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History Colorado

FY 2019-20 CAPITAL CONSTRUCTION REQUESTS

RECOMMENDED FOR FUNDING BY OSPB:

- Regional Museum Preservation Projects (*cash-funded*)

NOT RECOMMENDED FOR FUNDING BY OSPB:

- Grant-Humphreys Mansion Exterior Renovation

TOTAL: FY 2019-20 CAPITAL CONSTRUCTION STATE-FUNDED REQUEST AMOUNT = **\$3,293,581**

FY 2019-20 CONTROLLED MAINTENANCE REQUESTS (3)

RECOMMENDED FOR FUNDING BY OSPB:

LEVEL I:

- Fire Mitigation, Georgetown Railway Loop, Area C

NOT RECOMMENDED FOR FUNDING BY OSPB:

LEVEL II:

- Replace Roofs, Santa Fe Trail Museum and Baca House

LEVEL III:

- Paint High Bridge, Georgetown Mining and Railroad Park

HISTORY OF STATE FUNDING

- **\$5.6 million** has been appropriated on behalf of capital projects at the agency since FY 2014-15. This represents **0.4 percent** of the total amount appropriated on behalf of all capital construction and controlled maintenance projects during this period.

- **\$0 million** was appropriated in FY 2017-18.

INVENTORY OF GENERAL FUND SUPPORTED FACILITIES

- The General Fund supported inventory of department facilities totals **510,101 GSF**. This total represents **1.1 percent** of the entire General Fund supported inventory of state buildings.

RECENT CDC VISITS

- Healy House (May 2018)
- Ute Indian Museum (May 2018)
- Georgetown Loop Railroad (June 2016)
- Fort Garland Museum (October 2015)

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RECENT CDC VISITS (CONT.)

- Trinidad History Museum (October 2015)
- El Pueblo History Museum (June 2015)
- Fort Vasquez Museum (June 2015)

Fiscal Year 2019-20 Capital Construction Request

Colorado Historical Society (History Colorado)

Grant-Humphreys Mansion Exterior Renovation

PROGRAM PLAN STATUS

2020-031

Approved Program Plan?

Date Approved:

PRIORITY NUMBERS

| Prioritized By | Priority |
|----------------|----------|
| DeptInst | 1 of 2 |
| OSPB | 23 of 62 |

PRIOR APPROPRIATION AND REQUEST INFORMATION

| Fund Source | Prior Approp. | FY 2019-20 | FY 2020-21 | Future Requests | Total Cost |
|--------------|---------------|--------------------|------------|-----------------|--------------------|
| CCF | \$0 | \$3,293,581 | \$0 | \$0 | \$3,293,581 |
| Total | \$0 | \$3,293,581 | \$0 | \$0 | \$3,293,581 |

ITEMIZED COST INFORMATION

| Cost Item | Prior Approp. | FY 2019-20 | FY 2020-21 | Future Requests | Total Cost |
|-----------------------|---------------|--------------------|------------|-----------------|--------------------|
| Land Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 |
| Professional Services | \$0 | \$617,506 | \$0 | \$0 | \$617,506 |
| Construction | \$0 | \$2,376,659 | \$0 | \$0 | \$2,376,659 |
| Equipment | \$0 | \$0 | \$0 | \$0 | \$0 |
| Miscellaneous | \$0 | \$0 | \$0 | \$0 | \$0 |
| Contingency | \$0 | \$299,416 | \$0 | \$0 | \$299,416 |
| Software Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$0 | \$3,293,581 | \$0 | \$0 | \$3,293,581 |

PROJECT STATUS

This is new, never-before requested project, however, elements of this 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 (mansion). The project will rehabilitate the exterior of the mansion's terra cotta features, walkways, doors, windows, and gutters. The project will provide the following improvements:

- 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 subsurface drainage system and waterproof membrane, and reinstall flagstone;
- replace 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 in the exterior brick

Fiscal Year 2019-20 Capital Construction Request

Colorado Historical Society (History Colorado)

Grant-Humphreys Mansion Exterior Renovation

work;

- replace damaged stones and repair mortar in stone steps on the west side of the building;
- install a drip edge on the underside of the west side stone steps to prevent brick spall;
- remove and replace damaged sections of stone plinth and associated mortar joints;
- replace gutters with newly fabricated conductor heads, leaders, elbows, and brackets;
- install a drip edge to protect the cornice and wall caps;
- repair and 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. The project accounts for future inflation. As this is 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 \$2.5 million. Based on this increase, History Colorado estimates the cost of delaying repairs to be about \$78,000 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.

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, 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, which is cash funded.

PROJECT SCHEDULE

| | Start Date | Completion Date |
|--------------|---------------|-----------------|
| Design | December 2019 | August 2020 |
| Construction | August 2020 | October 2021 |
| Equipment | | |
| Occupancy | October 2021 | November 2021 |

SOURCE OF CASH FUNDS

This project is not funded from cash sources.

Fiscal Year 2019-20 Capital Construction Request

Colorado Historical Society (History Colorado)

Grant-Humphreys Mansion Exterior Renovation

OPERATING BUDGET

According to History Colorado, this project will have no impact on its operating budget.

STAFF QUESTIONS AND ISSUES

1. How long will the repairs described in the narrative take to complete? Because the property is used primarily as an event rental space, is there a plan to complete the repairs in such a manner as to minimize the negative impact on current or future bookings and revenue?

It is estimated the repairs will take a twelve to eighteen months to complete. A design phase of almost a year is also built into the project timeline to account for testing of the Grant-Humphreys Mansion existing building materials and potential replacement material. These tests include insuring the new building materials are compatible with the existing materials to ensure a durable and long-lasting repair. The design phase will also be used to coordinate the rental timeline with the construction timeline to minimize the effects of the exterior renovation on rentals earned revenues. In total, the agency estimates it will take about two and a half to three years to complete the construction for pre-design to completion.

History Colorado is considering multiple actions to minimize the negative impact on future rental bookings and revenue. These include offering discounted rentals during major construction and staggering the construction so that only one or two sides of the building are visually unappealing (scaffolding, building materials, etc.). The agency will flesh out a more detailed plan for minimizing the impact of the construction on rental revenues during the design phase of the project. The agency believes the health, life and safety issues and costs caused by falling damaged terra cotta outweigh any reduction in revenues during the restoration.

Fiscal Year 2019-20 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 | 2 of 2 | |
| OSP/B | N/A of 62 | Recommended for funding from cash sources. |

PRIOR APPROPRIATION AND REQUEST INFORMATION

| <u>Fund Source</u> | <u>Prior Approp.</u> | <u>FY 2019-20</u> | <u>FY 2020-21</u> | <u>Future Requests</u> | <u>Total Cost</u> |
|--------------------|----------------------|-------------------|-------------------|------------------------|---------------------|
| CF | \$7,800,001 | \$700,000 | \$0 | \$0 | \$8,500,001 |
| CFE | \$5,958,131 | \$0 | \$0 | \$0 | \$5,958,131 |
| FF | \$1,145,878 | \$0 | \$0 | \$0 | \$1,145,878 |
| Total | \$14,904,010 | \$700,000 | \$0 | \$0 | \$15,604,010 |

ITEMIZED COST INFORMATION

| <u>Cost Item</u> | <u>Prior Approp.</u> | <u>FY 2019-20</u> | <u>FY 2020-21</u> | <u>Future Requests</u> | <u>Total Cost</u> |
|-----------------------|----------------------|-------------------|-------------------|------------------------|---------------------|
| Land Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 |
| Professional Services | \$795,773 | \$200,000 | \$0 | \$0 | \$995,773 |
| Construction | \$8,726,519 | \$150,000 | \$0 | \$0 | \$8,876,519 |
| Equipment | \$4,581,101 | \$350,000 | \$0 | \$0 | \$4,931,101 |
| Miscellaneous | \$155,144 | \$0 | \$0 | \$0 | \$155,144 |
| Contingency | \$645,473 | \$0 | \$0 | \$0 | \$645,473 |
| Software Acquisition | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$14,904,010 | \$700,000 | \$0 | \$0 | \$15,604,010 |

PROJECT STATUS

This is an ongoing request. Cash funds spending authority had been granted on behalf of the project each year for the last 18 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

The Colorado Historical Society (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.

In FY 2018-19, History Colorado received funding to hire a security consultant to do a high level review of potential security issues at multiple community museum properties. This year's request focuses on completing security management plans at the agency's regional community museum properties to provide local staff guidance when security issues arise as part of daily operations, and implementing the recommendations of the security consultant.

Funds will be used for the following projects:

Fiscal Year 2019-20 Capital Construction Request

Colorado Historical Society (History Colorado)

Regional Museum Preservation Projects

- (1) Byers-Evans House (Denver) – The project implements a security management plan and security improvements on site, including exterior lighting and fencing (\$45,000).
- (2) Grant-Humphreys Mansion (Denver) – The project implements a security management plan and security improvements on site, including the possibility of moving a stove that may create a fire hazard, and other health, life, and safety issues related to the use of the site as an event rental facility (\$55,000).
- (3) Fort Garland Museum (Fort Garland) – The project implements a security management plan and security improvements on site, including exterior lights, security cameras, and fencing (\$55,000).
- (4) El Pueblo History Museum (Pueblo) – The project implements a security management plan and security improvements on site, including exterior lighting. The requested amount will also be used for a landscaping project to address a life, health, and safety issue caused by exposed tree roots outside the museum (\$60,000).
- (5) Fort Vasquez Museum (Platteville) – The project implements a security management plan and security improvements on site, including exterior lighting and security cameras (\$35,000).
- (6) Trinidad History Museum (Trinidad) – The project implements a security management plan and security improvements on site, including exterior lighting and security cameras (\$40,000).
- (7) Healy House/Dexter Cabin (Leadville) - The project implements a security management plan and security improvements on site, including exterior lighting and security cameras (\$30,000).
- (8) Ute Indian Museum (Montrose) – The project implements a security management plan and security improvements on site, including exterior lighting and security cameras (\$30,000).
- (9) Georgetown Loop Railroad (Georgetown/Silver Plume) – The project purchases additional rolling stock and makes annual repairs to existing locomotives, passenger cars, kitchen cars, and work cars (\$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 not making the security improvements will endanger the safety of the museums and historic sites, as well as staff, volunteers, guests, and visitors. Some of the sites require specialized security improvements because the sites are located in remote areas or contain property not adjacent to museum buildings. The agency also says that potential liability issues could arise if History Colorado does not take steps to remedy known security issues.

PROGRAM INFORMATION

All historic properties held by History Colorado are state monuments, as set forth in the State Monuments Act.

Fiscal Year 2019-20 Capital Construction Request

Colorado Historical Society (History Colorado)

Regional Museum Preservation Projects

PROJECT SCHEDULE

| | Start Date | Completion Date |
|--------------|--------------|-----------------|
| Design | January 2020 | May 2020 |
| Construction | May 2020 | April 2022 |
| Equipment | N/A | N/A |
| Occupancy | April 2022 | June 2022 |

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

All responses to staff questions were incorporated into the project write-up.