

First Regular Session  
Sixty-ninth General Assembly  
STATE OF COLORADO

**REREVISED**

*This Version Includes All Amendments  
Adopted in the Second House*

LLS NO. 13-0919.01 Esther van Mourik x4215

**SENATE BILL 13-263**

**SENATE SPONSORSHIP**

**Schwartz and Giron,**

**HOUSE SPONSORSHIP**

**Vigil, Fischer**

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**Senate Committees**  
State, Veterans, & Military Affairs

**House Committees**  
Local Government

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**A BILL FOR AN ACT**

101 **CONCERNING THE DEVELOPMENT OF A MASTER PLAN FOR THE**  
102 **CAPITOL COMPLEX.**

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**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.*

HOUSE  
3rd Reading Unamended  
May 3, 2013

HOUSE  
Amended 2nd Reading  
May 2, 2013

SENATE  
Amended 3rd Reading  
April 25, 2013

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.

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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 ENTER INTO COMPETITIVE NEGOTIATIONS FOR THE ACQUISITION OF  
10 PROFESSIONAL SERVICES, AS SPECIFIED IN PART 14 OF ARTICLE 30 OF TITLE  
11 24, TO DEVELOP A MASTER PLAN FOR THE CAPITOL COMPLEX.

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

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

18           (II) PRIORITIZE THE LOCATION OF VARIOUS STATE AGENCIES BASED  
19 ON THEIR SERVICE FUNCTIONS;

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

1 COMPLEX BASED ON FACTORS SUCH AS LAND USE AND CENTRALIZATION  
2 VERSUS DECENTRALIZATION OF STATE FUNCTIONS; AND

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

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

13 (d) THE CAPITOL COMPLEX MASTER PLAN SHALL BE KEPT AND  
14 MAINTAINED BY THE OFFICE OF THE STATE ARCHITECT.

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

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

25 (f) FOR PURPOSES OF THIS SUBSECTION (3), THE "CAPITOL  
26 COMPLEX" INCLUDES THE FOLLOWING BUILDINGS, FACILITIES, AND  
27 SURFACE PARKING LOTS:

- 1 (I) 1570 GRANT STREET, DENVER;  
2 (II) 1575 SHERMAN STREET, DENVER;  
3 (III) 1525 SHERMAN STREET, DENVER, AND THE SURFACE PARKING  
4 LOTS LOCATED WEST AND NORTH OF THE BUILDING;  
5 (IV) 201 EAST COLFAX AVENUE, DENVER, AND THE SURFACE  
6 PARKING LOT LOCATED NORTH OF THE BUILDING;  
7 (V) THE STATE CAPITOL BUILDING AND GROUNDS, 200 EAST  
8 COLFAX AVENUE, DENVER;  
9 (VI) 200 EAST 14TH AVENUE, DENVER;  
10 (VII) 1375 SHERMAN STREET, DENVER;  
11 (VIII) 1341 SHERMAN STREET, DENVER;  
12 (IX) 1313 SHERMAN STREET, DENVER, AND THE SURFACE PARKING  
13 LOT LOCATED NORTH OF THE BUILDING;  
14 (X) 1350 LINCOLN STREET, DENVER;  
15 (XI) 251 EAST 12TH AVENUE, DENVER;  
16 (XII) 690 KIPLING STREET, LAKEWOOD;  
17 (XIII) 700 KIPLING STREET, LAKEWOOD;  
18 (XIV) EXECUTIVE RESIDENCE, 400 EAST 8TH AVENUE, DENVER;  
19 (XV) 1881 PIERCE STREET, DENVER; ==  
20 (XVI) NORTH CAMPUS BUILDINGS (NORTH, EAST, AND WEST), 1001  
21 EAST 62ND AVENUE, DENVER; AND  
22 (XVII) ANY OTHER BUILDINGS, FACILITIES, AND SURFACE PARKING  
23 LOTS ACQUIRED AFTER THE EFFECTIVE DATE OF THIS SUBPARAGRAPH  
24 (XVII).

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

