

2009 Annual Report Capitol Planning Commission

January 2010



**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

Date: January 29, 2010

To: Mr. Michael Marshall, Secretary of the Senate
Mr. Mark Brandsgard, Chief Clerk of the House

I am pleased to submit the Capitol Planning Commission’s Annual Report for 2009 to the Legislature. If you have any questions, please contact Ray Walton, Director of the Department of Administrative Services and Secretary of the Capitol Planning Commission.

Sincerely,


Brice Oakley, Chair
Capitol Planning Commission

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.

2009 Members of the Capitol Planning Commission

Brice Oakley, Chair

Catherine Brown (Vice-Chair)

Scott Brown

Molly Clause

Elizabeth Isaacson

Carl Voss

Senator Matt McCoy

Senator Ronald Wieck

Representative Ralph Watts

Representative Ako Abdul-Samad

Ray Walton, Secretary

Director, Department of Administrative Services

The Capitol Planning Commission holds regular meetings four times per year and more if required. This year the commission met on January 14, April 15, July 16, September 10, October 14 and December 10. For further information, contact staff members Nancy Williams, 515-281-7259, or Dean Ibsen, 515-281-6051, of the Department of Administrative Services.

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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 ... ”

Iowa Utilities Board/Office of Consumer Advocate Building



*Groundbreaking for IUB/OCA Building, August 20, 2009
Governor Chet Culver keynoted the groundbreaking ceremony.*

The Commission has closely reviewed and followed the site selection process and design phases for the new office building for the Iowa Utilities Board and the Office of Consumer Advocate. Construction began in August, 2009, and when the 44,000-square-foot building is completed in the fall of 2010 it will be one of the most energy-efficient office buildings in Iowa. It is designed to use 63% less energy than a typical office building, which will result in significant operational cost savings as well. The facility will feature daylight harvesting, native prairie restoration, solar panels, a geo-thermal well field, and on-site reuse of storm water, resulting in less runoff. The State will be applying for LEED Platinum certification, the highest ranking on the U.S. Green Building Council's scale.



New IUB/OCA Building Work Site (November 2009)



New IUB/OCA Building Rendering

Mercy Capitol

The State took possession of the Mercy Capitol building on December 15, 2009. This is the final step in an agreement the State and Mercy Hospital made in November 2007. Plans are underway for moving agencies from leased spaces around the Des Moines area into the building. The Planning Commission sees Mercy Capitol as a transitional building that will provide office space for State agencies for the near future. More importantly, the land on which the building stands is critical to meeting future needs of the State.



Master Plan Update

Members of the Planning Commission provided advice to the Department of Administrative Services on updating the Capitol Complex Master Plan, last developed in 2000. Commissioners Scott Brown (committee chair), Molly Clause and Liz Isaacson were appointed by Commission Chair Oakley to serve on the Master Plan steering committee, which has provided advice to DAS during the course of the project. Confluence led the efforts in collaboration with Zimmer Gunsul Frasca Partnership, Jeffrey Morgan Architecture Studio, the Tilghman Group, and Snyder and Associates. Members of the planning team were involved in the development of the 2000 Master Plan. Beginning in early 2009, the consultants worked with the State to address short-term and long-term growth, safety and security, energy independence and sustainable design. They were charged with creating an iconic, world-class vision for the Capitol Complex, demonstrating a marriage of the State Capitol's historic characteristics with this world vision, current realities and projected needs. This updated Master Plan is now ready for adoption.

The visioning process for planning future development of the Capitol Complex began last January. Planners met with various community and state employee groups to discuss different options. A public survey was conducted over the course of two months earlier in the year; more than 3,400 people responded, many of them state employees. That feedback and the feedback from the meetings have been used to shape the direction of the discussions. A final report is now ready for the 2010 Legislative session and it is available to the public. This updated Master Plan will be adopted on January 7, 2010. For more information go to

<http://das.gse.iowa.gov/statebldg/masterplan/>



Final 2010 Master Plan Update Map

Other Related Capitol Complex Projects

While the master plan provides a framework for the work of the Capitol Planning Commission, the success of any improvement project is in the details. Throughout 2009 the Capitol Planning Commission meetings provided a forum for the Department of Administrative Services and others to discuss on-going improvement issues on the Capitol Complex, including discussions on the following projects:

- **Parking Lot Improvements**
 - All of lot 12 (south of Mercy Capitol) is now open for State of Iowa parking again.
 - All of parking lot 12A (west of Mercy Capitol) is still available for State of Iowa parking.
 - All of parking lot 16 (north of Grimes) is complete and available for State of Iowa parking.
 - The Wallace Building upper parking deck will be removed and the lower level parking area will be replaced with approximately 40 surface parking spaces.
 - DAS has requested additional funding from the legislature to continue to improve and maintain are parking lots here at the Capitol Complex.

- **Pending Issues—Recommendations and implementation timelines on the following issues are now addressed in the updated Master Plan and are dependent upon the availability of funds to allow these concepts to move forward:**
 - **Relocation of the Fleet Building.** Relocation of the fleet gas station and the possible renovation of the Fleet Building for office or other uses have been discussed with the Commission. The Master Plan recommends relocation of these facilities off-complex within the next 10 years.
 - **707 East Locust (IACCT Building) and 709 East Locust (Row House)** The Capitol Planning Commission provided guidance to the Department of Administrative Services and the Iowa Association of Community College Trustees in negotiations for the property exchange that will ultimately allow for completion of the West Capitol Terrace project. The IACCT's new building is now complete and the original facility is owned by the State. The Master Plan recommends removal of these two buildings as part of the final phase of the West Capitol Terrace project. Whether or not these buildings can be relocated remains to be seen. DAS has requested additional funding from the legislature to continue with the 3rd phase of improvements. Demolition and/or removal of 707 and 709 East Locust at the west end of the Terrace is anticipated to take place over the spring/summer months of 2010.
 - The acquisition of other properties adjacent to the Capitol Complex is an ongoing discussion. The Master Plan recommends continued acquisition of properties so as to expand the boundaries of the complex to East 14th

Street on the east, I-235 on the north, and Pennsylvania Avenue on the west.



711, 709 and 707 E. Locust (left to right). 711 has already been removed. 709 and 707 will be moved or demolished so the West Capitol Terrace can be completed.

Monuments and Site Features

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

New and Proposed Monuments



Shattering Silence Monument

The Commission also recommended approval of the “Shattering Silence” monument

The “Shattering Silence” sculpture was constructed west of the Judicial Building and northwest of the Japanese Bell. The sculpture will commemorate the story of Ralph Montgomery, a Missouri slave declared a free man on Independence Day 1839, in the

first decision of the newly established Supreme Court of the Iowa Territory. Funded by private donations, dedication of the monument was October 22nd, 2009.

Modernization Program for the Complex

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

FY2010 Infrastructure Funding Requests and Appropriations

Throughout the 2009 legislative session the Commission was kept apprised of funding proposals for Capitol Complex needs. In particular, the Commission supported the following projects as top priorities (final actions by the 2009 legislature and project statuses are shown in parenthesis):

CPC Rank	FY2010 Infrastructure Offers for Capitol Complex	FY2010 Request
	Capitol Interior and Exterior Restoration Continuation <i>(funded at \$6.9 million; work is underway)</i>	\$5,800,000
	Capitol Complex Property Acquisition and Related Services <i>(funded at \$3.95 for Mercy Capitol acquisition only; acquisition is completed)</i>	\$1,000,000
	West Capitol Terrace Phase 3 <i>(not funded)</i>	\$1,250,000
	Monuments and Artwork Repair and Restoration Program <i>(not funded)</i>	\$250,000

FY2011 Infrastructure Funding Requests and Rankings

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2011 through FY2015. Of particular interest to the Commission and their top priorities are those projects that strongly support the goals of the Commission and the Master Plan:

CPC Rank	FY2011 Infrastructure Offers for Capitol Complex	FY2011
1	Capitol Interior and Exterior Restoration Continuation	\$5,800,000
2	West Capitol Terrace Phase 3	\$1,250,000
3	Monuments and Artwork Repair and Restoration Program	\$250,000
4	Capitol Complex Property Acquisition and Related Services	\$1,000,000
5	Building and Grounds Renewal for Capitol Complex Buildings	\$1,800,000
6	Capitol Complex Improvements and Infrastructure Planning (FY2013)	\$0
7	Building Repair vs. Replacement Assessment for IWD, Jessie Parker, Grimes, Fleet	\$750,000
8	Capitol Complex Parking Lot Improvements	\$3,865,000
9	Capitol Complex Court Avenue Bridge Replacement	\$900,000

The Commission also recognizes the importance of repairing and improving the existing infrastructure on the Capitol Complex and agrees with the Department's following requests and proposed rankings without further comment:

CPC Rank	Dept. Rank	FY2011 Infrastructure Offers for Capitol Complex	FY2011
		Mercy Capitol Operations	\$1,083,175
		Mercy Capitol Infrastructure Improvements	\$3,000,000
		Statewide Major Maintenance	\$40,000,000
		Statewide Routine Maintenance	\$20,000,000
		Fire Protection for Facilities Management Center and Central Energy Plant	\$300,000
		Safety and Security Enhancements for Capitol Complex	\$996,000
		I3 Distribution (non-Vertical Infrastructure request)	\$3,700,000
		Capitol Complex Electrical Distribution System Upgrade (Completion)	\$4,921,089
		Capitol Complex Relocation and Leasing Expenses	\$2,800,000
		Complex Pedestrian /Utility Tunnel Repairs (Continuation)	\$1,900,000
		Historical Building Exterior Repairs	\$1,187,500
		Capitol Complex Alternative Energy Systems	\$250,000
		Central Energy Plant and Facilities Management Center Additions and Improvements including Relocation of Fleet Fueling Station	\$1,439,000
		Capitol Shuttle Service/Bus Pass Program (non-Vertical Infrastructure request)	\$200,000
		I3 - HR/Payroll (non-Vertical Infrastructure request)	\$23,194,827



Yankee Doodle Pops Concert on the West Capitol Terrace July 3rd, 2009

Summary

The Capital Planning Commission has spent countless hours studying the location of statues, fountains, and monuments, and the placing of buildings on the capitol grounds; including the type of architecture and type of construction of any new buildings, and the restoration of existing buildings and monuments. This study has culminated in the 2010 Master Plan Update. The Capitol Planning Commission would respectfully request that legislators familiarize themselves with the 2010 Master Plan Update as well as this 2009 Capitol Planning Commission annual report. 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, are happy to make themselves available to discuss future projects at the request of any legislator.