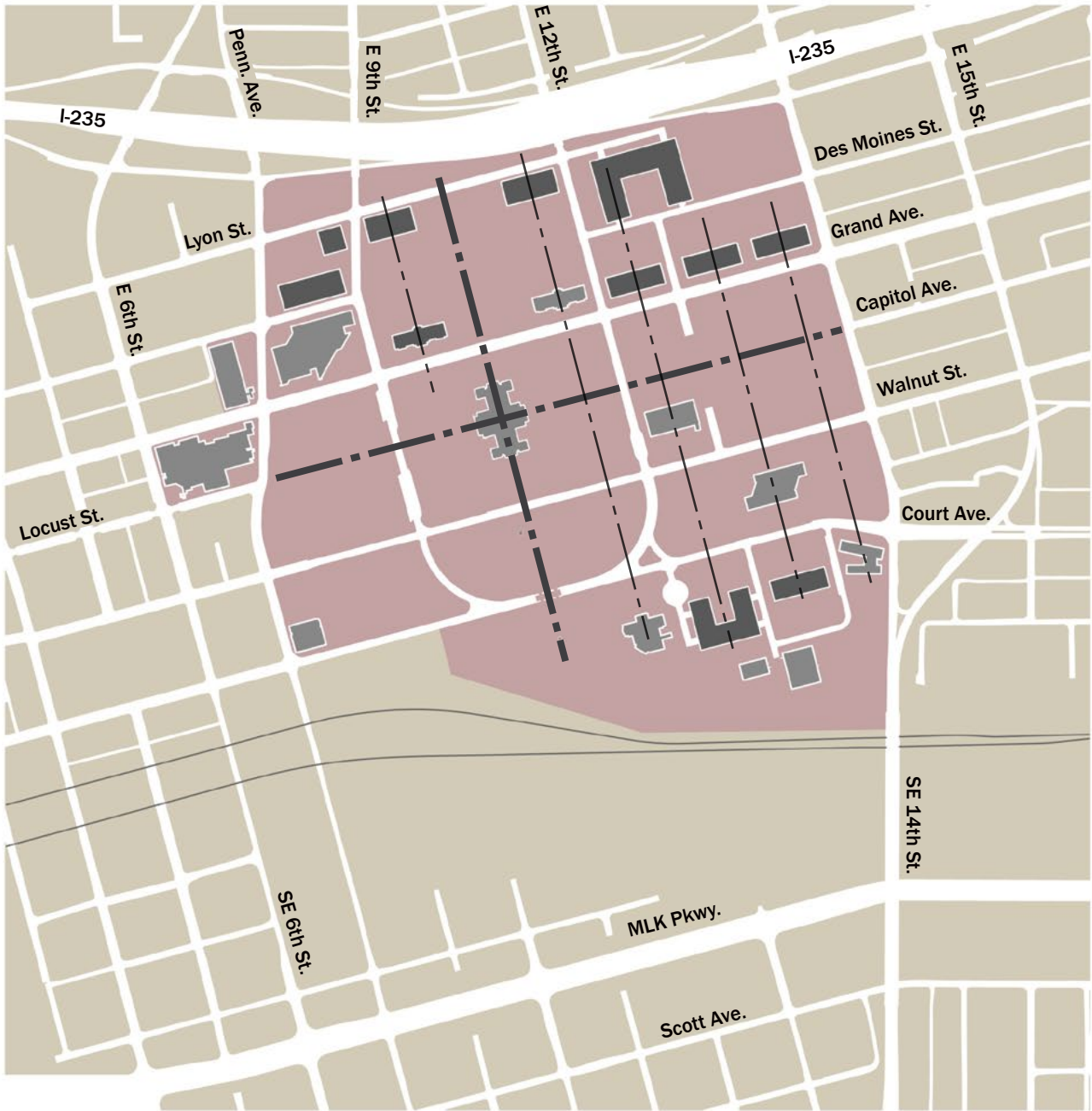
- A New Building - 280,000 GSF
  - B New Building - 280,000 GSF
  - C New Energy Plant
  - 1 Complete North Gardens to Interstate
  - 2 Complete East Gardens
  - 3 Complete Pedestrian Plaza
- Parking to Add
  - Buildings to Remove
  - Existing Buildings
  - Proposed Buildings



**Phase Five (2051-2060)**

**Key**

- A New Building - 270,000 GSF
- Parking to Add
  - Buildings to Remove
  - Existing Buildings
  - Proposed Buildings

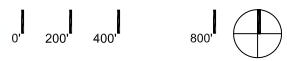


**Major Axis**  
Amended October 2014

Axes of symmetry are clearly expressed in building development as well as landscape treatment.

**Key**

- Existing Structure
- Proposed Structure
- Primary Axis
- Secondary Axis





## Phase One: 2010-2020

The Capitol Complex is a dynamic environment of construction and renovation projects. Under this plan, the Capitol Planning Commission has made it a priority to establish the four mall concept on each axis of the Capitol Building. Actions include:

### North Mall

- Renovate the Wallace Building
- Continue to acquire property north of Grand Avenue for future expansion
- Complete tunnel connection to parking garage at Pennsylvania and Grand avenues
- Implement trolley and shuttle routes serving the campus and downtown
- Implement a transportation management plan including parking fees
- Demolish Mercy Capitol to accommodate future development

### East Mall

- Assess the planned obsolescence of the Grimes Building
- Eliminate plans for underground parking in the East Mall and reconfigure and screen surface parking to accommodate the implementation of the East Capitol Gardens. Build East Mall and Gardens eastward to the WW II Memorial.

### West Mall

- Enhance the pedestrian crossings at Pennsylvania Avenue and Locust Street
- Relocate Vehicle Dispatch to an off-campus location and demolish the building to allow for the completion of the West Capitol Terrace
- Relocate Peace Officers memorial to a site east of the Public Safety Building

### South Mall

- Begin construction of South Mall and Gardens
- Plan for the future replacement of the Court Avenue bridge

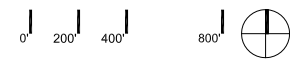
Phase One includes the renovation of the Wallace Building. A critical sequence of actions will be needed to enable construction projects to proceed smoothly and without disruption of state business. Each construction project should be assessed in relation to other anticipated building projects and with consideration for temporary and future anticipated parking needs. It would be prudent to hold each project responsible for concurrent development of its employee and visitor parking needs. The Wallace Building will utilize the existing parking garage at Pennsylvania and Grand.

Phase One Development  
 Amended October 2014  
 (2010-2020)



Key

- A Wallace Building Renovation - 228,400 GSF
- 1 Build East Mall & Gardens to WWII Memorial
- 2 Start South Mall & Gardens
- 3 Improve Locust Street Pedestrian Crossing
-  Parking Lots to Add/Redesign
-  Buildings to Remove
-  Existing Buildings



## Phase Two – 2021-2030

### North Mall

- Establish Grand Avenue as a pedestrian-friendly greenway and civic parkway with enhanced pedestrian crossing at the Capitol steps
- Build a building north of Grand Avenue, east of Ola Babcock Miller
- Continue to acquire property north of Grand Avenue for future expansion

### East Mall

- Expand East Capitol Mall and Gardens

### West Mall

- Complete the West Capitol Terrace, including the fountain

### South Mall

- Complete South Mall and Gardens
- Build new Court Avenue bridge
- Make railroad trail connection to Capitol Complex

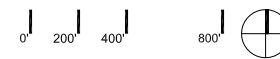
Phase Two Development  
 Amended October 2014  
 (2021-2030)



Key

- A New Building - 270,000 GSF
- 1 Complete South Gardens and Build New Court Avenue Bridge
- 2 Build Grand Avenue Streetscape
- 3 Expand East Mall & Gardens
- 4 Complete West Capitol Terrace, Build Fountain

-  Parking Lots to Add/Redesign
-  Buildings to Remove
-  Existing Buildings
-  Proposed Buildings



## Phase Three – 2031-2040

### North Mall

- Construct two buildings fronting Grand Avenue west of East 14th Street
- Demolish Jessie Parker, Workforce Development, and the Carriage House to accommodate future development
- Construct mirror of Ola Babcock Miller Building for Legislative Support and Elected Officials
- Construct parking garage on Mercy Capitol site
- Begin construction of North Mall and Gardens

### East Mall

- Continue to enhance the East Capitol Gardens

### West Mall

- Continue to enhance the West Capitol Terrace

### South Mall

- Build Court Avenue streetscape improvements

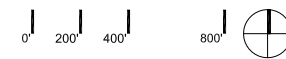
Phase Three Development  
 Amended October 2014  
 (2031-2040)



Key

- A New Building - Legislative Support / Elected Officials - 100,000 GSF
- B New Building - 270,000 GSF
- C New Building - 270,000 GSF
- 1 Start North Mall & Gardens
- 2 Build Court Avenue Streetscape

- Parking Lots to Add/Redesign
- Buildings to Remove
- Existing Buildings
- Proposed Buildings



## Phase Four – 2041-2050

### North Mall

- Construct two office buildings north of Des Moines Street flanking the Capitol axis
- Construct a parking garage west of East 9th Street, north of Des Moines Street
- Construct a new energy plant west of East 9th Street, South of Lyon Street
- Complete the North Mall and Gardens to the Interstate

### East Mall

- Demolish the Grimes Building
- Complete the East Mall and Gardens to East 14th Street
- Construct surface parking along Walnut Street

### West Mall

- Continue to enhance West Capitol Terrace

### South Mall

- Continue to enhance South Capitol Gardens
- Create a landscaped pedestrian plaza between Judicial and the IUB-OCA Building south of East Court Avenue

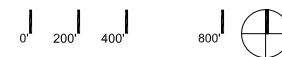
Phase Four Development  
 Amended October 2014  
 (2041-2050)



Key

- A New Building - 280,000 GSF
- B New Building - 280,000 GSF
- C New Energy Plant
- 1 Complete North Gardens to Interstate
- 2 Complete East Gardens
- 3 Complete Pedestrian Plaza

- Parking Lots to Add/Redesign
- Buildings to Remove
- Existing Buildings
- Proposed Buildings





## Phase Five – 2051-2060

### North Mall

- Continue to enhance the North Capitol Gardens

### East Mall

- Consider relocating the Soldiers and Sailors Memorial (as proposed originally in E. L. Masqueray’s 1913 Plan)
- Construct surface parking along Grand Avenue

### West Mall

- Continue to enhance the West Capitol Terrace

### South Mall

- Construct an office building west of the IUB-OCA Building south of Court Avenue
- Construct a parking garage east of the Judicial Building

A Facilities Development Sequencing Schedule should be prepared and regularly updated. This should be viewed as a flexible and living schedule requiring quarterly updating to assess all currently funded and future anticipated projects and the consequences of all projects in relation to the whole.

Facilities Development Sequencing Schedule						
	Phase 1 2010- 2020	Phase 2 2021- 2030	Phase 3 2031- 2040	Phase 4 2041- 2050	Phase 5 2051- 2060	Total 2010- 2060+
New	0 gsf	270,000 gsf	640,000 gsf	560,000 gsf	270,000 gsf	1,740,000 gsf
Demo	0 gsf	0 gsf	264,000 gsf	115,000 gsf	0 gsf	379,000 gsf
Net	0 gsf	270,000 gsf	376,000 gsf	445,000 gsf	270,000 gsf	1,361,000 gsf

With the assistance of the Department of Administrative Services, a facilities needs assessment has been compiled in the Estimated Space Allocations and Requirements Spreadsheet. This spreadsheet includes all state facilities in the metropolitan Des Moines area. This spreadsheet looks at projected office space needs for the Capitol Complex through 2025 assuming existing space remains and leased space is reduced to 15% of the total space in the metropolitan area. The analysis also assumes right size work environments and a growth rate of 1%/yr. The analysis shows a projected demand of new office space on the Capitol Complex by 2025 of 786,000 gsf.

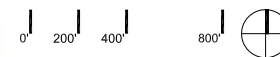
Phase Five Development  
 Amended October 2014  
 (2051-2060)



Key

A New Building - 270,000 GSF

-  Parking Lots to Add/Redesign
-  Buildings to Remove
-  Existing Buildings
-  Proposed Buildings



## **Exhibit B**

### Site Features Policy and Application

# State of Iowa Capitol Complex Site Feature Policy

Iowa State Capitol Planning Commission  
Revised Spring 2014

*“It shall be the duty of the commission to advise upon the location of statues, fountains and monuments and the placing of any additional buildings on the capitol grounds....”*

*—Code of Iowa, Chapter 8A.373*

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# State of Iowa Capitol Complex Site Feature Policy

## ***PREAMBLE***

The Iowa State Capitol Planning Commission, as the statutorily designated advisor to the Governor, Legislature and Department of Administrative Services regarding the design and development of the Capitol Complex, is committed to developing the Capitol Complex for the accessible use and enjoyment by Iowa citizens and Iowa visitors.

## ***SECTION I – INTENT & PURPOSE***

- A. This policy is intended to implement the portion of the Iowa State Capitol Planning Commission's statutory responsibilities concerning installation of Site Features pursuant to Iowa Code § 8A.373.
- B. In particular, the purpose of this policy is to ensure that the Commission's recommendations are governed by clear criteria to the end that Site Feature applications are consistently, fully and fairly considered.
- C. This policy will provide the Capitol Planning Commission and the Iowa Department of Administrative Services with a framework and specific criteria for consideration of Site Features proposed for location on the grounds of Iowa State Capitol Complex.

## ***SECTION II – PRIMARY CRITERIA***

- A. Site Features may include, but may not be limited to, statues, monuments, fountains, memorials, plazas, and other works of public art that honor Iowa's history and culture, such as important patriotic, cultural, or historic persons, events or educational and cultural concepts.
- B. Appropriately designed and located, Site Features must add significantly to the dignity and beauty of the Capitol Complex. While serving this function, Site Features will advance the tenets of the Iowa State Capitol Complex Master Plan, as currently amended and administered by the Iowa Department of Administrative Services, and, as such, Site Features may provide a terminus or focal point for a view; help organize and give interest and scale to Capitol Complex open spaces; and even help to define Capitol Complex site areas.

## ***SECTION III – SITE FEATURE REQUIREMENTS***

Site Features on the Capitol Grounds shall:

- A. Preserve and enhance the dignity, beauty, architectural integrity, and the public use and enjoyment of the Iowa State Capitol Complex.
- B. Protect the most scenic public views to and from the Capitol.
- C. Not interfere with any existing Site Features, Capitol Complex buildings, or public functions.
- D. Be sensitive to the relationship of the Iowa State Capitol Complex to adjacent neighborhoods and the city of Des Moines.
- E. Accommodate pedestrian and motorized and non-motorized vehicular traffic that promote public accessibility where appropriate.
- F. Be consistent with the Iowa State Capitol Complex Master Plan.
- G. Be nonpartisan, meaning the Site Feature is not based upon, influenced by, affiliated with or supporting the interests or policies of a single political party.
- H. Provide an enriching experience that illuminates and celebrates common values and broadens understanding of Iowa's heritage and culture.
- I. Not identify financial contributors to the Site Feature unless authorized by executive order of the governor or joint resolution of the General Assembly.
- J. Comply with applicable Americans with Disability Act standards.
- K. Consist of materials chosen for durability, appearance and maintainability.
- L. When honoring an event, individual or group of individuals, only be accepted following the 10th anniversary of the event; the 10th anniversary of the individual's death; or the death of the last surviving member of the group.

# **State of Iowa Capitol Complex Site Feature Policy**

## ***SECTION IV – APPLICATION***

Those persons or organizations who wish to install a Site Feature on the State Capitol grounds must submit an Iowa State Capitol Complex Site Feature Application, as furnished by the Iowa Department of Administrative Services.

All Site Feature requirements must be met in order for the Site Feature to be considered; however, meeting these requirements is not a guarantee of acceptance.

## ***SECTION V – APPLICATION REVIEW***

- A. The Director of the Iowa Department of Administrative Services will review each Iowa State Capitol Complex Site Feature Application.
- B. Upon determining a submitted application complies with all the requirements, an application for a permanent Site Feature will be referred to the Iowa State Capitol Planning Commission with the Director's recommendation.
- C. Applications for a temporary Site Feature will be evaluated by the Director without referral to the Commission.
- D. The Director will regularly submit a report of all Site Feature application dispositions occurring since the Commission's last meeting.
- E. Upon receiving a permanent Site Feature application, the Capitol Planning Commission will determine if the application should be referred to its Site Features Committee for evaluation and recommendation.
- F. If the Site Feature Application is referred to the Site Features Committee, the Committee will investigate and evaluate the application based on the requirements defined in Section III and the Site Feature Application.
- G. The Committee will make a report to the Commission with a recommendation for further action.
- H. Upon receipt of the Committee's report, the Commission may re-refer the matter to the Committee for further consideration, defer further consideration to a subsequent meeting, or submit its recommendation for disposition to the Director.
- I. The Commission may include in its recommendation such conditions, considerations, and rationale as it deems appropriate to its advice.

## ***SECTION VI – REVIEW CONDITIONS***

- A. The requirements listed in the Policy and Application are considered minimum expectations and simply meeting these requirements does not guarantee acceptance of the application.
- B. Preliminary approval, which may be granted by the Commission pending a more detailed proposal, does not guarantee final acceptance.
- C. No application will be denied without giving the Site Feature applicant an opportunity to appear before the Commission and advocate for the application.
- D. Each application must include a plan for fully funding the total cost of the Site Feature, including all design, site development and fabrication costs as well as funding for a maintenance and conservation endowment for the Site Feature. The endowment must be a minimum of 15 percent of the total project cost, including all professional fees and site development. The Commission reserves the right to require a larger endowment.
- E. All project funds, including the maintenance and conservation endowment, must be available before Site Feature construction may commence.

## ***SECTION VII – APPLICATION APPROVAL***

The Commission will review and make recommendations concerning a final agreement before such agreement approving a Site Feature between the State and a Site Feature applicant is executed.

# State of Iowa Capitol Complex Site Feature Policy

## *GLOSSARY OF TERMS*

**“Capitol Grounds”** means the exterior public space on the Iowa State Capitol Complex.

**“Commission”** means the Iowa State Capitol Planning Commission, created pursuant to Iowa Code §8A.371. The mailing address of the Commission is 1305 East Walnut, Hoover State Office Building, Des Moines, IA 50319.

**“Committee”** means the Site Features Advisory Committee, the members of which shall be appointed by the Commission chair person. The committee members shall include two commission members, a non-commission public member, the DAS Director or designee and the Department of Cultural Affairs Director or designee. The designees, if any, and the public member shall have expertise in the fields of art and design.

**“Department”** means the Department of Administrative Services. The mailing address of the Department is 1305 East Walnut, Hoover State Office Building, Des Moines, IA 50319.

**“Director”** means the director of the Department of Administrative Services. The Director, or the Director’s designee, is a member of the Commission and serves as its secretary.

**“Iowa State Capitol Complex”** means the buildings and grounds located within the contiguous geographical perimeter of state-owned property where the State Capitol building is situated. “Master Plan” means the master plan for the Iowa State Capitol Complex as provided for in Iowa Code § 8A.376.

**“Site Feature”** means, from the date of the adoption of this policy, any change on the Capitol Grounds in the physical configuration of the landscape or the placement of an object thereon, which is intended to be a work of public art or recognize patriotic, educational, cultural, or historical persons, events, or concepts. General references to “Site Features” in this policy do not include Temporary Site Features. “Site Feature” does not mean memorial trees, benches, or picnic tables.

**“Temporary Site Feature”** means a Site Feature that is intended to be placed on the Capitol Grounds for less than a year and for which Commission consideration is not required. Temporary Site Features must comply with the same Site Feature requirements but do not require Committee or Commission review.

**“Public Art”** means any original, permanent or semi-permanent work of art, in any medium, that is designed, created by and/or supervised by an artist and that has primarily aesthetic value or expresses symbolic meaning. Public art includes but is not limited to murals, statues, relief or other sculpture. It also includes monuments, fountains, arches, or other structures or spaces designed as a work of art. Where integrated with the landscape, public art may include the artistic placement of natural materials and other functional features designed as a work of art.

This definition shall not include objects that are mass-produced from a standard design or reproductions of original art works; decorative, ornamental or functional elements, which are designed by the project architect; landscape architecture and landscape gardening except where these elements are an integral part of the artwork by the artist; directional elements such as graphics, signage, or color coding except where these elements are integral parts of the original work of art; logos or corporate identity.

Public art may consist of a variety of media and materials; the same standards for durability and permanence applied to all Site Features will apply to public art. Where the durability of materials or their application are called into question, an independent art conservator or museums professional will be consulted.

## *REFERENCES*

Iowa Capitol Complex Master Plan: <http://das.gse.iowa.gov/statebldg/masterplan/index.html>

Iowa Department of Administrative Services: <http://www.das.iowa.gov>

Iowa State Capitol Planning Commission: [http://das.gse.iowa.gov/statebldg/capitol\\_plan\\_commission.html](http://das.gse.iowa.gov/statebldg/capitol_plan_commission.html)

Memorial Tree/Bench/Table Program: [http://das.gse.iowa.gov/capitol\\_maintenance/treedonations.html](http://das.gse.iowa.gov/capitol_maintenance/treedonations.html)



## Iowa State Capitol Complex Site Feature Application

<b>Project:</b>	
<b>Applicant:</b>	
<b>Date:</b>	

### Part I. Concept Statement

Describe the general concept and subject matter for a proposed Site Feature, including whether the Site Feature is intended to commemorate or memorialize an event, place or person(s).

### Part II. Site Feature Policy Compliance

The proposed Site Feature must meet all Site Feature Policy requirements:

- Preserve and enhance the dignity, beauty, architectural integrity, and the public use and enjoyment of the Iowa State Capitol Complex.
- Protect the most scenic public views to and from the Capitol.
- Not interfere with any existing Site Features, Capitol Complex buildings, or public functions.
- Be sensitive to the relationship of the Iowa State Capitol Complex to adjacent neighborhoods and the city of Des Moines.
- Accommodate pedestrian and motorized and non-motorized vehicular traffic that promote public accessibility where appropriate.
- Be consistent with the Iowa State Capitol Complex Master Plan.
- Be nonpartisan, meaning the Site Feature is not based upon, influenced by, affiliated with or supporting the interests or policies of a single political party.
- Provide an enriching experience that illuminates and celebrates common values and broadens understanding of Iowa's heritage and culture.
- Not identify financial contributors to the Site Feature unless authorized by executive order of the governor or joint resolution of the General Assembly.
- Comply with applicable Americans with Disability Act standards.
- Consist of materials chosen for durability, appearance and maintainability.
- When honoring an event, individual or group of individuals, proposals are only accepted after the 10<sup>th</sup> anniversary of the event or after the 10<sup>th</sup> anniversary of the individual's death or the death of the last surviving member of a group.

Optional: Provide detail on how the Site Feature complies with the requirements listed above.





## Iowa State Capitol Complex Site Feature Application

### Part III. Site Impact

Designate whether the proposed Site Feature will be permanent or temporary:

- The proposed Site Feature will be a permanent addition to the grounds of the Capitol Complex and will require permanent improvement of the grounds to accommodate the Site Feature.
- The proposed Site Feature will be a temporary addition to the grounds of the Capitol Complex, will not occupy the grounds for more than one (1) year, and will not require modification of the Capitol Complex grounds.

### Part IV. Design Description

Provide a detailed description of the proposed Site Feature design, including the following elements as applicable:

- A. Setting. Propose one or more preferred locations for the Site Feature. Describe how the Site Feature's setting is compatible and supportive to the Capitol Complex buildings and grounds and is consistent with the Iowa State Capitol Complex Master Plan. Submit supplemental graphics depicting the Site Feature and site locations.
- B. Size and scale. Describe the size and scale of the Site Feature, demonstrating how it will be appropriate and compatible with its setting and surrounding environment.
- C. Materials. Describe the materials to be used for the Site Feature. Materials must be chosen for durability, appearance and maintainability.
- D. Evening illumination. Describe plans for evening illumination, if any. The Site Feature may be enhanced with night illumination integral to its design. Such illumination must follow the guidelines enumerated in the Master Plan, must not conflict with other Site Features, open space, buildings and their inhabitants and the overall landscape, and must be additionally considered when establishing the maintenance and conservation endowment fund.
- E. Text and inscriptions. Describe text and inscriptions, if any. Authorized text or inscriptions must be meaningful and must include an interpretive component explaining the purpose of the Site Feature. Inscriptions to which names or dates are to be added over time are discouraged. Lists of any kind as a part of a Site Feature are discouraged.

Submit graphic exhibits to illustrate the concept.



## Iowa State Capitol Complex Site Feature Application

### Part V: Funding and Schedule

1. Provide the following cost estimates:
  - a. Estimated total cost of the Site Feature, including all design, development and fabrication costs. This should include the cost of any required modifications to the site, such as improvements to sidewalks and utilities.

- b. Estimated maintenance and conservation endowment (minimum of 15 percent of the total project cost).

2. Identify planned sources of funding.

3. Describe the proposed timeline for the project. The Site Feature must be completed in its entirety within the approved project schedule.

4. Describe the maintenance and conservation plan necessary for the Site Feature to ensure its continued quality, beauty and function in the future.

5. Designate a single contact person, with contact information (name, address, phone, e-mail).

The Commission reserves the right to request and consider additional issues as may become necessary or relevant to its review. Simply meeting the Site Feature requirements does not guarantee acceptance. Preliminary approval which may be granted by the Commission pending a more detailed proposal does not assure that final acceptance will be granted.

SUBMIT APPLICATION AND ATTACHMENTS TO:  
Director, Department of Administrative Services  
Hoover State Office Building, 3<sup>rd</sup> Floor  
1305 E. Walnut Street  
Des Moines, IA 50319

## **Exhibit C**

### DAS Infrastructure Five Year Plan

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
1	DAS	Statewide	<b>Statewide Major Building Maintenance<sup>1</sup></b> Corrects major maintenance, health/safety/loss of use and Americans with Disabilities Act deficiencies at the Capitol Complex and statewide for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System.	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$30,000,000	\$150,000,000
1	DCA	Capitol Complex	<b>Historical Building Renovation</b> State Historical Building Renovation - For the planning, design, construction, and renovation of the state historical building, its collections and exhibitions.	\$8,630,000	\$43,660,000	\$25,910,000	\$9,950,000	\$4,590,000	\$92,740,000
1	DHS	Statewide	<b>Site and Program Evaluation Study of all DHS facilities</b> Review current DHS facilities to determine the most effective plan to address the various program needs required. Includes facility condition assessments and space utilization analysis. Project will deliver a DHS facility master plan and a DHS capital plan.	\$750,000	\$625,000	\$625,000	\$0	\$0	\$2,000,000
1	DOC	5th Judicial District	<b>Des Moines Residential</b> In response to the needs of the State of Iowa, and the initiatives of the Governor, we recommend a residential facility expansion to be housed with a One Stop Reentry program based data driven decisions for treatment, reentry, recidivism reduction, the over representation of African Americans and the mentally ill in our corrections system. Having these programs, Residential Services and One Stop Reentry located and delivered in a single location provides a comprehensive, seamless correctional system for successful reentry. Utilizing this integrated approach to corrections better utilizes community services, sanctioning alternatives and can reduce both the incarceration rate as well as recidivism.	\$15,703,495	\$14,594,285	\$2,750,193	\$0	\$0	\$33,047,973
1	DOC	Anamosa	<b>Anamosa State Prison - Locking System Study</b> The locking system in living units at Anamosa dates to the 19th century (i.e.; 1870's). It is very unique, may be one of a kind, and parts cannot be purchased and must be produced to maintain functionality. The locking system provides security for over 1,000 medium to maximum security offenders on a daily basis and failure of this system provides an undue hardship to public, staff and offender safety. The locking study begins the process to address necessary security measures through a certified/licensed designers and engineers in this field of	\$500,000	\$0	\$0	\$0	\$0	\$500,000
1	DPS	Statewide	<b>Field Offices Repair, Improvement and Replacement</b>	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000
1	IVH	Marshalltown	<b>Iowa Veterans Home Replace Emergency Fuel Tanks for Boilers/Generators and Install Spill Containment</b> Replace three 15,000-gallon emergency fuel tanks that supply the boilers/generators and install spill containment. This includes installing new piping to the boilers and generators. The current fuel tanks were installed in the early 1970's. No spill containment was installed at that time. In case of a power outage, it is imperative that IVH be able to maintain lighting of exits sufficient to safely evacuate residents, and to maintain critical safety systems such as telephones, fire detection and suppression systems (such as smoke alarms and sprinklers), and refrigeration units for safe handling of food and medications.	\$1,800,000	\$0	\$0	\$0	\$0	\$1,800,000
1	OCIO	Capitol Complex	<b>Data Center Emergency Generator &amp; Generator Switchgear Replacement</b> Replace the two emergency generators in the Hoover Building, which are approximately 35 years old and provide emergency back up power for the State's Data Center located in the Hoover Building.	\$1,310,600	\$0	\$0	\$0	\$0	\$1,310,600

<sup>1</sup> Highlighted projects are also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
2	DAS	Statewide	<b>Statewide Routine and Essential Building Maintenance</b> Provides routine, recurring, and preventive building maintenance, all of which are essential for the ongoing care and upkeep of facilities throughout the state for all agencies except the Department of Transportation, Department of Natural Resources, Department of Public Defense, Regent Institutions, Department for the Blind and authorities such as the Iowa Public Employees Retirement System. Agencies require routine and essential building maintenance money to cover the costs of critical projects such as: upkeep and upgrades of security, fire and energy management systems; chemicals and other additives required to maintenance boilers and chillers; and contracts for maintenance for elevators, chillers, and fire alarm and security systems. Routine maintenance has been unfunded since FY10.	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$30,000,000
2	DHS	CCUSO	<b>CCUSO Site and Program Evaluation Study</b> Review current CCUSO site and available buildings on the Cherokee campus to determine the most effective plan to address the program needs for transition living space, medical services, counseling, food service, exercise areas, vocational training, etc. Review will include energy efficiency and EO 6 requirements.	\$250,000	\$0	\$0	\$0	\$0	\$250,000
2	DOC	Clarinda	<b>Clarinda Correctional Facility Kitchen / Visiting Room Expansion</b> The current dietary system is not conducive to safe operation with offender workers and following mandatory regulations in a correctional environment. A new "modern day" dietary system is the most effective way to meet the regulations and standards pertaining to building and health codes. Offender visitation area is inadequate, based on American Correctional Association (ACA) standards. Visiting room dimensions are 24 X 48 (1152 sq.ft), which only allows space for 48 people in this area at one time in the main facility. Currently the facility violates security practices by offenders and visitors entering the visitation area through points that create security risks. Visitation improvements will promote security and safety of staff, offenders, and the public while strengthening the department efforts on reentry and family reunification.	\$9,424,249	\$6,282,832	\$0	\$0	\$0	\$15,707,081
2	DOC	Anamosa	<b>Anamosa State Prison - Fire Escape</b> DPS Fire Marshal Prevention Inspectors have noted that the lack of a fire escape on Living Unit B is a fire safety violation on each of the past 13 annual inspections. Request provides necessary funds to construct egress in accordance with 2009 International Fire Code, and design and construction will be reviewed and approved by State Building Code Bureau.	\$2,000,000	\$0	\$0	\$0	\$0	\$2,000,000
2	IVH	Marshalltown	<b>Iowa Veterans Home Malloy Laundry Renovation for Building Access</b> Existing Laundry area has no access for commercial equipment replacement and will require modifications to the existing tunnel and basement space to accommodate equipment removal/replacement. The facility ironer, commercial batch washer, and dryer will be reaching maximum life expectancy. This request funds building modification and replacement ironer/washer/dryer.	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
3	DAS	Capitol Complex	<b>Hoover Building Elevator Replacement</b> Complete replacement of elevators 1, 2, 3, 4, & 5. In FY2014, the Hoover elevators had 20 service calls for not operating and 14 service calls for people being entrapped.	\$2,102,530	\$0	\$0	\$0	\$0	\$2,102,530
3	DHS	Independence MHI	<b>Independence Mental Health Institute Install New Boilers</b> Installation and commissioning of 2 300-hp boilers which have already been purchased and are on-site. These brand new units were bought at the end of FY13.	\$456,376	\$0	\$0	\$0	\$0	\$456,376

1 Highlighted projects are also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
3	DOC	8th Judicial District	<b>Burlington Residential</b> Increasing bed space at the Burlington Residential Facility (BRF) from 60 to 85 will have an immediate impact on facility bed utilization and potentially reduce recidivism through increased safety and treatment. The BRF currently cannot house female offenders, forcing all female offenders in the 8th District to be sent to the Ottumwa Facility. This routine is contradictory to evidence based practices and the Iowa DOC Reentry model. The BRF is also the oldest residential facility in the DOC. The building is in dire repair, requiring tens of thousands of dollars in maintenance annually. Security systems are antiquated and lines of sight are impaired. A structural engineer has reported that a significant portion of the building structure has failed and requires ongoing repairs. Vacating a portion of the building continues to be assessed. Staffing reductions over the last few years have exacerbated these issues and directly impacted the safety and security of staff and	\$5,603,736	\$4,206,162	\$313,558	\$0	\$0	\$10,123,456
3	DOC	Statewide	<b>Deferred Maintenance Community Based Corrections</b> State funded community based facilities face challenges keeping pace with infrastructure needs and ongoing maintenance. Other fixed costs, such as food, utilities, have been expended to keep pace with daily operations. A significant backlog of maintenance projects has occurred.	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
3	IVH	Marshalltown	<b>Iowa Veterans Home Air Handler Unit Replacements</b> Replace existing air handlers in Sheeler, Loftus, Malloy and Dack, that are original to these buildings. Some units were installed in 1959. A total of 11 air handling units need to be replaced. Replacement is necessary as these units have exceeded their anticipated normal life and are not sufficient at maintaining the air quality necessary for the resident population served. Many residents are prescribed supplemental oxygen due to respiratory conditions.	\$6,000,000	\$0	\$0	\$0	\$0	\$6,000,000
4	DAS	Capitol Complex	<b>Capitol Complex Utility Tunnel Repairs</b> Repair the utility tunnel to maintain structural integrity and replacement of mechanical, electrical, fire protection, waterproofing and a new section under Grand Ave. This will bring the Utility Tunnel up to code and extend the life expectancy out another 25 years.	\$4,916,283	\$0	\$0	\$0	\$0	\$4,916,283
4	DHS	CCUSO	<b>CCUSO Video Management System, Door/Access Control System, Intercom and CCTV</b> Parts are increasingly difficult to find. No redundancy in existing system creating safety/security issue in the event of equipment or power failure. System supports both CCUSO and Cherokee MHI.	\$950,000	\$0	\$0	\$0	\$0	\$950,000
4	DOC	1st Judicial District	<b>Waterloo One Stop Re-Entry Center</b> This offer would construct a One Stop Reentry Center to provide men under supervision a positive environment for supervision and services aimed at reducing risk to reoffend, much like the Waterloo Women's Center for Change does for women but will not include residential beds. The Center will provide offender treatment interventions and collaborate with community and faith-based organizations to effectively engage multiple stakeholders in addressing needs to reduce the likelihood to reoffend. Services will be expanded and more accessible. It would provide structure, supervision, and services to men under supervision in order to allow them to stay in their community while maintaining public safety. The Center will specifically be designed to be responsive to the needs of mentally ill and African American men who are under community supervision to allow continued reduction in recidivism rates for these populations.	\$4,545,947	\$3,813,405	\$521,850	\$0	\$0	\$8,881,202
4	DOC	Statewide	<b>Deferred Maintenance Institutions</b> After extensive security audits were completed at DOC facilities, it was found that there are many corrections that must be made. A significant backlog of major maintenance projects has occurred.	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000

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Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
4	IVH	Marshalltown	<b>Iowa Veterans Home Sheeler &amp; Loftus Building Renovations</b> Renovations of 1960s-era buildings to include air handler replacement, tuckpointing, foundation repair, cast iron pipe replacement, and ADA ramp renovation to meet regulatory compliance. Renovations are necessary to maintain a safe living environment for residents. Without replacement air handlers, the air exchange rate is not sufficient, causing the environment to be warm and humid, which can lead to breathing difficulties for residents. This situation could lead to bad air quality. Tuckpointing is necessary to reduce exponential damage to the buildings. ADA ramp repairs are necessary to protect resident's safety and become compliant with life safety codes.	\$0	\$2,000,000	\$0	\$0	\$0	\$2,000,000
5	DAS	Capitol Complex	<b>Lucas Building Elevator Replacement</b> Completely replace elevators 1, 2, 3, 4 & 5. In FY2014, the Lucas Building had 16 service calls for not operating and 7 service calls for people being entrapped.	\$1,891,814	\$0	\$0	\$0	\$0	\$1,891,814
5	DHS	Clarinda	<b>Clarinda Mental Health Institute Tunnel Repair</b> Replace or delete tunnel from Main Building to SW wing of Main Building.	\$1,169,600	\$0	\$0	\$0	\$0	\$1,169,600
5	DOC	2nd Judicial District	<b>Ames &amp; Marshalltown Residential</b> Second District is requesting a project to construct a new residential and treatment center with a total of 70 beds (40 male and 30 female beds to meet all the female residential needs districtwide in one facility with total gender separation) and repurposing of the current Curt Forbes Residential Facility to field probation/parole services and administrative office space. This would create an Ames Community Corrections Center which would eliminate the cost of ongoing rental office space in Ames and allow for consolidated field, administrative and residential services within the Ames community.  A relocation of office space is needed in Marshalltown in order to consolidate services and utilize tax dollars more efficiently. Currently, the District is spending approximately \$38,000 per year to rent office space in Marshalltown. The lease will expire in January 2016. The District currently owns a surplus of land around the Marshalltown Residential Facility. Constructing a new building on the grounds of the existing Marshalltown Residential Facility and relocating field services to this building would create a Marshalltown Community Corrections Center which would provide for more efficient and effective consolidated field and residential services within the Marshalltown community and eliminate the cost of ongoing office space rental in Marshalltown.	\$6,705,706	\$5,075,133	\$403,109	\$0	\$0	\$12,183,948
5	DOC	Anamosa	<b>Anamosa State Prison - Relocate Education Department to Old Dietary Building</b> This request is to remodel the old kitchen area into a school and library. The current school and small library are located in a building that has steps to the first floor. The small library is on the first floor. The school is on the 2nd and 3rd floors. ASP failed the Correctional Education Association accreditation inspection because the library is not accessible to all offenders and the size is considerably small for the institution population. The old kitchen area consists of three areas that are approximately a total of 4,915 sq ft. The area has ground floor access which would allow disabled offenders access to the school and library.	\$98,000	\$0	\$0	\$0	\$0	\$98,000
5	IVH	Marshalltown	<b>Iowa Veterans Home Heinz Hall Renovations</b> This building was constructed in 3 phases: 1898, 1900, and 1932. This project would renovate the entire mechanical system, repair the aging foundation, and tuckpoint the exterior. A recent Existing Conditions report recommended many upgrades to Heinz Hall. While the overall structure is in good condition the unit ventilators, window AC units, exhaust fans, plumbing upgrades, electric duct heaters, and the temperature control units must be replaced in the next five years. The study recognized these as the first things needing addressed to maintain our current operation in Heinz Hall.	\$0	\$0	\$2,432,073	\$2,432,073	\$0	\$4,864,146

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Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
6	DAS	Capitol Complex	<b>Lucas and Capitol Pedestrian Tunnel Repairs</b> Repair the pedestrian tunnel between the Lucas Building and the Capitol to maintain structural integrity and bring up to building and life safety codes. FY16 funds engineering and the construction costs are phased over FY17 and FY18.	\$1,351,189	\$2,702,378	\$2,702,378	\$0	\$0	\$6,755,944
6	DHS	GRC	<b>Glenwood Resource Center Buildings 120, 110, 102, 119 and Lacey Complex Tuckpointing and Masonry Repair</b> Project would complete Tuck Pointing and Masonry Repairs on 6 major GRC Buildings as identified by the A&E firm of Shive-Hattery. This project could be divided into 2 Phases, as follows: Phase 1 in FY 13 – Buildings 120 and 110. Phase 2 in FY 14 – Buildings 102, 119 and the Lacey Complex.	\$0	\$1,142,646	\$1,142,647	\$0	\$0	\$2,285,293
6	DOC	Anamosa	<b>Anamosa State Prison - Boiler Replacements &amp; Enclosure</b> The Power Plant at the Anamosa State Penitentiary is equipped with 3 large boilers, two 900 hp and one 1,000 hp. The 1,000 hp boiler, Boiler #3, was taken out of operation years ago due to control repairs and unreliability. A 4th smaller 500 hp boiler was added in 2010 to be used during non-peak seasons. On September 23, 2012, there was a fire inside of boiler #1 resulting in extensive damages which made the unit operable. The short term fix was to move the controls from the #1 boiler to the #3 boiler and get that boiler up and running again. This has been accomplished and now the institution has redundancy in place, having two large boilers operable during the winter months. The age of these boilers is a cause for worry as they are the same age as the Boiler #1 that had the fire.  While some work has been completed to automate the Power Plant, the boiler manufacturer will not attempt to convert the two large boilers to complete automation due to age. When there is a power loss at the institution the large old boilers do not automatically restart. This could lead to a delay in boiler operation as staff must be called to the facility to begin the boiler start up process. If staff are delayed in getting to institution due to weather, that would mean a long delay in resuming steam operation and the inability to supply heat to the institution.  This request is to replace the two large boilers with two sets of energy efficient smaller package boilers; two 600 hp and two 300 hp. This project would include a building addition to house the new boilers. The package boiler system must be adequately sized to handle the entire peak load and provide redundancy. The new boilers would run much more efficiently than our current boilers leading to	\$1,050,000	\$2,450,000	\$0	\$0	\$0	\$3,500,000
6	IVH	Marshalltown	<b>Iowa Veterans Home Sheeler Building Electrical Upgrades</b> Upgrade existing 1960's electrical system to allow for the growth of electrical equipment being used in the Sheeler Building. The electrical demand is higher than the current system can bear. Need to add additional transformer, panels, upgraded wiring and additional motor control centers.	\$0	\$0	\$828,360	\$0	\$0	\$828,360
7	DAS	Capitol Complex	<b>Capitol Complex Security Camera Expansion</b> Add security cameras to the parking ramp, the parking lots north of Grand Ave, and the exteriors of buildings to enhance visitor, employee and vehicle security.	\$319,178	\$0	\$0	\$0	\$0	\$319,178
7	DHS	Clarinda	<b>Clarinda Mental Health Institute Tuckpointing of Main Building</b> Tuck point the remaining main building areas that were not completed in 2009 to prevent further damage and moisture invasion.	\$667,362	\$667,362	\$667,363	\$667,363	\$0	\$2,669,450

1 Highlighted projects are also requested on the Major Maintenance list.



Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
7	DOC	Anamosa	<b>Anamosa State Prison - Water Treatment System</b> Two new wells were drilled and put into operation at the Anamosa State Penitentiary several years ago. The radium level in one of the wells exceeds allowable limits and the water must be treated in order to be potable. In December 2012, we were directed by the DNR shut down this well until a proper treatment system was installed to maintain an acceptable radium level. The DNR requires an additional well for backup in case of contamination and only one is usable at this time. Water is purchased in emergencies from the City of Anamosa, incurring additional expense on the institution. This request is to put in place the water treatment system that is needed to begin using the well again.	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
7	IVH	Marshalltown	<b>Iowa Veterans Home Loftus Building Electrical Upgrades</b> Upgrade existing electrical system to allow for the growth of electrical equipment being used in the Loftus Building. The electrical demand is higher than the current system can bear. Need to add additional transformer, panels, upgraded wiring and additional motor control centers.	\$0	\$0	\$720,300	\$0	\$0	\$720,300
8	DAS	Capitol Complex	<b>Fire Protection for Facilities Management Center and Central Energy Plant</b> Currently there are no fire hydrants within 600 feet for fire protection at the Central Energy Plant and Facilities Management Center. This request extends the fire protection to the Central Energy Plant and Facilities Management Center in FY16 by adding fire hydrants in front of the CEP and FMC Buildings. FY17 provides for installation of fire sprinkler protection systems in the Central Energy Plant and Facilities Management Center.	\$606,173	\$1,818,519	\$0	\$0	\$0	\$2,424,692
8	DHS	Cherokee MHI	<b>Cherokee Mental Health Institute HVAC Upgrades</b> Air conditioning, ductwork dampers, zone valves & convector upgrades to main building.	\$50,000	\$365,416	\$365,416	\$365,416	\$365,416	\$1,511,664
8	DOC	Anamosa	<b>Anamosa State Prison - Luster Heights Water Well</b> The DNR states the Luster Heights wells do not meet codified water works language 7.2.2.a which requires an additional well for backup in case of contamination and the site's existing water storage is not sufficient for the population. In addition to the DNR citations, the existing well pump runs non-stop. The pump cannot supply necessary water pressure needed and must be maintained on a continuous basis with annual or biannual pump replacement.	\$505,000	\$0	\$0	\$0	\$0	\$505,000
9	DAS	Capitol Complex	<b>Capitol Complex Relocation and Leasing Expenses</b> Provides moving, temporary leasing and other expenses related to renovation of and movement into buildings on the Capitol Complex. It permits selected agencies that are currently paying facility leases to return to the Capitol Complex. It also allows agencies to temporarily relocate off-complex.	\$718,038	\$0	\$0	\$796,102	\$0	\$1,514,140
9	DHS	GRC	<b>Glenwood Resource Center Replacement of GRC Water Mains and Shut Off Valves</b> Project consists of replacement of GRC's aging water mains and installation of water shut off valves at critical locations.	\$0	\$1,500,000	\$0	\$0	\$0	\$1,500,000
10	DAS	Capitol Complex	<b>Capitol Complex Parking Lot #3</b> Remove the existing asphalt surface and sub grading, install new storm drainage, as required by code, and new lighting including concrete bases and underground wiring. New compacted sub base and a paved parking lot surface with striping.	\$0	\$1,449,911	\$0	\$0	\$0	\$1,449,911
10	DHS	Independence MHI	<b>Independence Mental Health Institute Reynolds Building Masonry Repair</b> Project consists of removing deteriorating mortar and tuck pointing, caulking around windows and in movement cracks, rebuilding deteriorating stone to original shape (Phase 4 in FY16, Phase 5 in FY17, Phase 6 in FY18).	\$346,666	\$346,667	\$346,667	\$0	\$0	\$1,040,000
11	DAS	Capitol Complex	<b>Iowa Labs Parking Lot Repairs</b> Emergency repairs to the parking lots due to undermining of concrete surfaces due to drainage and to remediate the drainage problem along with a repair and replacement program for all the parking lots at the Iowa Labs.	\$0	\$786,641	\$0	\$0	\$0	\$786,641

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Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
11	DHS	DHS	<b>Demolition of Buildings in Disrepair</b> Demolish the following vacant dilapidated buildings: STS campus: Cannery, Coal Room, Cement Garage, Poultry Feeds, Root Cellar; \$249,715 IMHI Campus: Grove Hall, Hilltop; \$427,638 Cherokee Campus: Wade Building \$287,241 No additional support costs needed.	\$964,595	\$0	\$0	\$0	\$0	\$964,595
12	DAS	Capitol Complex	<b>Wallace Building Renovation</b> Design and renovate the Wallace State Office Building, including planning for relocation of the occupants, associated lease costs and renovation of the building. Three separate studies done on the Wallace Building by the Ryan Companies US Inc, DCI and Samuels Group Inc recommended renovation as the best option and provided cost estimates. If the entire building renovation is not funded, a number of piecemeal projects will need to be addressed.	\$9,211,500	\$43,263,000	\$0	\$0	\$0	\$52,474,500
12	DHS	GRC	<b>Glenwood Resource Center Meyer Elevator Install – ADA Accommodations Improvement</b> This project would address the need for additional ADA accommodations in our Meyer Building. At the present time this building's non-ADA compliant ramps and small one- person elevator are not adequate to meet the needs of over one-hundred handicapped individuals who receive services and attend programs in this multi-story building. A 2011 Study by Genesis Architectural Design has noted these conditions, accessibility options and solutions, to include the installation of this elevator.	\$596,500	\$0	\$0	\$0	\$0	\$596,500
13	DAS	Capitol Complex	<b>Grimes Building Elevator Replacement</b> Complete replacement of elevators 1, 2 & 3. In FY2014, the Grimes Building had 4 service calls for not operating and 2 service calls for people being entrapped.	\$0	\$0	\$973,827	\$0	\$0	\$973,827
13	DHS	CCUSO	<b>CCUSO Industrial Arts/Recreation Area</b> Yard expansion with industrial arts/recreation building. Includes 1600 linear feet of fencing. (Study-Phase I Project-Phase II)	\$50,000	\$1,368,965	\$0	\$0	\$0	\$1,418,965
14	DAS	Capitol Complex	<b>Capitol Complex Parking Lot #1 and Lot #4</b> Remove the existing asphalt surface and sub grading, install new storm drainage, as required by code, and new lighting including concrete bases and underground wiring. New compacted sub base and a paved parking lot surface with striping.	\$0	\$0	\$1,982,557	\$0	\$0	\$1,982,557
14	DHS	Independence MHI	<b>Independence Mental Health Institute Witte Masonry Repair</b> Project consists of removing deteriorating mortar and tuckpointing, caulking around windows and in movement cracks, rebuilding deteriorating stone to original shape (Phase 5 in FY17, Phase 6 in FY18).	\$0	\$270,000	\$270,000	\$0	\$0	\$540,000
15	DAS	Capitol Complex	<b>Capitol Complex Parking Lot #12A and Lot #12B</b> Remove the existing asphalt surface and sub grading, install new storm drainage, as required by code, and new concrete curbs and gutters, new sidewalks, new lighting including concrete bases and underground wiring. New compacted sub base and a paved parking lot surface with striping.	\$0	\$0	\$1,119,456	\$0	\$0	\$1,119,456
15	DHS	GRC	<b>Glenwood Resource Center HVAC Upgrade in Building 710 Lacey</b> This project would design and install a new HVAC delivery system within this multi-story 70,560 square foot building location.	\$0	\$100,000	\$412,309	\$0	\$0	\$512,309
16	DAS	Capitol Complex	<b>Capitol Complex Study for HVAC Renovations</b> Complete engineering study for Complex-wide HVAC renovation projects.	\$1,069,536	\$0	\$0	\$0	\$0	\$1,069,536
16	DHS	Eldora	<b>State Training School Facility Kitchen and Vocational Training Complex</b> Project would construct a new 11,500 sq. ft. metal building to house bakery and culinary arts vocational training programs and facility kitchen and food storage areas. Project includes demolition costs estimated at \$250,000 for the current location. This project would also include furniture, fixtures, and equipment costs, including replacement of some kitchen equipment. No additional support or personnel costs would be needed.	\$3,188,656	\$0	\$0	\$0	\$0	\$3,188,656

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Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
17	DAS	Capitol Complex	<b>Relocation Planning for Fleet Operations</b> Phase 1 of the 2010 Capitol Complex master plan calls for moving Fleet operations from the location on East 7th Street and demolishing the existing buildings to allow for completion of the West Capitol Terrace.	\$7,245,000	\$0	\$0	\$0	\$0	\$7,245,000
17	DHS	MP MHI	<b>Mount Pleasant Mental Health Institute Remodel and Renovate Existing Restroom and Shower Facilities on Four Living Units of #20 Building</b> Upgrading, modernizing and renewing of restroom and shower facilities on four living units. Separate male and female facilities are needed on each unit. Also, ventilation and humidity removal needs to be addressed. Estimates were derived by comparing the scope of two other projects.	\$0	\$310,000	\$1,284,000	\$0	\$0	\$1,594,000
18	DAS	Capitol Complex	<b>Central Energy Plant Fuel Tank Replacement</b> Demolish existing 300,000 gallon boiler back-up fuel tank and replace with small, double-walled fuel tank.	\$0	\$0	\$416,256	\$0	\$0	\$416,256
18	DHS	CCUSO	<b>CCUSO Renovation of 3 Wards (South 1, 2 &amp; 3)</b> Renovation of three wards, South 1, 2 and 3 to accommodate, counseling and program areas, dining, transitional patient's area and staffing office area. Support is already being furnished, no additional expense. The wards will be remodeled with highly efficient lighting, air conditioning and heating systems. Also part of the green initiative is to use outside air; this project will result in utilization of outside air on all the wards.	\$0	\$2,138,313	\$0	\$0	\$0	\$2,138,313
19	DAS	Capitol Complex	<b>Central Energy Plant Cooling Tower #2 and Pit Replacement</b> Replace Cooling Tower #2, enlarge the condenser water holding pit and replace the condenser pumps.	\$0	\$0	\$751,436	\$0	\$0	\$751,436
19	DHS	WRC	<b>Woodward Resource Center Build New Supply Depot Building</b> The Supply Depot is the receiving area and storage for all supplies. The building is deteriorating the floor and supports need to be replaced.	\$300,000	\$200,000	\$0	\$0	\$0	\$500,000
20	DAS	Capitol Complex	<b>Capitol Building - Reconfiguration of West Drive</b> Reconfigure the West Drive to allow better access of emergency vehicles, improved parking areas in the driveway, and increased security by installing gates at the north and south drive entrances. Work will also include relocation of the sewer line in accordance with City of Des Moines.	\$0	\$0	\$2,070,000	\$4,140,000	\$0	\$6,210,000
20	DHS	GRC	<b>Glenwood Resource Center Plumbing Upgrade in Building 710 Lacey</b> This project would replace water and sewer lines that are deteriorated and beyond repair within this multi-story 70,560 square foot building location.	\$979,563	\$0	\$0	\$0	\$0	\$979,563
21	DAS	Capitol Complex	<b>Lucas Building Cooling Coils and Return Damper Replacement.</b> Replace all the cooling coils in AHU 1 and 2 and remove the heating coils installed in front of the cooling coils as they are not used and are dropping the efficiency of the cooling coils. Replace the return air dampers and controls.	\$0	\$0	\$588,219	\$0	\$0	\$588,219
21	DHS	Cherokee MHI	<b>Cherokee Mental Health Institute New Interior Electrical Wiring</b> To upgrade all interior electrical needs. Main Building; Ginzberg Building; Wirth Hall; Voldeng Building.	\$0	\$598,258	\$598,258	\$598,258	\$598,259	\$2,393,033
22	DAS	Capitol Complex	<b>Ola Babcock Miller Exterior Renovations</b> Clean, caulk joints and repair broken stone on the exterior of the building.	\$0	\$0	\$911,237	\$0	\$0	\$911,237
22	DHS	WRC	<b>Woodward Resource Center Replace Air Handlers in Three Buildings</b> Replace air handlers and service and supply lines for heating and cooling in Grandwood, Westwood, and Larches building.	\$0	\$0	\$283,371	\$283,371	\$283,372	\$850,114
23	DAS	Capitol Complex	<b>Lucas Building Roof Replacement</b> Remove the old roof system and insulation, install new roofing insulation and roof system. Repair parapet walls and tuckpoint as needed.	\$0	\$0	\$671,674	\$0	\$0	\$671,674
23	DHS	Cherokee MHI	<b>Cherokee Mental Health Institute Motor Pool Renovation</b> Insulate and make structural improvements to motor pool building.	\$0	\$0	\$50,000	\$353,656	\$353,656	\$757,312

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Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
24	DAS	Capitol Complex	<b>Capitol Building - Interior and Exterior Restoration Continuation</b> Provides funding for continued restoration of the Capitol's interior and exterior. FY18 items include installing lighting under the rotunda glass floor, adding HVAC control to the rare book room, painting the windows, updating clocks, leak mitigation at the stairs and roof, exterior building repairs, driveway improvements, parking improvements, and sidewalk improvements. FY19 items include rehabilitating the remaining 5 flag cases, additional HVAC improvements, adding fire sprinklers and lighting at the 1st floor rotunda, adding a sound system to room 224, painting the Law Library balcony railings and walls, replacing the exterior building lighting, and additional sidewalk work. FY20 work includes removing abandoned mechanical equipment in the attic and basement, building a new elevator lobby, replacing ceiling lamps in the dome and chambers, exterior retaining walls improvements, providing site irrigation and replacing the West Mall fountain.	\$0	\$0	\$3,622,500	\$4,398,750	\$1,811,250	\$9,832,500
24	DHS	Independence MHI	<b>Independence Mental Health Institute Infirmery Masonry Repair</b> Project consists of removing deteriorating mortar and tuck pointing, caulking around windows and in movement cracks, rebuilding deteriorating stone to original shape (Phase 1 in FY18, Phase 2 in FY19).	\$0	\$0	\$200,000	\$205,000	\$0	\$405,000
25	DAS	Capitol Complex	<b>Capitol Complex IWD Parking Lot 17 and 22 Improvements</b> Provides for design and renovation services to pave existing gravel parking lots, including associated building demolition, add storm water detention as required by Iowa code, parking lot lighting and area landscaping to enhance the appearance and comply with Iowa code. (These are gravel lots that are unsafe to park in during snow or icy conditions as they are on a slope.)	\$0	\$0	\$0	\$1,263,194	\$0	\$1,263,194
25	DHS	Eldora	<b>State Training School Tunnel Repairs and Replacement of Tunnel Sections</b> Project would repair approx. 5000 ft. of tunnel sections throughout the facility. Project would repair or replace section of the tunnel that were determined by HR Green study to need significant repairs. Tunnel repair would also include an upgrade to the tunnel ventilation system. Estimates for project costs are based on the 1999 HR Green study. No additional support/personnel costs.	\$0	\$0	\$1,227,590	\$1,001,455	\$1,001,455	\$3,230,500
26	DAS	Capitol Complex	<b>Central Energy Plant Deaeration Tank Replacement</b> Replace the deaeration tank and associated pumps and piping required for good boiler performance. The current deaeration system is not large enough for total utilization by the boilers.	\$0	\$0	\$0	\$468,128	\$0	\$468,128
26	DHS	Independence MHI	<b>Independence Mental Health Institute Infirmery Sprinkler System Installation</b> Project consists of installing automatic fire sprinkler system throughout building.	\$0	\$0	\$0	\$176,250	\$176,250	\$352,500
27	DAS	Capitol Complex	<b>Lucas Building Exterior Renovation</b> Clean, tuckpoint, caulk joints and seal the exterior façade.	\$0	\$0	\$0	\$1,026,855	\$0	\$1,026,855
27	DHS	GRC	<b>Glenwood Resource Center Window Replacement in Buildings 101, 106, 111, 119 and 121</b> Replacement of windows throughout Buildings 101, 106, 111, 119 and 121.	\$0	\$231,099	\$231,099	\$231,099	\$231,100	\$924,397
28	DAS	Capitol Complex	<b>Central Energy Plant Replace Main Chillers</b> Replace three chillers that are nearing the end of their useful life. They provide year-round cooling for the entire capitol complex, including the State data center.	\$0	\$0	\$2,698,035	\$0	\$0	\$2,698,035
28	DHS	Clarinda	<b>Clarinda Mental Health Institute HVAC for Patient Activity Areas and Staff Areas in the Main Building</b> Chilled water lines and HVAC equipment in patient areas of activities, offices and dietary.	\$0	\$0	\$0	\$330,000	\$2,271,000	\$2,601,000
29	DAS	Capitol Complex	<b>East Capitol Mall</b> As amended in 2014 Appendix D of the 2010 Capitol Master Plan, relocate Parking Lots #13, 14, 15 and 19 to the periphery areas bordering the streets of the east campus (Grand Avenue and Walnut Street) to create a central axial landscaped mall extending from the Capitol to East 13th Street.	\$0	\$0	\$0	\$6,574,000	\$0	\$6,574,000

1 Highlighted projects are also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
29	DHS	Clarinda	<b>Clarinda Mental Health Institute Main Building Center Hall Window Replacement</b> Replace 1885 windows with new efficient windows of the same style.	\$0	\$0	\$0	\$162,150	\$162,150	\$324,300
30	DAS	Capitol Complex	<b>Capitol Complex Parking Lot #2 and Lot #5</b> Remove the existing asphalt surface and sub-grading, install new storm drainage, as required by code, and new lighting including concrete bases and underground wiring. New compacted sub-base and a paved parking lot surface with striping.	\$0	\$0	\$0	\$1,718,000	\$0	\$1,718,000
30	DHS	Independence MHI	<b>Independence Mental Health Institute Witte Sprinkler System Installation</b> Project consists of installing automatic fire sprinkler system throughout building.	\$0	\$0	\$0	\$0	\$705,000	\$705,000
31	DAS	Capitol Complex	<b>Capitol Complex Parking Lot#10, Lot #11 and Lot #12</b> Remove the existing asphalt surface and sub-grading, install new storm drainage, as required by code, and new lighting including concrete bases and underground wiring. New compacted sub-base and a paved parking lot surface with striping.	\$0	\$0	\$0	\$0	\$1,629,742	\$1,629,742
32	DAS	Capitol Complex	<b>Grimes Building HVAC Renovations</b> Complete renovation of the HVAC systems in the Grimes with direct digital controls to be connected to the building automation system. Actual scope and costs to be determined by the engineering study and design.	\$0	\$0	\$0	\$7,644,403	\$0	\$7,644,403
33	DAS	Capitol Complex	<b>Capitol Complex Tunnel Condensate Return</b> Replace the two condensate tanks located in the tunnel at the Capitol and at the Wallace Building. These tanks are in bad shape and need to be replaced.	\$0	\$0	\$0	\$381,568	\$0	\$381,568
34	DAS	Capitol Complex	<b>Capitol North Side Plazas going up to the Capitol</b> Replace the concrete plazas or landings at the North stairway from Grand Ave to the Capitol Building. Concrete is spalled out due to the deterioration from ice treatment and is now becoming a safety hazard.	\$0	\$0	\$0	\$454,051	\$0	\$454,051
35	DAS	Capitol Complex	<b>Capitol Complex North Complex Distribution System</b> Expand utility distribution for the north side of the complex. Redundancy of operation is a critical need; placement of utility distribution at a different location from the current distribution center is necessary in case of a natural disaster or homeland security issue.	\$0	\$0	\$0	\$9,165,215	\$3,927,949	\$13,093,164
36	DAS	Capitol Complex	<b>Grimes Building Renovations</b> Exterior and interior renovations and asbestos abatement (excluding elevators, HVAC, office furniture cubicles, office equipment and relocation costs).	\$0	\$0	\$0	\$1,707,750	\$7,385,902	\$9,093,652
37	DAS	Capitol Complex	<b>Jessie Parker Building Renovations</b> Exterior and interior renovations, and any asbestos abatement (excluding elevators, HVAC, office furniture partitions and relocations costs).	\$0	\$0	\$0	\$1,992,375	\$8,505,895	\$10,498,270
38	DAS	Capitol Complex	<b>Hoover HVAC Systems Renovations</b> Complete renovation for the HVAC systems with DDC controls.	\$0	\$0	\$0	\$10,529,674	\$10,529,674	\$21,059,348
39	DAS	Capitol Complex	<b>Monuments and Artwork Repair and Restoration Program</b> Finish cleaning and restoring the statue atop the Soldiers & Sailors monument in FY16 and provide for annual cleaning and maintenance of the monuments on the Capitol Complex that do not have an endowment for annual maintenance. This will also provide funding for repair, restoration and conservation of interior and exterior artwork on the Capitol Complex that has been funded by the 1/2% Art in State Buildings Program.	\$77,625	\$51,750	\$51,750	\$51,750	\$51,750	\$284,625
40	DAS	Capitol Complex	<b>Iowa Workforce Development Renovations</b> Interior and exterior renovations and any asbestos abatement of the IWD Building at 1000 Grand Ave (excluding elevators, HVAC, office furniture partitions and relocations costs).	\$0	\$0	\$0	\$553,725	\$9,522,970	\$10,076,695
41	DAS	Capitol Complex	<b>Capitol Building - Repair and Continuation of Granite Barrier Wall</b> Repair the granite wall along Grand Avenue and continue the wall around the building to improve security.	\$0	\$0	\$0	\$3,092,206	\$0	\$3,092,206
42	DAS	Capitol Complex	<b>Iowa Workforce Development HVAC Systems Renovations</b> Complete renovation for the HVAC systems with DDC controls. Actual scope and costs to be determined by the engineering study and design.	\$0	\$0	\$0	\$4,985,133	\$3,323,422	\$8,308,555

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
43	DAS	Capitol Complex	<b>Central Energy Plant Secondary Chilled Water Pumps</b> Replace the two 200 HP secondary chilled water pumps.	\$0	\$0	\$0	\$259,117	\$0	\$259,117
44	DAS	Capitol Complex	<b>Jessie Parker HVAC Renovations</b> Install a new AHU hooked to the Capitol Complex chilled water loop, VAV boxes, duct work, dampers, direct digital controls and associated work required to renovate the HVAC System. Actual scope and costs to be determined by the engineering study and design.	\$0	\$0	\$0	\$5,174,105	\$3,449,403	\$8,623,508
45	DAS	Capitol Complex	<b>IWD 150 Des Moines Street Parking Lot Replacement</b>	\$0	\$0	\$0	\$0	\$363,285	\$363,285
46	DAS	Capitol Complex	<b>Facilities Management Center Building Addition and Remodel</b> Remodel the existing building and build an additional shop building in order to consolidate all of the storage areas, equipment, fabrication shops and tools necessary to perform the everyday operations under the same roof.	\$0	\$0	\$0	\$0	\$2,302,552	\$2,302,552
47	DAS	Capitol Complex	<b>Iowa Workforce Development Elevator Replacement</b> Complete replacement of elevator #3. In FY14, elevator #3 had 2 service calls for not operating and 2 service call for people being entrapped.	\$0	\$0	\$0	\$275,428	\$0	\$275,428
48	DAS	Capitol Complex	<b>Capitol Complex Re-commissioning and Balancing of Systems and Equipment</b> Balance systems and the equipment in the buildings along with the required work	\$0	\$0	\$0	\$0	\$291,994	\$291,994
49	DAS	Capitol Complex	<b>Facility Maintenance Building HVAC Renovation</b> Replace the Main AHU, dampers and DDC controls.	\$0	\$0	\$0	\$435,148	\$0	\$435,148
50	DAS	Capitol Complex	<b>Capitol Complex Replace all Chilled Water 3-way valves to 2-way valves Campus wide.</b> Replace the chilled water 3 way valves to 2 way valves to allow for the optimization of the chilled water program.	\$0	\$0	\$0	\$583,988	\$0	\$583,988
51	DAS	Capitol Complex	<b>Central Energy Plant Boiler Optimization</b> Replace Boiler #1, replace burners for Boiler #3 and add new DDC controls for all 3 boilers optimization.	\$0	\$0	\$0	\$753,687	\$0	\$753,687
52	DAS	Capitol Complex	<b>Jessie Parker Building Elevator Replacement</b> Complete replacement of elevators #1,3,4 & 5. In FY14, the Jessie Parker elevators had 6 service calls for not operating and 1 service call for people being	\$0	\$0	\$0	\$1,085,980	\$0	\$1,085,980
53	DAS	Capitol Complex	<b>Capitol Complex Grounds Drainage Problems and Improvements</b> Design and construction for the grounds improvements of the embankments along Court Avenue, between Dey Street and Finkbine Drive. Old drain lines were improperly discontinued and allow water to continually drain out and erode the embankment. This project would remove the old abandoned drainage tile and terrace the embankment with new landscaping paver retaining walls and drainage tile, including landscaping to enhance the entire area and allow for easy and safe maintenance.	\$0	\$0	\$0	\$0	\$1,368,208	\$1,368,208
54	DAS	Capitol Complex	<b>Capitol Complex Demolition of Old and Abandoned Mechanical Systems</b> Clean-up and removal of old and abandoned mechanical and electrical equipment and systems throughout the buildings and tunnels.	\$0	\$0	\$0	\$0	\$291,994	\$291,994
55	DAS	Capitol Complex	<b>West Capitol Terrace Phase 3</b> Final development of West Capitol Terrace including site improvements to the intersection of E. Locust and E. 7th Streets, entrance monument and walls on the west side of mall, fountain and additional plantings to create a major public green space at the west entrance to the Capitol Complex.	\$0	\$0	\$0	\$0	\$1,513,505	\$1,513,505
56	DAS	Capitol Complex	<b>Capitol Complex Interior Painting</b> Paint interior commons area throughout the buildings on a rotating basis.	\$55,890	\$55,890	\$55,890	\$55,890	\$55,890	\$279,450

1 Highlighted projects are also requested on the Major Maintenance list.

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
57	DAS	Capitol Complex	<b>West Capitol Terrace Annual Maintenance</b> Maintenance of the West Capitol Terrace granite planter walls, wall caps and stairs to be reset as needed, cleaned, and joints between the stones cleaned and re-caulked. This is needed to prevent moisture from penetrating in the joints and eroding the underlayment and to prevent the granite from spalling due to the freeze/thawing cycles. Also provides for maintenance and restoring of planting and plant bed materials.	\$77,625	\$51,750	\$51,750	\$51,750	\$51,750	\$284,625
58	DAS	Capitol Complex	<b>Capitol Complex Carpet Replacement</b> Replace carpet throughout the Capitol Complex Commons area on a rotating basis as the life expectancy of carpet is 10 years.	\$101,430	\$101,430	\$101,430	\$101,430	\$101,430	\$507,150
59	DAS	Capitol Complex	<b>Capitol Complex Sidewalk Replacement Program</b> Replace sidewalks throughout the complex with 6 foot wide sidewalks to allow for snow removal equipment and accessibility. The existing sidewalks have cracks, broken, heaved or settled sections creating potential tripping hazards throughout the Complex.	\$0	\$0	\$0	\$0	\$1,197,485	\$1,197,485
60	DAS	Capitol Complex	<b>Capitol Complex Property Acquisition and Related Services</b> Provide funding for property acquisition and services related to property acquisition at the Capitol Complex including appraisals and environmental assessments. Area of particular interest, as identified in the 2010 Master Plan, is the area that is bordered on the south by Des Moines Street, on the north by Lyon Street, on the west by Penn Ave., and on the east by E. 9th.	\$2,000,000	\$1,000,000	\$0	\$0	\$0	\$3,000,000
<b>Totals for All Agencies</b>				<b>\$151,339,863</b>	<b>\$184,226,812</b>	<b>\$101,351,558</b>	<b>\$127,475,495</b>	<b>\$109,413,709</b>	<b>\$673,807,437</b>
<i>Total Without Major Maintenance Projects</i>				<i>\$129,313,783</i>	<i>\$166,147,137</i>	<i>\$81,907,634</i>	<i>\$79,845,137</i>	<i>\$83,250,174</i>	<i>\$540,463,865</i>

Rank	Agency	Location	Project Title	FY2016	FY2017	FY2018	FY2019	FY2020	Projected 5-Year Total FY16-20
<b>Critical projects in lieu of full building renovation</b>									
1	DAS	Capitol Complex	<b>Historical Building Exterior Wall Repairs</b> Address the remaining repairs to the exterior granite wall panels in FY2016. \$1.2 million was appropriated in FY12 for initial critical repairs to the exterior granite wall panels and facility planning efforts. (There were two studies done in conjunction with the Historical Building, one by the Lord Cultural Resources along with the Ryan Companies US INC. From these studies it was determined what options to consider and the costs for these options.)	\$1,939,590	\$0	\$0	\$0	\$0	\$1,939,590
1	DAS	Capitol Complex	<b>Wallace Building Elevator Replacement</b> Complete replacement of elevator # 1,2,3 & 4. In FY2014, the Wallace elevators had 30 service calls for not operating and 2 service calls for people being	\$1,351,296	\$0	\$0	\$0	\$0	\$1,351,296
3	DAS	Capitol Complex	<b>Historical Building Chiller Replacement</b> Replace the primary chiller and the chiller/heat pump as they have passed the life expectancy of the equipment	\$0	\$0	\$0	\$1,281,822	\$0	\$1,281,822
3	DAS	Capitol Complex	<b>Replace Historical Building Controls with Direct Digital Controls</b> The current pneumatic control system is outdated and failing, threatening environmental control for State historical museum exhibits and artifacts.	\$0	\$0	\$0	\$1,908,180	\$0	\$1,908,180
3	DAS	Capitol Complex	<b>Historical Building Skylight Replacement</b> Replacement of the skylight system in the Historical Building. (There were two studies done in conjunction with the Historical Building, one by the Lord Cultural Resources along with the Ryan Companies US INC. From these studies it was determined what options to consider and the costs for these options.)	\$0	\$0	\$1,035,000	\$1,797,578	\$0	\$2,832,578
3	DAS	Capitol Complex	<b>Historical Building Boiler Replacement</b> Replace the two electric hot water boilers and the one electric steam boiler for humidification as these three boilers have passed the life expectancy of an electric boiler by 11 years.	\$0	\$0	\$0	\$438,916	\$0	\$438,916
4	DAS	Capitol Complex	<b>Wallace HVAC Systems Renovations</b> Complete renovation for the HVAC Systems with DDC Controls in the Wallace Building. Actual scope and costs to be determined by the engineering study and	\$0	\$0	\$0	\$11,303,746	\$7,535,830	\$18,839,576
4	DAS	Capitol Complex	<b>Historical Building Roof Replacement</b> Remove the old roof system and insulation, install new roofing insulation and roof system. Repair parapet walls and tuckpoint as needed.	\$0	\$0	\$0	\$1,550,760	\$0	\$1,550,760
<b>Total for Both Buildings</b>				<b>\$3,290,886</b>	<b>\$0</b>	<b>\$1,035,000</b>	<b>\$18,281,001</b>	<b>\$7,535,830</b>	<b>\$30,142,718</b>