

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

**ENGROSSED**

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

LLS NO. 07-0337.01 Thomas Morris

**SENATE BILL 07-051**

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**SENATE SPONSORSHIP**

**Gordon,**

**HOUSE SPONSORSHIP**

**(None),**

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**Senate Committees**

Agriculture, Natural Resources & Energy

**House Committees**

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**A BILL FOR AN ACT**

101 **CONCERNING A REQUIREMENT FOR INCREASED RESOURCE EFFICIENCY**  
102 **FOR STATE-ASSISTED BUILDINGS.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)*

Requires the state agency or department that controls the substantial renovation, design, or construction of a state-assisted facility of 5,000 or more square feet that has not entered the design phase prior to January 1, 2008, and that receives at least 25% of the project cost from a state agency or department, to register with the U.S. green building council declaring the agency's or department's intent and method to pursue the council's gold level leadership in energy and environmental

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  
March 1, 2007

design green building rating system ("LEED"), if the increased initial costs of constructing the building to the gold level can be recouped from decreased operational costs within 5 years. Requires such facilities to be designed and constructed in pursuit of certification at that level. Requires controlled maintenance and minor renovations to be executed to LEED standards even if LEED certification is not sought. Requires the department of personnel and administration to develop and issue guidelines for implementing the LEED requirement. Requires the department to annually report to the general assembly regarding the ongoing implementation of the LEED requirement.

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

2 SECTION 1. 24-30-1301 (13), Colorado Revised Statutes, is  
3 amended, and the said 24-30-1301 is further amended BY THE  
4 ADDITION OF THE FOLLOWING NEW SUBSECTIONS, to read:

5 24-30-1301. Definitions. As used in this part 13, unless the  
6 context otherwise requires:

7 (7.5) "HIGH PERFORMANCE STANDARD CERTIFICATION PROGRAM"  
8 MEANS A BUILDING RENOVATION, DESIGN, AND CONSTRUCTION STANDARD  
9 THAT:

10 (a) IS QUANTIFIABLE, MEASURABLE, AND VERIFIABLE AS CERTIFIED  
11 BY AN INDEPENDENT THIRD PARTY;

12 (b) REDUCES THE OPERATING COSTS OF STATE-ASSISTED  
13 FACILITIES BY REDUCING THE CONSUMPTION OF ENERGY, WATER, AND  
14 OTHER RESOURCES;

15 (c) RESULTS IN THE RECOVERY OF THE INCREASED INITIAL CAPITAL  
16 COSTS ATTRIBUTABLE TO COMPLIANCE WITH THE PROGRAM OVER A TIME  
17 PERIOD BY REDUCING LONG-TERM ENERGY, MAINTENANCE, AND  
18 OPERATING COSTS;

19 (d) IMPROVES THE INDOOR ENVIRONMENTAL QUALITY OF  
20 STATE-ASSISTED FACILITIES FOR A HEALTHIER WORK ENVIRONMENT;

1           (e) ENCOURAGES THE USE OF PRODUCTS HARVESTED, CREATED, OR  
2 MINED WITHIN COLORADO, REGARDLESS OF PRODUCT CERTIFICATION  
3 STATUS;

4           (f) PROTECTS COLORADO'S ENVIRONMENT; AND

5           (g) COMPLIES WITH THE FEDERAL SECRETARY OF THE INTERIOR'S  
6 STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES WHEN SUCH  
7 WORK WILL AFFECT PROPERTIES FIFTY YEARS OF AGE OR OLDER, UNLESS  
8 THE STATE HISTORICAL SOCIETY, DESIGNATED IN SECTION 24-80-201,  
9 DETERMINES THAT SUCH PROPERTY IS NOT OF HISTORICAL SIGNIFICANCE,  
10 AS THAT TERM IS DEFINED IN SECTION 24-80.1-102 (6).

11           (13) "State-assisted facility" means a facility constructed, or a  
12 major facility constructed or renovated, in whole or in part, with state  
13 funds or with funds guaranteed or insured by a state agency; EXCEPT  
14 THAT, FOR PURPOSES OF SECTION 24-30-1305 (9), "STATE-ASSISTED  
15 FACILITY" MEANS A FACILITY THAT:

16           (a) IS SUBSTANTIALLY RENOVATED, DESIGNED, OR CONSTRUCTED  
17 WITH STATE FUNDS OR WITH FUNDS GUARANTEED OR INSURED BY A STATE  
18 AGENCY AND SUCH FUNDS CONSTITUTE AT LEAST TWENTY-FIVE PERCENT  
19 OF THE PROJECT COST;

20           (b) CONTAINS FIVE THOUSAND OR MORE GROSS SQUARE FEET;

21           (c) INCLUDES A HEATING, VENTILATION, OR AIR CONDITIONING  
22 SYSTEM; AND

23           (d) HAS NOT ENTERED THE DESIGN PHASE PRIOR TO JANUARY 1,  
24 2008.

25           (15) "SUBSTANTIAL RENOVATION" MEANS ANY RENOVATION THE  
26 COST OF WHICH EXCEEDS TWENTY-FIVE PERCENT OF THE VALUE OF THE  
27 PROPERTY.

1           SECTION 2. 24-30-1305, Colorado Revised Statutes, is amended  
2           BY THE ADDITION OF A NEW SUBSECTION to read:

3           24-30-1305. Life-cycle cost - application - high performance  
4           standards - report. (9) (a) THE OFFICE OF THE STATE ARCHITECT, OR AN  
5           ANALOGOUS SUCCESSOR OFFICE IN THE DEPARTMENT, SHALL ADOPT AND  
6           UPDATE FROM TIME TO TIME A HIGH PERFORMANCE STANDARD  
7           CERTIFICATION PROGRAM.

8           (b) A STATE AGENCY OR DEPARTMENT CONTROLLING THE  
9           SUBSTANTIAL RENOVATION, DESIGN, OR NEW CONSTRUCTION OF A  
10           STATE-ASSISTED FACILITY SHALL, PURSUANT TO THE PROGRAM ADOPTED  
11           IN PARAGRAPH (a) OF THIS SUBSECTION (9), PERFORM THE SUBSTANTIAL  
12           RENOVATION, DESIGN, OR NEW CONSTRUCTION TO ACHIEVE THE HIGHEST  
13           PERFORMANCE CERTIFICATION ATTAINABLE AS CERTIFIED BY AN  
14           INDEPENDENT THIRD PARTY PURSUANT TO THE HIGH PERFORMANCE  
15           STANDARD CERTIFICATION PROGRAM. FOR PURPOSES OF THIS PARAGRAPH  
16           (b), A CERTIFICATION IS ATTAINABLE IF THE INCREASED INITIAL COSTS OF  
17           THE SUBSTANTIAL RENOVATION, DESIGN, OR NEW CONSTRUCTION,  
18           INCLUDING THE TIME VALUE OF MONEY, CAN BE RECOUPED FROM  
19           DECREASED OPERATIONAL COSTS WITHIN FIFTEEN YEARS.

20           (c) (I) IF THE STATE AGENCY OR DEPARTMENT ESTIMATES THAT  
21           SUCH INCREASED INITIAL COSTS WILL EXCEED FIVE PERCENT OF THE TOTAL  
22           COST OF THE SUBSTANTIAL RENOVATION, DESIGN, OR NEW CONSTRUCTION,  
23           THE GENERAL ASSEMBLY'S CAPITAL DEVELOPMENT COMMITTEE SHALL  
24           SPECIFICALLY EXAMINE SUCH ESTIMATE BEFORE APPROVING ANY  
25           APPROPRIATION FOR THE SUBSTANTIAL RENOVATION, DESIGN, OR NEW  
26           CONSTRUCTION.

27           (II) IF A STATE-ASSISTED FACILITY UNDERGOING SUBSTANTIAL

1 RENOVATION CANNOT ACHIEVE HIGH PERFORMANCE DUE TO EITHER THE  
2 HISTORICAL NATURE OF THE BUILDING OR BECAUSE THE INCREASED COSTS  
3 OF RENOVATING THE STATE-ASSISTED FACILITY CANNOT BE RECOUPED  
4 FROM DECREASED OPERATIONAL COSTS WITHIN FIFTEEN YEARS, AN  
5 ACCREDITED PROFESSIONAL SHALL ASSERT IN WRITING THAT, AS MUCH AS  
6 POSSIBLE, THE SUBSTANTIAL RENOVATION HAS BEEN CONSISTENT WITH  
7 THE HIGH PERFORMANCE STANDARD CERTIFICATION PROGRAM.

8 (III) ANY DESIGN OR NEW CONSTRUCTION OF A FACILITY OF LESS  
9 THAN FIVE THOUSAND SQUARE FEET THAT IS, BUT FOR ITS SIZE, OTHERWISE  
10 SUBJECT TO THIS SECTION AND MINOR RENOVATION AND CONTROLLED  
11 MAINTENANCE OF SUCH FACILITIES AND FACILITIES THAT ARE SUBJECT TO  
12 THIS SECTION SHALL BE EXECUTED TO THE HIGH PERFORMANCE  
13 STANDARDS ADOPTED IN THE HIGH PERFORMANCE STANDARD  
14 CERTIFICATION PROGRAM EVEN IF HIGH PERFORMANCE CERTIFICATION IS  
15 NOT SOUGHT AT THAT TIME.

16 (IV) A STATE-ASSISTED FACILITY MAY BE EXEMPTED FROM  
17 COMPLYING WITH THIS SECTION UPON A DETERMINATION BY THE  
18 EXECUTIVE DIRECTOR THAT EXTENUATING CIRCUMSTANCES EXIST SUCH  
19 AS TO PRECLUDE THE IMPLEMENTATION OF THIS SUBSECTION (9).

20 (d) THE DEPARTMENT SHALL REPORT ANNUALLY TO THE GENERAL  
21 ASSEMBLY'S CAPITAL DEVELOPMENT COMMITTEE REGARDING  
22 CONTRACTING DOCUMENTS, PROJECT GUIDELINES, AND REPORTING AND  
23 TRACKING PROCEDURES RELATED TO THE IMPLEMENTATION OF THIS  
24 SUBSECTION (9).

25 **SECTION 3. Effective date.** (1) This act shall take effect  
26 September 1, 2007.

27 (2) However, if a referendum petition is filed against this act or

1 an item, section, or part of this act during the 90-day period after final  
2 adjournment of the general assembly that is allowed for submitting a  
3 referendum petition pursuant to article V, section 1 (3) of the state  
4 constitution, then the act, item, section, or part, shall not take effect unless  
5 approved by the people at a biennial regular general election and shall  
6 take effect on the date specified in subsection (1) or on the date of the  
7 official declaration of the vote thereon by proclamation of the governor,  
8 whichever is later.