

# Fiscal Year 2022-23 Capital Construction Request

Colorado Historical Society (History Colorado)  
Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)

## PROGRAM PLAN STATUS

2020-031

Approved Program Plan

No

Date Approved:

## PRIORITY NUMBERS

Prioritized By	Priority
HC	1 of 2
OSPB	Not Prioritized
Not recommended for funding.	

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CCF	\$0	\$4,043,639	\$0	\$0	\$4,043,639
<b>Total</b>	<b>\$0</b>	<b>\$4,043,639</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,043,639</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$873,268	\$0	\$0	\$873,268
Construction	\$0	\$2,802,767	\$0	\$0	\$2,802,767
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$367,604	\$0	\$0	\$367,604
<b>Total</b>	<b>\$0</b>	<b>\$4,043,639</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,043,639</b>

## PROJECT STATUS

This is the fourth request for funding. Funding 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.

# Fiscal Year 2022-23 Capital Construction Request

Colorado Historical Society (History Colorado)  
Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)

## 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 the fountain terrace flagstone, 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;
- 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 over \$4 million. Additionally, over the past several years, 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 may 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 2020-21, over 35,000 people visited the mansion as rental guests. The mansion's average annual revenue is about \$475,000 and their event rentals are a major source of revenue for History Colorado.

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Colorado Historical Society (History Colorado)  
Grant-Humphreys Mansion Exterior Renovation (Capital Renewal)

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	August 2023
Construction	August 2023	September 2024
Equipment	September 2024	February 2025
Occupancy		

## 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

1. There isn't an occupancy date on project schedule like there was last year, but there is a FF&E/ other line, which there wasn't last year. I wanted to double check whether this was intentional? If not, can you clarify what both occupancy and FF&E dates are for this year's request?

Staff Note: at the time of printing, staff have not received a response to this question.

# Fiscal Year 2022-23 Capital Construction Request

Colorado Historical Society (History Colorado)  
Georgetown Loop Preservation Projects

## PROGRAM PLAN STATUS

2023-029

Approved Program Plan

No

Date Approved:

## PRIORITY NUMBERS

Prioritized By	Priority	
HC	2 of 2	
OSPB	Not Prioritized	Recommended for funding from cash sources.

## PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Costs
CF	\$0	\$385,000	\$0	\$0	\$385,000
<b>Total</b>	<b>\$0</b>	<b>\$385,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$385,000</b>

## ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2022-23	FY 2023-24	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$5,000	\$0	\$0	\$5,000
Construction	\$0	\$75,000	\$0	\$0	\$75,000
Equipment	\$0	\$270,000	\$0	\$0	\$270,000
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$35,000	\$0	\$0	\$35,000
<b>Total</b>	<b>\$0</b>	<b>\$385,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$385,000</b>

## PROJECT STATUS

This is a new, never-before-requested project. It will be an annual, stand-alone cash spending authority request.

## PROJECT DESCRIPTION / SCOPE OF WORK

History Colorado is requesting cash funds spending authority to address maintenance and infrastructure needs at the Georgetown Loop railroad facility. History Colorado says that it has statutory responsibility to reconstruct, restore, repair, install, and furnish state monuments to the extent funds are available. The repairs will include improvements to locomotives, passenger cars, kitchen cars, and work cars.

Cost assumption. Costs are based on previous maintenance projects, local contractor bids, and estimates made by History Colorado and Historic Rail Adventures staff. As a historic property, the project is not required to meet the Art in Public Places or High Performance Certification Program requirements.

**Prepared by Legislative Council Staff**

# Fiscal Year 2022-23 Capital Construction Request

Colorado Historical Society (History Colorado)  
Georgetown Loop Preservation Projects

## PROJECT JUSTIFICATION

The project will improve equipment availability and operational condition in order to meet Federal Railroad Administration requirements and to avoid costly operation disruptions. If the project is not funded, History Colorado will need to address the restoration projects through a series of deferred maintenance projects, which would reduce public access to the railroad and would result in increased repair costs in the long term. History Colorado believes this would have an adverse effect on both their earned revenue potential at the property and on the economies of the surrounding communities, as the railroad represents a major tourist draw for the area.

## PROGRAM INFORMATION

The Georgetown Loop Railroad recreates a stretch of railroad completed in 1884, and offers both train excursions and mine tours. History Colorado maintains the 978 acres of land surrounding the loop, in addition to 18 buildings and structures, 4 bridges, and rolling stock.

## PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2022	April 2023
Construction	April 2023	April 2025

## SOURCE OF CASH FUNDS

The source of cash funds is revenue from the State Historical Fund, which accrues revenue from limited stakes gaming. These funds are administered pursuant to Section 44-30-1201, C.R.S.

## OPERATING BUDGET

This is an annual, cash-funded appropriation that fits within the overall operating budget of the agency. There are no anticipated operating impacts.

## STAFF QUESTIONS AND ISSUES

None