

FISCAL TOPICS

Fiscal Services Division

December 7, 2022



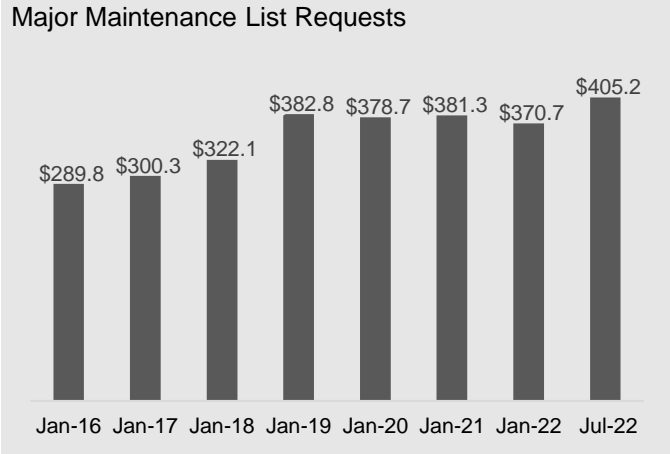
Ground Floor, State Capitol Building

Des Moines, Iowa 50319

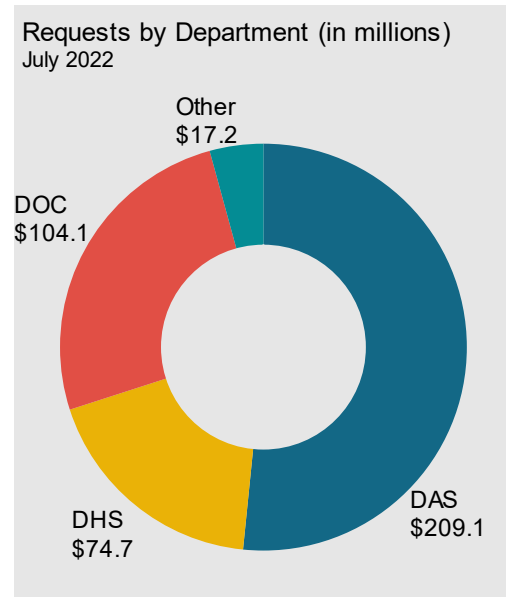
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Major Maintenance List — July 2022

The Department of Administrative Services (DAS) provided an updated major maintenance list to the Legislative Services Agency (LSA). This list included all major maintenance project requests for a number of State agencies. In July 2022, there were 459 project requests totaling \$405.2 million. The total value of requests increased by \$34.5 million compared to the previous list reviewed by the LSA. This increase is the largest since the 2019 list was released. Prior to this list, total requests had remained relatively flat. This trend was due in part to higher appropriation levels dedicated to major maintenance from FY 2019 to FY 2022.



As has been the case in recent years, the DAS has submitted the largest share of requests. The DAS manages the Capitol Complex and laboratory facility occupied by several agencies in Ankeny. Figures for the DAS reflect an increase of \$14.7 million compared to the list presented in January 2022. In addition to Capitol Complex locations, the list includes other agencies with facilities located throughout Iowa. The majority of these requests are for facilities occupied by the Department of Corrections (DOC) or by the Department of Human Services (DHS). The DAS has the second largest share of the list with \$104.1 million in project requests. These figures reflect an increase of \$14.0 million compared to the January 2022 list. Requests from the DHS decreased by \$600,000 compared to the January 2022 list, and requests from other State agencies increased by \$6.4 million.



More Information

Iowa Department of Administrative Services: das.iowa.gov/general-services/design-and-construction-resource/infrastructure-program

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New project requests are the primary reason the July 2022 major maintenance list increased compared to January 2022. Agencies requested an additional 78 projects that total \$48.9 million. Of the total new projects, \$15.2 million are for the DAS, \$15.0 million are for the DOC, \$11.0 million are for the DHS, and \$7.7 million are for other agencies. Estimated costs for 31 previously requested projects increased by \$7.7 million. The DOC accounted for the majority of the change, totaling \$6.4 million in additional estimated project costs.

Change from January 2022 List

| | |
|--------------------------|---------------|
| January 2022 List Totals | \$370,700,325 |
| Projects Removed | -\$21,118,123 |
| Increased Project Costs | \$6,722,650 |
| New Projects | \$48,874,003 |
| July 2022 List Totals | \$405,178,855 |

Major maintenance requests are classified by the type of request, and projects are funded based upon this prioritization. Currently, there are not any projects with a life, health, and safety classification. The last time a major life, health, and safety project was included on a major maintenance list was in January 2019. Projects classified as damaged increased by \$14.7 million compared to last year, whereas Americans with Disabilities Act (ADA) projects decreased by \$1.8 million. The total cost of scheduled maintenance projects increased by \$13.1 million, and the cost of efficiency-related projects increased by \$13.4 million. The cost of total project requests for demolition decreased by \$5.0 million.

Major Maintenance Requests by Priority

| | Projects | Funding Request |
|-------------|----------|-----------------|
| Damage | 116 | \$85,266,262 |
| ADA | 12 | \$2,268,588 |
| Scheduled | 185 | \$207,657,710 |
| Efficiency | 123 | \$98,958,295 |
| Demo | 23 | \$11,028,000 |
| Grand Total | 459 | \$405,178,855 |

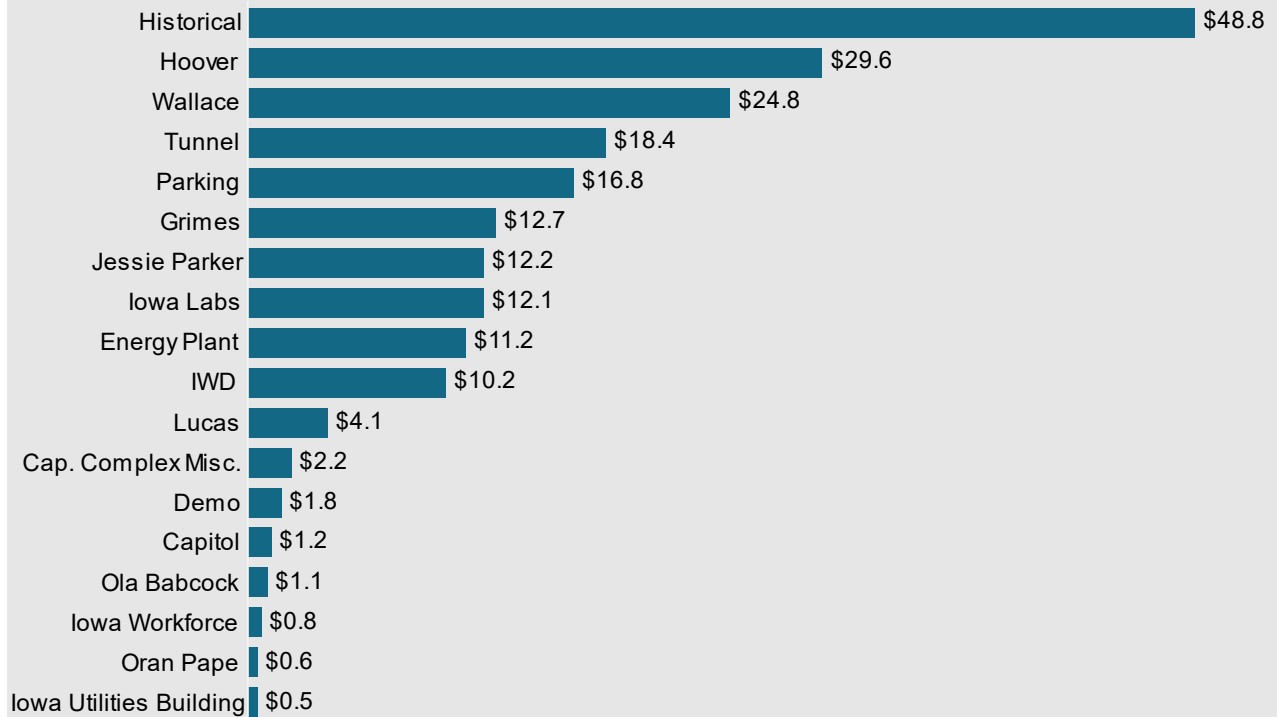
Generally, the most costly projects on the major maintenance list are associated with replacing the heating, ventilation, and air-conditioning (HVAC) systems, utility projects for large campuses, or tunnel repairs. In total, the top 10 projects are 36.4% of all project costs on the major maintenance list. Based on currently appropriated funding, Phase 3 of the Campus Utility Decentralization at the Woodward Resource Center (WRC) will receive funding in the next two years. The remaining projects are not expected to be funded in the next few years.

Top Ten Projects Major Maintenance Projects

| | | |
|--|------------|---------------|
| Hoover HVAC Systems Renovations | Scheduled | \$23,348,876 |
| Wallace HVAC Renovations | Scheduled | \$21,500,000 |
| Historical Building Envelope Replacement | Efficiency | \$20,000,000 |
| Historical Building HVAC and Controls System Updates | Scheduled | \$18,311,630 |
| Kitchen and Storeroom | Efficiency | \$15,000,000 |
| Jessie Parker HVAC Renovations | Scheduled | \$10,300,000 |
| Utility Tunnel Repairs | Scheduled | \$10,000,000 |
| Campus Utility Decentralization Phase 4 | Damage | \$10,000,000 |
| Campus Utility Decentralization Phase 3 | Damage | \$10,000,000 |
| IWD 1000 E. Grand HVAC Renovations | Scheduled | \$9,211,844 |
| Grand Total | | \$147,672,350 |

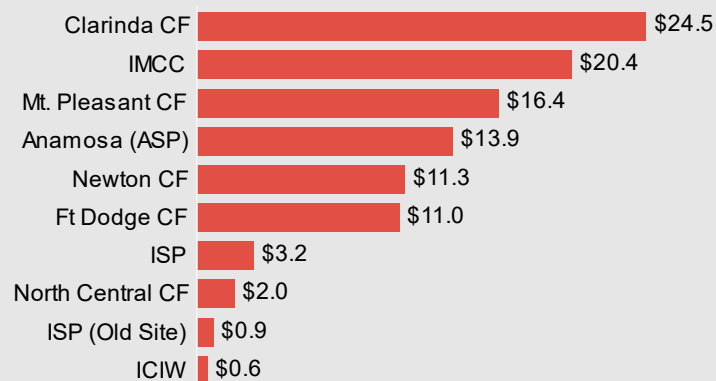
The State Historical Museum of Iowa, the Hoover Building, and the Wallace Building currently have the largest total dollar amounts in requests. Requests for the State Historical Museum total \$48.8 million and include repairing the building envelope (\$20.0 million); replacing the HVAC (\$18.3 million), and other repairs. For the Hoover and Wallace buildings, the HVAC system replacements are the largest projects. The Hoover HVAC project is estimated at \$23.3 million, and the Wallace HVAC project is estimated at \$21.5 million. The Capitol Complex also has 14 parking lot projects on the list. Tunnel repairs are currently listed as three separate projects.

Capitol Complex and Iowa Laboratory Requests by Building (in millions)



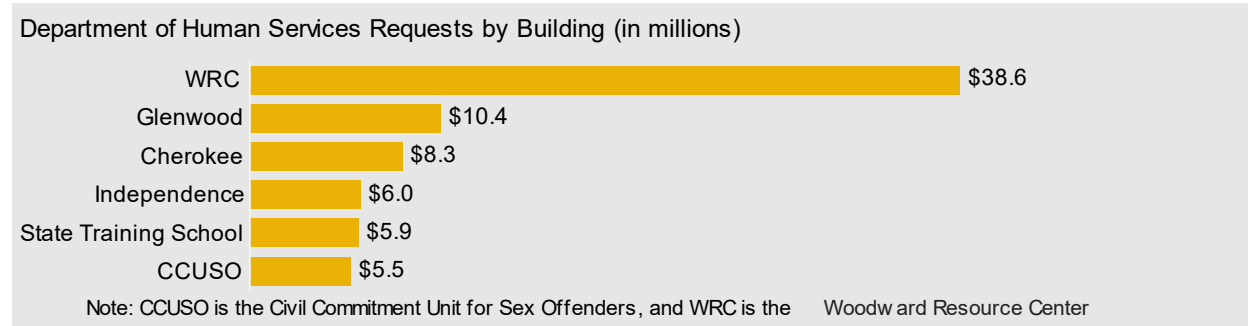
For the DOC, the largest request for funding is for projects at the Clarinda Correctional Facility (CCF), which includes a \$15.0 million request to replace the kitchen and storeroom. This project has been funded through a separate appropriation and will probably not be requested in the future. The Iowa Medical and Classification Center (IMCC) has a number of requests, the largest of which is \$2.9 million for security upgrades and \$3.2 million for an air-handling unit. The most significant projects at the Anamosa State Penitentiary (ASP) are for water treatment (\$3.0 million) and fire exit stairs (\$2.0 million).

Department of Corrections Requests by Building (in millions)

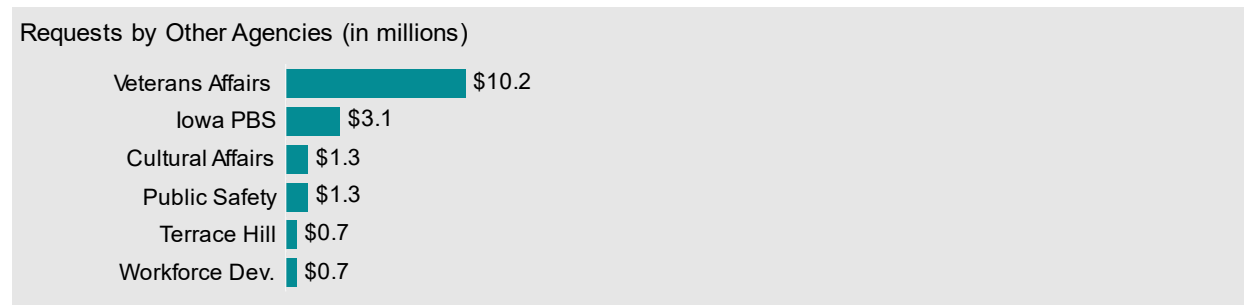


Note: ICIW is the Iowa Correctional Institution for Women. ISP is the Iowa State Penitentiary.

More than half of the requests for major maintenance funding from the DHS are for the WRC. The largest request is for a project that will decentralize utilities campus-wide. This project was planned in five phases and totals \$32.8 million. Three of the five phases are planned for FY 2022 to FY 2024, years for which funding has already been appropriated. Glenwood Resource Center has a total of 17 projects ranging in cost from \$100,000 to \$3.1 million, and Cherokee has 13 project requests ranging from \$100,000 to \$2.4 million. Projects for the Glenwood Resource Center may be excluded from future lists. Currently, no projects at the Glenwood Resource Center are planned with FY 2023 Major Maintenance funding.

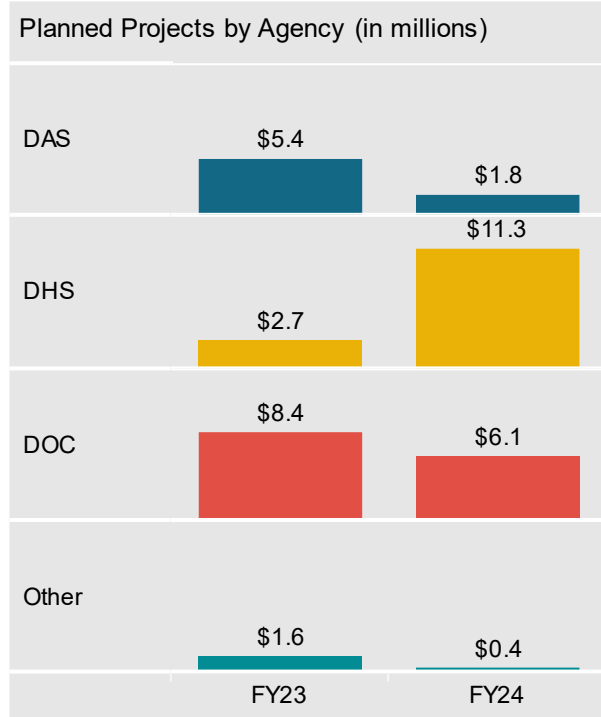


Major maintenance requests for other State agencies have been submitted for 14 facilities. The largest request by agency is \$10.2 million for the Iowa Veterans Home, which covers 31 projects. A tunnel roof replacement for \$2.8 million and a tunnel replacement for \$1.1 million are the two largest projects.



Planned Projects

Appropriations of \$20.0 million per year for FY 2023 and FY 2024 have been enacted. The DAS has identified 63 projects that will be funded during this time period. In total, \$37.7 million in project costs were identified. These projects are all categorized as damaged and would constitute 44.2% of all projects classified as damaged. The largest is the DHS WRC Utility Decentralization project, which is receiving \$8.5 million. The remainder of the 63 projects range in cost from \$40,000 to \$2.0 million.



The map below displays DHS facilities (yellow) and correctional facilities (red) statewide.

