

First Regular Session
Sixty-ninth General Assembly
STATE OF COLORADO

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LLS NO. 13-0919.01 Esther van Mourik x4215

COMMITTEE BILL

Capital Development Committee

SHORT TITLE: "Development Of Capitol Complex Master Plan"

A BILL FOR AN ACT

101 CONCERNING THE DEVELOPMENT OF A MASTER PLAN FOR THE
102 CAPITOL COMPLEX.

Bill Summary

(Note: This summary applies to this bill as introduced and does not reflect any amendments that may be subsequently adopted. If this bill passes third reading in the house of introduction, a bill summary that applies to the reengrossed version of this bill will be available at <http://www.leg.state.co.us/billsummaries>.)

The state currently has no long term asset management plan to maintain, upgrade, or buy or sell assets, nor does the state have a coordinated plan to use space efficiently both in owned and leased facilities. The "Performance Evaluation of State Capital Asset Management and Lease Administration Practices" audit conducted by the

*Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.*

Office of the State Auditor and released in November 2012 recommended that the state complete a master plan for the capitol complex. The goal is to have a coherent plan or coordinated process for decision-making so that space and land within the capitol complex be used to the greatest possible efficiency. This bill requires the department of personnel to develop a comprehensive master plan for the capitol complex, with final approval from the office of state planning and budgeting and the capital development committee, and requires that all real estate-related capital requests by executive branch departments or the legislative branch for the capitol complex be evaluated by the office of state planning and budgeting and the capital development committee against the capitol complex master plan.

1 *Be it enacted by the General Assembly of the State of Colorado:*

2 **SECTION 1.** In Colorado Revised Statutes, 24-82-101, **add** (3)
3 as follows:

4 **24-82-101. Control of legislative space in the capitol, the**
5 **legislative services building, and the state office building at 1525**
6 **Sherman street - responsibility of department of personnel for**
7 **supervision of maintenance in capitol buildings group - exception -**
8 **capital complex master plan.** (3) (a) THE DEPARTMENT OF PERSONNEL
9 SHALL DEVELOP A COMPREHENSIVE MASTER PLAN FOR THE CAPITOL
10 COMPLEX, WITH FINAL APPROVAL FROM THE OFFICE OF STATE PLANNING
11 AND BUDGETING AND THE CAPITAL DEVELOPMENT COMMITTEE, TO BE
12 COMPLETED NO LATER THAN DECEMBER 1, 2014, THAT:

13 (I) DETERMINES SPACE UTILIZATION NEEDS FOR STATE AGENCIES
14 LOCATED IN AND NEAR THE CAPITOL COMPLEX;

15 (II) PRIORITIZES THE LOCATION OF VARIOUS STATE AGENCIES
16 BASED ON THEIR SERVICE FUNCTIONS AND THEIR SYMBOLIC IMPORTANCE;
17 <{DPA is worried this is sensitive and controversial and wonders
18 whether it should be removed.}>

19 (III) IDENTIFIES OPPORTUNITIES FOR COLLOCATING STATE

1 AGENCIES;

2 (IV) IDENTIFIES THE MOST APPROPRIATE USE OF STATE-OWNED
3 AND LEASED SPACE FOR STATE AGENCIES;

4 (V) IDENTIFIES OPPORTUNITIES FOR ENERGY COST SAVINGS AND
5 IMPROVED SUSTAINABILITY WITHIN STATE-OWNED FACILITIES;

6 (VI) ASSESSES AND IMPROVES SECURITY FOR STATE-OWNED
7 FACILITIES, ESPECIALLY FOR THOSE STATE AGENCIES PERFORMING
8 SENSITIVE GOVERNMENT FUNCTIONS;

9 (VII) ESTABLISHES GUIDELINES REGARDING THE APPROPRIATE USE
10 AND MAINTENANCE OF GROUNDS WITHIN THE CAPITOL COMPLEX;

11 (VIII) ASSESSES EXISTING PARKING CAPACITY AND IDENTIFIES THE
12 CURRENT AND FUTURE NEED FOR CAPITOL COMPLEX TENANTS, INCLUDING
13 THE LOCATION OF PARKING FACILITIES;

14 (IX) ESTABLISHES GUIDELINES FOR FUTURE DEVELOPMENT WITHIN
15 THE CAPITOL COMPLEX, INCLUDING A MULTI-YEAR PLAN FOR:

16 (A) NEW AND RENOVATED CAPITAL CONSTRUCTION PROJECTS;

17 (B) CONTROLLED MAINTENANCE PROJECTS; AND

18 (C) REAL ESTATE ACQUISITION OR DISPOSITION TRANSACTIONS AS
19 APPLICABLE.

20 (X) REVIEWS THE PEDESTRIAN CIRCULATION AROUND THE CAPITOL
21 COMPLEX;

22 (XI) SUGGESTS FINANCING OPTIONS FOR FUTURE IMPROVEMENTS
23 AND DEVELOPMENT; AND

24 (XII) MAKES RECOMMENDATIONS ON BUYING, SELLING,
25 CONSTRUCTING, OR LEASING PROPERTIES IN THE CAPITOL COMPLEX BASED
26 ON FACTORS SUCH AS LAND USE AND CENTRALIZATION VERSUS
27 DECENTRALIZATION OF STATE FUNCTIONS.

1 (b) NOTWITHSTANDING ANY LAW TO THE CONTRARY, ALL REAL
2 ESTATE-RELATED CAPITAL REQUESTS BY EXECUTIVE BRANCH
3 DEPARTMENTS OR THE LEGISLATIVE BRANCH FOR THE CAPITOL COMPLEX
4 SHALL BE EVALUATED BY THE OFFICE OF STATE PLANNING AND BUDGETING
5 AND THE CAPITAL DEVELOPMENT COMMITTEE AGAINST THE CAPITOL
6 COMPLEX MASTER PLAN DEVELOPED PURSUANT TO PARAGRAPH (a) OF THIS
7 SUBSECTION (3).

8 (c) THE CAPITOL COMPLEX MASTER PLAN SHALL BE KEPT AND
9 MAINTAINED BY THE OFFICE OF THE STATE ARCHITECT.

10 (d) (I) THE CAPITOL COMPLEX MASTER PLAN MAY BE MODIFIED BY
11 THE DEPARTMENT OF PERSONNEL ON AN AS-NEEDED BASIS, SUBJECT TO
12 APPROVAL BY THE OFFICE OF STATE PLANNING AND BUDGETING AND THE
13 CAPITAL DEVELOPMENT COMMITTEE.

14 (II) AT A MINIMUM AN UPDATED CAPITOL COMPLEX MASTER PLAN
15 MUST BE COMPLETED BY THE DEPARTMENT OF PERSONNEL EVERY TEN
16 YEARS. PRIOR TO COMPLETION OF THE UPDATED MASTER PLAN, THE
17 DEPARTMENT OF PERSONNEL SHALL SEEK APPROVAL FROM THE OFFICE OF
18 STATE PLANNING AND BUDGETING AND THE CAPITAL DEVELOPMENT
19 COMMITTEE OF ALL AMENDMENTS TO THE MASTER PLAN.

20 (e) FOR PURPOSES OF THIS SUBSECTION (3), THE "CAPITOL
21 COMPLEX" INCLUDES THE FOLLOWING BUILDINGS AND FACILITIES:

- 22 (I) 1570 GRANT STREET, DENVER;
- 23 (II) 1575 SHERMAN STREET, DENVER;
- 24 (III) 1525 SHERMAN STREET, DENVER;
- 25 (IV) 201 EAST COLFAX AVENUE, DENVER;
- 26 (V) THE STATE CAPITOL BUILDING AND GROUNDS, 200 EAST
27 COLFAX AVENUE, DENVER;

- 1 (VI) 200 EAST 14TH AVENUE, DENVER;
2 (VII) 1375 SHERMAN STREET, DENVER;
3 (VIII) 1341 SHERMAN STREET, DENVER;
4 (IX) 1313 SHERMAN STREET, DENVER;
5 (X) 1350 LINCOLN STREET, DENVER;
6 (XI) 251 EAST 12TH AVENUE, DENVER
7 (XII) 690 KIPLING STREET, LAKEWOOD;
8 (XIII) 700 KIPLING STREET, LAKEWOOD;
9 (XIV) EXECUTIVE RESIDENCE, 400 EAST 8TH AVENUE, DENVER;
10 (XV) 1881 PIERCE STREET, DENVER; AND
11 (XVI) NORTH CAMPUS BUILDINGS (NORTH, EAST, AND WEST), 1001
12 EAST 62ND AVENUE, DENVER.

13 **SECTION 2. Safety clause.** The general assembly hereby finds,
14 determines, and declares that this act is necessary for the immediate
15 preservation of the public peace, health, and safety.