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# **COLORADO**

**Department of Personnel  
& Administration**

**OSA Annual Meeting  
April 4<sup>th</sup>, 2025**



# Agenda

TIME	TOPIC	PRESENTER(S)
	Registration & Breakfast	OSA Team
	Welcome & Introductions	Tana + FRCC Staff
	OSA Legislative Updates	OSA Team
	Annual Submittal Deadlines	OSA Team
10:00 - 10:20	BREAK 1 (Networking Time)	
	State Buildings Program	Tana, Joe, Kathleen, Hailey
	Office of Sustainability	Caitlin
	Energy & Environment	Rod, Bailey, Hydrie, Johar
	Colorado Energy Office	Ben Goldstein
	New Delegate Presentation	Tana
12:00 – 1:00	LUNCH (Networking Time)	
	Statewide Planning Program Updates	James, Javier
	Real Estate Program Updates	Cameron, Jennifer
	Capital Development Committee	CDC
	Colorado Department of Higher Education	CDHE
2:15 – 2:30	BREAK 2 (Networking Time)	
	Closing Remarks	Tana Lane
	Campus Information/Tour	FRCC Staff



**COLORADO**

Office of the State Architect

Department of Personnel & Administration



# FRCC

**A CATALYST FOR THRIVING COMMUNITIES**

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# COLORADO'S LARGEST COMMUNITY COLLEGE



**27,000+**

students



**5,500+**

participants in business  
training and continuing  
education



**~6,000**

per year transfer to  
universities



**ONE COLLEGE.  
MULTIPLE LOCATIONS.**

**Fort Collins**

**Longmont**

**Westminster**



# MEETING STUDENTS WHERE THEY ARE

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Considered **one of America's best online colleges** by Newsweek, we offer:

- **450+** online courses
- **48** fully online programs
- Online Student Union



## STUDENT DEMOGRAPHICS

- **48% First Generation**
    - **32% Pell Eligible**
  - **27% Latino/Hispanic**
-



# TOP TRANSFER INSTITUTION FOR:

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University of Colorado  
Boulder



**COLORADO STATE**



**CSU GLOBAL**

# IMPACT THROUGH INNOVATIVE PARTNERSHIPS

- **200+** industry partnerships
- **Concurrent enrollment** with all of our local school districts
- Apprenticeships with **36** local employers
- 1st Colorado college to become an **Apprenticeship Ambassador** for the U.S. Department of Labor







**Welcoming. Respectful. Inclusive.**

**YOU BELONG HERE.**

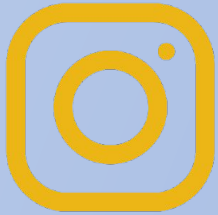
Presenter Name  
Presenter Contact Information

**frontrange.edu**

FRCC Foundation



# THANK YOU AND STAY CONNECTED WITH US



**@FRCCDrSimpson**  
**@FRCCedu**



**@Colleen Simpson**  
**@Front Range Community College**

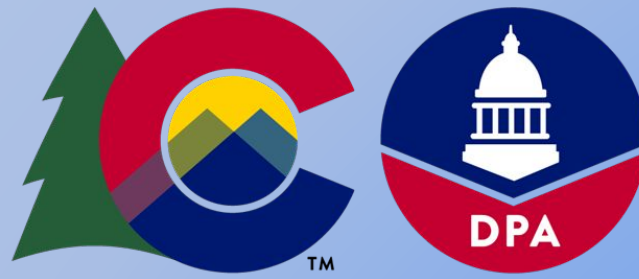


**@FRCCDrSimpson**  
**@FRCCedu**



**@FRCCDrSimpson**  
**@FRCCedu**

**WWW.FRONT RANGE.EDU**



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# **COLORADO**

**Department of Personnel  
& Administration**

**OSA Annual Meeting  
April 4<sup>th</sup>, 2025**





# Introductions- OSA Team

- Tana Lane, State Architect
- Thuyanh Harper, Administrative Assistant

## STATE BUILDINGS

- Joe Schalk, State Buildings Program Manager
- Kathleen Miller, State Buildings Program Analyst
- Hailey Brychel, Prevailing Wage Compliance and Training Specialist

## REAL ESTATE

- Cameron Kennedy, Manager, Real Estate Program
- Jennifer Threlkeld, Real Estate Specialist

# Introductions- OSA Team

## STATEWIDE PLANNING

- James Walker, Manager, Statewide Planning Program
- Javier Chavez, Senior Planner, Statewide Planning Program

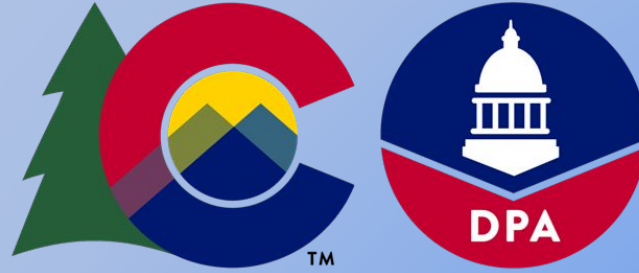
## ENERGY & ENVIRONMENT

- Rod Vanderwall, Manager, Energy & Environment Program
- Bailey Vigil, Buildings GHG Emissions Analyst
- Johar Moss, Statewide Floodplain Management Administrator
- Hydie Alcantara, Building Materials Tax Analyst

# INTRODUCTIONS

- NAME
- ORGANIZATION
- HOW LONG HAVE YOU BEEN WITH THE STATE?
- HOW LONG HAVE YOU BEEN WITH YOUR ORGANIZATION?





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# **COLORADO**

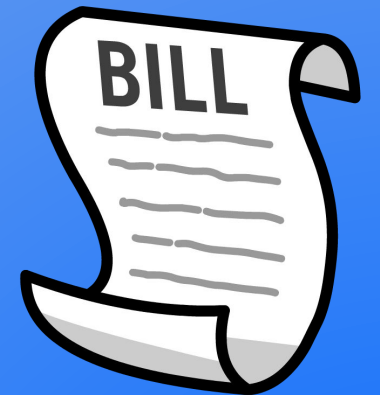
**Department of Personnel  
& Administration**

## **OSA Legislative Updates**



# Current Legislation

- SB25-002 Factory Built Structures
- SB25-081 Colorado Build Authority Act
- SB25-182 Embodied Carbon Reduction - Tax incentives
- HB25-1130 Labor Requirements for Gov. Construction
- HB25-1313 Modifications to the CDC
- SB25-206 Long Bill



# Annual Submittal Reminders

## Critical Dates for OSA

**Friday, May 2nd, 2025:**

Last date for agencies to submit FPP's to OSA for current year CC project requests

**Day, May 12:**

OSA site visits begin

**Monday, June 30th:**

OSA site visits completed

**Day, July 3rd:**

State agencies CCCR budget requests & IHE CCCR 5-Yr Plans due to OSA w/ copies to OSPB

**Day, July 8th:**

State agency/IHE CM budget requests & Annual Facility reporting to OSA





# Morning Break



# State Buildings Program



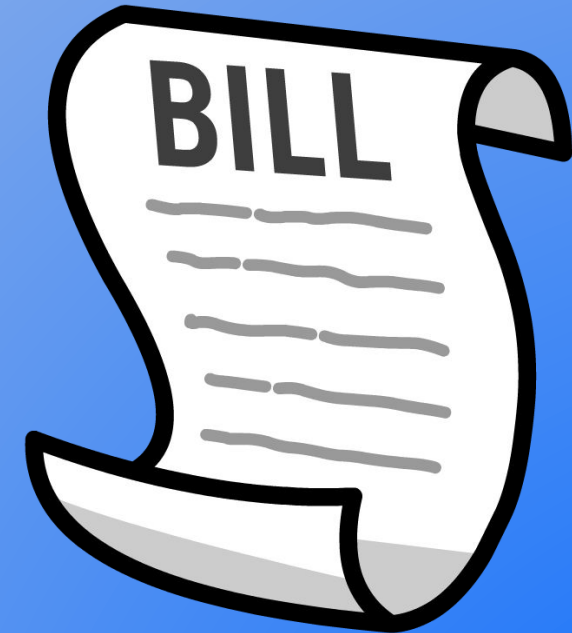
- Sunsetting funds
- Contract and form updates
- State Buildings Development Requirements
- Supplier inclusion in solicitation and contracting
- Code updates
- Gender neutral signage reminder



# Sunsetting Funds

## Capital Project Reminders

- HB1408 funds - Reverts 6/2/2025
- COP SB20-219 - Reverts 2/24/2026
- SLFRF funds - Reverts 12/31/2026



**REVERT = FUNDS ARE GONE!!!**



# Supplier Diversity Division of the Statewide Equity Office

- WHY??
- Recent legislation has been passed in an attempt to increase State purchasing from small and diverse businesses
  - Construction & Bond Assistance Program
  - Colorado Supplier Diversity Navigator
  - Construction Statewide Community of Practice
- Continued Progress



# Supplier Inclusion - Solicitations

## Added language to our Evaluation Criteria:

### 1. QUALIFICATIONS OF THE FIRM(S)

- ☐ Provide a description of the composition and management structure of your team. Identify the firm's roles and responsibilities and relevant experience with projects of similar scope and complexity and similar fast track project delivery methods. Describe how the team's experience will relate to the success of this project.
- ☐ Provide a description and separate graphic organizational chart complete with working titles identifying the lines of authority, responsibility and coordination.
- ☐ Provide a detailed description of the process of how your team selects qualified sub-contractors and manages them effectively on complex multi-phased projects. **How does your organization attempt to utilize disadvantaged and small businesses**
- ☐ Provide a detailed description of how your team will maximize the Colorado construction work force on this project.
- ☐ Provide your team's safety record over the last ten years and describe your teams' efforts to retain and support employees.

## Added language to Work Location for Consultants:

### E. WORK LOCATION

Describe where the prime and ~~subconsultants~~ will do the key work elements of this project.

- ☐ Proximity of firms office as it may affect coordination with the State's project manager and the potential project location.
- ☐ Firm's familiarity with the project area.
- ☐ Knowledge of the local labor and material markets.
- ☐ **How does your organization attempt to diversify your workforce**



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Office of the State Architect

Department of Personnel & Administration

# SBP - Supplier Inclusion

Solicitation documents to be revised to be more inclusive

## Minimum Requirements

Notice is hereby given to all interested parties that all firms will be required to meet all minimum requirements to be considered for this project. Interested bidders should be prepared to show evidence of the following to be considered as qualified, as a minimum:

1. Provided General Contracting services within the last three (3) years for at least two (2) projects each in excess of \$ \_\_\_\_\_ (hard costs), utilizing the expertise present in their Colorado Office; and
2. Demonstrated specific General Contracting experience in projects of similar scope and complexity; and
3. Demonstrated bonding capability up to \$ \_\_\_\_\_ for an individual project coincidentally with current and anticipated workloads; provide letter from surety that affirms this capacity.

How often do you  
use the same  
amount for  
Experience as you  
do for Bonding  
Capacity?

By lowering the experience \$ value,  
This opens the door for smaller contractors

# SBP Contract Updates

Once again the Contract templates are being updated to capture:

- Professional indemnification language
- Removed “Principal is not a recognized title...”
- Adding State Project Development Requirements
- Additional language about paying subcontractors.
- Additional prevailing wage language
- Reference clean-up
- Removing certified mail requirements







# SBP Amendment Template Updates

## Contract Modification template updates:

- Added “Consultant” to the Amendment SC-6.0A
- Adding the contingency to the Amendment SC6.0B and SC6.0C Summary of Changes





# SBP - Code Requirements/Updates

- 2024 ICC Codes Go into effect July 1, 2025
- Code Compliance Policy to be updated by July 1



# HB23-1057 Gender Neutral Signage

No later than **July 2026** State owned or leased buildings need to have signage noting:

- Existing Baby Changing Stations
- Lobby signage indicating location of changing stations and restrooms
- All single stall restroom signs must be devoid of gender

**OSA still has funding to support this effort!**

# State Buildings Development Requirements

## NEW DOCUMENT!



- Similar to a municipality's Development Standards
- Included in all Consultant Contracts
- Captures Statutory Requirements/Governor's Executive Orders that are outside of or complementary to building codes

# State Buildings Development Requirements

## Captures:

- High Performance Certification Program - All
- Buy Clean Colorado Act - All
- Inflation Reduction Act Direct Pay - Agencies Only
- Office Space Guidelines- Agencies Only
- Amenities for All Genders - All
- Water Efficient Landscape - All
- Reduce Water Consumption- Agencies Only
- Elect. Lawn Equipment - Agencies Only
- Outdoor Lighting Fixtures - All
- Recycling/Waste Management- Agencies Only
- Parking facilities- Agencies Only



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# Prevailing Wage and Contract Management


## LCPTracker is not an accounting tool

# So what is it?

- Tracking appropriate type / quantity of laborers on site
- Are PM's confirming that there is a daily log of laborers?



STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM



**DAILY LOG SHEET**

- Are PM's confirming that Labor Posters with wage rates are on the jobsite?
- Are PM's putting contact information on the Labor Poster BEFORE forwarding the poster to the contractor?



# Prevailing Wage and Contract Management



STATE OF COLORADO  
OFFICE OF THE STATE ARCHITECT  
STATE BUILDINGS PROGRAM

**COLORADO** APPRENTICESHIP UTILIZATION CERTIFICATION  
(Public Projects of \$1 million or more)

Institution/Agency: \_\_\_\_\_  
Project No./Name: \_\_\_\_\_  
General Contractor: \_\_\_\_\_

For each trade listed below attach documentation that all firms identified participate in apprenticeship programs as described in the Certification Statement below.

TRADE	SUBCONTRACTOR	UNION CERTIFICATION
Mechanical		
Sheet Metal		
Fire Suppression		
Sprinkler Fitting		
Plumbing		
Electrical		

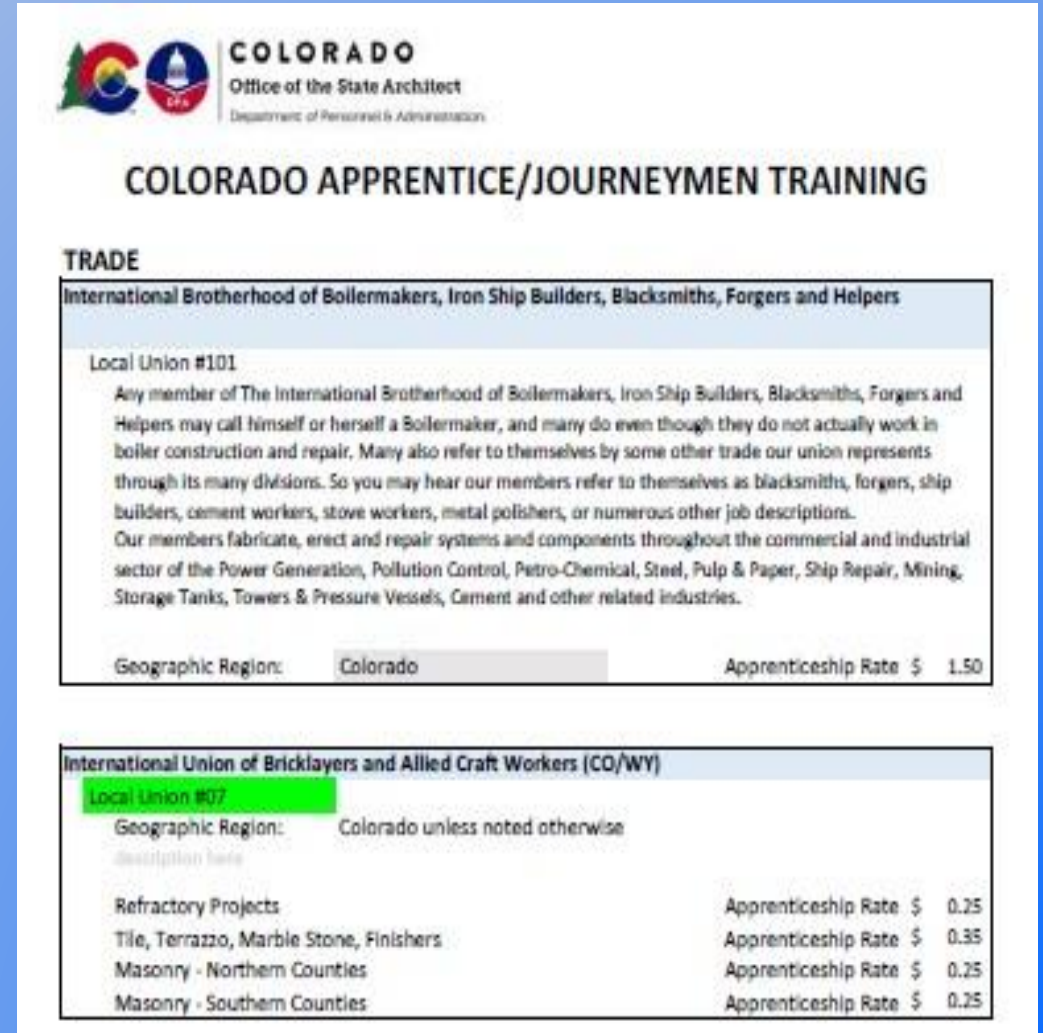
CERTIFICATION STATEMENT      § 24-92-115, C.R.S.      (SB 19-196)


Per C.R.S. 24-92-115

- (2) Are Apprenticeship certifications being posted 30 days after award?
- (4) Are Apprenticeship Waivers being posted 30 days after Notice of Award?

# Prevailing Wage and Apprenticeship Contribution Rates

- Apprentice Contribution Rates (ACR) are part of Prevailing Wage requirements NOT a part of Apprenticeship Utilization requirements
- ACR rates need to be added into any solicitation over \$500K along with the Wage Determination.
- **REMINDER:** ACR's are to be paid in addition to the prevailing wage rate on these projects.



 **COLORADO**  
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Department of Personnel & Administration

**COLORADO APPRENTICE/JOURNEYMEN TRAINING**

**TRADE**

**International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers**

Local Union #101

Any member of The International Brotherhood of Boilermakers, Iron Ship Builders, Blacksmiths, Forgers and Helpers may call himself or herself a Boilermaker, and many do even though they do not actually work in boiler construction and repair. Many also refer to themselves by some other trade our union represents through its many divisions. So you may hear our members refer to themselves as blacksmiths, forgers, ship builders, cement workers, stove workers, metal polishers, or numerous other job descriptions. Our members fabricate, erect and repair systems and components throughout the commercial and industrial sector of the Power Generation, Pollution Control, Petro-Chemical, Steel, Pulp & Paper, Ship Repair, Mining, Storage Tanks, Towers & Pressure Vessels, Cement and other related industries.

Geographic Region:  Apprenticeship Rate \$ 1.50

**International Union of Bricklayers and Allied Craft Workers (CO/WY)**

Local Union #07

Geographic Region:

Description here

Refractory Projects	Apprenticeship Rate \$ 0.25
Tile, Terrazzo, Marble Stone, Finishers	Apprenticeship Rate \$ 0.35
Masonry - Northern Counties	Apprenticeship Rate \$ 0.25
Masonry - Southern Counties	Apprenticeship Rate \$ 0.25

# Prevailing Wage and Apprenticeship Contribution Rates



- Per C.R.S. 24-92-208 The Contractor needs to be paying the ACR.
- It is up to the Agency or IHE to encourage compliance from their contractors.
- OSA is required to report these numbers to the CDC

# Apprenticeship & Prevailing Wage LCPTracker Updates

- LCPTracker proposals for FY25-26 have been sent out.
- Task orders for FY25-26 are due June 30, 2025
- Please use the Task Order template that was provided to you last year. If you need one, please reach out.
- Invoices will be sent after July 1, 2024





# Apprenticeship & Prevailing Wage LCPTracker Updates



If you received an invoice from LCPTracker for “Over Capacity” you must pay that **BEFORE** you can execute a new Task Order for FY 25-26.

Your capacity in LCPTracker is based off **the contract value** on each of your projects. If your contract values change or you add a new project, this may move you to a new Capacity Level and you will be **required to amend your task order and submit payment** if applicable.

To help you not go over capacity, please make sure that you are marking your projects as ‘**closed**’ in LCPTracker once they are complete.





# Prevailing Wage and Apprenticeship Contribution Rates

## C.R.S. § 24-92-204(1)(b)

- Certified Payroll Reports are required to be submitted **every 30 days**.
- This is including non-performing work weeks



**Upcoming LCPTracker Administrator/Prime Trainings:**



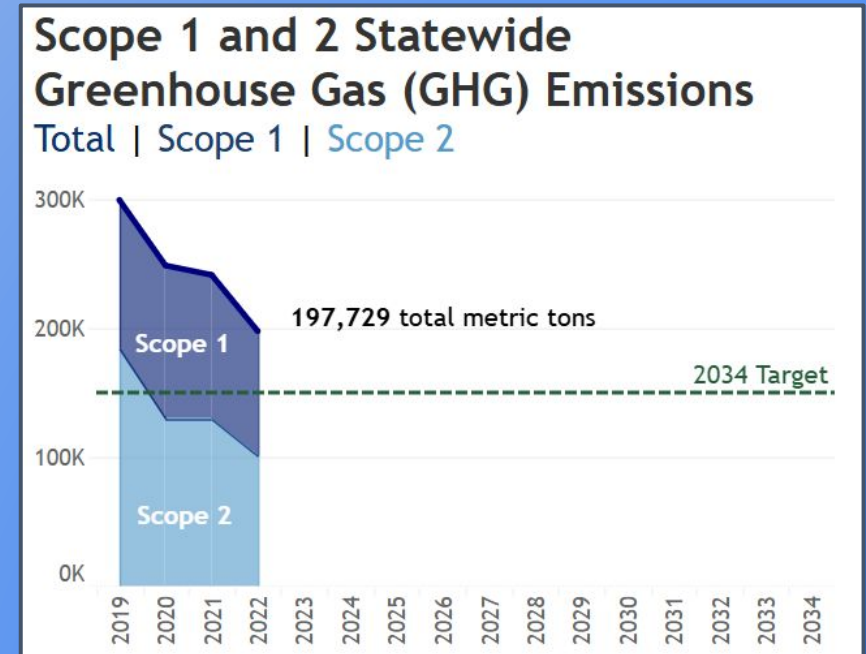
**06/26/2025**

**07/14/2025**

**08/19/2025**

# Office of Sustainability Updates

- New Statewide Sustainability Plan  
Agency Goals by FY 2034  
(FY 2019 baseline except water is FY 2015 baseline):
  - Reduce greenhouse gas (GHG) emissions by 50% in State operations
  - Reduce GHG emissions by 32% in the State Fleet
  - Reduce energy use per square foot in State facilities by 20%
  - Reduce potable water consumption by 20%



# Office of Sustainability Updates

- Office of Sustainability Electric Lawn equipment matching fund
  - Air Quality Control Commission Regulation 29
    - All agencies, including higher ed, must not use gas powered equipment June 1 - August 31 (beginning 2025). Reporting starts June 2026
- Water Efficient Landscaping Policy
- Updating Greening Gov't Executive Order





# Office of Sustainability Updates

- Inflation Reduction Act direct pay coordination
  - Includes: clean energy projects such as geothermal, solar, EV chargers, EVs



## E&E - HPCP Policy Updates

“Owned Real Property Sustainable Requirements Policy” combines:

- Old High Performance Certification Program (HPCP)
- Owned Building/Infrastructure Energy/Water Management
- and Building Life Cycle Cost policies into one document

The difference between this document and the new, “SBP - State Buildings Development Requirements Policy” is:

- This policy is only about Energy & Environment programs
- Provides additional details beyond the SBP policy



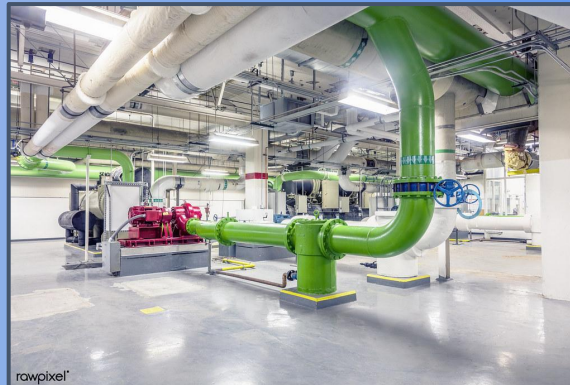


## E&E - HPCP Policy Updates

- OSA has determined there are numerous national sustainable guidelines that support the HPCP requirements
- Now, the goal of a HPCP building is to be certified to the second highest level within the applicable guideline

### New HPCP Sustainable Priorities Document:

- Priorities based on Statutory Requirements, Executive Orders, or Best Practices and NOT tied directly to any guideline
- The document shall be an addition to the Owner's Project Requirements



## E&E - IGA/EPC updates

Investment Grade Audit (IGA) contract and Energy Performance Contract updates:

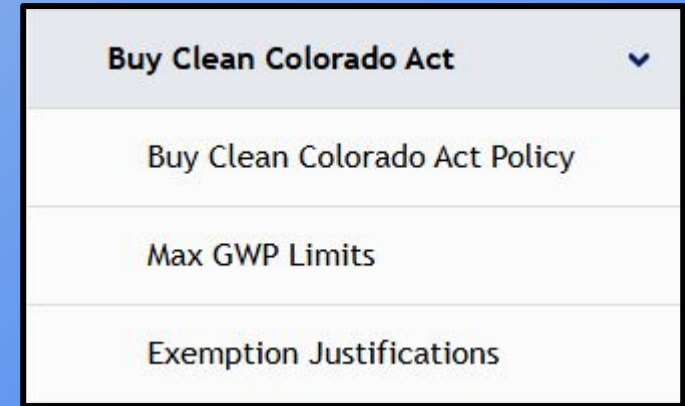
- Contracts and Exhibits / Schedules
- New cover page
- Moved the signature page to the second page
- Additional legal requirements
- Requires BCCO Act review
- Additional information about the Client provided funds
- EPC only - Removed the Certification and Affidavit Regarding Unauthorized Immigrants (UI-1) form, then renumbered the schedules



# E&E - Buy Clean Colorado (BCCO) Act Updates

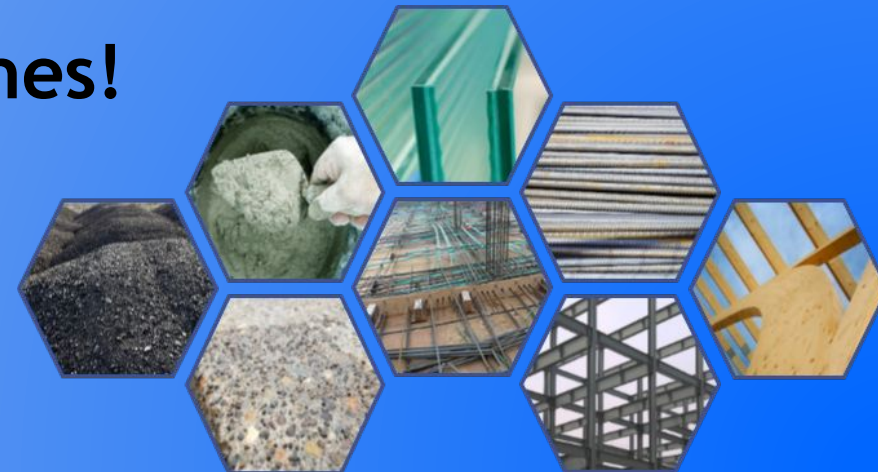
Updates have been made to:

- Website (all E&E pages)
- List of eligible materials
  - No change to GWP Limits yet
- Waiver Forms
  - Split into 2 fillable forms instead of 1
  - Min. Usage Threshold Process



Always check for updated forms and guidelines!

Reach out for 1-on-1 training and assistance



# E&E - BCCO Act Min. Usage Threshold Example

Reinforcing Bars								
	AREA		Dimensions		#4 Rebar		#5 Rebar	
Base Bid			L	W	#4 Bar (20 LF)	Unit Cost	#5 Bar (20 LF)	Unit Cost
8" Concrete, #5 bars, 18" OC EW	208	SY	156	12			132	\$ 20.00
2' Curb & Gutter	324	LF			26	\$ 13.00		\$ 338.00
Alt #1								
8" Concrete, #5 bars, 18" OC EW	67	SY	41	20			53	\$ 20.00
Alt #2								
8" Concrete, #5 bars, 18" OC EW	82	SY	25	41			67	\$ 20.00
Alt #3								
Loading Dock Ramp							60	\$ 20.00
Alt #4								
8" Concrete, #5 bars, 18" OC EW	684	SY	205	30			443.3	\$ 20.00
							TOTAL MATERIAL COST	
							\$ 15,444.00	



# E&E - Tax-Exemption Program



[Eligible Decarbonizing Building Materials](#) (DOR webpage) Sales & Use Tax exemption (SB22-051) went into effect on July 1st, 2024

- Provides State sales & use tax exemption for eligible decarbonizing materials at the point of sale
  - When purchasing eligible materials, you should receive the sales tax exemption on your receipt, or on the invoice from the contractor
- State Public Projects are already exempt from State sales & use tax

Applies to non-state projects:

- Personal projects for your house
- Commercial construction projects between a contractor and private owner

# E&E - Floodplain Compliance



- **FEMA Determination:** Colorado must develop a permitting process for managing flood risk on state-owned lands in areas not covered by an local approved FEMA Floodplain Plan
- **Evolving Threats:** With flood risks constantly changing due to climate impacts, wildfire burn scars, and development, proactive management is essential
- **Resilience & Mitigation:** Proactively addressing flood risks protects lives, infrastructure, and the economy
- **Agency's First Steps:** Before contacting OSA, check the project's City, County, or Municipality for participation in the NFIP and any local floodplain development permitting requirements

# E&E - Floodplain Plan

- **Policy and Process by July 1st**
- **Permit Procedures:** Applicable to state-owned development projects located in the Special Flood Hazard Area (regulatory floodplain)
- **Variance Procedures:** OSA to establish an appeals board
- **Penalties for Non Compliance:** Non Compliance could jeopardize the state's ability to receive federal assistance after a flood event
- New E&E webpage: [Floodplain Management](#)



# Energy Office Updated Building Codes/Policy

## Electric, Solar, and EV Ready Requirements

- Pre-wiring required in new buildings or major renovations for future electrification, rooftop solar PV, and EV charging.
  - EV charging readiness: 60% of spaces in MF, 30% of spaces in commercial

## Model Low Energy and Carbon Code

- Next state minimum energy code - OSA has to adopt by Jan 2030
- Currently in draft form, but draft major changes include:
  - Site energy metric for performance pathway compliance - eliminates energy cost metric
  - Electric preferred - encourage electrification, addtl reqts for mixed-fuel
  - Limit reqts for on-site renewables and add demand response reqts



# Energy Office Updated Building Codes/Policy

## Model Green Code

- Voluntary stretch code intended to address broader sustainability and decarbonization
- Will focus on several priority sustainability/decarb areas:
  - Water efficiency
  - Embodied carbon
  - Indoor air quality
  - Energy - above and beyond state energy codes



# Energy Office, Building Performance Colorado Program

- Established benchmarking and building performance standards for commercial buildings over 50,000 square feet
- Public buildings, including State-owned buildings, are required to submit annual benchmarking information but are not required to pay fees or meet performance standards; there are caveats
  - If your building has not been properly identified as a public building, please submit a [Public Building Identification Form](#)
- Legislation is currently being considered that may change some elements of the program



# Energy Office Grant Program Updates

## Existing Programs

- HEEHA - Expected to be fully expended
- Public Building Electrification Grant - Fully Expended
- Geothermal Energy Grant - Expected to be fully expended
- GETCO - Open from April 1 - June 30th



## In-development

- CPRG - Large Building Decarbonization - Expected launch Fall 2025

# Colorado Energy Office Buildings Contacts

Ben Goldstein ([ben.goldstein@state.co.us](mailto:ben.goldstein@state.co.us)) - Building Performance Colorado

Adam Berry ([adam.berry@state.co.us](mailto:adam.berry@state.co.us)) - Building codes (training/TA, Model Electric and Solar Ready Code, Model Low Energy & Carbon Code, Model Green Code)

Brittney VanCuran ([brittney.vancuran@state.co.us](mailto:brittney.vancuran@state.co.us)) - Building electrification programs (HEEHA, PBEG, CPRG lrg building decarb)

Bryce Carter ([bryce.carter@state.co.us](mailto:bryce.carter@state.co.us)) - Geothermal

DeLynne Southern ([delynne.southern@state.co.us](mailto:delynne.southern@state.co.us)) - Building decarb generally



# New Delegate Welcome!

Nathan Reinhard	UNC
Kaitlin Lucas	DPA
Nicholas LeFevre	CNCC
Adam Kuhn	CSU-P
Meg Hohnholt	UCD
Sherry Ford	WCU
Mark Doherty	CDLE
Ben Bohmann	UCDA
Makenna Becker	CCCS



# Welcome New Delegates

- Read the OSA/SBP Policies and Procedures
- Refer to the Basic Steps Checklist often
- If an issue arises during the administration of a project, please refer to the Policies and Procedures for guidance.
- If the answer or direction is not clear after reviewing the policies and procedures, please put on the Decoder Ring and hold it up to a light source for maximum glow and enlightenment.



# Lunch Break





# Planning - Update Facility Condition Assessments

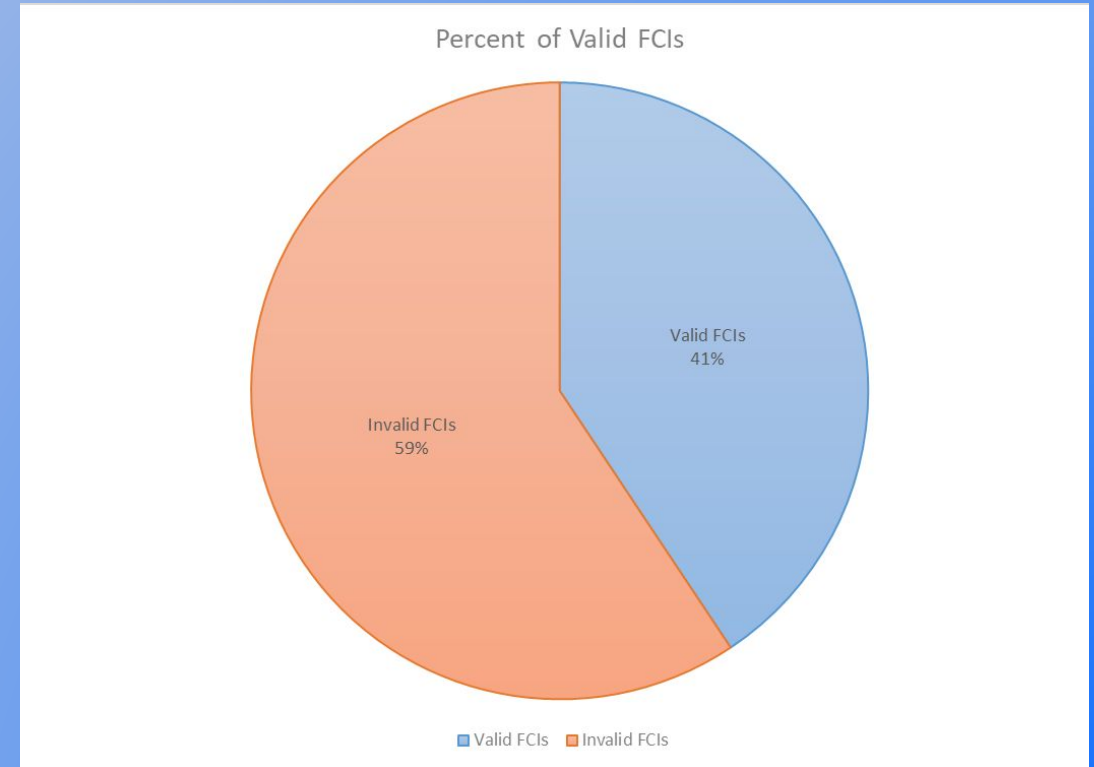
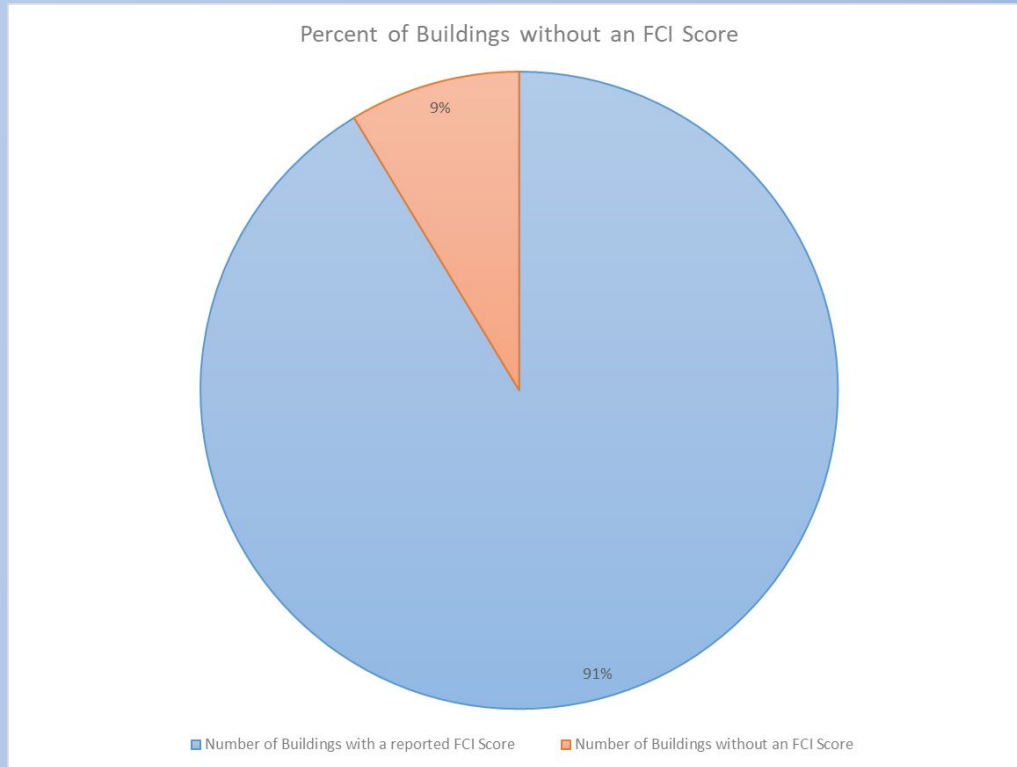
- FCAs are a physical check-up for our buildings. They are a detailed inspection that assess the current state of major building components (HVAC, Roofs, etc.)
- The combined building's components make up an FCI Score.
- The assessment should help agencies prioritize requests. Recently, the CDC has begun requesting FCI scores to support budget requests.

Category	WEST HALL	CHILLER PLANT	STEAM PLANT	EEC / STUDENT HEALTH	INDUSTRIAL BUILDING	BROWN HALL
Civil / Site	2.83	2.80	2.80	2.63	1.80	3.17
ADA	1.75	3.00	1.00	3.50	1.60	3.00
Foundation	3.00	3.00	2.00	3.33	2.00	3.00
Structural System	2.00	3.00	3.00	3.00	2.00	3.00
Roofing	3.00	3.00	3.00	2.50	1.67	2.33
Exterior Enclosure	2.20	3.25	2.20	3.00	1.80	2.80
Interior	1.88	3.00	2.00	3.14	1.78	3.14
Miscellaneous	1.17	3.50	2.00	2.33	2.40	3.33
Electrical	3.00	2.14	3.29	2.67	2.00	3.25
Mechanical	1.67	3.71	3.29	2.25	2.57	3.88
Plumbing	3.00	3.00	1.00	2.57	2.86	4.00
Fire Alarm/Protection	3.67	4.00	4.00	4.00	4.00	3.83
Technology	4.36	5.00	5.00	4.67	4.50	4.67
<b>Total</b>	<b>2.58</b>	<b>3.26</b>	<b>2.66</b>	<b>3.05</b>	<b>2.38</b>	<b>3.34</b>





# Planning - Update Facility Condition Assessments



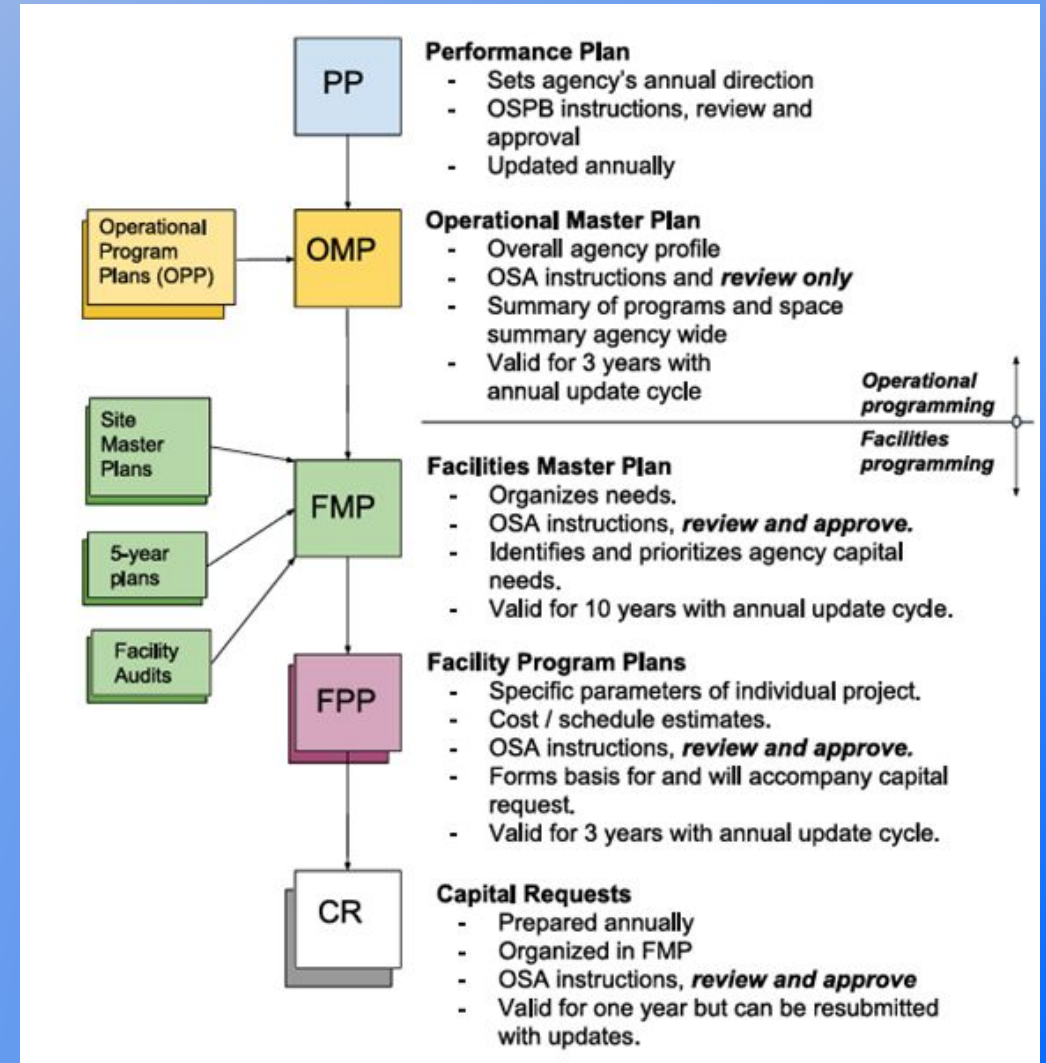
Valid-FCI Score within last 5 years  
Invalid-FCI Score older than 5 years

# Planning - Facility Master Plan requirements (Departments only)

## Definition:

A facility master plan (FMP) is a strategic document that outlines an organization's long term vision and roadmap for developing, maintaining, and improving its **physical assets and infrastructure** to support its goal.

FMPs stem from the facility needs identified in the Operational Master Plans (OMP) and are crucial for **prioritizing and scheduling projects to ensure the efficient use of state funds and are the basis for capital construction.**



# Planning - Facility Master Plan requirements (Departments only)

## Key elements of a FMP



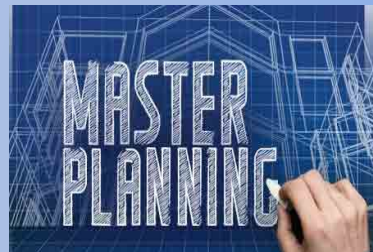
- ❖ **Strategic Alignment**: The plan should be aligned with the organization's overall goals and objectives.
- ❖ **Long Term Vision**: It should outline a vision for the future of the facility, considering factors like growth, technological advancements, and changing needs.
- ❖ **Asset Management**: The plan should address how to manage and maintain the physical assets effectively.
- ❖ **Space Planning**: It should consider how space is used within the facility and how it will can be optimized to meet the needs of the organization.
- ❖ **Budgeting and Funding**: The plan should include a budget for capital improvements and maintenance, as well as a plan for how these projects will be funded.
- ❖ **Stakeholder engagement**: The plan should be developed with input from a diverse group of stakeholders who will be impacted directly or indirectly.

# Planning - Facility Master Plan requirements (Departments only)

Statutory Authority: C.R.S. 24-30-311, C.R.S. 24-30-1303(t)(I), C.R.S. 24-37-304 (a) and C.R.S. 24-1-136.5(2)



- A **good facility master plan** is a living document, with a clear vision of the organization's future needs and goals ensuring the plan aligns with overall strategic direction.
- **All state agencies must complete FMPs to support funding requests for capital projects.** Approved FMPs must be reassessed every ten years, with updates on an as needed basis to reflect operational changes.



**COLORADO**  
Office of the State Architect  
Department of Personnel & Administration



# Planning Consultants RFQ

*You can directly engage SPP's current As-Needed consultants for your planning needs.*

- Stantec
- EUA
- AECOM
- The Abo Group
- Anderson, Mason & Dale

**New consultants for FY 2026!**



# Real Estate Program (REP)

**Cameron Kennedy**

Manager, Real Estate Program  
[cameron.kennedy@state.co.us](mailto:cameron.kennedy@state.co.us)

**Jennifer Threlkeld**

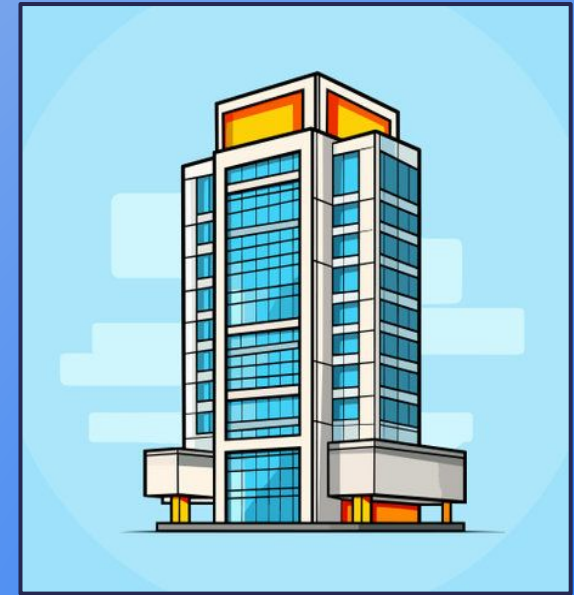
Specialist, Real Estate Program  
[jennifer.threlkeld@state.co.us](mailto:jennifer.threlkeld@state.co.us)



# Real Estate Program Updates

Discussion topics today will include:

- Overview of Real Estate Program
- Commercial Office Leasing
- Real Estate Delegation
- Revised forms and Reporting
- Current Market Conditions

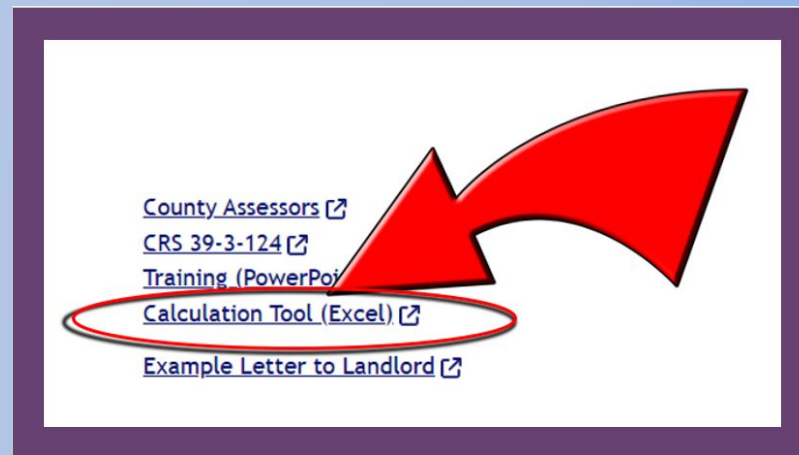


# Commercial Office Leasing

Annual reconciliations -

Operating expenses and Property tax exemptions

Real Estate Delegation - Recertification coming



Resources:

[Tax Exemption Calculation Tool](#)



# Revised Forms



Policy and Procedure Manual - Completed updated

Lease Templates - Revised for document accessibility

Vacant Facilities Form - OSA-VFMP - Revised statute requires submittal

# Current Market Conditions

Funding requests (OSPB) prior to engaging Broker

Acquisitions and Dispositions

Commercial state of the market

Business conditions and trade terms





# Capital Development Committee

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Bo Pogue, Matt Bishop, and Nina Forbes  
CDC Staff  
Legislative Council Staff

OSA Annual Conference  
Fort Collins, Colorado  
April 4, 2025

# Outline

- What is the CDC?
- Capital funding
- Legislative process
- FY 2025–26 Long Bill
- Session Highlights and Interim Updates





# What is the Capital Development Committee?

- Advisory body to the Joint Budget Committee
- Meets year-round
- Hearings on...
  - Property transactions
  - Higher education two-year cash lists
  - Six-month encumbrance deadline
  - Supplemental requests
  - Legislation that affects capital



# Capital Funding

- There is no dedicated funding source for capital.
- Some interest and reversions...
  - A few million dollars v. hundreds of millions in need
- Annual budget is determined by many factors:
  - Governor's recommendation
  - Revenue forecasts
  - Other budgetary pressures
  - Ultimately, legislative negotiation



# Legislative Process

- You do a lot of work on your capital submissions. How do they get to the Long Bill?



1. Agencies, CCHE, OSPB work on submissions.
2. CDC receives non-prioritized projects.
3. OSPB sends its recommended budget and prioritized list.
4. CDC annual hearings.





## Capital Development Committee

### Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

#### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Department of Agriculture

New Livestock and Multipurpose Pavilion

2026-003

#### Project Status

This is a new, never-before-requested project.

**Table 1**  
Prioritization

Prioritized By	Priority	Notes
Department of Agriculture	2 of 2	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2**  
Prior Appropriation and Request Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$3,037,872	\$36,220,150	\$0	\$39,258,022
CF	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$3,037,872</b>	<b>\$36,220,150</b>	<b>\$0</b>	<b>\$39,258,022</b>

**Table 3**  
Itemized Cost Information

Category	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$3,037,872	\$9,105,137	\$0	\$12,143,009
Construction	\$0	\$0	\$25,152,112	\$0	\$25,152,112
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$0	\$1,962,901	\$0	\$1,962,901
<b>Total</b>	<b>\$0</b>	<b>\$3,037,872</b>	<b>\$36,220,150</b>	<b>\$0</b>	<b>\$39,258,022</b>

#### FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

Department of Agriculture

New Livestock and Multipurpose Pavilion

2026-003

#### Program Plan Status

Approved Program Plan: No

FCI: N/A

#### Project Description/Scope of Work

The Department of Agriculture (CDA) is requesting state funds for the first phase of a two phase project to construct a new 83,200-square foot Livestock and Multipurpose Pavilion on the State Fairgrounds in Pueblo. The project will upgrade and consolidate several key facilities on the state fairgrounds to better support the fair and other events going forward. The new pavilion will be a flexible, year-round space with the ability to host livestock shows, athletic events, and disaster response coordination. The existing Livestock Pavilion building will be repurposed for other projects and to house animals. The new pavilion will also include educational spaces to promote participation in agriculture and support the fair's mission.

Five buildings will be demolished to make way for the new pavilion: the Sheep and Swine building, the Goat Barn, the Small Animals building, the Security Office, and the Fine Arts Building. CDA will work with History Colorado to ensure the historic integrity of the fairgrounds is maintained. This year's request for Phase I undertakes project design. Phase II will complete the demolition and construction.

**Cost assumption.** Project costs are based on 2022 estimates from an architectural firm who completed the initial conceptual design and renderings. A general contractor reviewed the pricing and gave CDA recommendations for what the project would cost today. The project is exempt from the Art in Public Places program as it will house livestock. The project is in compliance with the High Performance Certification Program requirements.

**Table 4**  
Project Schedule

Project Component	Start Date	Completion Date
Design	August 2025	August 2026
Construction	September 2026	June 2027
Occupancy	July 2027	August 2027

#### Project Justification

The new pavilion will help consolidate animal housing and show functions into one building, which will make fair logistics easier for 4-H, Future Farmers of America, and other exhibitors, as





# CDC Staff Write-Ups

- Topics include:
  - Program plan status
  - Prioritization
  - Prior appropriations, request amounts, itemized costs
  - Scope of work
  - Justification
  - Program information
  - Schedule
  - Source of cash funds (if any)
  - Operating budget impacts



## Legislative Process

- You do a lot of work on your capital submissions. How do they get to the Long Bill?



1. Agencies, CCHE, OSPB work on submissions.
2. CDC receives non-prioritized projects.
3. OSPB sends its recommended budget and prioritized list.
4. CDC Annual Hearings.
5. CDC submits its recommendation to JBC.
6. JBC introduces the Long Bill.
7. Long Bill passes (funding available).
8. Six-month encumbrance deadline (not shown).



# FY 2025-26 Budget Update

- State-funded projects included in the introduced Long Bill
  - Level I Controlled Maintenance
  - CMHIP Kitchen Replacement – Human Services
  - Auraria Campus Safety Center – AHEC
  - Fire Protection System Replacement, DRDC – Corrections
- Cash-funded projects included in the introduced Long Bill
  - Collections Care Facility – History Colorado
  - Depreciation Fund for Regional Centers and Group Homes – Human Services
  - Field Artillery Readiness Center – Military and Veterans Affairs
  - Property Acquisition and Improvements – Parks & Wildlife
  - Infrastructure and Real Property Maintenance – Parks & Wildlife
  - Capitol Complex Renovation and Footprint Reduction – Personnel & Administration
  - Regional Property Preservation Projects – History Colorado
  - Clark Building Renovation and Addition – Colorado State University
- Check the final Long Bill to see what capital projects were included



## 2025 Session Highlights

- Staff clean-up bill:
  - Encumbrance deadline waiver process
  - Higher ed two-year list conformity
  - Supplemental appropriation timeline clarification
  - AiPP clean-up
- Travel: Senate Bill 25-199 precludes CDC touring in 2025
  - No visits, but still meeting every 4-6 weeks





# Questions?

## Capital Development Committee

Bo Pogue • Matt Bishop • Nina Forbes

Legislative Council Staff

[cdc@coleg.gov](mailto:cdc@coleg.gov) • (303) 866-5390

[www.leg.colorado.gov/lcs](http://www.leg.colorado.gov/lcs)



April 2025

# CCHE/CDHE Capital Overview OSA Training 2025

Kennedy Evans, Budget & Policy Analyst

Colorado Department Of Higher Education

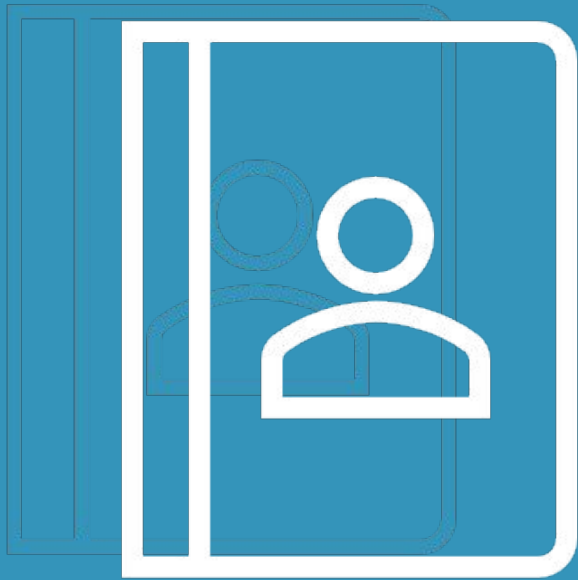


# Statutory Authority



- CRS 23-1-106: “Duties and powers of the commission with respect to capital construction and long-range planning - legislative declaration - report - definitions. (1) Except as permitted by subsection (9) of this section, it is declared to be the policy of the general assembly not to authorize any activity requiring capital construction or capital renewal for state institutions of higher education unless approved by the commission.”

# CCHE's Role



- CCHE/CDHE are responsible for the scoring and rankings of all capital construction, renewal, and IT projects.
- CCHE utilizes a rubric system to rank all submitted projects.
  - The new version of the rubric was approved in December of 2024 by the Colorado Commission on Higher Education. This is the first year the rubric will be in use.
  - For more information on the specific CDHE process and rubric walkthrough, please attend one of the informational trainings I will be hosting.

# Key Resources



For the updated instruction manual and submission forms, please visit:

<https://highered.colorado.gov/capital-construction> or scan the QR code below.





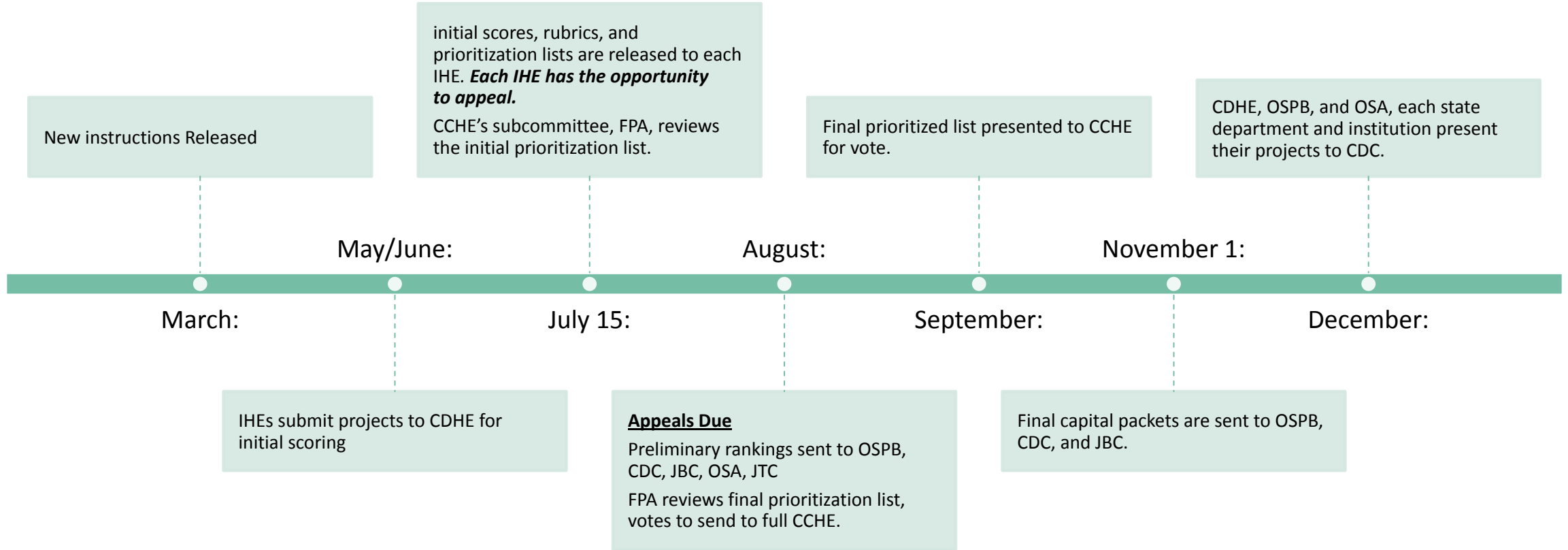
# New Rubric Categories

## CC/CR Rubric Categories

- Projects will be scored on six criteria for 57 total possible points:
  - Last Major Renovation (10 points possible, if applicable)
  - Improving User Experience (10 points possible)
  - Other Fund Sources (8 point possible)
  - Space Needs Analysis (4 points possible, if applicable)
  - Achieves Strategic Plan Goals (5 points possible)
  - Governing Board Priority (20 points possible)
- Additionally, there is the opportunity for institutions to receive up to five bonus points based on addressing deferred maintenance and updating institutional space guidelines.

## IT Rubric Categories

- Projects will be scored on six criteria for 53 total possible points:
  - IT Health, Security and Industry Standards (10 points possible)
  - Other Fund Sources (8 points possible)
  - Quality of Planning/Proposal (10 points possible)
  - Achieves Goals (5 points possible)
  - Governing Board Priority (20 points possible)



# Timeline

# Contact Info

**Kennedy Evans, Budget & Policy Analyst**

Capital Contact for the Colorado Department of Higher Education

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**Questions**

# Closing Remarks

**Tana Lane**  
**Derek Brown**





# Afternoon Break

