

# Capitol Planning Commission 2015 Annual Report



*View from the 2014 Amended Capitol Complex Master Plan*

**October 21, 2015**

**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 21, 2015

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 2015 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.**

### 2015 Members of the Capitol Planning Commission

*January – April*

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

*May - Present*

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

*This year the Capitol Planning Commission met on January 7, April 15, July 15, and October 21. For further information, contact Department of Administrative Services staff member Jennifer Moehlmann, 515-725-0454.*

## **Executive Summary**

This 2015 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 2015, 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

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.

In the next year, the Commission plans to convene a working group to develop the architectural design guidelines for the Capitol Complex that are called for in the Master Plan.

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

In 2015, 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:

- Demolition of the buildings at 1025 Des Moines Street and 1100 Des Moines Street – The Commission supported a plan to demolish the building at 1025 Des Moines Street and return it to green space and to demolish the building at 1100 Des Moines Street and turn it into a combination of green space and surface parking. Both structures had begun to deteriorate and were demolished in 2015.
- B-cycle Installation – the Commission monitored the installation of the B-Cycle station near the Lucas Building in May 2015.
- IWD Steam Pipe Replacement – the Commission monitored a project to replace the underground steam pipe that serves the Iowa Workforce Development building. The project was completed in 2015.
- Parking Ramp Repairs – the Commission monitored a project to repair the stairwell and construct an enclosure to minimize future repairs, and to repair the south retaining wall granite panels. The stairwell project was completed in 2015.
- Ola Babcock Miller Entryway Stone Replacement – the Commission monitored a project to replace the deteriorated stone on the Grand Avenue entry.
- Capitol West Steps & Landing Repair – the Commission monitored a project to repair the steps and landing in order to stop water infiltration.
- Court Avenue South Hillside Repair – the Commission monitored a project to repair the hillside south of Court Avenue near the Judicial Building.

In the next year, the Commission will continue, if funded, to monitor the Historical Building renovation, the Capitol Dome Restoration, and the Wallace Building renovation.

## **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 2015, the Committee reviewed the Memorial Tree and Bench program for clarity and published the updated Memorial Tree and Bench program on the Iowa Department of Administrative Services website.

The Committee reviewed and approved a request to update the exterior lighting at the Iowa Workforce Development building with new LED lights. The Committee also recommended eliminating the building downlighting and ensuring all lighting along the Grand Avenue be similar to the new LED color.



The Committee also reviewed the condition of monuments on the Capitol Complex, including current funding available and future funding needs for each structure. Most monuments and art works lack sufficient funding to support upkeep and care. In 2016, the Commission may explore an outreach initiative to enhance maintenance funding for monuments.

### *A Monumental Journey*

The Greater Des Moines Public Art Foundation presented a proposal in 2013 to locate a new monument, entitled “A Monumental Journey,” on the Capitol Complex. 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. The artist visited Des Moines in 2015 and selected two sites (the Judicial Building and the Hanson Triangle) for further development and proposed material and fabrication changes. The Committee continued to monitor progress on the design development in 2015.

## **Deferred Maintenance**

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

During 2015, 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 \$4.86 per SF in FY2016 and to \$6.36 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 all 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. \$14,271,697 was appropriated for statewide major maintenance in FY2016.

***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. The current estimate of the unfunded amount for all state-owned properties is approximately \$265 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, 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 \$14,271,697 was appropriated for statewide major maintenance in the 2015 legislative session, significant additional funding is needed to fully address the deferred maintenance problem.

**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**



**in FY2016, 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 being to eliminate the deferred maintenance challenge over an extended period of time.**

**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.

***FY2017 Infrastructure Funding Requests and Rankings***

The Commission has been briefed on the Five Year Infrastructure Plan developed by the Department of Administrative Services for FY2017 through FY2021. 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 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.**

***FY2017 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, priorities of the previous year which were not funded, and emerging issues requiring urgent attention.

Projects included in Fiscal Year 2017 of the DAS Infrastructure Five Year Plan that meet those criteria are listed below. Where a project proposed for funding in FY2017 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 A.

<b>CPC Rank</b>	<b>Capitol Planning Commission FY2017 Infrastructure Recommendations for Capitol Complex</b>	<b>FY2017 Request</b>
<b>1</b>	<b>Capitol Dome Restoration</b>	<b>\$3,000,000</b>
<b>2</b>	<b>Historical Building Renovation</b> [Additional FY2018–\$38,000,000; FY2019–\$16,000,000; FY2020-\$2,000,000]	<b>\$9,000,000</b>
<b>3</b>	<b>Wallace Building Elevator Replacement</b>	<b>\$1,400,000</b>

<b>4</b>	<b>Ola Babcock Miller Exterior Renovations</b>	<b>\$950,000</b>
<b>5</b>	<b>East Capitol Mall – Parking lots and Landscaping</b>	<b>\$6,800,000</b>

This recommended approach assumes that the most pressing needs are the Dome and the Historical Building, deferring most of the Wallace Building Renovation while buying some time and advancing the renovation needs by completing the Wallace Elevator Replacement project. We foresee the Wallace Building Renovation occurring in FY2019 and beyond as funding requests for the Historical Building become lower.

**The Commission also wishes to emphasize its strong interest in important enhancement priorities for these Capitol Complex projects included in Fiscal Years 2018 through 2021 of the DAS Infrastructure Five Year Plan:**

<b>CPC Rank</b>	<b>Capitol Planning Commission FY2018-2021 Infrastructure Recommendations for Capitol Complex</b>	<b>FY2018-21 Estimate</b>
<b>1</b>	<b>Wallace Building Renovation (FY2019-FY2021)</b>	<b>\$54,311,108</b>
<b>2</b>	<b>Capitol Building - Interior and Exterior Restoration Continuation (FY2019-FY2021)</b>	<b>\$10,176,638</b>
<b>3</b>	<b>Relocation of Fleet Operations (FY2019)</b>	<b>\$7,498,575</b>
<b>4</b>	<b>West Capitol Terrace Phase 3 (FY2020)</b> The establishment of the West Capitol Terrace has been widely appreciated by Iowa citizens and warrants completion of the concept.	<b>\$1,566,477</b>

The recommended priority projects listed in the Commission recommendations, to the extent that they were foreseen in the 2010 Capitol Master Plan, are consistent with and included in the Phase One strategy for the timeframe from 2010 to 2020:

- Wallace Building Renovation
- East Mall & Gardens
- Improve Locust Street Pedestrian Crossing (West Capitol Terrace Phase 3)

## **Exhibit A**

### DAS Infrastructure Five Year Plan

Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	Projected 5-Year Total FY17-21
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>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.	\$9,000,000	\$38,000,000	\$16,000,000	\$2,000,000	\$0	\$65,000,000
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 Building - Interior and Exterior Restoration of the Capitol Dome</b> Provides funding for repairs to the upper dome both inside and out to address water infiltration and general preventive maintenance. Final project scope and budget will be determined by a study that is currently underway.	\$3,000,000	\$0	\$0	\$0	\$0	\$3,000,000
4	DAS	Capitol Complex	<b>Hoover Building Elevator Replacement</b> Complete replacement of elevators 1, 2, 3, 4, & 5. In FY15, the Hoover elevators had 40 service calls for not operating and 5 service calls for people being entrapped.	\$2,176,119	\$0	\$0	\$0	\$0	\$2,176,119
5	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.	\$5,088,353	\$0	\$0	\$0	\$0	\$5,088,353
6	DAS	Capitol Complex	<b>Lucas Building Elevator Replacement</b> Completely replace elevators 1, 2, 3, 4 & 5. In FY15, the Lucas Building had 25 service calls for not operating and 5 service calls for people being entrapped.	\$1,958,028	\$0	\$0	\$0	\$0	\$1,958,028
7	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. FY17 funds engineering and the construction costs are phased over FY18 and FY19.	\$1,398,480	\$2,796,961	\$2,796,961	\$0	\$0	\$6,992,402
8	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.	\$330,350	\$0	\$0	\$0	\$0	\$330,350
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 FY17 by adding fire hydrants in front of the CEP and FMC Buildings. FY18 provides for installation of fire sprinkler protection systems in the Central Energy Plant and Facilities Management Center.	\$627,389	\$1,882,167	\$0	\$0	\$0	\$2,509,556

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

Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	FY17-21
10	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.	\$0	\$718,038	\$0	\$0	\$796,102	\$1,514,140
11	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.	\$1,500,658	\$0	\$0	\$0	\$0	\$1,500,658
12	DAS		<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	\$814,174	\$0	\$0	\$0	\$814,174
13	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.</u>	\$9,533,903	\$44,777,205	\$0	\$0	\$0	\$54,311,108
14	DAS	Capitol Complex	<b>Grimes Building Elevator Replacement</b> Complete replacement of elevators 1, 2 & 3. In FY15, the Grimes Building had 23 service calls for not operating and 8 service calls for people being entrapped.	\$0	\$0	\$1,007,911	\$0	\$0	\$1,007,911
15	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	\$2,051,946	\$0	\$0	\$2,051,946
16	DAS	Capitol Complex	<b>Capitol Complex Parking Lot #18A 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	\$1,158,637	\$0	\$0	\$1,158,637
17	DAS	Capitol Complex	<b>Capitol Complex Study for HVAC Renovations</b> Complete engineering study for Complex-wide HVAC renovation projects.	\$1,106,970	\$0	\$0	\$0	\$0	\$1,106,970
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	\$430,825	\$0	\$0	\$430,825
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	\$777,736	\$0	\$0	\$777,736
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	\$2,142,450	\$4,284,900	\$0	\$6,427,350
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	\$608,807	\$0	\$0	\$608,807
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	\$943,130	\$0	\$0	\$943,130
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	\$695,182	\$0	\$0	\$695,182

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

Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	FY17-21
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. FY19 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. FY20 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. FY21 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	\$3,749,288	\$4,552,706	\$1,874,644	\$10,176,638
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	\$1,307,406	\$0	\$1,307,406
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	\$484,513	\$0	\$484,513
27	DAS	Capitol Complex	<b>Lucas Building Exterior Renovation</b> Clean, tuckpoint, caulk joints and seal the exterior façade.	\$0	\$0	\$0	\$1,062,795	\$0	\$1,062,795
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	\$2,792,466	\$0	\$0	\$2,792,466
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	\$6,804,090	\$0	\$6,804,090
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	\$1,778,130	\$0	\$1,778,130
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	\$1,686,783	\$1,686,783
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	\$7,911,957	\$0	\$7,911,957
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	\$394,923	\$0	\$394,923
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	\$469,943	\$0	\$469,943

Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	FY17-21
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. The utility distribution system will need to be expanded prior to construction of any new buildings on the North side of the Capitol Complex.	\$0	\$0	\$0	\$9,485,997	\$4,065,427	\$13,551,425
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	\$1,767,521	\$7,644,409	\$9,411,930
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	\$2,062,108	\$8,803,602	\$10,865,710
38	DAS	Capitol Complex	<b>Hoover HVAC Systems Renovations</b> Complete renovation for the HVAC systems with DDC controls.	\$0	\$0	\$0	\$10,898,213	\$10,898,213	\$21,796,426
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 FY17 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.	\$80,342	\$53,561	\$53,561	\$53,561	\$53,561	\$294,587
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	\$573,105	\$9,856,274	\$10,429,380
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	\$3,200,433	\$0	\$3,200,433
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	\$5,159,613	\$3,439,742	\$8,599,355
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	\$268,187	\$0	\$268,187
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	\$5,355,199	\$3,570,132	\$8,925,331
45	DAS	Capitol Complex	<b>IWD 150 Des Moines Street Parking Lot Replacement</b>	\$0	\$0	\$0	\$0	\$376,000	\$376,000
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	\$2,383,142	\$2,383,142
47	DAS	Capitol Complex	<b>Iowa Workforce Development Elevator Replacement</b> Complete replacement of elevator #3. In FY15, elevator #3 had 9 service calls for not operating.	\$0	\$0	\$0	\$285,068	\$0	\$285,068
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 need to bring equipment into alignment and balanced.	\$0	\$0	\$0	\$0	\$302,214	\$302,214
49	DAS	Capitol Complex	<b>Facility Maintenance Building HVAC Renovation</b> Replace the Main AHU, dampers and DDC controls.	\$0	\$0	\$0	\$450,379	\$0	\$450,379
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	\$604,428	\$0	\$604,428

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



Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	Projected 5-Year Total FY17-21
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	\$780,066	\$0	\$780,066
52	DAS	Capitol Complex	<b>Jessie Parker Building Elevator Replacement</b> Complete replacement of elevators #1,3,4 & 5. In FY15, the Jessie Parker elevators had 9 service calls for not operating and 2 service calls for people being entrapped.	\$0	\$0	\$0	\$1,123,989	\$0	\$1,123,989
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	\$1,416,095	\$1,416,095
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	\$302,214	\$302,214
55	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.	\$0	\$0	\$7,498,575	\$0	\$0	\$7,498,575
56	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	\$1,566,477	\$1,566,477
57	DAS	Capitol Complex	<b>Capitol Complex Interior Painting</b> Paint interior commons area throughout the buildings on a rotating basis.	\$57,846	\$57,846	\$57,846	\$57,846	\$57,846	\$289,231
58	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.	\$80,342	\$53,561	\$53,561	\$53,561	\$53,561	\$294,587
59	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.	\$104,980	\$104,980	\$104,980	\$104,980	\$104,980	\$524,900
60	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	\$1,239,397	\$1,239,397
61	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 Capitol Complex</b>				<b>\$74,043,759</b>	<b>\$126,258,494</b>	<b>\$78,923,864</b>	<b>\$109,335,617</b>	<b>\$96,490,815</b>	<b>\$485,052,548</b>
<i>Total Without Major Maintenance Projects</i>				<i>\$60,803,698</i>	<i>\$120,658,069</i>	<i>\$65,553,139</i>	<i>\$64,089,598</i>	<i>\$74,568,998</i>	<i>\$385,673,502</i>

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

Rank	Agency	Location	Project Title	FY2017	FY2018	FY2019	FY2020	FY2021	Projected 5-Year Total FY17-21
<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 FY2017. \$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.)	\$2,007,476	\$0	\$0	\$0	\$0	\$2,007,476
2	DAS	Capitol Complex	<b>Wallace Building Elevator Replacement</b> Complete replacement of elevator # 1,2,3 & 4. In FY15, the Wallace elevators had 41 service calls for not operating and 3 service calls for people being entrapped.	\$1,398,591	\$0	\$0	\$0	\$0	\$1,398,591
3	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	\$1,661,213	\$0	\$1,550,760
4	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	\$1,326,686	\$0	\$1,326,686
5	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
6	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	\$1,071,225	\$1,860,493	\$0	\$2,931,718
7	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	\$454,278	\$0	\$454,278
8	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	\$0	\$0	\$11,699,377	\$7,799,584	\$19,498,961
<b>Total for Both Buildings</b>				<b>\$3,406,067</b>	<b>\$0</b>	<b>\$1,071,225</b>	<b>\$18,977,013</b>	<b>\$7,799,584</b>	<b>\$31,143,436</b>