

CHAPTER 344

GOVERNMENT - STATE

SENATE BILL 13-263

BY SENATOR(S) Schwartz and Giron, Newell;
also REPRESENTATIVE(S) Vigil, Fischer, Court, Garcia, Hamner, Hullinghorst, Lebsack, Pettersen, Rosenthal, Schafer, Young.

AN ACT

CONCERNING THE DEVELOPMENT OF A MASTER PLAN FOR THE CAPITOL COMPLEX.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 24-82-101, **add** (3) as follows:

24-82-101. Control of legislative space in the capitol, the legislative services building, and the state office building at 1525 Sherman street - responsibility of department of personnel for supervision of maintenance in capitol buildings group - exception - capitol complex master plan. (3) (a) THE DEPARTMENT OF PERSONNEL SHALL ENTER INTO COMPETITIVE NEGOTIATIONS FOR THE ACQUISITION OF PROFESSIONAL SERVICES, AS SPECIFIED IN PART 14 OF ARTICLE 30 OF TITLE 24, TO DEVELOP A MASTER PLAN FOR THE CAPITOL COMPLEX.

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

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

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

(III) CONSIDER THE SYMBOLIC IMPORTANCE OF CERTAIN CAPITOL COMPLEX BUILDINGS AND GROUNDS;

Capital letters indicate new material added to existing statutes; dashes through words indicate deletions from existing statutes and such material not part of act.

(IV) IDENTIFY OPPORTUNITIES FOR CO-LOCATING STATE AGENCIES;

(V) IDENTIFY THE MOST APPROPRIATE USE OF STATE-OWNED AND LEASED SPACE FOR STATE AGENCIES;

(VI) IDENTIFY OPPORTUNITIES FOR ENERGY COST SAVINGS AND IMPROVED SUSTAINABILITY WITHIN STATE-OWNED FACILITIES;

(VII) ASSESS AND IMPROVE SECURITY FOR STATE-OWNED FACILITIES, ESPECIALLY FOR THOSE STATE AGENCIES PERFORMING SENSITIVE GOVERNMENT FUNCTIONS;

(VIII) ESTABLISH GUIDELINES REGARDING THE APPROPRIATE USE AND MAINTENANCE OF GROUNDS WITHIN THE CAPITOL COMPLEX;

(IX) ASSESS EXISTING PARKING CAPACITY AND IDENTIFY THE CURRENT AND FUTURE NEED FOR CAPITOL COMPLEX TENANTS, INCLUDING THE LOCATION OF PARKING FACILITIES;

(X) ESTABLISH GUIDELINES FOR FUTURE DEVELOPMENT WITHIN THE CAPITOL COMPLEX, INCLUDING A MULTI-YEAR PLAN FOR:

(A) NEW AND RENOVATED CAPITAL CONSTRUCTION PROJECTS;

(B) CONTROLLED MAINTENANCE PROJECTS; AND

(C) REAL ESTATE ACQUISITION OR DISPOSITION TRANSACTIONS AS APPLICABLE;

(XI) REVIEW THE PEDESTRIAN CIRCULATION AROUND THE CAPITOL COMPLEX;

(XII) SUGGEST FINANCING OPTIONS FOR FUTURE IMPROVEMENTS AND DEVELOPMENT;

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

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

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

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

(e) (I) THE CAPITOL COMPLEX MASTER PLAN MAY BE MODIFIED BY THE

DEPARTMENT OF PERSONNEL ON AN AS-NEEDED BASIS, SUBJECT TO APPROVAL BY THE OFFICE OF STATE PLANNING AND BUDGETING AND THE CAPITAL DEVELOPMENT COMMITTEE.

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

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

(I) 1570 GRANT STREET, DENVER;

(II) 1575 SHERMAN STREET, DENVER;

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

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

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

(VI) 200 EAST 14TH AVENUE, DENVER;

(VII) 1375 SHERMAN STREET, DENVER;

(VIII) 1341 SHERMAN STREET, DENVER;

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

(X) 1350 LINCOLN STREET, DENVER;

(XI) 251 EAST 12TH AVENUE, DENVER;

(XII) 690 KIPLING STREET, LAKEWOOD;

(XIII) 700 KIPLING STREET, LAKEWOOD;

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

(XV) 1881 PIERCE STREET, DENVER;

(XVI) NORTH CAMPUS BUILDINGS (NORTH, EAST, AND WEST), 1001 EAST 62ND AVENUE, DENVER; AND

(XVII) ANY OTHER BUILDINGS, FACILITIES, AND SURFACE PARKING LOTS ACQUIRED AFTER THE EFFECTIVE DATE OF THIS SUBPARAGRAPH (XVII).

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

Approved: May 28, 2013