

AGENDA

CAPITAL DEVELOPMENT COMMITTEE

**Senate Committee Room 356
State Capitol Building**

Monday, October 22, 2012

- 9:30 a.m. Call to Order**
- 9:30 a.m. Consideration of Real Property Transaction**
- *Ms. Anne Kelson, Real Estate Unit Supervisor*
 - *Mr. Grady McNeill, Resource Support Section Manager*
- ✓ Sikes Ranch Perpetual Access Easement (7,075 acres)
- 9:40 a.m. Consideration of Colorado State University Emergency Supplemental Request and Request for Legislation**
- *Mr. Rich Schweigert, Chief Financial Officer, Colorado State University System*
 - *Mr. Thom Hadley, Business Director, College of Veterinary Medicine and Biomedical Sciences, Colorado State University*
- ✓ Equine Reproduction Laboratory
- 9:50 a.m. Consideration of Auraria Higher Education Center Two-Year Projection of Cash Need**
- *Ms. Barb Weiske, Executive Vice President of Administration*
 - *Mr. Blaine Nickeson, Chief of Staff/Director of Communications*
 - *Ms. Jill Jennings Golich, Campus Planner*
- ✓ Walnut Parking Garage
- 10:00 a.m. Consideration of Department of Public Safety Request to Waive the Six-Month Encumbrance Deadline**
- *Mr. Bob Dirnberger, Director, Support Services Branch, Colorado State Patrol*
 - *Major Mark Savage, Commander, Operational Services Branch, Colorado State Patrol*
- ✓ Lot Pavement Repair/Replacement, Fort Collins Port of Entry

10:05 a.m. Consideration of Department of Public Health and Environment Request to Waive the Six-Month Encumbrance Deadline

- *Mr. Mike Beck, Grants and Loans Unit Manager, Water Quality Control Division*
- *Ms. Donna Davis, Operations Director, Water Quality Control Division*

✓ Water Quality Improvement Projects

10:10 a.m. Presentation of State Public Financing Policy

- *Mr. Brett Johnson, Deputy Treasurer, State Treasurer's Office*

10:25 a.m. Adjourn

***** Following the meeting, the committee will tour the State Capitol dome to review the progress of the renovation project.***

Oct. 22, 2012 -- Property Transaction Proposal

Colorado Parks and Wildlife

Sikes Ranch Perpetual Access Easement

Baca County and Las Animas County

7,075 acres

20 miles east of Kim and 90 miles east of Trinidad

Section 33-1-105 (3)(a), C.R.S. states:

In the event that the [Parks and Wildlife] Commission plans to acquire the fee title to any real property or to acquire an easement for a period to exceed 25 years or at a cost to exceed \$100,000 or to enter into any lease agreement for the use of real property for a period to exceed 25 years or at a cost to exceed \$100,000, or to sell or otherwise dispose of the fee title to any real property which has a market value in excess of \$100,000, the Commission shall first submit a report to the Capital Development Committee [CDC] which outlines the anticipated use of the real property, the maintenance costs related to the property, the current value of the property, any conditions or limitations which may restrict the use of the property, and, in the event real property is acquired, the potential liability to the state which will result from such acquisition. The CDC shall review the reports submitted by the Commission and make recommendations to the Commission concerning the proposed land transaction within 30 days from the day on which the report is received. The Commission shall not complete such transactions without considering the recommendations of the CDC, if such recommendations are timely made.

The required report is attached. CDC staff questions about the report are listed below.

Action Required

Recommend support for the acquisition of a perpetual access easement for hunting, fishing, and wildlife viewing on the Sikes Ranch (\$954,758 CF).

CDC Staff Questions

None.

Capital Development Committee

October, 2013—Property Transaction Proposal

Department of Natural Resources
Division of Parks and Wildlife

Action Required	Pursuant to C.R.S. 33-1-105(3)(a), recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife's proposal to acquire a perpetual public access easement for hunting, fishing and wildlife viewing on the Sikes Ranch.		
General Information			
Name	Raymond and Maria Stephanie Sikes		
Number of acres	7,075		
Location	Approximately 20 miles east of Kim, CO		
County	Baca and Las Animas		
Costs / Source of Funding			
Purchase Price	\$954,758	Funding Source*	Habitat Stamp
Wildlife Cash – Habitat Stamp	Spending authority has already been approved for this project in the Long Bill		
	Fiscal Year	2012-13	
	Line Item	Land and Water Acquisitions	
	Appropriation	\$6,500,000	
	Remaining Unexpended Balance	\$4,378,671	
Annual Monitoring and Operation Costs	\$500 (Management and Monitoring of the Public Access Easement)	Funding for the management of the public access easement will come from Wildlife Management Line Item under the Division Operations Group in the Long Bill.	
Development Costs	\$4,500 (Perimeter Signs, Entrance and Road Signs, Parking Lot Signs and Posts)	The development costs will come from the Wildlife Management Line Item under the Division Operations Group in the Long Bill.	

Summary of Proposal

Colorado Parks and Wildlife (CPW) will purchase a perpetual public access easement for hunting, fishing and wildlife viewing on the Property. Appraised value of the access easement is \$1,000,000. In addition to the \$900,000 being spent by CPW, The Nature Conservancy (TNC) will contribute \$54,758 toward the acquisition of the access easement. Therefore, total funds expended for the easement will be approximately \$954,758. TNC will also acquire a perpetual conservation easement on the same Property. The landowner will not receive any funding for the grant of the conservation easement.

The Property is adjacent to 15,000 acres of Comanche National Grasslands and State Land Board lands. Once this project is completed, over 22,000 contiguous acres will be available to the public for hunting, fishing and other outdoor recreation.

The Property is currently grazed by livestock and wildlife and has 3 center pivots used to support agriculture. Those uses will continue in the future, along with public access.

The landowners acquired the Property in 1998.

According to the geothermal map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. According to the wind and solar map below, the Property lies within the 6.0-6.5 kWh/m²/day (lowest end of the scale) Central Solar Power and has fair to good Wind Resource Generation Development areas.

Geothermal: November, 2003 US Department of Energy, Office of Energy Efficiency and Renewable Energy, Geothermal Technologies Program.

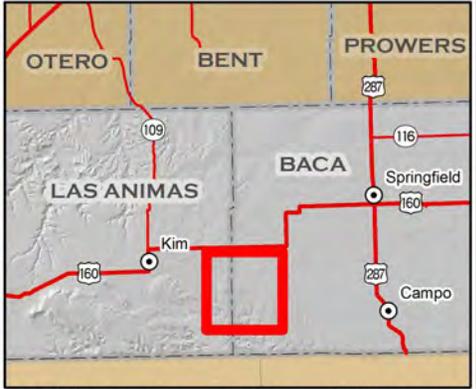
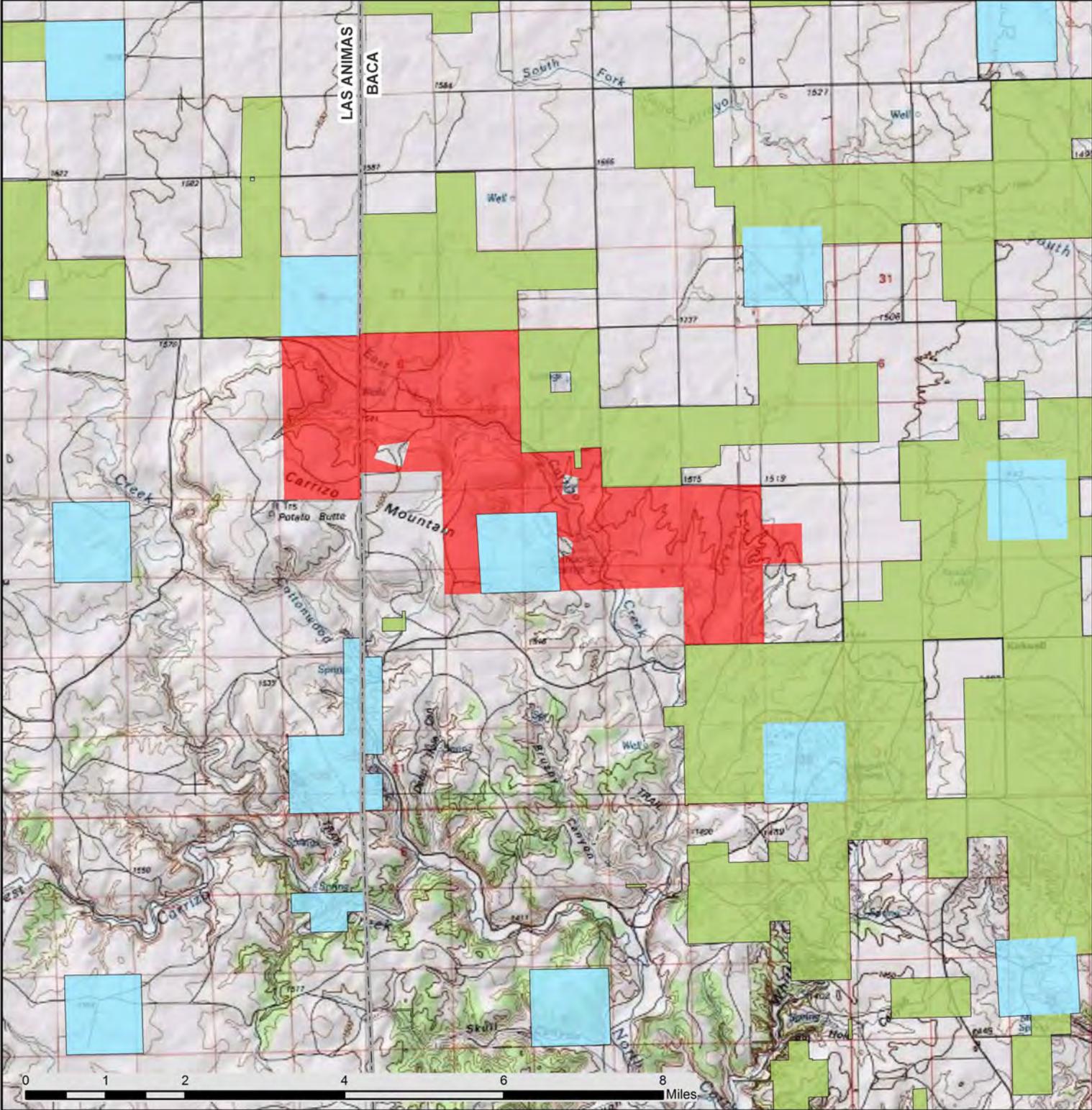
Wind and Solar: A map entitled “SB07-91 Renewable Resource Generation Development Areas” from “Renewable Energy Development Structure,” a report of the Colorado Governor’s Energy Office dated December 2009.

Attachments:

- Map
- Concurrence letters
- Three (3) comparables from appraisal.

Sikes Ranch 11-072-SE

-  Sikes Ranch
-  Private
-  State
-  US Forest Service





COLORADO PARKS & WILDLIFE

2500 South Main Street • Lamar, Colorado 81052
Phone (719) 336-6600 • FAX (719) 336-6623
wildlife.state.co.us • parks.state.co.us

Senator Kevin Grantham
200 E. Colfax Ave.
Denver, CO 80203

August 15, 2012

Dear Senator Grantham,

Colorado Parks & Wildlife has embarked on an endeavor to acquire important habitats, through perpetual easements, for public access. The purpose of the program is to prevent further decline in participation in hunting and fishing related activities, as well as increase hunter recruitment, by improving access on private lands to a public resource. In addition, these types of acquisition provide areas for sportsmen to recreate, thus bringing in needed dollars to the local economies. The public access easement would also include wildlife viewing.

We are attempting to purchase a perpetual easement on the Raymond & Stephanie Sikes Ranch, majority of the property lies in Southwest Baca County and a portion in Southeast Las Animas County. Total acreage of the ranch is 7,075 acres. The ranch contains important native habitat for game and prairie species of wildlife, as well as riparian habitat along Carrizo Creek. The Sikes Ranch will also tie into the existing publicly accessible Comanche National Grasslands, and expands local hunting opportunities.

Under the terms of the easement, the Sikes' would continue with their ranching operations.

Sikes' will also provide a perpetual conservation easement to The Nature Conservancy (TNC), in order to protect important prairie habitat.

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources

Rick D. Cables, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: Robert W. Bray • Chris Castilian • Jeanne Horne
Bill Kane, Vice-Chair • Gaspar Perricone • James Pribyl • John Singletary, Chair
Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman

Ex Officio Members: Mike King and John Salazar

Colorado Parks & Wildlife will be funding the entire cost of the public access easement and a portion of the cost of the conservation easement. Funding for these projects will be derived from game cash.

Colorado Parks & Wildlife respectfully requests your concurrence on the acquisition of this project. If you approve, please sign on the approval line below and return to my address. If you have any questions or concerns, please feel free to call me at (719) 336-6603.

Sincerely,



Travis Black
Area Wildlife Manager
Colorado Parks & Wildlife
2500 S. Main
Lamar, CO 81052



Concur,
Senator Kevin Grantham

STATE OF COLORADO

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Rick D. Cables, Director, Colorado Parks and Wildlife
Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian
Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Perricone • Jim Pribyl • John Singletary
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AUG 06 2012

Baca County Board of Commissioners
741 Main Street, Suite #1
Springfield, CO 81073

August 1, 2012

Dear Board of Commissioners:

Colorado Parks & Wildlife has embarked on an endeavor to acquire important habitats, through perpetual easements, for public access. The purpose of the program is to prevent further decline in participation in hunting and fishing related activities, as well as increase hunter recruitment, by improving access on private lands to a public resource. In addition, these types of acquisition provide areas for sportsmen to recreate, thus bringing in needed dollars to the local economies. The public access easement would also include wildlife viewing.

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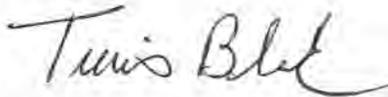
Mark Smith, Secretary • James Vigil • Dean Wingfield • Michelle Zimmerman

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Sincerely,



Travis Black
Area Wildlife Manager
Colorado Parks & Wildlife
2500 S. Main
Lamar, CO 81052



Concur,
Chairman
Baca County Board of Commissioners

STATE OF COLORADO

John W. Hickenlooper, Governor • Mike King, Executive Director, Department of Natural Resources
Rick D. Cables, Director, Colorado Parks and Wildlife

Parks and Wildlife Commission: David R. Brougham • Gary Butterworth, Vice-Chair • Chris Castilian
Dorothea Farris • Tim Glenn, Chair • Allan Jones • Bill Kane • Gaspar Perricone • Jim Pribyl • John Singletary
Mark Smith, Secretary • Robert Streeter • Lenna Watson • Dean Wingfield
Ex Officio Members: Mike King and John Salazar

Sikes Ranch SWA, 11-072-SE

Real Estate Comparables from Appraisal dated July 2, 2012

Sale No. 3

Date: 10/20/10

Size: 1,485 acres

Location: South of Kim

Sale Price: \$1,184,000

Price Per Acre: \$797.00

Sale No. 5

Date: 5/2/11

Size: 960 acres

Location: East of Campo

Sale Price: \$300,000

Price Per Acre: \$313.00

Sale No.8

Date: 10/12/11

Size: 4,122 acres

Location: 20 miles NW of Kim

Sale Price: \$2,400,000

Price Per Acre: \$582.00

FY 2012-13 Emergency Supplemental Capital Construction Request

Colorado State University Equine Reproduction Laboratory

Motion: Approve the supplemental request from Colorado State University for the Equine Reproduction Laboratory project (\$5,600,000 CF, including \$600,000 in WICHE funds).

GENERAL INFORMATION

2013-081

1. Which supplemental criterion does the request meet?

Technical

The project is currently underway and the university needs immediate spending authority in order to meet the project's target completion date of April 2013.

2. Which projects will be restricted to fund the supplemental request?

3. Has the request been approved by OSPB and CCHE?

Yes

PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill: N/A 00-0000

<u>Fund Source</u>	<u>Prior Appropriations</u>	<u>Supplemental Request</u>	<u>Future Requests</u>	<u>Total Cost</u>
CF	\$0	\$5,600,000	\$0	\$5,600,000
	\$0	\$5,600,000	\$0	\$5,600,000

REASON FOR SUPPLEMENTAL REQUEST

Although the project is a cash-funded higher education project, legislative approval and an appropriation in a budget bill is required in order to comply with state rules for the use of one of the cash fund sources, a fee charged to non-resident students of the veterinary program. The university provided an internal loan to the College of Veterinary Medicine in order to commence the project, pending an insurance settlement and donor funds. However, the student fee portion of the project's total cost must be appropriated before the project is completed in order to make use of this fund source.

Western Interstate Commission for Higher Education (WICHE). The WICHE is a 15-state consortium created to afford residents of member states the opportunity for reduced tuition in participating programs and schools. The Colorado State University Veterinary Medicine Program is part of the professional student exchange program. Pursuant to state law, non-resident veterinary medicine students, including those students enrolled through WICHE, are assessed a \$1,001 annual fee for facility renovations and equipment purchases (Section 23-31-118, (2), C.R.S.). In order to spend from the fund, the university must share proportionately in the cost based on the annual ratio of resident students to out-of-state and WICHE students for planned renovations or purchases.

SUMMARY OF PROJECT

The project constructs a new 11,840-GSF Equine Reproduction Laboratory on the Foothills Campus. The original building was destroyed by a fire in July 2011. The laboratory is being housed temporarily in leased modular buildings. The laboratory provides clinical services to privately owned horses and gives students the opportunity to

FY 2012-13 Emergency Supplemental Capital Construction Request

Colorado State University
Equine Reproduction Laboratory

Motion:

Approve the supplemental request from Colorado State University for the Equine Reproduction Laboratory project (\$5,600,000 CF, including \$600,000 in WICHE funds).

perform physical examinations and reproductive evaluations, administer preventative medicine, and provide medical care to injured horses.

Source of cash funds. The source of cash funds includes \$600,000 from a \$1,001 annual fee charged to non-resident students of the veterinary program, and \$5,000,000 in matching university funds, donations, and an insurance claim payment.

QUESTIONS / OUTSTANDING ISSUES

All responses to staff questions have been incorporated into the project write-up.

Two-Year Projection of Cash Need

Auraria Higher Education Center

Monday, October 22, 2012

**SUGGESTED
MOTION:**

Approve the new project listed on the Auraria Higher Education Center two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
Walnut Parking Garage	Gold	\$20,000,000	CF

2014-005

The project constructs a new, five-story parking garage on the Auraria Campus at the intersection of 5th Street and Walnut Street. The garage replaces an existing surface lot. A portion of the first floor will be used for retail and office space. The remainder of the garage will provide between 1,000 and 1,200 parking spaces. According to campus representatives, the need for a new garage was identified during master planning and in a parking feasibility study completed in February 2012. Additional on-campus parking is needed in order to adapt to the future growth of the various higher education institutions housed on the Auraria campus.

The source of cash funds for the project is the Auraria Parking Enterprise, which accrues revenues from fees charged for on-campus parking. Part of the project cost will also be paid through bonds to be repaid from the same cash fund source.

Date Authorized Until: *TBD*

Subtotal: New Project List, Requires Approval

\$20,000,000

Grand Total, All Projects:

\$20,000,000

WAIVER REQUEST -- October 22, 2012

FY 2012-13 Request to Waive the Six-Month Encumbrance Deadline Pursuant to Section 24-30-1404 (7), C.R.S.

Public Safety *Lot Pavement Repair/Replacement, Fort Collins Port-of-Entry*

MOTION Approve the waiver request for the 2012-13 appropriation to the Lot Pavement Repair/Replacement, Fort Collins Port-of-Entry project (\$1,192,851 HUTF).

SUMMARY

2006-015

The Department of Public Safety (DPS) is requesting a waiver of the six-month encumbrance deadline for the FY 2012-13 appropriation for the Fort Collins Port-of-Entry Lot Pavement Repair/Replacement project. The department explains that issues associated with the transfer of the ports-of-entry function to DPS from the Department of Revenue have delayed the department's ability to complete the architecture and engineering (A/E) selection process for the project. Specifically, the department says that controllers in both departments, along with the Office of the State Controller, were not able to set up spending authority for the ports-of-entry projects until mid-September, which delayed advertising and selection for the design of the Fort Collins project. Further, DPS has never bid a concrete project of this size, and the department will be engaging in a full professional services selection process, which will take a minimum of 90 days. The department expects to have A/E under contract and encumbered by January 30, 2013.

The project removes and replaces pavement at the north- and south-bound Ft. Collins port-of-entry parking lots. The project addresses outdated concrete slabs that have exhibited distress in order to provide the infrastructure necessary to accurately weigh commercial vehicles.

FY 2012-13 APPROPRIATION AMOUNT

Fund Source	Appropriation
HUTF	\$1,192,851
Total	\$1,192,851

STAFF QUESTIONS

None.

WAIVER REQUEST -- October 22, 2012

FY 2012-13 Request to Waive the Six-Month Encumbrance Deadline Pursuant to Section 24-30-1404 (7), C.R.S.

Public Health and Environment *Water Quality Improvement Projects*

MOTION Approve the waiver request for the 2012-13 appropriation to the Water Quality Improvement Projects project (\$600,000 CF).

SUMMARY

2013-011

The Department of Public Health and Environment (DPHE) is requesting a waiver of the six-month encumbrance deadline in order to encumber the total amount of the FY 2012-13 appropriation for its Water Quality Improvement Projects line item. The department explains that, in accordance with state law and an agreement between the Office of the State Controller and the committee, the total project amount for projects without significant professional services contracts related to project design, such as this project, must be encumbered within the six-month deadline. DPHE is currently in the process of reviewing scopes of work, approving contracts, and finalizing encumbrances for the water quality improvement projects funded under this project, but may not have the entire appropriation encumbered by the November 7th deadline. The department says it expects to have all contracts in place and the project fully encumbered by January 30, 2013.

The project funds water quality projects from fines collected for water quality violations that accrue to the Water Quality Improvement Fund. State law requires the department to use moneys in the fund to improve statewide water quality. To meet this charge, DPHE provides grant funding to local entities for water projects in a manner similar to the department's grant funding for hazardous contaminant remediation under the Brownfields Cleanup Program.

FY 2012-13 APPROPRIATION AMOUNT

Fund Source	Appropriation
CF	\$600,000
Total	\$600,000

STAFF QUESTIONS

None.