

**First Regular Session
Sixty-ninth General Assembly
STATE OF COLORADO**

ENGROSSED

*This Version Includes All Amendments Adopted
on Second Reading in the House of Introduction*

LLS NO. 13-0919.01 Esther van Mourik x4215

SENATE BILL 13-263

SENATE SPONSORSHIP

Schwartz and Giron,

HOUSE SPONSORSHIP

Vigil, Fischer

Senate Committees
State, Veterans, & Military Affairs

House Committees

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>.)

Capital Development Committee. 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

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.
*Capital letters indicate new material to be added to existing statute.
Dashes through the words indicate deletions from existing statute.*

SENATE
Amended 2nd Reading
April 24, 2013

conducted by the 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 is used to the greatest possible efficiency. The 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 **capitol complex master plan.** (3) (a) THE DEPARTMENT OF PERSONNEL
9 SHALL ISSUE A REQUEST FOR PROPOSALS TO DEVELOP A MASTER PLAN FOR
10 THE CAPITOL COMPLEX. IF, AFTER ISSUING THE REQUEST FOR PROPOSALS,
11 THE DEPARTMENT OF PERSONNEL FINDS THAT THE PROPOSALS WOULD BE
12 COST PROHIBITIVE OR DO NOT MEET THE NEEDS OF THE DEPARTMENT, THE
13 DEPARTMENT OF PERSONNEL MAY DEVELOP THE MASTER PLAN.

14 (b) THE MASTER PLAN IS SUBJECT TO FINAL APPROVAL FROM THE
15 OFFICE OF STATE PLANNING AND BUDGETING AND THE CAPITAL
16 DEVELOPMENT COMMITTEE. THE MASTER PLAN MUST BE COMPLETED NO
17 LATER THAN DECEMBER 1, 2014, AND SHALL:

18 (I) DETERMINE SPACE UTILIZATION NEEDS FOR STATE AGENCIES
19 LOCATED IN AND NEAR THE CAPITOL COMPLEX;

- 1 (II) PRIORITIZE THE LOCATION OF VARIOUS STATE AGENCIES BASED
2 ON THEIR SERVICE FUNCTIONS;
- 3 (III) CONSIDER THE SYMBOLIC IMPORTANCE OF CERTAIN CAPITOL
4 COMPLEX BUILDINGS AND GROUNDS;
- 5 (IV) IDENTIFY OPPORTUNITIES FOR CO-LOCATING STATE AGENCIES;
- 6 (V) IDENTIFY THE MOST APPROPRIATE USE OF STATE-OWNED AND
7 LEASED SPACE FOR STATE AGENCIES;
- 8 (VI) IDENTIFY OPPORTUNITIES FOR ENERGY COST SAVINGS AND
9 IMPROVED SUSTAINABILITY WITHIN STATE-OWNED FACILITIES;
- 10 (VII) ASSESS AND IMPROVES SECURITY FOR STATE-OWNED
11 FACILITIES, ESPECIALLY FOR THOSE STATE AGENCIES PERFORMING
12 SENSITIVE GOVERNMENT FUNCTIONS;
- 13 (VIII) ESTABLISH GUIDELINES REGARDING THE APPROPRIATE USE
14 AND MAINTENANCE OF GROUNDS WITHIN THE CAPITOL COMPLEX;
- 15 (IX) ASSESS EXISTING PARKING CAPACITY AND IDENTIFIES THE
16 CURRENT AND FUTURE NEED FOR CAPITOL COMPLEX TENANTS, INCLUDING
17 THE LOCATION OF PARKING FACILITIES;
- 18 (X) ESTABLISH GUIDELINES FOR FUTURE DEVELOPMENT WITHIN
19 THE CAPITOL COMPLEX, INCLUDING A MULTI-YEAR PLAN FOR:
- 20 (A) NEW AND RENOVATED CAPITAL CONSTRUCTION PROJECTS;
- 21 (B) CONTROLLED MAINTENANCE PROJECTS; AND
- 22 (C) REAL ESTATE ACQUISITION OR DISPOSITION TRANSACTIONS AS
23 APPLICABLE;
- 24 (XI) REVIEW THE PEDESTRIAN CIRCULATION AROUND THE CAPITOL
25 COMPLEX;
- 26 (XII) SUGGEST FINANCING OPTIONS FOR FUTURE IMPROVEMENTS
27 AND DEVELOPMENT;

1 (XIII) MAKE RECOMMENDATIONS ON BUYING, SELLING,
2 CONSTRUCTING, FINANCING, OR LEASING PROPERTIES IN THE CAPITOL
3 COMPLEX BASED ON FACTORS SUCH AS LAND USE AND CENTRALIZATION
4 VERSUS DECENTRALIZATION OF STATE FUNCTIONS; AND

5 (XIV) ADDRESS ANY OTHER ISSUES THAT THE OFFICE OF THE
6 STATE ARCHITECT DEEMS IMPORTANT IN RELATION TO THE GOALS OF THE
7 MASTER PLAN.

8 (b) NOTWITHSTANDING ANY LAW TO THE CONTRARY, ALL REAL
9 ESTATE-RELATED CAPITAL REQUESTS BY EXECUTIVE BRANCH
10 DEPARTMENTS OR THE LEGISLATIVE BRANCH FOR THE CAPITOL COMPLEX
11 SHALL BE EVALUATED BY THE OFFICE OF STATE PLANNING AND BUDGETING
12 AND THE CAPITAL DEVELOPMENT COMMITTEE AGAINST THE CAPITOL
13 COMPLEX MASTER PLAN DEVELOPED PURSUANT TO PARAGRAPH (a) OF THIS
14 SUBSECTION (3).

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

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

21 (II) AT A MINIMUM, AN UPDATED CAPITOL COMPLEX MASTER PLAN
22 MUST BE COMPLETED BY THE DEPARTMENT OF PERSONNEL EVERY TEN
23 YEARS. PRIOR TO COMPLETION OF THE UPDATED MASTER PLAN, THE
24 DEPARTMENT OF PERSONNEL SHALL SEEK APPROVAL FROM THE OFFICE OF
25 STATE PLANNING AND BUDGETING AND THE CAPITAL DEVELOPMENT
26 COMMITTEE OF ALL AMENDMENTS TO THE MASTER PLAN.

27 (e) FOR PURPOSES OF THIS SUBSECTION (3), THE "CAPITOL

1 COMPLEX" INCLUDES THE FOLLOWING BUILDINGS, FACILITIES, AND
2 SURFACE PARKING LOTS:

3 (I) 1570 GRANT STREET, DENVER;

4 (II) 1575 SHERMAN STREET, DENVER;

5 (III) 1525 SHERMAN STREET, DENVER, AND THE SURFACE PARKING
6 LOTS LOCATED WEST AND NORTH OF THE BUILDING;

7 (IV) 201 EAST COLFAX AVENUE, DENVER, AND THE SURFACE
8 PARKING LOT LOCATED NORTH OF THE BUILDING;

9 (V) THE STATE CAPITOL BUILDING AND GROUNDS, 200 EAST
10 COLFAX AVENUE, DENVER;

11 (VI) 200 EAST 14TH AVENUE, DENVER;

12 (VII) 1375 SHERMAN STREET, DENVER;

13 (VIII) 1341 SHERMAN STREET, DENVER;

14 (IX) 1313 SHERMAN STREET, DENVER, AND THE SURFACE PARKING
15 LOT LOCATED NORTH OF THE BUILDING;

16 (X) 1350 LINCOLN STREET, DENVER;

17 (XI) 251 EAST 12TH AVENUE, DENVER;

18 (XII) 690 KIPLING STREET, LAKEWOOD;

19 (XIII) 700 KIPLING STREET, LAKEWOOD;

20 (XIV) EXECUTIVE RESIDENCE, 400 EAST 8TH AVENUE, DENVER;

21 (XV) 1881 PIERCE STREET, DENVER; AND

22 (XVI) NORTH CAMPUS BUILDINGS (NORTH, EAST, AND WEST), 1001
23 EAST 62ND AVENUE, DENVER.

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