

AGENDA

CAPITAL DEVELOPMENT COMMITTEE

**Senate Committee Room 356
State Capitol Building**

Wednesday, September 5, 2012

- 9:30 a.m. Call to Order**
- 9:30 a.m. Consideration of Two-Year Projection of Cash Need, University of Colorado at Colorado Springs**
- *Mr. Geoff Barsch, Associate Vice President, University of Colorado System*
 - *Ms. Teresa Osborne, Senior Director of Budget and Planning, University of Colorado System*
- ✓ Two-Year Projection of Cash Need
- 9:40 a.m. Consideration of Real Property Transaction Proposal, Colorado Parks and Wildlife**
- *Ms. Anne Kelson, Real Estate Unit Supervisor*
 - *Mr. Grady McNeill, Resource Support Section Manager*
- ✓ La Plata Open Space Conservancy Fee Title Acquisition (236 acres)
- 9:50 a.m. Consideration of Real Property Transaction Proposal, Department of Military and Veterans Affairs**
- *Mr. Mickey Hunt, Deputy Executive Director*
 - *Mr. Greg Dorman, Resource Director/Legislative Liaison*
- ✓ Sale of Boulder Readiness Center Site (8.5 acres)
- 10:00 a.m. Consideration of Donation of Artwork**
- *Ms. Sona Hedeshian, President, Armenians of Colorado*
 - *Mr. Ken Allikian, Armenians of Colorado*
- ✓ Recommendation by the Capitol Building Advisory Committee to Accept Donation of Replica Khachkar from the Armenians of Colorado

10:10 a.m. Consideration of Use of Unspent Proceeds from the Sale of Certificates of Participation

- ✓ Adams State University Proposal to Use a Portion of the Unspent Proceeds for Phase I of the Richardson Hall Renovation Project (\$1.3 million)
 - *Mr. Bill Mansheim, Vice President, Office of Finance and Governmental Relations*

10:40 a.m. Other Business

10:45 a.m. Adjourn

Two-Year Projection of Cash Need
University of Colorado at Colorado Springs
Wednesday, September 05, 2012

SUGGESTED MOTION:

Approve the new projects listed on the University of Colorado at Colorado Springs two-year projection of cash need.

New Project List, Requires Approval

Project Name	LEED Certification	Amount	Fund Source
<i>Academic Office Building</i>	Gold	\$12,000,000	CF
<p>The project constructs a 35,000-GSF office building on the main campus in order to address the existing 33,600 square foot shortage of faculty and staff office space. The building will house between 150 and 180 offices for faculty and staff for a variety of programs including the College of Letters, Arts, and Sciences; School of Business; and School of Public Affairs.</p> <p>The source of cash funds is bonds to be repaid from university sources.</p> <p>Date Authorized Until: TBD</p>			
<i>Parking Garage and Recreational Field</i>	Gold	\$24,000,000	CF
<p>The project constructs a new, underground parking structure with an athletic field on top. The parking structure will contain 1,227 parking spaces, of which 663 are new spaces allocated to future residential student parking, and 564 will backfill surface lot spaces that will be absorbed during future construction. According to the university, the campus has an overall parking space deficit.</p> <p>The source of cash funds is bonds to be repaid from parking fees and a student recreation fee.</p> <p>Date Authorized Until: TBD</p>			
<i>Student Housing</i>	Gold	\$68,000,000	CF
<p>The project constructs a new housing and dining facility for up to 600 students in order to alleviate a shortfall of on-campus student housing. The facility will include a combination of single- and double-occupancy suites. It will also include multi-purpose space, break-out rooms for academic support, and dining services for residents.</p> <p>The source of cash funds is bonds to be repaid from housing and dining revenues.</p> <p>Date Authorized Until: TBD</p>			
<i>Student Recreation Center Expansion</i>	Gold	\$14,000,000	CF
<p>The project builds a 35,997-GSF addition to the student recreation center. According to the university, the National Intramural and Recreational Sports Association recommends 98,660 square feet of indoor recreation space per 10,000 enrolled students. The existing student recreation center is 54,000 square feet. In fall 2011, about 9,300 students were enrolled at the university, resulting in an indoor recreation space deficit of 45 percent.</p> <p>The source of cash funds is bonds to be repaid from a student recreation fee.</p> <p>Date Authorized Until: TBD</p>			
Subtotal: New Project List, Requires Approval		\$118,000,000	

Grand Total, All Projects: \$118,000,000

Sep. 5, 2012 -- Property Transaction Proposal

Colorado Parks and Wildlife

La Plata Open Space Conservancy Fee Title Acquisition

Dolores County

236 acres

5 miles west of Dove Creek and 40 miles northwest of Cortez

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 fee title acquisition of two parcels of land from the La Plata Open Space Conservancy (236 acres). There is no cost to purchase these parcels, but the purchase agreement includes a \$25,000 CF stewardship contribution to the La Plata Open Space Conservancy.

CDC Staff Questions

1. What access to the property is provided to MAPCO for maintenance and upkeep of the gas pipeline, and does this access negatively impact wildlife habitat or public use of the property?

According to Maggie Love who inspected and appraised the property, there is no MAPCO gas pipeline on the property.

Note: MAPCO provided the funding to LPOSC so it could purchase the property to make up for the loss of grouse habitat where the pipeline actually went through in eastern Dolores County. It is mitigation property.

2. What is the current status of the Gunnison sage-grouse population in the region?

The Dove Creek population, which is closest to this property, has been relatively stable since 2003, but it experienced a significant decline prior to that. Dove Creek is presently at 20% of the population target identified in the Rangewide Conservation Plan (RCP). The San Miguel population, also nearby, declined significantly through 2008, at which point it stabilized, and is presently at 33% of the RCP target. Additionally, Gunnison sage-grouse numbers have declined in all populations except the Gunnison Basin (see Male Lek Count Table on next page). Male lek counts are not population estimates, but they can be useful for assessing population changes over time.

Gunnison Sage-grouse high male counts

Population	High Male Count											
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012
Cerro Summit/Cimarron/Sims Mesa	12	8	6	8	5	10	7	2	8	1	6	11
Crawford	28	42	24	26	39	41	23	20	16	4	9	20
Dove Creek	27	20	8	2	7	15	6	6	2	9	12	9
Gunnison Basin	712	617	500	498	971	1061	941	748	778	745	763	832
Pinon Mesa	31	27	25	29	34	31	25	24	16	15	13	11
Poncha Pass	3	9	7	8	9	9	5	5	4	3	4	3
San Miguel Basin	80	78	51	52	68	77	66	44	33	25	19	35
San Juan County, UT	47	35	30	31	33	24	44	44	37	18	21	21

Capital Development Committee

September, 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) and C.R.S. 33-10-107(2) recommend to the Colorado Parks and Wildlife Commission support for the Division of Parks and Wildlife’s proposal to acquire fee title to approximately 236 acres adjacent to the Coalbed Canyon SWA.		
General Information			
Name	LPOSC/Coalbed Canyon Addition		
Number of acres	236		
Location	Approximately 5 miles west of Dove Creek		
County	Dolores		
Costs / Source of Funding			
Purchase Price	\$0.00 for the Property	Funding Source*	
	Spending authority has already been approved for this project in the Long Bill.		
	Fiscal Year		
	Line Item		
	Appropriation		
	Remaining Unexpended Balance		
Annual Monitoring and Operation Costs	\$500.00		
Development Costs	\$200.00		

Summary of Proposal

La Plata Open Space Conservancy (LPOSC) proposes to grant fee title to two (2) parcels of land to CPW without cost. However, it is requesting and there will be paid a \$25,000 stewardship contribution for general costs associated with LPOSC’s conservation easement monitoring program. Those funds are available through a National Fish and Wildlife Foundation grant.

LPOSC acquired the southern parcel in 1998 for \$35,000 and the northern parcel in 1999 for \$71,550. MAPCO (a wholly-owned subsidiary of Delek US Holdings, Inc.) provided the funding as part of its mitigation plan to protect critical Gunnison sage-grouse habitat due to the installation of a gas pipeline through occupied grouse habitat. Colorado Division of Wildlife (DOW) was considered a potential Grantee of the property at the time, but limited staff resources precluded DOW from acting.

LPOSC no longer wishes to own and maintain the property and desires to grant it to CPW.

Current use of the property is wildlife habitat. Proposed future use of the property would be an addition to Coalbed Canyon SWA, also for wildlife habitat and public access purposes.

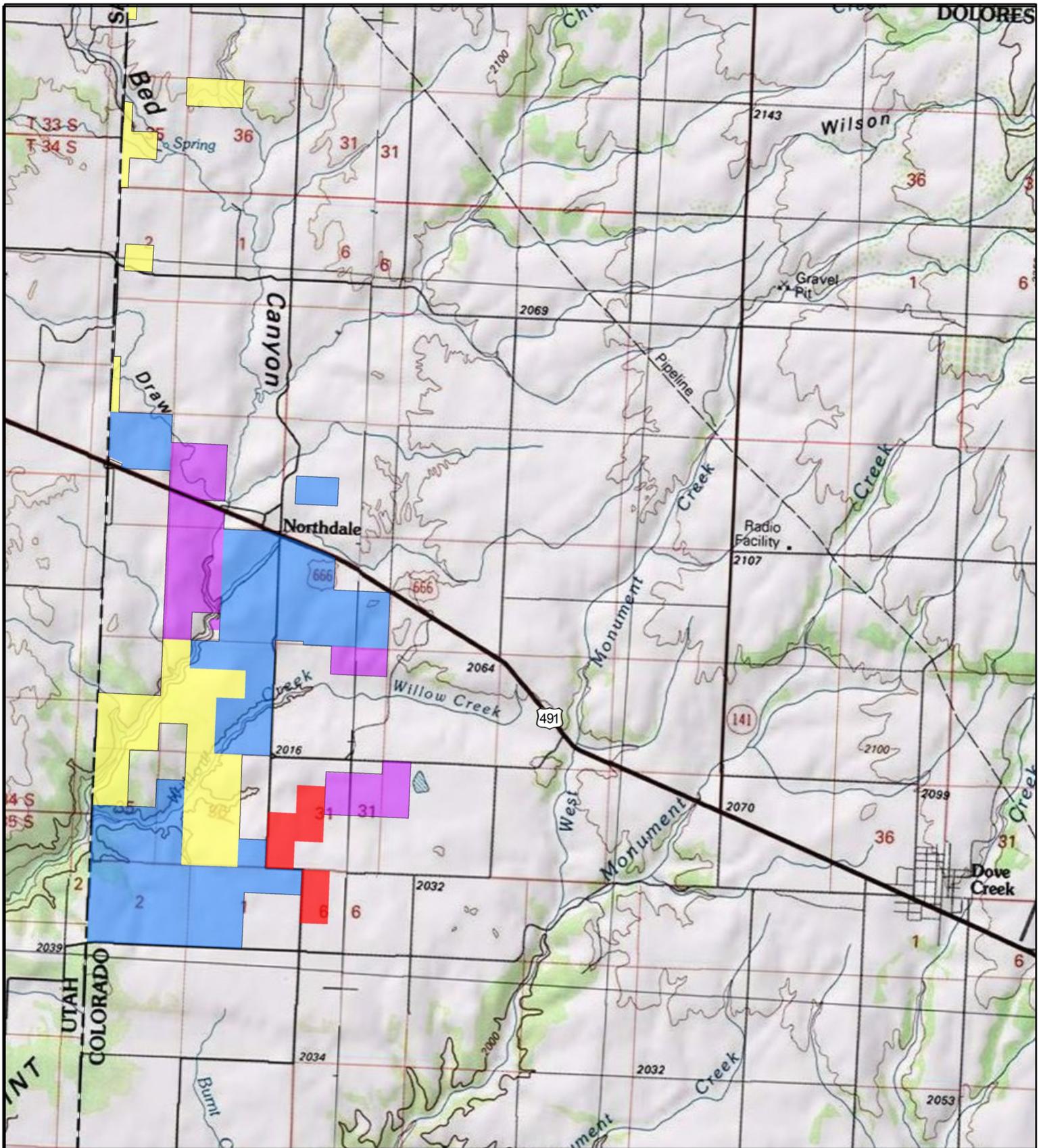
According to a review of the first map referenced below, the Property lies outside the scope of regions of known or potential geothermal resources. Also, according to a review of the second map referenced below, the Property lies outside the Central Solar Power and the Wind Resource Generation Development 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:

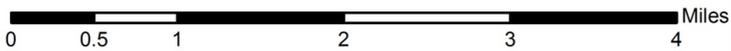
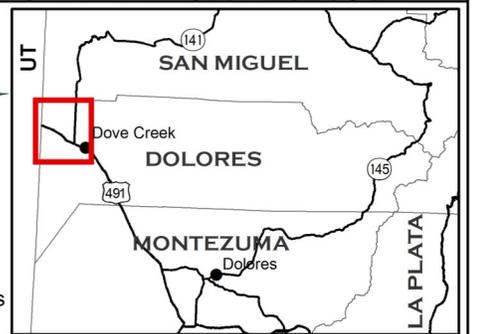
- Map
- Concurrence letters
- Three (3) comparables from appraisal



LPOSC/Coalbed Canyon SWA - Addition

- La Plata Open Space Conservancy (LPOSC) Parcel
- Coalbed Canyon SWA
- CPW Conservation Easements
- BLM
- Private

Ownership Information from COMaP V9



ELLEN S. ROBERTS

State Senator
PO Box 3373
Durango, CO 81302
Capitol: (303) 866-4884
Home: (970) 259-1594
Fax: (970) 259-1594
ellen.roberts.senate@state.co.us



**SENATE
STATE OF COLORADO
DENVER**

COMMITTEES
Member of:
Health and Human Services
Judiciary
Legal Services

Ranking Member of:
Local Government & Energy

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, CO 81301

July 2, 2012

**RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER
TO COLORADO PARKS AND WILDLIFE**

Dear Patt:

I wish to offer my support La Plata Open Space Conservancy's transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). The parcel was acquired by La Plata Open Space Conservancy in 1993 as part of a mitigation plan funded by MAPCO to offset sage grouse habitat loss associated with installing a pipeline through occupied GuSG habitat.

It is my understanding that the La Plata Open Space Conservancy is no longer interested in managing the property for the benefit of Gunnison Sage Grouse. This property is adjacent to the existing Coalbed Canyon State Wildlife Area (SWA) and a CPW owned conservation easement (Orr SHA). These State properties were likewise acquired to protect important GuSG habitat. I understand that CPW would manage the La Plata Open Space Conservancy property as part of Coalbed Canyon SWA.

This acquisition benefits the State through a perpetual protection for Gunnison sage grouse within its historic range.

Sincerely,

A handwritten signature in cursive script that reads "Ellen Roberts".

Senator Ellen Roberts
Colorado State Senate, District 6

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, CO 81301

21 June 2012

**RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER
TO COLORADO PARKS AND WILDLIFE**

Dear Ms. Dorsey:

I wish to offer my support La Plata Open Space Conservancy's transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). The parcel was purchased by MAPCO as mitigation for Gunnison sage grouse habitat loss associated with installing a gas pipeline. The title was held by La Plata Open Space Conservancy, who is no longer interested in managing the property for the benefit of sage grouse.

The property is adjacent to the existing Coalbed Canyon State Wildlife Area (SWA) and a CPW owned conservation easement (Orr SHA). CPW would manage the La Plata Open Space Conservancy property as part of Coalbed Canyon SWA.

This acquisition benefits the State through a perpetual protection for Gunnison sage grouse within its historic range.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Coram", written in a cursive style.

Representative Don Coram
Colorado House of Representatives, House District 58



Board of County Commissioners

P.O. Box 608
Dove Creek, CO 81324
Phone: (970) 677-2383 Fax: (970) 677
dedolocnty@fone.net

July 16, 2012

Ms. Patt Dorsey, Area Wildlife Manager
Colorado Parks and Wildlife
151 E. 16th Street
Durango, Co 81301

RE: LA PLATA OPEN SPACE CONSERVANCY'S DOLORES COUNTY PARCEL TRANSFER TO COLORADO PARKS AND WILDLIFE

Dear Ms. Dorsey:

The Dolores County Board of County Commissioners understands the La Plata Open Space Conservancy's is requesting a transfer in fee-title, of approximately 240 acres in Dolores County to Colorado Parks and Wildlife (CPW). La Plata Open Space Conservancy is no longer interested in managing the property for the benefit of sage grouse.

The parcel was purchased by MAPCO to offset Gunnison sage grouse habitat loss associated with installing a gas pipeline and is adjacent to Coalbed Canyon State Wildlife Area (SWA). CPW would manage the La Plata Open Space Conservancy property, locally as part of Coalbed Canyon SWA.

Based on our understanding of this project, the Dolores County Board of County Commissioners concurs with this action.

Sincerely,

Douglas R. Stowe
Chairman of the Board of County Commissioners

LPOSC/Coalbed Canyon SWA Addition, 12-003-SW

Real Estate Comparables from Appraisal dated May 25, 2012

Sale No. 3

Date: 12/7/10

Size: 360 acres

Location: 5 miles northeast of Dove Creek

Description: rolling grass and shrubs

Sale Price: \$190,000

Price Per Acre: \$528

Sale No. 5

Date: 5/8/12

Size: 80 acres

Location: 6 miles northeast of Dove Creek

Description: rolling grass and shrubs

Sale Price: \$53,600

Price Per Acre: \$670

Sale No.6

Date: 3/20/08

Size: 226.01 acres

Location: 3 miles west of Dove Creek

Description: rolling grass one-half mile from electric, metal shop and shed

Sale Price: \$128,000

Price Per Acre: \$800



Colorado
Legislative
Council
Staff

Room 029 State Capitol, Denver, CO 80203-1784
(303) 866-3521 FAX: 866-3855 TDD: 866-3472

MEMORANDUM

August 30, 2012

TO: Capital Development Committee

FROM: Bo Pogue, Research Associate, (303) 866-5390

SUBJECT: Department of Military and Veterans Affairs Sale of Boulder Readiness Center Property

Summary

The Department of Military and Veterans Affairs (DMVA) has submitted a real property transaction proposal to the Capital Development Committee (CDC) for review. The department proposes to sell an 8.5-acre parcel of land with readiness center structures near the intersection of North Broadway and 28th Street/U.S. Route 36 in Boulder. The anticipated sale price for the property is \$10.5 million.

Background

The DMVA is currently reconfiguring its readiness center inventory to accommodate a new infantry battalion awarded to the Colorado National Guard by the federal government. The reconfiguration includes constructing five new readiness centers and the disposal of certain properties, including the Boulder Readiness Center. The Army National Guard unit currently stationed at the Boulder Readiness Center will be moved to one of the new readiness centers when the Boulder facility is decommissioned in late 2014. Sale of the Boulder property is scheduled for January 2015.

Statutory Requirements

State law requires the Adjutant General to submit a report to the CDC prior to the disposition of real property acquired for military purposes that has been determined not to be suitable for military purposes.¹ The CDC must review the report and provide

¹Section 28-3-106 (1) (s) (I), C.R.S.

recommendations concerning the acquisition to the Adjutant General within 30 days of receipt. The report must include the following information about the property:

1. a description of the property;
2. the maintenance costs related to the property;
3. the current value of the property;
4. any conditions or limitations which may restrict the use of the property; and
5. the terms of the proposed disposition of the property.

Proposed Sale of Boulder Readiness Center Site

The DMVA provided the following information about the proposed acquisition:

1. The 8.5-acre property is located at 4750 North Broadway in Boulder, near the major intersection of North Broadway and 28th Street/U.S. Route 36. There are two cinder block buildings and a physical plant constructed in 1949 located on the property, which are used by the DMVA as an Army National Guard readiness center.
2. The annual operations maintenance costs for the facility are \$30,000. This amount is split 50/50 between state and federal share.
3. The appraised value of the property is \$2.8 million.
4. The structures on the property contain asbestos. This issue will be rendered moot by the demolition of said structures (see the terms delineated in the response to the following question).
5. The primary terms of the purchase and sale agreement are as follows:
 - sale of the real property for \$10.5 million;
 - final close in January 2015;
 - DMVA pursues the permits and contracts for structure demolition;
 - DMVA transfers the demolition contracts upon close and does not oversee the demolition;
 - buyer will pursue rezoning; and
 - buyer can terminate the agreement until six months from the close date without financial penalty.

Additional Information

A letter from Major General H. Michael Edwards, Adjutant General, requesting support for the disposal of the Boulder Readiness Center property is attached (Attachment A).

CDC Staff Questions

1. Has the department identified a buyer for the property?

Yes.

2. How does the department plan to use the proceeds from the sale?

The sale of this property (final close) will occur in January 2015. The current plan is to utilize the funds to pay back the principal plus interest borrowed from the Veterans Trust Fund and to use the remaining funds for strategic facility growth/expansion.

Action Required by the CDC

The CDC must review the report and provide recommendations to the Adjutant General. A letter with the CDC's recommendations will be drafted and sent to the department.

STATE OF COLORADO

DEPARTMENT OF MILITARY AND VETERANS AFFAIRS

6848 South Revere Parkway
Centennial, Colorado 80112
Phone 720-250-1500
Fax 720-250-1509
www.dmva.state.co.us



The Honorable Bob Bacon
Chairman, Capital Development Committee
Colorado General Assembly
Room 029 State Capitol
Denver, CO 80203

John W. Hickenlooper
Governor

Major General
H. Michael Edwards
The Adjutant General

August 21, 2012

Dear Senator Bacon,

The support of all Coloradoans, as exemplified by the Capital Development Committee's support for new readiness center construction, has been invaluable. We seek that support again as we move to sell the Boulder readiness center property. This next phase in our capital development strategy has long been envisioned, but has recently matured to a point that we would like to proceed.

The sale price for this land is \$10,500,000 which exceeds the appraised value of \$2,800,000. We believe that this price is appropriate for this real estate located within such proximity to the heart of Boulder. As part of this proposal, it is the intent of the department to sign the Purchase and Sale Agreement upon receipt of your approval and close in January of 2015. This provides ample time for the Colorado Army National Guard unit currently stationed at that facility to move into its new home. Furthermore we will have two additional readiness centers completed by that time, increasing our available square footage across the force.

On behalf of the Colorado National Guard we respectfully request your support in this endeavor and look forward to answering any questions you might have.

Very respectfully,

A handwritten signature in black ink that reads "H. Michael Edwards". The signature is written in a cursive style and is positioned above the printed name.

H. Michael Edwards
Major General, Colorado National Guard
The Adjutant General

Sen. Linda Newell, Chairman
Ms. Georgianna Contiguglia
Ms. Marilyn Eddins
Ms. Friday Green
Mr. Richard Lee
Ms. Cindi Markwell



Mr. Edward C. Nichols
Ms. Sharon Nunnally
Mr. Kevin Patterson
Ms. Diann Sill
Rep. Amy Stephens
Mr. Doug Walter

CAPITOL BUILDING ADVISORY COMMITTEE

State Capitol Building, Room 029
Denver, CO 80203-1784
(303) 866-3521

August 29, 2012

Senator Bob Bacon
Capital Development Committee
State Capitol Building
Denver, Colorado 80203

Dear Senator Bacon:

On August 17, 2012, the Capitol Building Advisory Committee (advisory committee) approved a proposal for the permanent gift of a memorial for placement on the Capitol grounds. The memorial is a replica Armenian khachkar, which will be gifted to the state by the Armenians of Colorado. The khachkar is proposed to be located in the Armenian Memorial Garden, in the northeast quadrant of the Capitol grounds. This proposal is being forwarded to the Capital Development Committee for approval pursuant to Section 24-82-108 (3)(h)(I)(B), C.R.S.

Since 1982, the Armenian Memorial Garden on the Capitol grounds has memorialized the victims of the 1915 Armenian Genocide. The garden currently includes a blue spruce tree and a commemorative plaque. Other features of the garden will be restored after the completion of the geothermal project currently underway in the area.

The proposed memorial is a replica of a 1583 khachkar from the medieval Djulfa cemetery, which was destroyed in 2005. A khachkar is a gravestone of approximately six feet in height, made of tufa stone, and intricately carved on the front with Armenian decorative symbols. The replica will be crafted in Armenia and donated to the Armenians of Colorado by Education and Information for Development, Inc. The Armenians of Colorado will pay for the transport and installation of the monument and donate it unconditionally to the State of Colorado.

During its review of the proposal, the advisory committee raised concerns about the size and specific location of the monument, as well as the need for an explanatory plaque to accompany the monument. The Armenians of Colorado have agreed to address these concerns, and they will return to the advisory committee for further discussion and final approval of the khachkar's size and location, and the language on any descriptive plaque. I will keep you apprised of any future action taken by the advisory committee about these concerns.

Senator Bob Bacon
August 29, 2012
Page 2

The approved application for a permanent gift of a memorial and supporting materials are attached to this letter. In addition to approval from the Capital Development Committee, final acceptance of this gift requires approval from the Governor and a Joint Resolution of the General Assembly.

On behalf of the Capitol Building Advisory Committee, thank you for your consideration of this proposed gift.

Sincerely,



Georgianna Contiguglia
Acting Chair, Capitol Building Advisory Committee

c: Kori Donaldson, Legislative Council Staff
Sona Hedeshian, Armenians of Colorado
Julia Jackson, Legislative Council Staff

ATTACHMENT B
APPLICATION FOR A PERMANENT GIFT OR LOAN OF AN OBJECT OF ART
OR A MEMORIAL IN THE STATE CAPITOL OR ON THE GROUNDS OF
THE STATE CAPITOL

(please print)

Date May 24, 2012

1. Individual and/or organization sponsor(s) Armenians of Colorado, Inc

Address(es) P.O.Box 13854 , Denver, CO 80201

Telephone Numbers: Daytime 303-840-9245 Evening _____

2. What is the status of this item?

Permanent gift of donated art

A loan of loaned art

3. Proposed Dates for the display: Permanent

4. Proposed Location of the display: Armenian Memorial Garden, CO State Capitol grounds. *Please note that no displays are permitted in the Capitol rotunda.*

5. Purpose of the display: This monument, a replica of a destroyed Djulfa khatchkar, will memorialize the victims of the Armenian Genocide.

6. Description of the display and space required (photographs may be provided to supplement the written description; use additional pages as necessary): This monument is one of several thousand medieval headstones deliberately destroyed in Djulfa cemetery. The dimensions will be- Length:6.5 feet; Width: 2.3 feet; Depth: 1 feet. It will weigh 1800 LB.

7. Name, address and telephone number of individual(s) in charge of display (if different from #1 above):
Sona Hedeshian, President P.O.Box 13854 Denver, CO 303-887-9430
Simon Maghakyan, Chairperson P.O.Box 13854 Denver, CO 720-2527265

8. Attach an explanation of how the proposal meets the evaluation criteria used by the Advisory Committee.
Please see attachment.

9. If the object is a loaned object of art, how will the object of art be insured throughout the period of time that the object is in the custody of the state?

N/A Lender will maintain its own insurance coverage and provide state with a certificate of insurance naming the state as an additional insured or waive rights to subrogation against the state

N/A Lender requests state to insure the object of art and will provide description of object of art and its value

N/A Lender will elect not to maintain or obtain insurance of the object of art and will agree to release the state from any liability in connection with the loaned object of art



In addition to completing this application, I have read and will comply with the Criteria and Procedures for permanent gifts or loans of art of the State Capitol Building Advisory Committee.

Sona Hedeshian

Digitally signed by Sona Hedeshian
DN: cn=Sona Hedeshian, o=Armenians of Colorado, Inc. ou, email=sona@hedeshian.net, c=US
Date: 2012.05.30 12:24:39 -0600

Signature and title of person completing the application

Return completed application to: State Capitol Building Advisory Committee
Room 029, State Capitol Building
Denver, CO 80203-1784
(303) 866-3521
(303) 866-3855 (FAX)

Approval

Capitol Building Advisory Committee:	_____	_____
	Signature	Date
Capital Development Committee:	_____	_____
	Signature	Date
Governor's Office (when applicable)	_____	_____
	Signature	Date



ARMENIANSofCOLORADO

P.O. Box 13854
Denver, Colorado 80201
(303) 887-9430
www.armeniansofcolorado.org

May 29, 2012

Dear members of the Advisory Committee,

On behalf of the Armenians of Colorado, Inc (AOC) and the Armenian community in the greater Denver area, I would like to thank you for giving us the opportunity to present to you this proposal for the placement of the khachkar monument at the Armenian Memorial Garden, on the grounds of the State Capitol.

I am happy to announce that AOC unconditionally gives, donates, bestows and transfers the khachkar (donated to Armenians of Colorado Inc. by Education and Information for Development Inc. of Armenia) to the State of Colorado with the understanding that the khachkar becomes the property of the state and AOC gives up all legal interest in the khachkar, and that the khachkar may be moved or removed from its initial placement.

AOC has allocated the necessary funds and takes full financial responsibility of installing the khachkar in the Garden. Attached is our bank statement for said funds.

Thank you for your consideration.

Sincerely,

Sona

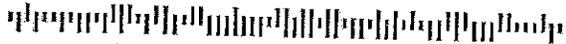
Sona Hedeshian
President- Armenians of Colorado
sona@hedeshian.net
303-887-9430

400 Centennial Pkwy Ste 100
Louisville, CO 80027 (303)661-0969

Proud recipient of a 2011
Greenwich Middle Market Banking
Overall Excellence Award

*****AUTO**SCH 5-DIGIT 80201
1732 O.5090 AV 0.350 7 1 216
Armenians Of Colorado Inc
Center Fund
PO Box 13854
Denver CO 80201-3854

Date 4/30/12 Page 1
Account 37013803
Enclosures



C H E C K I N G A C C O U N T

We are proud to have been named one of 39 banks out of more than 750 in the country for distinctive, quality banking and treasury management products and services. The Greenwich Middle Market Banking Overall Excellence Award goes to those banks that deliver outstanding products and customer service after surveying 11,500 businesses.

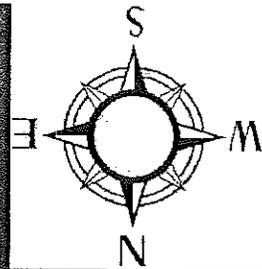
Business Money Market		Check safekeeping	
Account Number	37013803	Statement Dates	4/02/12 thru 4/30/12
Previous Balance	41,876.03	Days in the Statement Period	29
Deposits	.00	Average Ledger	41,876.03
Withdrawals	.00	Average Collected	41,876.03
Service Charge	.00	Interest Earned	9.95
Interest Paid	9.95	Annual Percentage Yield Earned	0.30%
Ending Balance	41,885.98	2012 Interest Paid	41.52

***** D E P O S I T S *****

Date	Description	Amount
4/30	Interest Deposit	9.95

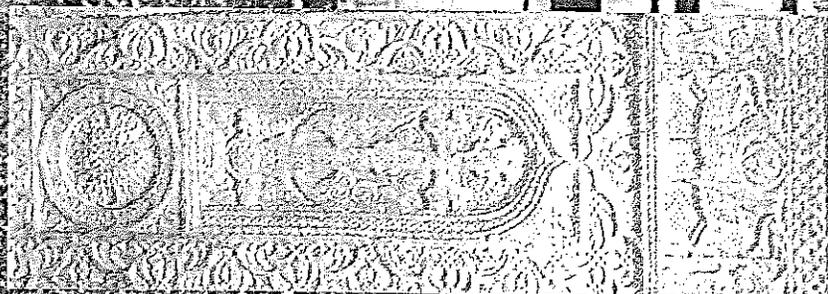
***** D A I L Y B A L A N C E I N F O R M A T I O N *****

Date	Balance	Date	Balance
4/02	41,876.03	4/30	41,885.98



Proposed khachkar—>

Armenian Garden



Armenian Garden

1982 Plaque—>

NOT FOR SALE





Armenians of Colorado Inc.

Denver, Colorado

May 29, 2012

Thank you for the opportunity to bid on your monument installation. It really does sound like a beautiful stone and I look forward to seeing it.

Erickson Monuments is happy to Receive the monument from Armenia (roughly 6'x3'x3', weighing 1800 lbs) and store in our yard until the City of Denver is ready for installation in the Armenian Memorial Garden located at the Capital Building. Here are details and pricing:

Receipt, Storage, Delivery and Installation of Monument: \$1220

Concrete Footer to be installed by structural engineer prior to Installation: \$3095

Installation will require 8-12" rebar holes being drilled into bottom of monument and then set into footing approximately 2' down. This will have to be discussed further, but I prefer to be safer and over-build it. My structural engineer suggests those holes be drilled during the make of the monument prior to shipping. Please let me know your thoughts about this. If Erickson Monuments needs to do this, please add \$850 to the price as we need to have the engineer on hand as we drill as well as extra liability. I would obviously prefer to have the artist have the holes drilled.

I know that we discussed adding a Granite Base piece under the monument, but the engineer feels that direct installation on the concrete footing will be enough and structurally more sound.

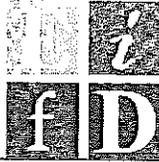
Thank you.

I look forward to speaking with you,

Becky

Erickson Monuments
1245 Quivas St
Denver, CO 80204
303.571.5151

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ՀԱՆՈՒՆ ԶԱՐԳԱՑՄԱՆ



EDUCATION AND
INFORMATION FOR
DEVELOPMENT

Հայաստան, Երևան, Սունդուկյան 27/բն 11
Հեռ: (37410) 547 446, ֆաքս: (374 10) 547446
Էլ-փոստ: eifdngo@gmail.com

11 apt, 27 Sundukyan St., Yerevan, Armenia
Tel: (374 10) 547 446, Fax: (374 10) 547446
E-mail: eifdngo@gmail.com

30.05.2012 №01

Capitol Building Advisory Committee
Colorado General Assembly
200 East Colfax Avenue
Denver, Colorado 80120

Dear Capitol Building Advisory Committee Members,

We are writing to communicate our commitment to Armenians of Colorado, Inc. to sponsor the crafting and shipment of an Armenian memorial *khachkar* to Denver, Colorado, to be installed on Colorado State Capitol grounds.

We look forward to the opportunity of giving a gift of a U.N.E.S.C.O.-protected piece of Armenian heritage to the people of Colorado, as a thank you for the generous support that Coloradans extended to the survivors of the Armenian Genocide during and after WWI.

Thank you for your consideration.

Sincerely,

President of EIFD NGO



Gevorg Tamamyan



ARMENIANSofCOLORADO

P.O. Box 13854 Denver, Colorado 80201 (303) 887-9430 www.armeniansofcolorado.org

Capitol Building Advisory Committee
Colorado General Assembly
200 East Colfax Avenue
Denver, Colorado 80203

May 27, 2012

Dear Members of the Committee,

Since 1982, the northeast Capitol grounds have memorialized the victims of the Armenian Genocide – an event that prompted unprecedented humanitarian activism in Colorado, as well as received statewide media coverage. In three years, we will be marking the Centennial anniversary of the Armenian Genocide. The proper commemoration of Armenian martyrs is through an exquisite and endangered monument – khachkar. Two years ago, UNESCO added the symbolism and making of khachkars to its Intangible World Heritage list. We would be honored to donate a museum-quality khachkar to the State of Colorado. Please find below our responses to your requirements for memorial proposals.

Kind regards,

Armenians of Colorado

Significance of the Art to Colorado

The proposed monument will memorialize the 1915 Armenian Genocide, one of the 20th's century's worst atrocities which has been unanimously recognized by the Colorado General Assembly and commemorated by the Governor of Colorado. At the time of its occurrence, the Armenian Genocide was widely reported throughout Colorado – from the largest settlements to the tiniest communities (see clippings of some of those reports). Many Coloradans fundraised to help the survivors of the Armenian Genocide, known as “the starving Armenians” at the time. In fact, in 1919, Colorado's goal was to fundraise \$250,000 – 50 times more than the Governor's annual salary – for the starving Armenians and others victimized by Ottoman Turkey. Some of the survivors of the Armenian Genocide settled in Colorado, although there had been Armenians in Denver since the late 19th century. Many more second and later generation survivors have moved to Colorado, creating a diverse and vibrant community that includes lawyers, doctors, entrepreneurs, policemen, public administrators, engineers, professors, journalists, and others.

The proposed monument is a replica of a 1583 khachkar from the magnificent medieval Djulfa cemetery, which was deliberately reduced to dust in December 2005 by the government of

Azerbaijan, which – like Turkey – denies the Armenian Genocide and distorts the history of the region. The cemetery was destroyed to erase proof that, in medieval times, Armenians lived in what is now Azerbaijan. Khachkars are intricately carved memorials and are an endangered and exquisite form of Armenian art. In 2010, UNESCO added the symbolism and craftsmanship of khachkars to the World Intangible Heritage List (see nomination file that has details on khachkars). You can learn more about Djulfa khachkars at the Denver-based Djulfa Virtual Memorial and Museum – www.djulfa.com.

This proposal has the support of Tom “Dr. Colorado” Noel, the Colorado Coalition for Genocide Awareness and Action, Derek “Dr. Capitol” Everett, and Jil Rosentrater, Manager of Public Art at Colorado Creative Industries. We have included letters of support from Dr. Everett, Ms. Rosentrater, and the Colorado Coalition for Genocide Awareness and Action.

Description of the Art

A rectangle with flat surfaces except for the front, which is intricately carved with Armenian decorative symbols, a mystic two-bodied creature with Pagan roots surrounded by two angels, and an Armenian cross inserted within an Islamic/Gothic pointed arch.



Length: 6.5 ft
Width: 2.3 ft
Depth: 1 ft
Weight: 1800 LB

Original to be replicated. A larger version of the image is included in the application packet.

Plaque Text

This monument is a replica of a 1583 khachkar, crafted by Grigor, from the famed Jugha (Djulfa) cemetery, deliberately destroyed in 2005. Khachkar symbolism and craftsmanship, an endangered art, is a UNESCO Intangible Heritage.

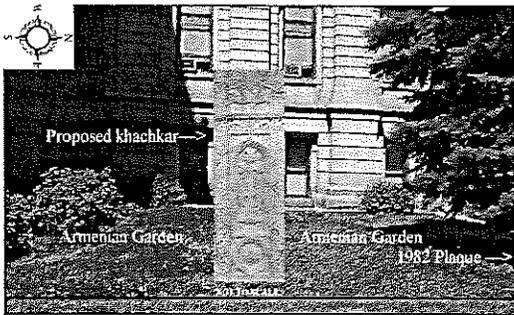
Making and Maintaining

The khachkar will be crafted in Armenia, using simple carving tools and the durable Armenian stone tufa, which can survive for over a thousand years despite severe weather conditions. There is no maintenance required for a khachkar. The only threat would be deliberate human

destruction. There is minimal to no chance for vandalism by nationalist Turks and Azeris, who do not have a sizable presence in Colorado and have not displayed violence during Armenian Genocide awareness events in Colorado. There is even less chance of vandalism by militant atheists, who may find the cross on the khachkar offensive. (To be clear, while khachkars can be considered Christian monuments, they are primarily Armenian cultural memorials with not only Christian motifs but also Pagan roots, as well as some Islamic influence.) However, the khachkar's location on Capitol grounds will likely deter potential vandalism.

Location

The khachkar will be added to the Armenian Memorial Garden on the Capitol's northeastern grounds, which was designated in 1982 to memorialize the Armenian Genocide. It will be south of the current plaque, facing east (toward Armenia and sunset).



Larger image attached.

Landscaping/Installation

The monument will be installed by Erickson monuments for under \$5,000, paid by Armenians of Colorado, Inc. Once the khachkar is installed, a landscaping plan will be proposed to CBAC to enhance the Armenian Gardens in preparation for the Centennial of the Armenian Genocide (2015).

Sponsor

Armenians of Colorado Inc. is the sponsor of this proposed project. It is a Colorado non-profit, registered as 501(c) 3. An organization in Armenia, Education and Information for Development, Inc., will donate the khachkar to Armenians of Colorado, which, in turn, will donate the khachkar to the State of Colorado.

Donation Statement

Attached is a statement by Armenians of Colorado Inc., which unconditionally gives, donates, bestows and transfers the khachkar (donated to Armenians of Colorado Inc. by Education and Information for Development Inc. of Armenia) to the State of Colorado with the understanding that the object of art becomes the property of the state and that Armenians of Colorado Inc. gives up all legal interest in the object of art, and that the object of art may be moved or removed from its initial placement.

Copyright and Quality Warranty

The monument will be a replica of a (now destroyed) 16th-century khachkar, which is public domain. The replica is based on the photograph of Argam Ayvazyan, who has given Armenians of Colorado Inc. permission to use the photo for replicating the monument. The artisan who will craft the khachkar is widely considered the best among his peers. Master Varazdat Hambartsumyan has created more than 400 khachkars which are on display all over the world. The khachkar will be of the highest quality.

Funding

Attached is a statement from Education and Information for Development Inc., which commits to sponsoring the crafting and shipping of the khachkar to Denver. Also attached is a statement from Armenians of Colorado Inc., along with a bank statement showing available funds for committing to installing the monument.

Attachments

Clippings of Colorado newspapers

Statement of Support by two prominent individuals and one organization

UNESCO khachkar nomination file

Photos of proposed location and original memorial

Commitments by Armenians of Colorado, Inc. and Education and Information for Development Inc. of Armenia to sponsor the making, shipping, and installation of the memorial

Bank account for Armenians of Colorado, Inc. showing available funds for installation

Quote/Bid from Erickson Monuments for installation

History Today article on the deliberate destruction of the Djulfa cemetery

Satellite report by the American Association for the Advancement of Science documenting the complete destruction of the Djulfa Cemetery

Capital Construction Request

September 5, 2012

Adams State University

Richardson Hall Renovation

PROGRAM PLAN STATUS

2006-080

Approved Program Plan?

Yes

Date Approved:

October 5, 2006

CCHE approved a program plan amendment on October 4, 2007.

PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2012-13</u>	<u>FY 2013-14</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$0	\$10,262,811	\$8,551,616	\$18,814,427
FML	\$0	\$1,370,862	\$0	\$0	\$1,370,862
Total	\$0	\$1,370,862	\$10,262,811	\$8,551,616	\$20,185,289

SUMMARY OF THE PROJECT

Adams State University (ASU) is requesting funds for the first phase of a three-phase project to renovate the 51,000-ASF Richardson Hall. This year's request for Phase I designs the project and renovates the 500-seat, 15,000-GSF Richardson Hall auditorium in order to address life safety and code compliance issues. This request is for a portion of the unspent proceeds from the 2008 sale of certificates of participation (COPs) used to finance projects at various higher education institutions. The full renovation of Richardson Hall (\$20.0 million) was originally prioritized for funding from this source in House Joint Resolution 08-1042, but there were not sufficient moneys available from the sale of COPs to fund the project. In recent years, the project has been requested from state funds. According to the university, the renovation of the auditorium would have been classified as a Level I controlled maintenance project for FY 2012-13, if the university had opted to submit it as such, rather than as a capital request.

Richardson Hall serves as the primary administration building for the campus. It houses the offices of Academic Affairs, Finance and Administration, and Student Affairs, and the Counseling and Career Center. The nursing program is also located in the building. Finally, the Richardson Hall auditorium functions as the large performance venue for the music program.

The project will make the following improvements to the auditorium:

- install a fire detection and fire suppression system;
- make structural repairs resulting from past overloading of floor areas;
- enhance energy efficiency;
- install emergency exit lighting;
- upgrade entrances to meet ADA and life safety code requirements;
- provide ADA access to seating, the stage, and the pit;
- upgrade HVAC systems to meet code requirements for air exchange based on occupant capacity; and
- abate asbestos, as needed.

In addition, the project will make repairs to concrete fascia on the exterior of the building. A segment of the fascia dislodged from the building and fell to the ground last fall. As a temporary solution to the hazard posed by the deteriorating fascia, the university has erected covered walkways to two building entrances.



August 14, 2012

Capital Development Committee
Senator Bob Bacon, Chair
Representative Jerry Sonnenberg, Vice-chair
Senator Scott Renfroe
Representative J. Paul Brown
Senator Gail Schwartz
Representative Edward Vigil

RE: Unspent FML Bond Proceeds
Richardson Hall Project

Dear Capital Development Committee Members:

Enclosed please find revised a CC-C narrative form and C-CC Excel spreadsheet for the Adams State University Richardson Hall project. Adams State University requests \$1,370,862 for capital renewal/controlled maintenance for phase 1 of the Richardson Hall project. It should be noted that had the University known that FML proceeds were going to be used for controlled maintenance rather than moving down the House Joint Resolution 08-1042 project list, the phase would have been submitted as a controlled maintenance request. This project would have scored as a Level 1 project, rather than a Level 2 project, which is the score of the projects now being considered by the Committee.

This project will address the following life safety and code compliance issues in the 500 seat Richardson Hall auditorium:

- Fire Detection – no fire detection system currently present
- Fire Suppression – no fire suppression system currently present
- Emergency Exit Lighting – no emergency exit lighting currently present
- Upgrade all entrances to meet ADA and life safety code requirements
- Renovate the facility to provide ADA access to seating, the stage, and pit
- Upgrade HVAC systems to meet code requirements for air exchange based on occupant capacity
- Test for, and abate, asbestos

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www.adams.edu

Adams State administration opted to revise the first phase of this project in order to provide the Capital Development Committee with the highest degree of latitude in their decision making process when considering how to best distribute unspent FML bond proceeds. With \$227 million in FML bond proceeds having already been distributed to other governing boards, Adams State University believes that this is an equitable compromise considering that the Richardson Hall project has been next on the list for several years.

Your consideration is greatly appreciated.

Sincerely,



Dr. David Svaldi
President, Adams State University

cc: Kori Donaldson
Bo Pogue
Mark Cavanaugh, CDHE
Tonya Gomez, CDHE
Larry Friedberg, DPA

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