

DEPARTMENT OF GENERAL SERVICES
and
SPACE NEEDS SUBCOMMITTEE OF THE
STANDING COMMITTEES ON APPROPRIATIONS

Report to the Capitol Planning Commission,
Legislative Council,
and the Members of the
First Session of the Sixty-fifth General Assembly

For many years the Capitol Planning Commission has had a long range master plan for the Capitol Complex. Periodically, there have been some adjustments to this plan, but essentially it has been the dream of the future. Now a number of temporary solutions to existing problems over the years have converged. The magnitude of the pressure that must now be relieved is such to warrant consideration of implementing the long existing "20 Year Plan" over the next five or six years.

Very simply the basic master plan has been the construction of three or four buildings on the complex, developing a grand mall extending from the Capitol Building to the Grimes Building, and eliminating all the existing above ground parking in this area. Placement of the buildings has been suggested, but not architectural style.

In some respects the decisions that will be made now will be easier than those made in past years. The problem is clearly defined and we have run out of tenable alternatives.

Perhaps the most dramatic example of what we are faced with is the Valley Bank Building which the State purchased for \$400,000 five years ago. We occupy on the top eight floors approximately 89,000 square feet of space which is impossible to use efficiently. In the context of the time it was probably a good purchase. During the time of our occupancy we have amortized the cost of the space, and the land

alone today is worth approximately \$200,000. But the building, which was built in 1916, is showing its age and unless we move out within two to five years we will be drawn into a series of necessary expenditures that could eventually reach \$2,500,000.

The State is now leasing exclusive of the Department of Agriculture, approximately 48,000 square feet of space in numerous locations in Des Moines. This space could be consolidated on the Capitol Complex, and unless such space is provided, using an average figure of \$4.50 per square foot per year, over a 20 year period, the cost will be \$4,320,000.

Space is also an acute problem on the Capitol Complex. In order to develop or better utilize space in existing buildings over a half million dollars will be or has been spent over a year and a half period. Although this space will be amortized over a period of years, the fact remains that close to 60,000 square feet of space is in either older remodeled buildings or converted apartment houses.

The State of Iowa is one of the few states that has had the good fortune to have had land available around its Capitol and the wise planning to acquire this land. Thus, Iowa has the potential to develop one of the most beautiful and coordinated state capitols in the nation. The Capitol Planning Commission has developed a plan that could make this possible.

Not all of the above problems have to be solved immediately, but because the problem of the Valley Bank Building is quite pressing, the Department of General Services recommends that the Capitol Planning Commission consider a modification of its "20 Year Plan". This

modification would be a major addition on to the south side of the Lucas Building which could be completed in about a two year period. Thus, by 1975 we could: vacate the Valley Bank Building, consolidate most of the leased space in Des Moines, vacate Executive Hills, move the Attorney General and the cafeteria out of the Capitol Building and thus provide additional space for the Legislature.

As the second phase of a building program the Department of General Services recommends an architectural contest that would not only suggest the design and configuration of buildings, but also placement and landscaping details for the entire Capitol complex. This contest would begin in July of 1973 and the winner decided by January of 1974. It would require approximately a year and a half to design and obtain bids on the next two buildings - the Hall of Justice and Agricultural Building. The last building, the General Administration Building, could be planned for completion after July 1, 1977. The development of above and below ground parking would be tied into the building schedule.

SCHEDULE

- 1973-75 ----
1. Addition to Lucas Building
 2. Completion of six parking lots
 3. Architectural contest
 4. Design Hall of Justice and Agriculture Building
 5. Underground parking garage
- 1975-77 ----
1. Completion of:
 - A. Hall of Justice
 - B. Agriculture Building
 - C. Four parking lots
 - D. Design General Administration Building

SCHEDULE (continued)

1977-79 ---- 1. Completion of:

- A. General Administration Building
- B. One parking lot

COSTS

Construction cost estimates of between \$35.00 and \$38.00 per square foot for office buildings appear to be reasonable figures for 1972. Apparently, one of the biggest unknown variables in projecting future costs is the impact the Williams-Steiger Act (OSHA) may have. In the absence of anything specific and recognizing that all other things being equal, inflation costs should stay constant with inflation revenues. Cost projections are thus being made on the basis of 1972 dollars.

Analysis of cost of constructing parking facilities reflect somewhat of a spread in cost per car, even in the same area and in comparable time of construction. The amount of landscaping is an important variable here as well of course the selection of paving material.

Federal construction dollars are available today on a matching basis to support certain programs. The availability and the percentage of match in future years is an uncertainty. The estimated federal revenues in this report are based upon what is probably available today, but until specific building plans are forwarded by the individual agencies to the federal government, no one knows for sure how much will be approved.

SPACE

Space allocations are projected with several factors taken into consideration: agencies present space assignments, assessment of present building structures that affect efficiency of space utilization, departmental projections of future personnel and space requirements, estimated future space available and the relative efficiency of future space.

The impact on personnel of the trend away from federal control of programs in Washington to local control at the state level is unknown. Although we all applaud this direction it could result in a need for more space in state capitols.

PARKING

Providing "adequate" parking space is now and probably will remain a challenge. There is adequate land available to develop the parking facilities required to accommodate the proposed expansion program. The cost projections are such as to provide for attractive landscaping. The cost of the program can be either by appropriation, or by charging \$5.00 per month for above ground parking or \$15.00 per month in the underground garage. Controls can be such so as to enable assignment to specific lots and assure that space would always be available in every assigned lot. Development of lots 1 to 11 and the underground garage should provide over 1,200 additional parking spaces as compared to today.

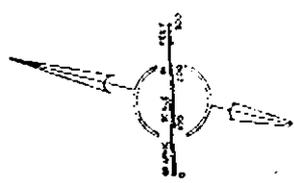
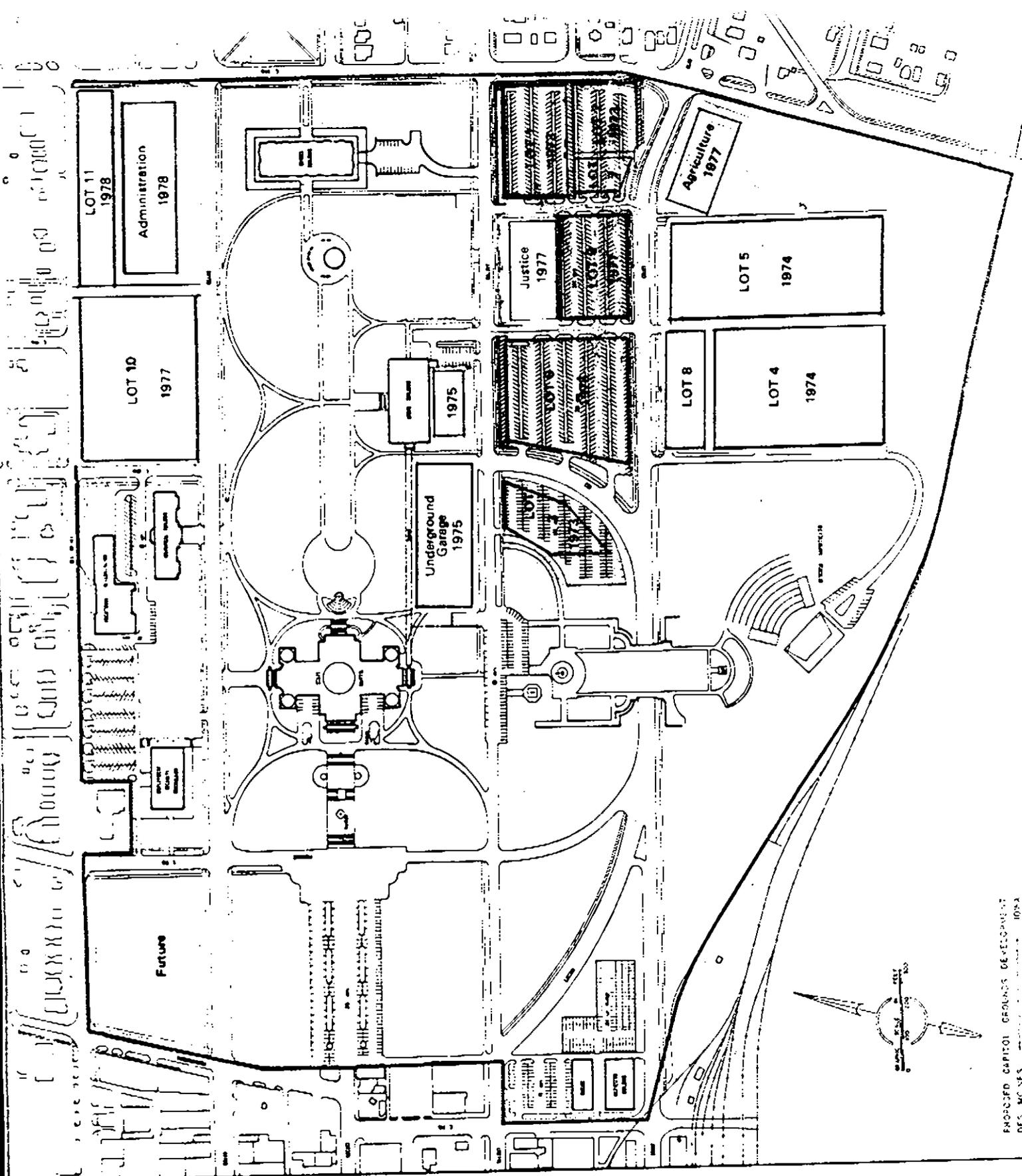
ARCHITECTURAL CONTEST

The architectural style of the addition to the Lucas Building is of course established. Any additional building represents quite an architectural challenge taking into consideration the contrasting styles of the Capitol Building, Lucas Building, Grimes Building, and the complex north of Grand Avenue and south of Walnut. An architectural contest would be designed to show the architectural style and placement of proposed buildings and landscaping details on the complex. It would give the State an opportunity to make a judgment on a total concept, rather than a series of individual parts. Such contests are conducted under a set of rules developed by the American Institute of Architects: the first prize is usually the award of the project or a sum of money. The size of this project would suggest for first place either the contract for the project or \$25,000, second place \$15,000 and third place \$10,000.

FUTURE

Consideration should be given to designing the footings of the Administration Building to permit the future addition of another floor.

Below ground construction west of the Capitol Building can also provide for future expansion. The block at the northwest corner of the complex may be considered short range for additional parking and long range for building purposes.



PROPOSED CAPITOL GROUNDS DEVELOPMENT
 DES MOINES IOWA
 IOWA CAPITOL PLANNING COMMISSION

LUCAS ADDITION

18,753 s.f. per floor

Basement, ground, first through fifth floor = 7 x 18,753----- 131,271 s.f.
Sixth floor - 16,493 s.f. due to parapet ----- 16,493
Total s.f. ----- 147,764 s.f.

147,764 s.f. x \$37.50 per s.f. ----- \$ 5,541,150

HALL OF JUSTICE

34,020 s.f. per floor

Four floors x 34,020 ----- 136,080 s.f.

136,080 s.f. x \$37.50 per s.f. ----- \$ 5,103,000

GENERAL ADMINISTRATION

47,120 s.f. per floor

Three floors x 47,120 ----- 141,360 s.f.

141,360 s.f. x \$37.50 ----- \$ 5,301,000

AGRICULTURE BUILDING

34,650 s.f. per floor

Four floors x 34,650 ----- 138,600 s.f.

138,600 s.f. x \$37.50 ----- \$ 5,197,500

COST SCHEDULE

July 1, 1973 to July 1, 1975

1. Parking Lot 1	\$ 64,400
2. Parking Lot 2	36,750
3. Parking Lot 3	27,300
4. Parking Lot 4	128,800
5. Roads around Lot 4	25,000
6. Parking Lot 5	144,900
7. Parking Lot 6	103,600
8. Underground garage	1,200,000
9. Addition to Lucas Building	<u>5,541,150</u>
Sub-Total	\$7,271,900

July 1, 1975 to July 1, 1977

1. Visitor's Parking Lots 7 and 8	\$ 43,750
2. Hall of Justice Building	5,103,000
3. Agriculture Building	5,197,500
4. Parking Lot 9	59,850
5. Parking Lot 10	<u>98,700</u>
Sub-Total	\$10,502,800

July 1, 1977 to July 1, 1979

1. General Administration Building	\$ 5,301,000
2. Parking Lot 11	<u>68,950</u>
Sub-Total	<u>\$ 5,369,950</u>
 TOTAL July 1, 1973 to July 1, 1979	 <u>\$23,144,650</u>

COST JUSTIFICATION 20 YEAR PERIOD

1. One half federal match, Justice Building	\$ 2,551,500
2. One third federal match, Admin. Building	1,767,000
3. Check off plan for Agriculture Building	5,197,500
4. Revenue from parking	3,378,000
5. Sale of land under Valley Bank	<u>200,000</u>
Sub-Total	\$13,094,000
Unless space is provided on Capitol Complex	
6. Restoration of Valley Bank Building	\$ 2,500,000
7. Payment for leased space	<u>4,320,000</u>
Sub-Total	\$ 6,820,000
TOTAL	<u>\$19,914,000</u>

PARKING LOTS

Based on using 380 s.f. per car at a cost of \$350.00 per car which includes grading, surfacing, sewers, catch basins, perimeters, paint, lights, control gates, landscaping.

Parking Lot 1	----- 70,000 s.f. for 184 cars x \$350	----- \$ 64,400
Parking Lot 2	----- 40,000 s.f. for 105 cars x \$350	----- 36,750
Parking Lot 3	----- 30,000 s.f. for 78 cars x \$350	----- 27,300
Parking Lot 4	-----140,000 s.f. for 368 cars x \$350	----- 128,800
Parking Lot 5	-----157,500 s.f. for 414 cars x \$350	----- 144,900
Parking Lot 6	-----112,500 s.f. for 296 cars x \$350	----- 103,600
Parking Lot 7	----- 20,000 s.f. for 52 cars x \$350	----- 18,200
Parking Lot 8	----- 28,000 s.f. for 73 cars x \$350	----- 25,550
Parking Lot 9	----- 65,000 s.f. for 171 cars x \$350	----- 59,850
Parking Lot 10	----107,250 s.f. for 282 cars x \$350	----- 98,700
Parking Lot 11	---- 75,000 s.f. for 197 cars x \$350	----- 68,950
Employees parking	---- 2,095 cars x \$350	----- \$ 733,250
Visitors parking	----- 125 cars x \$350	----- 43,750
Underground garage	--- 240 cars x \$5,000	----- 1,200,000
Roads	-----	<u>25,000</u>
		\$2,002,000