

Budget Unit Brief

FY 2017



Budget Unit: Department of Administrative Services Major Maintenance

Purpose and History

Major maintenance funds are used to correct deficiencies in state buildings and make a wide range of repairs. Major maintenance is defined as “expenditures made beyond the regular, normal upkeep of physical properties for 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.” The Department of Administrative Services (DAS) oversees major maintenance projects in its Vertical Infrastructure Program. Examples of major maintenance projects include: roof replacement; upgrades or replacement of boilers, heating, ventilation, and air conditioning systems, water systems, or electrical systems; tuckpointing and exterior repairs; and projects necessary to comply with the American Disabilities Act (ADA).

Project priorities are ranked in the following order:

1. Threats to health, life, safety, and emergency repairs.
2. Nonemergency repairs to prevent building deterioration.
3. Upgrades to increase accessibility and compliance in accordance with the ADA.
4. Scheduled maintenance to prolong equipment life.
5. Projects to increase operational or energy efficiency.
6. Building demolition for unused buildings.

Generally, major maintenance needs outweigh the available funding resources. Based on the major maintenance projects identified by the agencies in recent years, there is approximately \$260.0 million in unfunded projects.

State Funding

Funding is generally appropriated from the Rebuild Iowa Infrastructure Fund (RIIF) or other infrastructure-related funds, including the Restricted Capital Fund (RCF), the Revenue Bonds Capitals II Fund (RBC2), the Revenue Bonds Capitals Fund, the Endowment for Iowa’s Health Restricted Capitals Fund (RC2), and the Vertical Infrastructure Fund.

Funding for major maintenance has varied over the years. Between FY 1996 and FY 2017, appropriations totaled \$232.1 million, averaging \$10.6 million annually for those years. In addition, [HF 822](#) (FY 2010 Infrastructure Appropriations Act) provided for any remaining balance in the RCF and the RC2 to transfer to the DAS for major maintenance. The transfers occurred in FY 2012 and totaled \$550,000 and \$970,000, respectively.

Related Statutes

Iowa Code chapter [8A](#)

Revised September 7, 2016

More Information

Department of Administrative Services – Vertical Infrastructure Program:

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

Iowa General Assembly: <https://www.legis.iowa.gov/index.aspx>

LSA Staff Contact: Adam Broich (515-281-8223) adam.broich@legis.iowa.gov