

# Capitol Planning Commission FY2016 Annual Report

October 19, 2016



*View from the 2015 Amended Capitol Complex Master Plan*

**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: October 19, 2016

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 FY2016 to the Legislature. Please note, with this Annual Report the Capitol Planning Commission will transition from calendar year to fiscal year reporting to align with the state's fiscal year. The October 2015 Annual Report was a calendar report including information from January 2015 until December 2015. This October 2016 Annual Report will include information starting in January 2016 and ending in June 2016. The October 2017 report will cover a full fiscal year starting July 2016 and ending June 2017. 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

## Table of Contents

Executive Summary .....	2
Building Renovation, Restoration and Placement.....	2
Master Plan Update .....	2
Other Related Capitol Complex Projects .....	3
Monuments and Site Features .....	3
Proposals for Monuments and Site Features .....	3
Legislation regarding maintenance of Capitol Complex monuments.....	3
Deferred Maintenance .....	4
Routine and Major Maintenance Funding.....	5
Modernization Program for the Complex .....	6
FY2018 Infrastructure Funding Requests and Rankings .....	6
FY2018 Commission Priority Recommendations.....	6
Exhibit A .....	A-1
Exhibit B .....	B-1

## 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.**

### **FY2016 Members of the Capitol Planning Commission**

William Dikis, Chair  
Robert Scott Weiser, Vice-Chair  
Matthew Anderson  
Carol Grant  
Elizabeth Isaacson  
Vacant  
Senator Matthew McCoy  
Senator Charles Schneider  
Representative Dan Kelley  
Representative John Landon  
Janet Phipps, Secretary  
Director, Department of Administrative Services

In FY2016 the Capitol Planning Commission met on July 15, 2015, October 21, 2015, January 6, 2016, and April 20, 2016.

Agendas, minutes, and handouts from these meetings can be found at:

<https://das.iowa.gov/general-services/design-and-construction-resource-bureau/infrastructure-program/capitol-planning-6> .

## Executive Summary

This Annual Report summarizes the work of the Commission during the FY2016 fiscal 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 or member of the public.

**The Commission recommends funding for these projects that address Master Plan goals envisioned for the period 2010 to 2020:**

- **Wallace Building Renovation**
- **Fleet Building Relocation**
- **East Capitol Mall**

**The Commission also recommends funding for a project not envisioned in the Master Plan:**

- **State Historical Building Renovation**

### **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 2016, is available at <https://das.iowa.gov/general-services/design-and-construction-resource-bureau/infrastructure-program/capitol-planning-8>.

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

The Commission annually reviews the Master Plan and documents any updates in Master Plan Appendix D to keep the Plan current and useful as a guide to planning decisions. Appendix D is an ongoing summary of accomplished goals of the Plan, recognizing work completed and changed circumstances, if any, as well as documenting by amendment any modifications, with rationale, made to the Master Plan.

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

In FY2016, the Capitol Planning Commission meetings provided a forum for the Commission members, the Department of Administrative Services and others to discuss on-going improvement issues and events on the Capitol Complex. The Commission monitored the following FY2016 projects:

- Parking Ramp Repairs –a project to repair the south retaining wall granite panels.
- Ola Babcock Miller—a project to replace the deteriorated stone on the Grand Avenue entry and foundation waterproofing.
- Capitol West Steps & Landing Repair –a project to repair the steps and landing to address water infiltration and the replacement of West Drive stone near the west public entrance.
- Court Avenue South Hillside Repair –a project to repair the hillside south of Court Avenue near the Judicial 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 FY2016, the Committee led the effort to remove the deteriorated Iowa Place to Grow Symbol from the Complex. With the cooperation of the Iowa Department of Cultural Affairs, the symbol was moved to the State Historical Building for additional review on condition and storage space.
- A Monumental Journey – The Greater Des Moines Public Art Foundation presented an application to locate “A Monumental Journey,” on the Capitol Complex in July 2013. The Site Features Committee reported the Foundation’s application withdrawal at the July 15, 2016, Capitol Planning Commission meeting. The Foundation, in consultation with the artist, decided instead to proceed with the Hansen Triangle Park site for the monument.
- The Iowa Vietnam War In Memory Memorial Plaque – The Iowa Department of Veteran Affairs submitted an application on November 30, 2015, to place a low profile plaque along the walkway to the current Vietnam Memorial. The plaque reflects those Iowans who suffered premature deaths subsequent and related to their service in the Vietnam War. The materials used for the plaque were consistent with the existing Vietnam Memorial. The plaque was approved with dedication on May 6, 2016, during the Vietnam Veterans Recognition Day.

### ***Legislation regarding maintenance of Capitol Complex monuments***

- The Iowa Legislature passed SF2324 which allocated \$100,000 of the major maintenance appropriation to DAS for the costs of major maintenance of monuments. Each dollar of the allocation must be matched by at least \$2 from private sources to qualify for use on

monument maintenance. The Site Features Committee has begun discussion of fund raising strategies for the matching dollars.

## **Deferred Maintenance**

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

During FY2016, 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 urged that the Association Fee be increased to address the increasing costs of ongoing routine maintenance needs on the Capitol Complex. The Commission is very pleased to recognize that the Customer Council agreed to increase the FY2015 fee of \$3.46 per SF to \$4.86 per SF in FY2016, \$5.75 per SF in FY2017, \$6.00 per SF in FY2018 and \$6.25 per SF in FY2019.

**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 all state-owned properties, including the Capitol Complex. This includes ongoing 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 and costs.

***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. \$9,489,237 was appropriated for statewide major maintenance in FY2017.

***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 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 the deferred maintenance backlog.

- Maintenance of State buildings has been routinely underfunded, and the State's deferred maintenance has reached critical levels. The current estimate of the unfunded amount for all state-owned properties is approximately \$289 million dollars.

**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, application of the one percent guideline 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.<sup>1</sup>

**The Commission strongly urges that the Legislature, with a sense of urgency, 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, and fully supports the DAS request for additional major maintenance funding. The extra 1% over and above the requirement of Iowa Code 7E.5A would provide the means to gradually eliminate the deferred maintenance backlog over an extended period of time.**

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<sup>1</sup> While \$9,489,237 was appropriated for statewide major maintenance in the 2016 legislative session, significant additional funding is needed to fully address the deferred maintenance problem.



## **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 \$9,900,000 since FY2010.

Each year, the Commission reviews the Capitol Complex Infrastructure Five Year Plan for capital projects and recommends funding of projects of special importance to the Commission

### ***FY2018 Infrastructure Funding Requests and Rankings***

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2018 through FY2022. With regard to recommendations in the DAS 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 an overarching comment, the Commission recognizes that annual funding has historically been 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.**

### ***FY2018 Commission Priority Recommendations***

**The Commission recommends funding for projects that address Master Plan goals envisioned for the period 2010 to 2020, including:**

- **Wallace Building Renovation**
- **Fleet Building Relocation**
- **East Capitol Mall**

**The Commission also recommends funding for a project not envisioned in the Master Plan:**

- **State Historical Building Renovation**

The Commission’s priorities address those projects that primarily address the preservation and enhancement of “the dignity, beauty, and architectural integrity” of the buildings and grounds of the Capitol Complex.

**Exhibit A** summarizes cost estimates for these projects based on the DAS FY2018 Infrastructure Five Year Plan (costs rounded).

**Exhibit B** provides the details of the DAS FY2018 Infrastructure Five Year Plan.

## **Exhibit A**

Costs in the following are drawn from Exhibit B, DAS FY2018 Infrastructure Five Year Plan, rounded up for ease of understanding.

### **Wallace Building Renovation - Estimated Costs**

DAS recommended funding:

- FY2018 \$9.9 million
- FY2019 \$46.4 million
- TOTAL \$56.2 million.

If the entire funding is not feasible at this time, DAS provides an alternative to incrementally address the most critical needs, all of which would also be required in a whole-building renovation and thus not a wasted investment:

- FY2018 \$4.0 million
- FY2019 \$11.7 million
- FY2020 \$7.8 million
- FY2021 \$0.5 million
- TOTAL \$24.0 million.

### **State Historical Building Renovation - Estimated Costs**

DAS recommended funding:

- FY2018 \$8.0 million
- FY2019 \$27.8 million
- FY2020 \$15.9 million
- FY2021 \$11.1 million
- FY 2022 \$4.8 million
- TOTAL \$67.4 million

Concurrent with this renovation, the Commission anticipates that the Master Plan goal to improve the Locust Street Pedestrian Crossing would also be accomplished.

If the entire funding is not feasible at this time, DAS provides an alternative to incrementally address the most critical needs, all of which would also be required in a whole-building renovation and thus not a wasted investment:

- FY2018 \$7.0 million
- FY2019 \$1.9 million
- FY2020 \$2.1 million
- FY 2021 \$2.0 million
- TOTAL \$12.9 million

In both renovations, if the alternative is funded, there would be a considerable amount of work remaining in order to eventually achieve the entire renovation.

An additional consideration is that the eventual total costs would be larger than the whole-building renovations due to loss of economy of scale.

**Fleet Building Relocation - Estimated Costs**

DAS recommended funding:

- FY2022        \$7.8 million

The Commission is anxious to achieve this project in the near future. Doing so would further beautify the West Front of the Capitol and avoid investing dollars in an inefficient and outdated facility.

**East Capitol Mall - Estimated Costs**

DAS recommended funding:

- FY2022        \$7.1 million

This project is the Commission’s top aesthetic (and functional) goal to beautiful the east side of the State Capitol Building. The cover of this report illustrates the Master Plan proposal to relocate parking areas to the perimeter of the central Capitol Complex and create a landscaped mall on the main east-west axis of the State Capitol.

The Commission highly recommends that this project be funded sooner than the DAS projection of FY2022.

## **Exhibit B**

### DAS Infrastructure Five Year Plan

Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
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
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
3	DAS	Capitol Complex	<b>Capitol Complex Elevators</b> Upgrades and/or replacement of elevators on the Capitol Complex. In FY16 there were 109 service calls and 11 entrapments. Work also includes upgrades necessary to meet new code requirements. The Iowa Elevator Safety Board has adopted a version of ASME A17.3. The enforcement date for the new requirements is May 1, 2020. <u>(This does not include Wallace and Historical Building elevators, due to possible renovation. See list below for those costs).</u>	\$3,000,000	\$4,000,000	\$4,000,000	\$0	\$0	\$11,000,000
4	DAS	Capitol Complex	<b>Central Energy Plant Updates</b> Modernize the chilled water and boiler systems that provide heating and cooling to 10 buildings on the Capitol Complex. Updates include demolishing existing 300,000 gallon boiler back-up fuel tank and replace with small, double-walled fuel tank. Replace the deaeration tank and associated pumps and piping required for good boiler performance because the current deaeration system is not large enough for total utilization by the boilers. Replace three chillers that provide year-round cooling for the entire capitol complex, including the State data center, because the chillers are nearing the end of their useful life and may fail unexpectedly. Replace cooling tower #2, replace fill on cooling tower #4, enlarge the condenser water holding pit and replace the condenser pumps. Replace the two 200 HP secondary chilled water pumps. Replace Boiler #1, replace burners for Boiler #3 and add new DDC controls for all 3 boilers optimization. Replace and add redundancy for the 15 kV switch gear.	\$3,300,000	\$1,650,000	\$1,650,000	\$1,650,000	\$0	\$8,250,000
5	DAS	Capitol Complex	<b>Hoover Exterior Foundation Waterproofing</b> Excavate foundation to waterproof. NW corner has an active leak into the A level.	\$2,625,000	\$0	\$0	\$0	\$0	\$2,625,000
6	DAS	Capitol Complex	<b>Hoover Loading Dock Approach Replacement</b> Replace concrete approach to the dock at Hoover Building east side. Have patched multiple times, but falls apart again.	\$937,500	\$0	\$0	\$0	\$0	\$937,500
7	DAS	Capitol Complex	<b>Capitol Complex Parking Lot Replacement Program</b> Replace parking lots throughout the complex. For lots 1, 2, 3, 4, 5, 10, 11, 12, 18A and 18B, 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. Includes new compacted sub base and a paved parking lot surface with striping. For gravel lots 17 and 22, 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 difficult to park in during snow or icy conditions as they are on a slope.) This excludes lots covered by the East Capitol Mall request.	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$10,000,000

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

Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
8	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.	\$400,000	\$400,000	\$400,000	\$0	\$0	\$1,200,000
9	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 FY18 by adding fire hydrants in front of the CEP and FMC Buildings. FY19 provides for installation of fire sprinkler protection systems in the Central Energy Plant and Facilities Management Center.	\$649,348	\$1,948,043	\$0	\$0	\$0	\$2,597,391
10	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. <u>If the entire building renovation is not funded, a number of piecemeal projects will need to be addressed. See last page.</u>	\$9,867,589	\$46,344,407	\$0	\$0	\$0	\$56,211,996
11	DAS	Capitol Complex	<b>Jessie Parker Building, Sections E, F, G, H Roof Replacement</b> The roofing membrane on all of these section has shrunk and has pulled away from the parapet walls, and starting to pull the parapet walls inward. Penthouses need tuck pointing and sealed, along with the exterior perimeter walls below the roof coping.	\$565,000	\$0	\$0	\$0	\$0	\$565,000
12	DAS	Capitol Complex	<b>Monuments and Artwork Repair and Restoration Program</b> Finish cleaning and restoring the statue atop the Soldiers & Sailors monument in FY18 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 ½% Art in State Buildings Program. Budget was previously \$294,587. Budget has been increased to reflect Capitol Planning Commission's 2016 appropriation request.	\$175,000	\$175,000	\$175,000	\$0	\$0	\$525,000
13	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.	\$5,266,445	\$0	\$0	\$0	\$0	\$5,266,445
14	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.	\$83,154	\$55,436	\$55,436	\$55,436	\$55,436	\$304,897
15	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.	\$630,115	\$0	\$0	\$0	\$0	\$630,115
16	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.	\$719,514	\$0	\$0	\$0	\$0	\$719,514
17	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.	\$408,745	\$0	\$0	\$0	\$0	\$408,745
18	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.	\$486,391	\$0	\$0	\$0	\$0	\$486,391

Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
19	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 need to bring equipment into alignment and balanced.	\$312,791	\$0	\$0	\$0	\$0	\$312,791
20	DAS	Capitol Complex	<b>Ola Babcock Miller Window Replacement</b> Existing exterior windows have deteriorated. Can see through gaps in the frames and water infiltration occurs.	\$1,500,000	\$0	\$0	\$0	\$0	\$1,500,000
21	DAS	Capitol Complex	<b>Grimes Exterior Window and Door Replacement</b> Replace all exterior windows, gaskets and doors. Some windows have developed leaks and have been repaired; a few have been replaced.	\$1,875,000	\$0	\$0	\$0	\$0	\$1,875,000
22	DAS	Capitol Complex	<b>Hoover Exterior Window Replacement</b> Replace all exterior windows, gaskets and doors. Some windows have developed leaks and have been repaired; a few have been replaced.	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000
23	DAS	Capitol Complex	<b>Capitol Building North and South Face Window repair</b> Maintenance painting of windows at the Capitol Building that were last done early to mid 1990's. Some sills have completely exposed wood.	\$1,150,000	\$0	\$0	\$0	\$0	\$1,150,000
24	DAS	Capitol Complex	<b>Iowa Workforce Development Exterior Windows Replacement</b> Replace original single pane windows installed in 1970 of various sizes. Windows are leaking in various locations. Current estimate does not include any asbestos abatement. Project will need to evaluate.	\$608,000	\$0	\$0	\$0	\$0	\$608,000
25	DAS	Capitol Complex	<b>Iowa Labs Parking Lot Repairs</b> 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.	\$842,670	\$0	\$0	\$0	\$0	\$842,670
26	DAS	Capitol Complex	<b>Grimes Building Granite Stone Walkways and Retaining Walls Repair</b> Exterior joint caulking is separating and allowing water to damage granite slabs. They are now moving and are no longer preventing water from entering the sub base materials. Granite slabs are no longer aligned and retaining walls are becoming unstable.	\$600,000	\$0	\$0	\$0	\$0	\$600,000
27	DAS	Capitol Complex	<b>Lucas Building Exterior Renovation</b> Clean, tuckpoint, caulk joints and seal the exterior façade.	\$0	\$1,099,992	\$0	\$0	\$0	\$1,099,992
28	DAS	Capitol Complex	<b>Ola Babcock Miller Exterior Renovations</b> Clean, caulk joints and repair broken stone on the exterior of the building.	\$0	\$976,140	\$0	\$0	\$0	\$976,140
29	DAS	Capitol Complex	<b>Capitol Complex Study for HVAC Renovations</b> Complete engineering study for Complex-wide HVAC renovation projects.	\$0	\$1,145,714	\$0	\$0	\$0	\$1,145,714
30	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	\$2,217,436	\$4,434,872	\$0	\$0	\$6,652,307
31	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	\$3,312,449	\$0	\$0	\$3,312,449
32	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. There are parking lots and buildings that currently have no camera coverage.	\$0	\$0	\$341,912	\$0	\$0	\$341,912
33	DAS	Capitol Complex	<b>Capitol Complex Carpet Replacement and Floor Refinishing</b> Replace carpet throughout the Capitol Complex Commons area on a rotating basis as the life expectancy of carpet is 10 years.	\$108,654	\$108,654	\$108,654	\$108,654	\$108,654	\$543,272
34	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. FY20 funds engineering and the construction costs are phased over FY21 and FY22.	\$0	\$0	\$1,447,427	\$2,894,855	\$2,894,855	\$7,237,137

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

Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
35	DAS	Capitol Complex	<b>Capitol Building - Interior and Exterior Restoration Continuation</b> Provides funding for continued restoration of the Capitol's interior and exterior. FY20 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. FY21 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. FY22 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	\$3,880,513	\$4,712,051	\$1,940,256	\$10,532,820
36	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	\$625,583	\$0	\$0	\$625,583
37	DAS	Capitol Complex	<b>Hoover HVAC Systems Renovations</b> Complete renovation for the HVAC systems with DDC controls.	\$0	\$0	\$11,279,650	\$11,279,650	\$0	\$22,559,300
38	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	\$5,542,631	\$3,695,087	\$0	\$9,237,718
39	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	\$4,913,325	\$3,275,550	\$8,188,876
40	DAS	Capitol Complex	<b>Iowa Workforce Development HVAC Systems Renovations</b> Replace AHU, coils, fans, VAV, duct work, and direct digital controls. All existing equipment is past its life expectancy. The equipment in this building is the original dual duct AHU, with chilled water and hot water coils, dampers and louvers that were installed when the building was built. The asbestos needs to be abated just to work on or replace this equipment. Some of the DDC controls and VAV boxes have been replaced; re-evaluate budget for potential relocation, dependent on phasing of project. Actual scope and costs to be determined by the engineering study and design.	\$0	\$0	\$0	\$5,340,199	\$3,560,133	\$8,900,332
41	DAS	Capitol Complex	<b>Fleet Building Roof Replacement</b> Roofs are nearing the end of their life expectancy.	\$0	\$0	\$0	\$400,000	\$0	\$400,000
42	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	\$1,829,384	\$7,911,963	\$9,741,347
43	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	\$2,134,282	\$9,111,728	\$11,246,010
44	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	\$593,164	\$10,201,244	\$10,794,408
45	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. If the entire East Capitol Mall is not funded, the parking lots will need to be replaced. See major maintenance list.	\$0	\$0	\$0	\$0	\$7,042,233	\$7,042,233

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



Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
46	DAS	Capitol Complex	<b>Relocation Planning for Fleet Operations</b> The 2010 Capitol Complex master plan phase 1 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. If the facility isn't relocated, other improvements will need to be addressed. See major maintenance list.	\$0	\$0	\$0	\$0	\$7,761,025	\$7,761,025
47	DAS	Capitol Complex	<b>West Capitol Terrace Final Development</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	\$1,621,304	\$1,621,304
48	DAS	Capitol Complex	<b>Capitol Complex Interior Painting</b> Paint interior commons area throughout the buildings on a rotating basis.	\$59,871	\$59,871	\$59,871	\$59,871	\$59,871	\$299,354
49	DAS	Capitol Complex	<b>Capitol Complex Relocation and Leasing Expenses</b> Provides moving, temporary leasing and other expenses related to repair of and movement into buildings on the Capitol Complex. It also allows agencies to temporarily relocate off-complex.	\$743,170	\$0	\$0	\$823,965	\$0	\$1,567,135
50	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
51	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	\$312,791	\$312,791
1	DCA	Capitol Complex	<b>State Historical Building Revitalization</b> The State Historical Building Revitalization includes \$65 Million in improvements and updates to the infrastructure of the building which houses the state's collections and to the collections management systems and environment for long-term preservation of the collection. This initiative will increase access to the state's historical collection and create a welcome center for visitors to our capital city with engaging experiences that reflect all of Iowa, our history, culture and people. The new center will bridge the Capitol Complex to the East Village and create an iconic Iowa experience for visitors to our city's Capitol Gateway. <u>If the entire building renovation is not funded, a number of critical projects will need to be addressed. See last page.</u>	\$7,994,320	\$27,732,543	\$15,832,378	\$11,091,155	\$4,748,422	\$67,398,818
<b>Totals for All Agencies</b>				<b>\$87,408,278</b>	<b>\$126,913,236</b>	<b>\$91,146,375</b>	<b>\$89,581,079</b>	<b>\$98,605,465</b>	<b>\$493,654,433</b>
<i>Total Without Major Maintenance Projects</i>				<i>\$56,773,604</i>	<i>\$114,608,625</i>	<i>\$63,628,736</i>	<i>\$57,352,527</i>	<i>\$79,464,467</i>	<i>\$371,827,958</i>

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

Rank	Agency	Location	Project Title	FY2018	FY2019	FY2020	FY2021	FY2022	Projected 5-Year Total FY18-22
<b>Critical projects in lieu of full building renovation</b>									
1	DAS	Capitol Complex	<b>Wallace Building Elevator Replacement</b> Complete replacement of elevator # 1,2,3 & 4. The Wallace Building elevators had 39 service calls and 4 entrapments in FY16.	\$2,650,000	\$0	\$0	\$0	\$0	\$2,650,000
2	DAS	Capitol Complex	<b>Wallace Building Window Replacement</b> Replace broken windows.	\$300,000	\$0	\$0	\$0	\$0	\$300,000
3	DAS	Capitol Complex	<b>Wallace Building Tuckpointing and Waterproofing</b> Repair bad masonry joints and prevent water infiltration.	\$1,000,000	\$0	\$0	\$0	\$0	\$1,000,000
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.	\$1,605,037	\$0	\$0	\$0	\$0	\$1,605,037
5	DAS	Capitol Complex	<b>Historical Building Chiller Replacement</b> Replace the primary chiller and the chiller/heat pump as they were installed in 1987 and the life expectancy of the equipment is 23 years per the Baker Group Report.	\$1,326,686	\$0	\$0	\$0	\$0	\$1,326,686
6	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 they were installed in 1987 and the life expectancy of the equipment is 15 years per the Baker Group Report.	\$454,278	\$0	\$0	\$0	\$0	\$454,278
7	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.)	\$1,071,225	\$1,860,493	\$0	\$0	\$0	\$2,931,718
8	DAS	Capitol Complex	<b>Historical Building Exterior Wall and Lighting Repairs</b> Address the remaining repairs to the exterior granite wall panels in FY2018 and repair exterior lighting. \$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.)	\$2,507,476	\$0	\$0	\$0	\$0	\$2,507,476
9	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 design.	\$0	\$11,699,377	\$7,799,584	\$0	\$0	\$19,498,961
10	DAS	Capitol Complex	<b>Replace Historical Building Elevators</b> All elevator equipment is original. The Historical Building elevators had 6 service calls and 1 entrapment in FY16.	\$0	\$0	\$2,052,000	\$0	\$0	\$2,052,000
11	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	\$1,974,966	\$0	\$1,974,966
12	DAS	Capitol Complex	<b>Wallace Building Terrarium Removal</b> Remove the terrarium in the atrium and fill void. Terrarium is difficult to maintain.	\$0	\$0	\$0	\$500,000	\$0	\$500,000
<b>Total for Both Buildings</b>				<b>\$10,914,701</b>	<b>\$13,559,869</b>	<b>\$9,851,584</b>	<b>\$2,474,966</b>	<b>\$0</b>	<b>\$36,801,121</b>

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