



**Colorado
Legislative
Council
Staff**

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M E M O R A N D U M

March 23, 2016

TO: Capital Development Committee Members
FROM: Matt Becker, Research Analyst, 303-866-4785
SUBJECT: Potential Demolition Plan for Certain State-Owned Vacant Buildings

Summary

As requested by the committee following a report on state-owned vacant buildings in February 2016, this memorandum contains options for the committee to consider regarding a potential demolition plan for certain “shovel-ready” vacant buildings. Please note that additional conversations with stakeholders will be necessary before moving forward with any demolition plan.

February 2016 Vacant Buildings Report

In February 2016, Legislative Council Staff presented a report to the committee on the entire inventory of state-owned vacant buildings, as reported to the Office of State Architect (OSA) in December 2015 and updated by Legislative Council Staff. The report identified 133 state-owned vacant buildings managed by four state departments and four institutions of higher education. Future use plans for these buildings vary by agency. Some are recommended for demolition or renovation once funds are available; others are recommended to be repurposed, sold, or leased, or to remain vacant as storage or historic sites. The report did not address vacant buildings managed by the Department of Natural Resources, the State Land Board, or the Colorado Department of Transportation. Table 1 summarizes the vacant buildings identified in the report and contains preliminary staff recommendations on whether or not to include certain buildings in the potential demolition plan identified in this memorandum.

Table 1. Summary of February 2016 Vacant Buildings Report

Agency/Institution	Number of Buildings	GSF	Status/Staff Recommendation
Colorado Community Colleges — Lowry	4	423,030	Consider in demolition plan.
Colorado State University	18	13,544	Allow institution to develop its own plan. Most of the inventory includes outbuildings at research sites or historic farms.
Corrections	18	565,875	Consider some buildings in demolition plan.
Fort Lyon	40	141,033	Do not include in demolition plan. Campus is pending historic and environmental assessments.
Human Services			
<i>Colorado Mental Health Institutes</i>	8	126,254	Do not include in demolition plan. Allow State Architect to identify need through departmental master plan.
<i>Regional Centers</i>			
Grand Junction Regional Center	11	95,009	Do not include in demolition plan. The Joint Budget Committee is introducing legislation to direct the closure of the campus.
Wheat Ridge Regional Center	7	58,992	Consider in demolition plan.
<i>Various</i>			
Homelake	7	15,308	Consider in demolition plan.
Lathrop State Park	5	31,163	Consider in demolition plan.
Other	4	12,737	Do not include in demolition plan. Several locations are spread across the state.
Human Services Subtotal	42	339,463	
Military and Veterans Affairs	5	47,840	Do not include in demolition plan. All three vacant armories are pending sale, repurpose, or transfer.
Pueblo Community College, Fremont Campus	5	4,862	Consider in demolition plan.
University of Colorado Denver	1	6,960	Do not consider in demolition plan. Continue to use for storage.
Grand Total	133	1,542,607	

Sources: Office of the State Architect and Legislative Council Staff

Potential Demolition Plan

As indicated in Table 1, certain vacant buildings are included in this potential demolition plan. These buildings are considered “shovel-ready” for demolition based on the most recent information received from OSA and the respective state agencies. Additional conversations with OSA, the Governor’s Office of State Planning and Budgeting (OSPB), the Colorado Community College System, the Department of Corrections, the Department of Human Services, and Pueblo Community College are necessary before moving forward with any demolition plan. Table 2 provides more information about the vacant buildings included in the potential demolition plan.

Table 2. Potential Demolition Plan
Based on February 2016 Vacant Buildings Report

Building Name	GSF	Insured Value	Date Built	Demolition Costs	Annual Operating Costs
Colorado Community Colleges — Lowry					
Building #693 Theater	10,740	\$1,209,310	1968	\$264,158	\$33,862
Building #700 Dorm	171,390	\$48,443,039	1973	\$3,548,547	\$66,429
Building #869	52,000	\$1,469,770	1973	\$1,066,073	\$22,309
Building #900 Dorm	188,900	\$24,839,066	1977	\$3,822,544	\$77,080
Lowry Campus Subtotal	423,030	\$75,961,185		\$8,701,322	\$199,680
Corrections					
AVCF Trujillo House	720	\$91,000	1940	\$120,000	\$1,144
BVCC Staff Residence #2	2,045	\$56,290	1921	TBD	\$1,000
BVCC Pump House and Cistern	1,526	\$76,586	1961	\$30,000	\$0
CTCF Security Tower #6-A	64	\$2,239	1900	\$50,000	\$0
CTCF Drug House	2,500	\$280,912	1900	\$100,000	\$1,500
CTCF Security Tower #13	64	\$2,169	1900	\$50,000	\$0
CTCF Security Tower #15	64	\$2,169	1900	\$50,000	\$0
ECCPC Old Dairy Dormitory	4,928	\$0	1934	\$72,000	\$0
ECCPC Old Dairy Gate House	12	\$0	1936	\$1,000	\$0
Corrections Subtotal	11,923	\$511,365		\$473,000	\$3,644
Human Services					
Homelake Old Post Office	1,021	\$108,606	1910	\$12,252	\$276
Homelake Apartment Bldg	2,256	\$249,579	1915	\$27,072	\$609
Homelake Apartment Bldg	777	\$85,958	1915	\$9,324	\$210
Homelake Apartment Bldg	2,396	\$265,069	1915	\$28,752	\$647
Homelake Apartment Bldg	1,884	\$208,426	1915	\$22,608	\$509
Homelake Ladies Lounge	1,526	\$90,384	1915	\$18,312	\$412
Lathrop Park Education and Dining	9,569	\$0	Unknown	\$114,828	\$2,584
Lathrop Park Housing Unit	10,246	\$0	Unknown	\$122,952	\$2,766
Lathrop Park Maintenance	2,959	\$0	Unknown	\$35,508	\$799
Lathrop Park Gym	4,012	\$0	Unknown	\$48,144	\$1,083
Lathrop Park Admin	4,377	\$0	Unknown	\$52,524	\$1,182
WRRRC Summit Village 36	8,424	\$1,270,000	1974	\$101,088	\$2,274
WRRRC Summit Village 37	8,424	\$1,270,000	1974	\$101,088	\$2,274
WRRRC Summit Village 38	8,424	\$1,270,000	1974	\$101,088	\$2,274
WRRRC Summit Village 39	8,448	\$804,227	1974	\$101,376	\$2,281
WRRRC Summit Village 40	8,424	\$1,270,000	1974	\$101,088	\$2,274
WRRRC Summit Village 41	8,424	\$1,270,000	1974	\$101,088	\$2,274
WRRRC Summit Village 42	8,424	\$1,270,000	1974	\$101,088	\$2,274
Human Services Subtotal	100,015	\$9,432,249		\$1,200,180	\$27,002
Pueblo Community College, Fremont Campus					
Five abandoned buildings	4,862	\$0	Unknown	\$750,000	\$0
Pueblo Community College Subtotal	4,862	\$0		\$750,000	\$0
Grand Total	539,830	\$85,904,799		\$11,124,502	\$230,326

Sources: Office of the State Architect and Legislative Council Staff

Potential Committee Action

Based on the potential demolition plan presented in this memorandum, the committee could take one of the following actions.

1. *Do nothing.* This option allows agencies to continue prioritizing demolition in the way they see fit. If the committee were to choose this option, it is highly likely agencies will continue the status quo of submitting budget requests for other capital projects, rather than for the demolition of the buildings in this plan. *No action required.*
2. *Recommend to OSA that it work with each agency on a plan to demolish or repurpose these buildings.* Senate Bill 15-270 charged OSA with assisting state departments with their long-term capital planning needs. Beginning with the FY 2017-18 budget cycle, OSA will prioritize the annual list of state department capital construction projects and submit it to OSPB. If OSA includes demolition or renovation projects on its list, they could be funded through the regular budget process; however, since most demolition projects do not present immediate life-safety concerns, demolition projects are likely to be prioritized at a lower level than other capital projects. *Write a letter to OSA that recommends the demolition of the buildings listed in Table 2 as a top priority for FY 2017-18.*
3. *Direct staff to begin working with each agency to submit budget requests for FY 2017-18 for the demolition of these buildings.* If the committee were to choose this option, additional conversations with interested stakeholders, such as OSA and OSPB, would be necessary. The source of funds to pay for building demolition would also need to be identified. *Direct staff to reach out to each agency listed in Table 2.*
4. *Introduce committee legislation requiring the demolition of the buildings in Table 2 and to pay for the associated costs.*