

Responsibilities and Definitions

The Capital Development Committee (CDC) was established in 1985 (House Bill 85-1070), and its statutory charge is found under Section 2-3-1301, *et. seq.*, C.R.S.

Responsibilities of the Capital Development Committee

The CDC has the following statutory responsibilities:

Funding.

- develop and make recommendations concerning new methods of financing the state's ongoing capital construction and controlled maintenance needs no later than January 1, 2016.

General project review and oversight.

- consider funding requests for capital construction and controlled maintenance projects submitted by state departments and higher education institutions, including regular and emergency supplemental capital construction requests;
- prioritize recommendations for the funding of capital construction and controlled maintenance projects for submittal to the Joint Budget Committee (JBC);
- forecast the state's requirements for capital construction, controlled maintenance, and the acquisition of capital assets for the next fiscal year and the following four fiscal years;
- consider cash-funded capital construction projects submitted by higher education institutions to be commenced without prior legislative authorization in an appropriations bill, and make recommendations to the JBC regarding projects subject to the Higher Education Revenue Bond Intercept Program (pursuant to Senate Bill 09-290);
- study the capital construction request from the Transportation Commission for state highway reconstruction, repair, and maintenance, and determine the projects that may be funded from money available in the Capital Construction Fund;
- consider requests for waivers of the six-month encumbrance deadline for capital construction appropriations;
- review and recommend minimum building codes for all construction by state agencies on state-owned or state lease-purchased properties or facilities;
- review the annual capital construction and controlled maintenance requests from the Office of Information Technology regarding the Public Safety Communications Trust Fund;
- review the annual report from the Department of Personnel and Administration

regarding the high performance standard certification program, pursuant to Senate Bill 07-051; and

- review high performance standard certification program estimates that are expected to increase a building's costs by more than 5 percent.

Adult and juvenile correctional facilities.

- review facility program plans for adult correctional facilities in the Department of Corrections and for juvenile correctional facilities in the Division of Youth Corrections; and
- review proposals from the Department of Corrections to enter into agreements to acquire title to correctional facilities developed and constructed with private funds.

Property transactions.

- review real property transaction proposals by the Division of Parks and Outdoor Recreation and comment on the proposals to the Colorado State Parks Board;
- review real property transaction proposals by the Division of Wildlife and comment on the proposals to the Colorado Wildlife Commission;
- review real property transaction proposals, as administered by the executive director of the Department of Personnel and Administration, and comment on the proposals to the executive director;
- review real property transaction proposals by the Department of Military and Veterans Affairs and comment on the transactions to the Adjutant General; and
- receive an annual report from the Department of Personnel and Administration concerning state department and higher education institution facility management plans for vacant or abandoned state buildings.

State Capitol building.

- consider recommendations from the State Capitol Building Advisory Committee with respect to any plans to restore, redecorate, or reconstruct space within the public and ceremonial areas of the State Capitol Building and the surrounding grounds; and
- oversee a fund-raising effort by a private, non profit, statewide historic preservation organization for the purpose of making repairs to the cast-iron structure of the State Capitol dome; review and approve cause-related marketing efforts and any sponsorship recognitions that indicated the donations of major sponsors; and provide periodic reports regarding the fund-raising efforts to the Executive Committee of the Legislative Council.

Capital Projects

The term "capital" collectively refers to three types of projects: (1) capital construction; (2) capital renewal; and (3) controlled maintenance. *Capital construction* includes the following:

- the purchase of land;
- the purchase, construction, or demolition of buildings or other physical facilities, including utilities and state highways;
- the financing of a building or other physical facility acquired by lease-purchase and using certificates of participation (COPs);
- the remodeling or renovation of existing buildings or other physical facilities;
- site improvements or development of existing buildings or other physical facilities;
- the purchase and installation of the fixed and movable equipment necessary for the operation of new or renovated buildings and other physical facilities;
- any item of instructional or scientific equipment that costs more than \$50,000; and
- the purchase of the services of architects, engineers, and other consultants to prepare plans, program documents, life-cycle cost studies, energy analyses, and other studies associated with any capital construction project.

Capital construction projects are program-driven. An institution or department must justify a capital request based on how the project will allow it to improve or alter its ability to provide a certain program or service. Examples of capital construction projects include constructing a new state prison, renovating a biology building at a state university, and developing an automated fingerprinting identification system.

Capital renewal projects are also program-driven, and address controlled maintenance issues that have exceeded \$2 million in costs, or have grown in scope and are better addressed building by building, rather than system by system. Capital renewal projects are prioritized by the CDC along with capital construction projects. An example of a capital renewal project is upgrading a heating/ventilation/air conditioning system in a chemistry building at a community college.

Controlled maintenance projects are system driven, and address facility component systems at the end of their useful life. As such, controlled maintenance involves site improvements and corrective repairs or replacement of utilities and equipment at existing state-owned, General Fund buildings and other physical facilities. Examples of controlled maintenance projects include replacing deteriorated mechanical equipment and upgrading fire alarm systems.

By contrast, operational maintenance is intended to maintain facilities and their component systems to the end of their expected useful life cycles. In Colorado, agencies submit requests for operational maintenance directly to the JBC within their operating budgets.