
SENATE BILL 6703

State of Washington

54th Legislature

1996 Regular Session

By Senators Fraser, Swecker, Fairley and Winsley

Read first time 01/24/96. Referred to Committee on Government Operations.

1 AN ACT Relating to historic preservation; amending RCW 27.34.220;
2 and reenacting and amending RCW 43.82.010.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 **Sec. 1.** RCW 27.34.220 and 1987 c 505 s 8 are each amended to read
5 as follows:

6 The director or the director's designee is authorized:

7 (1) To promulgate and maintain a state register of districts,
8 sites, buildings, structures, and objects significant in American or
9 Washington state history, architecture, archaeology, and culture, and
10 to prepare comprehensive state-wide historic surveys and plans and
11 research and evaluation of surveyed resources for the preparation of
12 nominations to the state and national registers of historic places, in
13 accordance with criteria approved by the advisory council established
14 under RCW 27.34.250. The nominations shall comply with any standards
15 and regulations promulgated by the United States secretary of the
16 interior for the preservation, acquisition, and development of such
17 properties.

18 (2) To establish a program of matching grants-in-aid to public
19 agencies, public or private organizations, or individuals for projects

1 having as their purpose the preservation for public benefit of
2 properties that are significant in American or Washington state
3 history, architecture, archaeology, and culture.

4 (3) To promote historic preservation efforts throughout the state,
5 including private efforts and those of city, county, and state
6 agencies.

7 (4) To enhance the effectiveness of the state preservation program
8 through the initiation of legislation, the use of varied funding
9 sources, the creation of special purpose programs, and contact with
10 state, county, and city officials, civic groups, and professionals.

11 (5) To spend funds, subject to legislative appropriation and the
12 availability of funds, where necessary to assist the Indian tribes of
13 Washington state in removing prehistoric human remains for scientific
14 examination and reburial, if the human remains have been unearthed
15 inadvertently or through vandalism and if no other public agency is
16 legally responsible for their preservation.

17 (6) To establish a stewardship center to promote the identification
18 and protection of cultural resources among state and local agencies.
19 The activities of the center shall include:

20 (a) The organization of a training program for state and local
21 agency employees to facilitate the recognition and care of cultural
22 resources;

23 (b) The development of a method of information sharing among state
24 agencies and participating local agencies to encourage greater
25 awareness of cultural resource undertakings;

26 (c) The preparation of a volunteer program to protect and monitor
27 state and local government-owned cultural resources from vandalism;

28 (d) The preparation, adoption, and dissemination of standards and
29 guidelines that encourage the protection of cultural resources by state
30 and local agencies;

31 (e) The voluntary review of agency proposals for the rehabilitation
32 and reuse of state-owned properties to ensure consistency with the
33 standards and guidelines adopted under (d) of this subsection; and

34 (f) Other activities that promote the stewardship of significant
35 cultural resources owned or administered by state and local agencies
36 for the benefit of present and future generations.

37 (7) To consult with the governor and the legislature on issues
38 relating to the conservation of the man-made environment and their
39 impact on the well-being of the state and its citizens.

1 (~~(7)~~) (8) To charge fees for professional and clerical services
2 provided by the office.

3 (~~(8)~~) (9) To adopt such rules, in accordance with chapter 34.05
4 RCW, as are necessary to carry out RCW 27.34.200 through 27.34.280.

5 **Sec. 2.** RCW 43.82.010 and 1994 c 264 s 28 and 1994 c 219 s 7 are
6 each reenacted and amended to read as follows:

7 (1) The director of general administration, on behalf of the agency
8 involved, shall purchase, lease, lease purchase, rent, or otherwise
9 acquire all real estate, improved or unimproved, as may be required by
10 elected state officials, institutions, departments, commissions,
11 boards, and other state agencies, or federal agencies where joint state
12 and federal activities are undertaken and may grant easements and
13 transfer, exchange, sell, lease, or sublease all or part of any surplus
14 real estate for those state agencies which do not otherwise have the
15 specific authority to dispose of real estate. This section does not
16 transfer financial liability for the acquired property to the
17 department of general administration.

18 (2) Except for real estate occupied by federal agencies, the
19 director shall determine the location, size, and design of any real
20 estate or improvements thereon acquired or held pursuant to subsection
21 (1) of this section. Facilities acquired or held pursuant to this
22 chapter, and any improvements thereon, shall conform to standards
23 adopted by the director and approved by the office of financial
24 management governing facility efficiency unless a specific exemption
25 from such standards is provided by the director of general
26 administration. The director of general administration shall report to
27 the office of financial management annually on any exemptions granted
28 pursuant to this subsection.

29 (3) The director of general administration may fix the terms and
30 conditions of each lease entered into under this chapter, except that
31 no lease shall extend greater than twenty years in duration. The
32 director of general administration may enter into a long-term lease
33 greater than five years in duration upon a determination by the
34 director of the office of financial management that the long-term lease
35 provides a more favorable rate than would otherwise be available, it
36 appears to a substantial certainty that the facility is necessary for
37 use by the state for the full length of the lease term, and the
38 facility meets the standards adopted pursuant to subsection (2) of this

1 section. The director of general administration may enter into a long-
2 term lease greater than ten years in duration if an analysis shows that
3 the life-cycle cost of leasing the facility is less than the life-cycle
4 cost of purchasing or constructing a facility in lieu of leasing the
5 facility.

6 (4) It is the policy of the state to encourage the collocation and
7 consolidation of state services into single or adjacent facilities,
8 whenever appropriate, to improve public service delivery, minimize
9 duplication of facilities, increase efficiency of operations, and
10 promote sound growth management planning.

11 (5) The director of general administration shall provide
12 coordinated long-range planning services to identify and evaluate
13 opportunities for collocating and consolidating state facilities. Upon
14 the renewal of any lease, the inception of a new lease, or the purchase
15 of a facility, the director of general administration shall determine
16 whether an opportunity exists for collocating the agency or agencies in
17 a single facility with other agencies located in the same geographic
18 area. If a collocation opportunity exists, the director of general
19 administration shall consult with the affected state agencies and the
20 office of financial management to evaluate the impact collocation would
21 have on the cost and delivery of agency programs, including whether
22 program delivery would be enhanced due to the centralization of
23 services. The director of general administration, in consultation with
24 the office of financial management, shall develop procedures for
25 implementing collocation and consolidation of state facilities.

26 (6) The director of general administration is authorized to
27 purchase, lease, rent, or otherwise acquire improved or unimproved
28 real estate as owner or lessee and to lease or sublet all or a part of
29 such real estate to state or federal agencies. The director of general
30 administration shall charge each using agency its proportionate rental
31 which shall include an amount sufficient to pay all costs, including,
32 but not limited to, those for utilities, janitorial and accounting
33 services, and sufficient to provide for contingencies; which shall not
34 exceed five percent of the average annual rental, to meet unforeseen
35 expenses incident to management of the real estate.

36 (7) If the director of general administration determines that it is
37 necessary or advisable to undertake any work, construction, alteration,
38 repair, or improvement on any real estate acquired pursuant to
39 subsection (1) or (6) of this section, the director shall cause plans

1 and specifications thereof and an estimate of the cost of such work to
2 be made and filed in his or her office and the state agency benefiting
3 thereby is hereby authorized to pay for such work out of any available
4 funds: PROVIDED, That the cost of executing such work shall not exceed
5 the sum of twenty-five thousand dollars. Work, construction,
6 alteration, repair, or improvement in excess of twenty-five thousand
7 dollars, other than that done by the owner of the property if other
8 than the state, shall be performed in accordance with the public works
9 law of this state.

10 (8) In order to obtain maximum utilization of space, the director
11 of general administration shall make space utilization studies, and
12 shall establish standards for use of space by state agencies. Such
13 studies shall include the identification of opportunities for
14 collocation and consolidation of state agency office and support
15 facilities.

16 (9) The director of general administration may construct new
17 buildings on, or improve existing facilities, and furnish and equip,
18 all real estate under his or her management. Prior to the construction
19 of new buildings or major improvements to existing facilities or
20 acquisition of facilities using a lease purchase contract, the director
21 of general administration shall conduct an evaluation of the facility
22 design and budget using life-cycle cost analysis, value-engineering,
23 and other techniques to maximize the long-term effectiveness and
24 efficiency of the facility or improvement.

25 (10) All conveyances and contracts to purchase, lease, rent,
26 transfer, exchange, or sell real estate and to grant and accept
27 easements shall be approved as to form by the attorney general, signed
28 by the director of general administration or the director's designee,
29 and recorded with the county auditor of the county in which the
30 property is located.

31 (11) The director of general administration may delegate any or all
32 of the functions specified in this section to any agency upon such
33 terms and conditions as the director deems advisable.

34 (12) This section does not apply to the acquisition of real estate
35 by:

36 (a) The state college and universities for research or experimental
37 purposes;

38 (b) The state liquor control board for liquor stores and
39 warehouses; and

1 (c) The department of natural resources, the department of fish and
2 wildlife, the department of transportation, and the state parks and
3 recreation commission for purposes other than the leasing of offices,
4 warehouses, and real estate for similar purposes.

5 (13) Notwithstanding any provision in this chapter to the contrary,
6 the department of general administration may negotiate ground leases
7 for public lands on which property is to be acquired under a financing
8 contract pursuant to chapter 39.94 RCW under terms approved by the
9 state finance committee.

10 (14) The director shall develop procedures through an interagency
11 agreement with the state historic preservation officer as established
12 in RCW 27.34.210 for ensuring that designated historic buildings and
13 properties are recognized and considered when facilities are evaluated
14 for purchase, lease, lease purchase, rent, or other acquisition as
15 provided in subsection (1) of this section. The method must be
16 consistent with the legislative declaration of public policy in RCW
17 27.34.200 regarding the perpetuation and use of significant historic
18 structures and buildings.

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