

# FY 2014-15 Supplemental Capital Construction Request

## Colorado Historical Society (History Colorado)

### Pearce-McAllister Cottage Renovation

**Motion:**

Approve the supplemental request from History Colorado to modify the scope and extend spending authority until June 30, 2020, for the project.

## GENERAL INFORMATION

2015-027

**1. Which supplemental criterion does the request meet?**

New Data

A comprehensive facility assessment — completed post appropriation — revealed the need for extensive structural work. History Colorado says this has led to delays necessitating an extension of spending authority. Additionally, History Colorado is in the process of reassessing the best future use of the building, which is anticipated to change the project scope.

**2. Which projects will be restricted to fund the supplemental request?**

None. No additional state funds are being requested.

**3. Has the request been approved by OSPB and CCHE?**

Yes

## PRIOR APPROPRIATION AND SUPPLEMENTAL REQUEST INFORMATION

The appropriation to be amended was authorized in the following bill: HB 14-1336

<u>Fund Source</u>	<u>Prior Appropriations</u>	<u>Supplemental Request</u>	<u>Future Requests</u>	<u>Total Cost</u>
CCF	\$843,876	\$0	\$0	\$843,876
	<u>\$843,876</u>	<u>\$0</u>	<u>\$0</u>	<u>\$843,876</u>

## REASON FOR SUPPLEMENTAL REQUEST

During the initial planning phases of the project, History Colorado learned that the deferred maintenance needs of the building were greater than anticipated. It decided to conduct a comprehensive facility assessment to determine the extent of the outstanding need, which revealed significant structural damage. The structural damage, as well as other identified deferred maintenance, needs to be corrected in order to make the building safe and code compliant. History Colorado plans to use the remaining appropriation to complete the necessary repairs. In order to do so, it needs an extension of spending authority and an approval in the change of project scope.

History Colorado anticipates that the identified repair costs can be paid from the existing appropriation, but it cannot confirm this until a bid estimate is received later this year. There may be a future request associated with converting the facility use to something anticipated to generate ongoing revenue sufficient to maintain the building.

See attached letter for additional information.

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Approve the supplemental request from History Colorado to modify the scope and extend spending authority until June 30, 2020, for the project.

### SUMMARY OF PROJECT

The project, as originally requested, would have renovated the 5,386-GSF Pearce-McAllister Cottage to construct 11 suites to be made available for private rental. The cottage currently houses the Denver Museum of Miniatures, Dolls, and Toys, which is not affiliated with History Colorado. The planned private suites would have been about 500 GSF — large enough to accommodate a bed, dresser, desk, two chairs, and a private bathroom.

### QUESTIONS / OUTSTANDING ISSUES

None.



# HISTORY *Colorado*

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May 24, 2017

RE: Pearce-McAllister Cottage Rehabilitation Project

Dear Representative Esgar & Committee Members:

History Colorado requests a time extension for the Pearce-McAllister Project to June 30, 2020, based on unforeseen events that occurred after the appropriation was approved effective July 1, 2014. A summary of events that have occurred since History Colorado received funding for the project follows.

In 2013, History Colorado requested and was appropriated a FY 2014-15 Capital Construction request of \$843,876 Capital Construction Funds for the preservation of the Pearce-McAllister Cottage. The purpose of the funding was to create a better revenue generating stream by renovating the facility so it could be used as temporary housing, available for various lengths of stay throughout the year for elected officials or the public during summer months. An alternative use to lease out space was also included in the request. The revenue generated by repurposing the facility was to be used for property maintenance. This property is designated as a State Historical Monument, and is listed on the National Register of Historic Places and the Colorado State Register of Historic Properties. The Pearce-McAllister cottage is located at 1880 Gaylord Street in Denver.

An architect was hired in October 2014 to assess the interior. During the initial planning, it was discovered that the deferred maintenance was greater than originally anticipated. History Colorado determined that a comprehensive assessment of the building should be completed to achieve a functional, safe, and code compliant facility.

In FY 2015-16, History Colorado underwent a major reorganization that included top management positions, as well as a change in the appointment process for selecting the Board of Directors. A new Executive Director was hired in the summer of 2016. The Executive Director, the Board of Directors and senior leadership began reviewing all aspects of the agency including capital construction (CC) and controlled maintenance (CM) projects to ensure the funds were being used effectively and that each project met the mission of the organization.

The new History Colorado leadership decided that the original end use of the building did not fit within the mission of History Colorado. In January 2017, the Board and staff reviewed the assessment and determined that the best use of the appropriation was to address the structural issues with the facility before tackling the interior renovation of the building. The organization changes, the decision to review all outstanding capital construction and controlled maintenance projects, coupled with facility program staff changes that have occurred in the past two years resulted in this request to extend the project completion date.

Once a timeline for construction has been established, History Colorado will work with the Denver Museum of Dolls, Miniatures, and Toys to ensure that they have sufficient time to move to a different location. History Colorado leadership will also work with the community to best determine a more appropriate end use for the facility that would include tenant finishes for the interior.

May 24, 2017

The Pearce-McAllister Cottage is an important historic resource and History Colorado is dedicated to the preservation of the building and utilizing this historic resource to best serve the community. Thank you for your past support of History Colorado and for your consideration of this request. History Colorado is available to provide additional information upon request or meet with the Committee.

Sincerely,



Steve W. Turner, AIA  
Executive Director  
History Colorado

- cc: Kori Donaldson – CDC Staff  
Matt Becker – CDC Staff  
Erick Scheminske - OSPB  
Alexis Senger – OSPB  
Larry Friedberg – OSA  
Garth Braun - OSA  
Michelle Zale – History Colorado  
Michael Carrara – History Colorado  
Shannon Haltiwanger – History Colorado  
Debbie Wagner – History Colorado