



Capital Development Committee

Legislative Council Staff

Nonpartisan Services for Colorado's Legislature

FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**History Colorado
Collections Care Facility**

2024-028

Project Status

This project was requested for funding for FY 2023-24. At the time, it anticipated using a combination of state and cash funds to purchase or build a warehouse. In the 2024 legislative session, [Senate Bill 24-222](#) provided funding for the first phase of this new project scope. This is the first request for the project's second phase.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
History Colorado	1 of 3	
Office of State Planning and Budgeting	1 of 6	Recommended for funding from cash sources.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$0	\$0	\$0	\$0
CF	\$650,000	\$7,149,761	\$7,200,239	\$0	\$15,000,000
Total	\$650,000	\$7,149,761	\$7,200,239	\$0	\$15,000,000

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Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$650,000	\$145,600	\$0	\$0	\$795,600
Construction	\$0	\$3,302,320	\$6,453,000	\$0	\$9,755,320
Equipment	\$0	\$1,571,841	\$0	\$0	\$1,571,841
Miscellaneous	\$0	\$1,810,000	\$47,239	\$0	\$1,857,239
Contingency	\$0	\$320,000	\$700,000	\$0	\$1,020,000
Total	\$650,000	\$7,149,761	\$7,200,239	\$0	\$15,000,000

Program Plan Status

Approved Program Plan: Yes

Date Approved:

FCI: n/a

Project Description/Scope of Work

History Colorado is requesting cash funds spending authority for the second phase of a three-phase project to relocate stored collections items from its North Storage Facility to 1881 Pierce Street, which it will lease from the Department of Personnel and Administration. The project will enable History Colorado to accommodate storage needs in a safer, more sustainable, and efficient manner.

The new location currently houses the Department of Revenue until their relocation to the Auraria Higher Education Center in 2025. Once History Colorado takes possession of the space, it will renovate the office space into storage for its collections that are not on display, including compact shelving and climate-controlled storage rooms. The facility will also include spaces for staff offices, research and display, and public education.

Phase I of the project, which was funded by legislation during the 2024 legislative session, commenced design work for the project. Phase II renovates the building. Phase III will complete the renovation and relocate the collections from the North Storage Facility.

Cost assumption. History Colorado estimated costs based on projected cash funds availability from the sale of other properties. The project accounts for inflation at 4.0 percent per year. The project complies with Art in Public Places and High Performance Certification Program requirements.

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Table 4
Project Schedule

Project Component	Start Date	Completion Date
Construction	July 2025	February 2026
Equipment	February 2026	May 2026
Occupancy	May 2026	July 2026

Project Justification

History Colorado says its North Storage Facility does not meet standards for preserving and conserving collections, and thus risks losing its accreditation with the American Association of Museums. Accreditation makes History Colorado eligible for traveling exhibits and national museum partnerships, which drive programming and revenue. Factors negatively impacting accreditation status include HVAC and air-handling systems that do not properly set temperature, humidity, and air quality, nor do they adjust to Colorado's swift changes in temperatures. This leaves the department's collections vulnerable to corrosion, expansion, mold, cracking, and hazardous particulates such as dust, fibers, and soot. These factors can damage irreplaceable historic artifacts beyond repair, or drive restoration costs. Other issues include roof leaks that damage artifacts and conditions that affect the efficiency and safety of operations, space utilization, public perception, and staff retention.

Failure to fund the project will continue to endanger the collections, and History Colorado will not be able to preserve them as required by statute. Further, History Colorado will no longer be able to expand its collections, which grow daily.

Program Information

History Colorado was established in 1879 as the State Historical Society of Colorado, and operates as a nonprofit organization under the Department of Higher Education. The agency operates seven museums and four historic sites throughout the state, including the History Colorado Center. History Colorado is responsible for the collection and preservation of items of historical significance and has the following statutory charges:

- under Section 24-80-202, C.R.S., "...the Society shall be the trustee of the state... and shall hold its present and future collections and property for the state..."; and
- under Section 24-80-210, C.R.S., "Collections of a scientific or historical nature shall be properly classed and cataloged and shall be at all reasonable hours open for public inspection and examination..."

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Source of Cash Funds

The source of cash funds for this project is proceeds from the sale of the Lowry Storage Warehouse, Pueblo Storage Facility, and the Pierce McAllister Cottage. Funding for Phase III will come from proceeds of the sale of the North Storage Facility, pending legislative approval.

Operating Budget

The project increases operating costs in History Colorado for an inter-agency lease with the Department of Personnel and Administration.

Staff Questions and Issues

1. Last year, the Department of Personnel and Administration requested capital construction funds to repair the building's parking lot. Does any of this project include the parking lot?

No. Since History Colorado will use the building for storing the state's collection and won't have the same type of public facing use as the Department of Revenue (the preceding tenant), we are only using a very small portion of the parking lot. Future use of the parking lot will be determined by DPA and the P3 office, which are exploring options.



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History Colorado

2002-180

Regional Property Preservation Projects

Project Status

This is an ongoing request. Cash funds spending authority has been granted on behalf of the project each year for the last 24 years except for FY 2022-23. In FY 2022-23, State Historical Fund cash funds were entirely devoted to Georgetown Loop Railroad improvements.

**Table 1
Prioritization**

Prioritized By	Priority	Notes
History Colorado	2 of 3	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$280,000	\$0	\$0	\$280,000
CF	\$17,253,802	\$420,000	\$0	\$0	\$17,673,802
FF	\$1,145,878	\$0	\$0	\$0	\$1,145,878
Total	\$18,399,680	\$700,000	\$0	\$0	\$19,099,680

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History Colorado
Regional Property Preservation Projects

2002-180

Table 3
Itemized Cost Information

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$1,708,944	\$150,800	\$0	\$0	\$1,859,744
Construction	\$10,473,018	\$442,000	\$0	\$0	\$10,915,018
Equipment	\$5,391,101	\$0	\$0	\$0	\$5,391,101
Miscellaneous	\$155,144	\$0	\$0	\$0	\$155,144
Contingency	\$671,473	\$107,200	\$0	\$0	\$778,673
Total	\$18,399,680	\$700,000	\$0	\$0	\$19,099,680

Program Plan Status

Approved Program Plan: N/A

FCI: N/A

Project Description/Scope of Work

History Colorado is requesting a combination of state funds and cash funds spending authority to address a number of historical preservation projects at regional properties. 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 2025-26, funds will be used for the following:

- complete restoration of the roof, windows, and doors at the Healy House and window restoration at Dexter Cabin in Leadville (\$95,000);
- implementation of the Trinidad History Museum’s landscape master plan, which includes irrigation system, site drainage, and ADA accessibility (\$50,000);
- the fourth phase of the ongoing window restoration at the Center for Colorado Women’s History in Denver (\$50,000);
- installing secure storm windows around the historic windows at the Fort Garland Museum for better insulation and security (\$45,000); and
- installing lighting on the boardwalk at the Ute Indian Museum’s nature walk in Montrose (\$35,000).

Cost assumption. The cost assumption is based on History Colorado staff estimates, bids from local contractors, and previous maintenance project costs. The 40 percent contribution from the Capital Construction Fund is modeled on the General Fund contribution to community museums

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History Colorado
Regional Property Preservation Projects

2002-180

in the operating budget. The project is exempt from Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2025	August 2026
Construction	August 2026	March 2028

Project Justification

The projects identified for FY 2025-26 address various issues, including ADA compliance, building security, and deteriorated infrastructure. History Colorado says it is responsible for the maintenance, repair, and upkeep of over 50 contemporary and historic buildings. 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:

- Healy House and Dexter Cabin consist of a restored 1878 Greek revival house featuring Victorian furnishings collected by Leadville pioneers, along with an historic adjacent cabin.
- The Trinidad History Museum includes the Bloom Mansion, the Baca House, the Santa Fe Trail Museum, the Barglow Building, and a workshop.
- The Center for Colorado Women's History in Denver located in the historic Byers-Evans House focuses on scholarship, research, lectures, tours, and exhibits that expand the understanding of the collective memory of the history of women in Colorado.
- 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 Ute Indian Museum in Montrose presents the history of the Ute tribe.

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History Colorado
Regional Property Preservation Projects

2002-180

Source of Cash Funds

The source of cash funds is revenue from the Museum and Preservation Operations Account of the State Historical Fund (\$350,000), which accrues revenue from limited stakes gaming, and the Community Museum Cash Fund (\$70,000), which accrues revenue from museum admissions, rentals, and memberships. These funds are administered pursuant to Section 44-30-1201, C.R.S.

Operating Budget

The department does not anticipate any operating impact from this request.

Staff Questions and Issues

1. Why is the cash contribution lower this year than in past years?

In recent years, cash funds came from limited gaming revenues. Limitations on revenue growth and recent projections show that this isn't a sustainable approach for the fund. Annual cost increases exceed available revenue because of things like information technology, cost of living, and insurance, and in the long-term History Colorado needs a different funding source to cover its regional preservation needs and while it uses gaming revenue for operating costs.

2. If state funds are not available, would History Colorado still request cash funds authority?

If state funds are not available for this project, we would ask to have it fully funded using cash funds and would resubmit next year for state support of the regional preservation needs. Given their rural location, community museums have limited earning potential and are subsidized with the state funds and limited gaming revenue for operating, so we feel that model should also apply to capital needs so we can properly maintain these sites. If this year's request were only cash-funded, the sources would be \$630,000 from the State Historical Fund and \$70,000 from the Community Museum Cash Fund.



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FISCAL YEAR 2025-26 CAPITAL CONSTRUCTION REQUEST

**History Colorado
Latino Heritage Museum**

2026-013

Project Status

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

**Table 1
Prioritization**

Prioritized By	Priority	Notes
History Colorado	3 of 3	
Office of State Planning and Budgeting	Not prioritized	Not recommended for funding.

**Table 2
Prior Appropriation and Request Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
CCF	\$0	\$30,000,000	\$0	\$0	\$30,000,000
CF	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$30,000,000	\$0	\$0	\$30,000,000

**Table 3
Itemized Cost Information**

Fund Source	Prior Appropriation	Budget Year FY 2025-26	Out Year FY 2026-27	Future Requests	Total Costs
Land Acquisition	\$0	\$1,431,433	\$0	\$0	\$1,431,433
Professional Services	\$0	\$984,328	\$0	\$0	\$984,328
Construction	\$0	\$17,664,668	\$0	\$0	\$17,664,668
Equipment	\$0	\$8,320,000	\$0	\$0	\$8,320,000
Miscellaneous	\$0	\$171,000	\$0	\$0	\$171,000
Contingency	\$0	\$1,428,571	\$0	\$0	\$1,428,571
Total	\$0	\$30,000,000	\$0	\$0	\$30,000,000

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History Colorado
Latino Heritage Museum

2026-013

Program Plan Status

Approved Program Plan: No

Date Approved: N/A

FCI: N/A

Project Description/Scope of Work

History Colorado is requesting state funds to create a Latino Heritage Museum. The single-phase project establishes a 30,000-GSF space to elevate and preserve the shared history of the Hispano, Latino, and Chicano community in Colorado, with a goal of opening by Colorado Day and the state's 150th anniversary: August 1, 2026.

The project requires identifying a site where a facility can be purchased, leased, or constructed, as determined through community engagement. History Colorado is currently considering the "Ballfield at Auraria" project site at the Auraria Higher Education Center, which is a public-private partnership constructing mixed-use development that will include residential space and the Metropolitan State University of Denver's Classroom 2 Career Hub.

After a site has been secured, the project includes improvements to the facility as necessary for the new museum and exhibit design. The specific scope of work will depend on the site selected.

Cost assumption. Cost estimates were solicited from the Ballfield Project's developer. The cost per GSF is \$1,000. The project complies with Art in Public Places and High Performance Certification Program requirements.

Table 4
Project Schedule

Project Component	Start Date	Completion Date
Design	July 2024	July 2025
Construction	August 2025	May 2026
Equipment	May 2026	June 2026
Occupancy	July 2026	

Project Justification

History Colorado sees this as an opportunity to highlight the rich heritage of the Hispano, Latino, and Chicano communities in Colorado, and to develop interactive, people-friendly spaces with community-informed interpretation that leverages the state's existing historical collection. It will create a museum programming plan that fosters arts, culture, and hands-on traditional practices. If the project is not approved, History Colorado will not be able to pursue this

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History Colorado
Latino Heritage Museum

2026-013

partnership at the Auraria Higher Education Center. It will seek other funding sources; however, none have been identified at this time.

Program Information

History Colorado was established in 1879 as the State Historical Society of Colorado, and operates as a nonprofit organization under the Department of Higher Education. The agency operates seven museums and four historic sites throughout the state, including the History Colorado Center. History Colorado is responsible for the collection and preservation of items of historical significance and has the following statutory charges:

- under Section 24-80-202, C.R.S., "...the Society shall be the trustee of the state... and shall hold its present and future collections and property for the state..."; and
- under Section 24-80-210, C.R.S., "Collections of a scientific or historical nature shall be properly classed and cataloged and shall be at all reasonable hours open for public inspection and examination...".

Operating Budget

Operating costs for the new museum are estimated at \$2.0 million in FY 2026-27, increasing to \$2.3 million per year over time. These may be partially offset by revenue from museum admissions and programs, though revenue is not expected to fully cover operating expenses.

Staff Questions and Issues

None.