

# Fiscal Year 2020-21 Capital Construction Request

## Colorado Historical Society (History Colorado)

*Adobe Restoration, Fort Vasquez (Capital Renewal)*

### PROGRAM PLAN STATUS

2021-005

Approved Program Plan?

Date Approved:

### PRIORITY NUMBERS

Prioritized By	Priority	
DeptInst	2 of 3	
OSPB	21 of 47	Not recommended for funding.

### PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$2,317,329	\$0	\$0	\$2,317,329
<b>Total</b>	<b>\$0</b>	<b>\$2,317,329</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,317,329</b>

### ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$509,764	\$0	\$0	\$509,764
Construction	\$0	\$1,419,055	\$0	\$0	\$1,419,055
Equipment	\$0	\$140,225	\$0	\$0	\$140,225
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$248,285	\$0	\$0	\$248,285
Software Acquisition	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$2,317,329</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,317,329</b>

### PROJECT STATUS

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

### PROJECT DESCRIPTION / SCOPE OF WORK

History Colorado is requesting state funds to repair the adobe walls of the Fort Vasquez Museum in Weld County, and to rebuild collapsed wall portions. The museum sits on the site of a circa 1835 trading post, and the replica fort was reconstructed in the 1930s. The department cites a number of factors that are compromising the adobe, including water intrusion, severe weather events, lack of protection for the tops of the walls, and lack of a cohesive maintenance strategy. To address the deterioration, the department assembled a team of adobe and historic preservation specialists, which created an adobe repair protocol for Fort Vasquez and other properties in History Colorado's portfolio that are constructed of adobe. The protocol calls for the following repairs to Fort Vasquez:

- injecting a previously tested resin into and below the base of the walls to mitigate water intrusion from beneath, as well as freeze/thaw upheaval;
- rebuilding collapsed and destabilized wall sections;
- fabricating and installing masonry caps to prevent top-down moisture intrusion;
- installing a drainage channel to divert water away from the walls;

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- applying exterior protective coating to the walls; and
- removing deteriorated materials.

**Cost assumption.** The cost assumption was determined by a private company working with the team assembled to create the adobe repair protocol, and lessons learned from other community museum capital construction projects. As a capital renewal project, the project is not required to meet the Art in Public Places and High Performance Certification Program requirements.

### PROJECT JUSTIFICATION

History Colorado says that Fort Vasquez has experienced major and continual structural damage outside of normal erosion, citing a number of factors contributing to the erosion. The problem accelerated in 2010 when the fort's south wall collapsed twice, leading to emergency controlled maintenance funding in 2015. The department says letting the structure decay will impact visitation and revenue, and will put the department in violation of the State Register Act, since the fort is on the National Register of Historic Places. History Colorado cites the following as factors contributing to the damage at Fort Vasquez:

- destructive atmospheric changes and severe weather events;
- poor water diversion;
- no foundation for the walls to mitigate expansive soils and weight load of the structure;
- no means to restrict water intrusion from below or above;
- a patchwork of dissimilar materials and restoration techniques; and
- lack of a coherent maintenance strategy.

To rectify this situation, the department created a team of specialists to create a plan for addressing adobe deterioration across its real estate portfolio, with testing of the plan on Fort Vasquez.

History Colorado says that failure to fund the project will result in the department continually cash funding adobe repairs from its Regional Museum Preservation Projects line item. According to the department, the continued deterioration may lead to loss of the use of Fort Vasquez, which would impact visitation, department revenue and the stability of its financial condition, programming, and employment. Loss of use of Fort Vasquez might also lead to the near disintegration of the facility.

### PROGRAM INFORMATION

Fort Vasquez Museum is constructed on the site of an 1835 fur-trading fort, and was one in a series of of forts on the South Platte River that fostered trade with regional Native American tribes. The fort was abandoned in 1842 and subsequently deteriorated. In 1934, the site was deeded to Weld County, and the Platteville Community Club led an effort to reconstruct the fort and a museum. The Town of Platteville received a federal grant for reconstruction, and the reconstructed fort was dedicated in 1937. The fort was deeded to the Colorado Historical Society (now History Colorado) in 1958, and it was opened to the public in 1964 to interpret Native American cultures and fur trapping history in Colorado. The museum offers programs and activities for children and adults.

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## Colorado Historical Society (History Colorado)

*Adobe Restoration, Fort Vasquez (Capital Renewal)*

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### PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2020	July 2021
Construction	July 2021	June 2022
Equipment		
Occupancy	June 2022	July 2022

### SOURCE OF CASH FUNDS

This project is not funded from cash sources.

### OPERATING BUDGET

History Colorado Does not expect the project to have an impact on operating costs, but the project may reduce cash-funded maintenance costs.

### STAFF QUESTIONS AND ISSUES

None.

# Fiscal Year 2020-21 Capital Construction Request

## Colorado Historical Society (History Colorado)

*Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)*

### PROGRAM PLAN STATUS

2020-031

Approved Program Plan?

Date Approved:

### PRIORITY NUMBERS

<u>Prioritized By</u>	<u>Priority</u>	
DeptInst	3 of 3	
OSPB	22 of 47	Not recommended for funding.

### PRIOR APPROPRIATION AND REQUEST INFORMATION

<u>Fund Source</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$0	\$3,711,653	\$0	\$0	\$3,711,653
<b>Total</b>	<b>\$0</b>	<b>\$3,711,653</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,711,653</b>

### ITEMIZED COST INFORMATION

<u>Cost Item</u>	<u>Prior Approp.</u>	<u>FY 2020-21</u>	<u>FY 2021-22</u>	<u>Future Requests</u>	<u>Total Cost</u>
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$694,547	\$0	\$0	\$694,547
Construction	\$0	\$2,679,683	\$0	\$0	\$2,679,683
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$337,423	\$0	\$0	\$337,423
Software Acquisition	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$0</b>	<b>\$3,711,653</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,711,653</b>

### PROJECT STATUS

This is the second request for funding. Funding on behalf of the project was first requested for FY 2019-20. Elements of the project were previously requested through several controlled maintenance projects. Although partial funding was received, the project has grown in size and is now being requested as a capital renewal project rather than as controlled maintenance.

### PROJECT DESCRIPTION / SCOPE OF WORK

History Colorado is requesting state funds to renovate the exterior of the Grant-Humphreys Mansion. The project will rehabilitate the exterior of the mansion's terra cotta features, walkways, doors, windows, and gutters. The project will:

- remove, regrade, and construct new concrete walkways surrounding the mansion;
- repair and replace damaged stone hillside steps;
- remove flagstone of the fountain terrace, relevel the site, install a subsurface drainage system and waterproof membrane, and reinstall flagstone;
- replace the fountain water circulatory system;
- replace terra cotta elements in the fountain overlook wall cornice cap and guardrail, the Tuscan entablature and guardrail balustrade, the Corinthian entablature and decorative balustrade, the chimneys, and the exterior brick work;

# Fiscal Year 2020-21 Capital Construction Request

## Colorado Historical Society (History Colorado)

### *Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)*

- replace damaged stones and repair mortar in stone steps on the west side of the building;
- install drip edge;
- remove and replace damaged sections of stone plinth and associated mortar joints;
- replace gutters with newly fabricated conductor heads, leaders, elbows, and brackets;
- repair or replace damaged doorways, wooden windows, and windowsills;
- replace decorative elements on dormer windows;
- install counter flashing on roofs; and
- remove and replace cracked internal skylight film.

**Cost assumption.** The cost assumption was determined by a third-party assessment. The project accounts for future inflation. As a capital renewal request for a historic building, the project is exempt from Art in Public Places and High Performance Certification Program requirements.

### PROJECT JUSTIFICATION

According to History Colorado, the cost to repair the damage to the mansion will continue to increase over time. The agency completed its most recent Historic Structural Assessment of the mansion in 1999, at which point the cost of the repairs included in this request was \$875,000. In the intervening years, the cost of the repairs has increased to nearly \$2.7 million. Based on this increase, History Colorado estimates the cost of delaying repairs to be about \$86,000 annually in added expenses. Additionally, over the past year, pieces of the terra cotta decorations have fallen off of the mansion, creating a life, health, and safety issue when the property is used for special events. History Colorado also says the damage and deterioration evident on the building jeopardizes revenue opportunities as clients choose to stage their events elsewhere.

All historic properties held by History Colorado are state monuments, as set forth in the State Monuments Act. History Colorado must keep historic sites in good condition in order to achieve its core mission of preserving historic monuments for future generations, even when the cost of repairs exceeds the cost of building replacement.

### PROGRAM INFORMATION

The Grant-Humphreys Mansion was built in 1902 and was home to Colorado Governor James Benton Grant's family, until it was sold to Albert E. Humphreys in 1917. It was bequeathed to the State Historical Society in 1976. Currently, the mansion is part of the Community Museum Division of History Colorado and has two employees, the mansion director and a groundskeeper.

The mansion currently serves as a special event rental facility. Events occur on the lower level, ground level, and second level, and in the gardens and terraces surrounding the property. In FY 2017-18, over 16,500 people visited the mansion as rental guests, resulting in about \$475,000 in revenue. The mansion's event rentals are a major source of revenue for History Colorado.

### PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2020	August 2021
Construction	August 2021	October 2022
Equipment		
Occupancy	October 2022	November 2022

# **Fiscal Year 2020-21 Capital Construction Request**

## **Colorado Historical Society (History Colorado)**

*Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)*

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### **SOURCE OF CASH FUNDS**

This project is not funded from cash sources.

### **OPERATING BUDGET**

History Colorado says the project will likely result in energy cost savings due to window and door repairs, but these savings are difficult to estimate.

### **STAFF QUESTIONS AND ISSUES**

None.

# Fiscal Year 2020-21 Capital Construction Request

## Colorado Historical Society (History Colorado)

*Regional Museum Preservation Projects*

### PROGRAM PLAN STATUS

2002-180

Approved Program Plan?

Date Approved:

### PRIORITY NUMBERS

Prioritized By	Priority
Dept/Inst	1 of 3
OSPB	3 of 14

Recommended for funding from cash sources.

### PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
CF	\$8,500,001	\$700,000	\$0	\$0	\$9,200,001
CFE	\$5,958,131	\$0	\$0	\$0	\$5,958,131
FF	\$1,145,878	\$0	\$0	\$0	\$1,145,878
<b>Total</b>	<b>\$15,604,010</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,304,010</b>

### ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2020-21	FY 2021-22	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$995,773	\$150,000	\$0	\$0	\$1,145,773
Construction	\$8,876,519	\$200,000	\$0	\$0	\$9,076,519
Equipment	\$4,931,101	\$350,000	\$0	\$0	\$5,281,101
Miscellaneous	\$155,144	\$0	\$0	\$0	\$155,144
Contingency	\$645,473	\$0	\$0	\$0	\$645,473
Software Acquisition	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$15,604,010</b>	<b>\$700,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,304,010</b>

### PROJECT STATUS

This is an ongoing request. Cash funds spending authority has been granted on behalf of the project each year for the last 19 years. History Colorado did not detail out year request amounts in its current-year request documents, but it will likely continue submitting requests for cash funds spending authority each year.

### PROJECT DESCRIPTION / SCOPE OF WORK

History Colorado is requesting cash funds spending authority to address a number of historical preservation projects at regional museums. History Colorado says that it has statutory responsibility to reconstruct, restore, repair, install, and furnish state monuments to the extent funds are available. For FY 2020-21, funds will be used for the following projects:

- (1) Byers-Evans House (Denver) – The project renovates the exterior of the Byers-Evans House including the brick and mortar, windows and doors, and paint (\$105,000).
- (2) Grant-Humphreys Mansion (Denver) – The project continues work initiated in FY 2019-20 to replace a stove vent fan, which is a fire hazard and costs more than initially expected (\$30,000).

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## Colorado Historical Society (History Colorado)

### *Regional Museum Preservation Projects*

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(3) El Pueblo History Museum (Pueblo) – The project replaces the HVAC system in the classroom and kitchen (\$50,000).

(4) Trinidad History Museum (Trinidad) – The project replaces the metal roof on the workshop and restrooms (\$95,000).

(5) Healy House/Dexter Cabin (Leadville) – The project replaces the roof on the Dexter Cabin (\$40,000).

(6) Ute Indian Museum (Montrose) – The project installs a glass partition between the exhibit area and the public atrium to reduce noise (\$30,000).

(7) Georgetown Loop Railroad (Georgetown/Silver Plume) – The project repairs locomotives, passenger cars, kitchen cars, and work cars, and improves the facility (\$350,000).

**Cost assumption.** The cost assumption is based on History Colorado staff estimates, bids from local contractors, and previous maintenance project costs. The project is not required to meet the Art in Public Places or High-Performance Certification Program requirements.

### PROJECT JUSTIFICATION

History Colorado says that the roofs, HVAC system, and exteriors to be renovated or replaced are in poor condition, and noise in the Ute Indian Museum is negatively impacting the exhibit viewing experience. Improvements to facilities and rolling stock at the Georgetown Loop Railroad will improve equipment availability and operational conditions to meet Federal Railroad Administration requirements, and will help to avoid costly disruption of operations. The department says failure to fund the projects will begin a cycle of deferred maintenance, reducing structural integrity and public accessibility, and increasing repair costs in the long term. Further, revenue opportunities could be impacted by failure to fund the projects, which could in turn impact local communities, tourism initiatives, and economies statewide.

### PROGRAM INFORMATION

All historic properties held by History Colorado are state monuments, as set forth in the State Monuments Act. This year's request impacts the following properties:

- The Byers-Evans House was built in 1883 and features guided tours, private teas, a visitors center, public events, and a display gallery focusing on Denver history.
- El Pueblo History Museum showcases the Pueblo region's many cultural and ethnic groups, and includes a re-creation of an 1840s adobe trading post and plaza. The museum hosts farmers' markets and school programs.
- Fort Garland Museum and Cultural Center was established in 1858 to protect settlers in the San Luis Valley, and contains both adobe and traditional buildings. The fort hosts guided tours and educational and community programs.
- The Grant-Humphreys Mansion was built in 1902 and is used as a rental property for weddings, receptions, holiday parties, and other special events.
- The Trinidad History Museum includes the Bloom Mansion, the Baca House, the Santa Fe Trail Museum, the Burglow Building, and a workshop.
- Built in 1956 in traditional Ute territory near the ranch of Uncompahgre leader Chief Ouray and his wife Chipeta, the Ute Indian Museum presents the history of the Ute tribe.
- The Georgetown Loop Railroad recreates a stretch of railroad completed in 1884, and offers both train excursions and mine tours.
- The Healy House is a clapboard house built in 1878 and features the Victorian furnishings of original Leadville residents. The Dexter Cabin is an 1879 log cabin built by businessman and investor James Dexter.

# Fiscal Year 2020-21 Capital Construction Request

## Colorado Historical Society (History Colorado)

*Regional Museum Preservation Projects*

### PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2020	April 2021
Construction	April 2021	April 2023
Equipment		
Occupancy		

### SOURCE OF CASH FUNDS

The source of cash funds is revenue from the State Historical Fund (\$600,000 CF), which accrues revenue from limited stakes gaming, and from revenue, gifts, grants, and donations generated at the museums and historical sites (\$100,000 CF). These funds are administered pursuant to Section 44-30-1201, C.R.S.

### OPERATING BUDGET

The project has no anticipated impact on state operating costs.

### STAFF QUESTIONS AND ISSUES

None.