

Fiscal Year 2021-22 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 1	
OSPB	22 of 53	Not recommended for funding.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Costs
CCF	\$0	\$3,930,232	\$0	\$0	\$3,930,232
Total	\$0	\$3,930,232	\$0	\$0	\$3,930,232

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$0	\$784,691	\$0	\$0	\$784,691
Construction	\$0	\$2,788,247	\$0	\$0	\$2,788,247
Equipment	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$0	\$357,294	\$0	\$0	\$357,294
Total	\$0	\$3,930,232	\$0	\$0	\$3,930,232

PROJECT STATUS

This is the third 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.

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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 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;
- 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 \$3.9 million. Based on this increase, History Colorado estimates the cost of delaying repairs to be about \$145,000 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.

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PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2021	August 2022
Construction	August 2022	October 2023
Equipment		
Occupancy	October 2023	November 2023

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

Responses to questions have been incorporated into the project write-up.

Fiscal Year 2021-22 Capital Construction Request

Colorado Historical Society (History Colorado)
Regional Museum Preservation Projects

PROGRAM PLAN STATUS

2002-180

Approved Program Plan

No

Date Approved:

PRIORITY NUMBERS

Prioritized By	Priority	
HC	1 of 1	
OSPB	2 of 8	Recommended for funding from cash sources.

PRIOR APPROPRIATIONS AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Costs
CF	\$7,600,001	\$310,000	\$700,000	\$2,100,000	\$10,710,001
Total	\$7,600,001	\$310,000	\$700,000	\$2,100,000	\$10,710,001

ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2021-22	FY 2022-23	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$720,000	\$22,371	\$54,000	\$162,000	\$958,371
Construction	\$2,384,927	\$151,629	\$366,000	\$1,098,000	\$4,000,556
Equipment	\$4,005,001	\$110,000	\$220,000	\$660,000	\$4,995,001
Miscellaneous	\$0	\$0	\$0	\$0	\$0
Contingency	\$490,073	\$26,000	\$60,000	\$180,000	\$756,073
Total	\$7,600,001	\$310,000	\$700,000	\$2,100,000	\$10,710,001

PROJECT STATUS

This is an ongoing request. Cash funds spending authority has been granted on behalf of the project each year for the last 20 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.

Fiscal Year 2021-22 Capital Construction Request

Colorado Historical Society (History Colorado)
Regional Museum Preservation Projects

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 replaces windows, including in-kind joint material, to improve insulation, temperature regulation, and security (\$150,000).
- (2) Grant-Humphreys Mansion (Denver) - The project mitigates water damage by replacing irrigation and regrading part of the property to drain water away from the mansion (\$50,000).
- (3) El Pueblo History Museum (Pueblo) - The project repairs leaks in the roof caused by hail damage and repairs water damage to interior drywall (\$50,000).
- (4) Trinidad History Museum (Trinidad) - The project performs tree-pruning to prevent damage to buildings and replaces the existing irrigation system with a drip line to decrease water usage (\$30,000).
- (5) Ute Indian Museum (Montrose) - The project eliminates a manhole tripping hazard (\$15,000).
- (6) Pikes Stockade (Fort Garland) - The project clears debris and constructs a fence around the damaged stockade wall (\$15,000).
- (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 windows, roof, and exteriors to be renovated or replaced are in poor condition, and improvements to Pikes Stockade will enable the property to be re-opened to the public. 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.

Fiscal Year 2021-22 Capital Construction Request

Colorado Historical Society (History Colorado)
Regional Museum Preservation Projects

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.

PROJECT SCHEDULE

	Start Date	Completion Date
Design	July 2021	April 2022
Construction	April 2022	April 2024
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 may reduce operating costs from utilities at several sites.

STAFF QUESTIONS AND ISSUES

1. Last year's request also intended to replace the roof on Dexter cabin. Was this work completed? And if not, how were those funds used?

Due to the effects of COVID-19 upon limited gaming distributions and museum earned revenues, the anticipated cash to fund the requested spending authority for the Dexter cabin roof replacement was not available in FY 2021. The spending authority has not been used.

CDC Staff note: The original request included \$40,000 of spending authority for the roofing project described above that was appropriated for FY 2020-21 but not completed due to reduced limited gaming revenue. As History Colorado retains this spending authority, they and the Governor's Office of State Planning and Budgeting have decided to reduce this year's request by that amount, from \$350,000 to \$310,000.