



# Saylorville Lake Administration Complex

U.S. ARMY CORPS OF ENGINEERS

BUILDING STRONG ®

## Location

Saylorville Lake, Johnston IA

## State(s)

IA

## Congressional District(s)

IA-3

## Description

The Saylorville Administration Building was built in the early 1980's out of two picnic shelters & pieced together. An addition was added in 1989 to provide a conference room and manager offices. The transition portion between the buildings includes restrooms and storage. There have been some upgrades to the lighting and HVAC, but the building itself is not properly insulated or designed to meet current energy or security standards. The 2013 Operational Condition Assessment (OCA) rated the electrical system a grade of "F" and doors and windows a "C". The Saylorville Maintenance Building is an assemblage of five mis-matched structures pieced together in the 1960's and 1970's. The 1970 "tall shop" portion was a dirt floor open frame structure to service scrapers and dozers. The lunchroom/locker-room addition was a "Behler" building and the welding/carpenter shop was a "Butler" building rolled in on telephone poles after use by the dam construction contractor. The wood framed electrical building portion leaked so badly it was replaced in 1989. There are various levels, slopes and angles connecting the buildings that complicate the roofing and addition of spray roof coating over the years, has not stopped multiple roof leaks. Joints between the buildings leak with improper drainage and there is little to no insulation in the building's roofs or walls. Daylight can be seen through the roof and walls in places and a structural analysis indicated the current structures can not support a new roof due to missing purlins and existing purlins that are twisted. An audit report under USACE HQ Energy Engineering Analysis Program (EEAP) recommended demolishing and replacing the entire structure. Neither the Administration nor Maintenance buildings were constructed to meet current mission, occupant, equipment needs nor security requirements. Economical sustainability efforts towards increasing energy efficiency in the two buildings are nearly impossible due to the current buildings' age, poor design and construction. Replacement of the Administration and Maintenance Buildings would provide: 1) ample administration, maintenance and engineering space to meet current and future operational needs; 2) a secure facility meeting current force protection/anti-terrorism standards for the facility & employees; 3) a welcoming public entry and public information area; 4) sufficient meeting space; 5) communications and adaptable space for an Emergency Operation Center for USACE in Central Iowa; and 6) energy efficient and sustainable facilities that will model federal engagement in protection and stewardship of our nations resources. This project consists of constructing new Administration and Maintenance Buildings, including parking, road re-alignment, and utilities to meet the current and anticipated future needs of Saylorville Lake. The buildings will incorporate energy efficiency, sustainability, universal accessibility, force protection and environmentally friendly features into the buildings and site. The new buildings will be located within or near the existing complex to minimize cost and improve efficiencies since other storage facilities and utilities are already in the area. The goal is to meet USACE Sustainable Building Policy and Unified Facilities Criteria (UFC) 1-200-02. The

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project will be completed in two Phases to enable the existing buildings to remain operational during the construction of the new facilities. This project will take a hodgepodge of unplanned dysfunctional facilities and demonstrate the Corps' effective focused planning for the future.

## Summarized Project Costs

	Construction
Estimated Federal Cost	\$ 10,100,000
Estimated Non-Federal Cost	\$
Total Estimated Cost	\$

Administration Office: \$7,000,000 Maintenance Facility: \$3,100,000 100% Design estimate \$700,000

## Financial Status

	Construction
Allocations thru FY 2012 including ARRA	\$
FY 2013 Budget Amount	\$
FY 2014 Budget Amount	\$
Balance to Complete	\$

## Major Work Item (This Fiscal Year)

FY17: Design Development towards 35% \$50,000

## Major Work Item (Next Fiscal Year)

FY18: Continued design development towards 35%-65%: \$50,000

**Point of Contact:** Operations Project Manager  
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