

## Fiscal Year 2009-10 Capital Construction Request

### Colorado Historical Society Regional Museum Preservation Projects

#### PROGRAM PLAN STATUS

2002-180

Approved Program Plan?  Yes  No      Date Approved:  May 17, 2005

#### PRIORITY NUMBERS

Prioritized By	Priority	
Dept/Inst	3 of 5	
OSPB	12 of 44	OSPB recommends that all cash projects be funded, but also assigned cash priorities.

#### PRIOR APPROPRIATION AND REQUEST INFORMATION

Fund Source	Prior Approp.	FY 2009-10	FY 2010-11	Future Requests	Total Cost
CF	\$1,000,000	\$960,000	\$0	\$0	\$1,960,000
CFE	\$5,958,131	\$0	\$0	\$0	\$5,958,131
FF	\$383,000	\$0	\$0	\$0	\$383,000
<b>Total</b>	<b>\$7,341,131</b>	<b>\$960,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,301,131</b>

#### ITEMIZED COST INFORMATION

Cost Item	Prior Approp.	FY 2009-10	FY 2010-11	Future Requests	Total Cost
Land Acquisition	\$0	\$0	\$0	\$0	\$0
Professional Services	\$320,473	\$105,300	\$0	\$0	\$425,773
Construction	\$5,788,714	\$500,000	\$0	\$0	\$6,288,714
Equipment	\$999,100	\$277,000	\$0	\$0	\$1,276,100
Miscellaneous	\$155,144	\$0	\$0	\$0	\$155,144
Contingency	\$77,700	\$77,700	\$0	\$0	\$155,400
<b>Total</b>	<b>\$7,341,131</b>	<b>\$960,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,301,131</b>

#### PROJECT DESCRIPTION / SCOPE OF WORK

The Colorado Historical Society (CHS) is requesting cash funds spending authority to address a number of historic preservation issues at regional museums. Funds will be used for the 15 projects listed below.

##### Continuation projects

1. Grant-Humphreys Mansion (Denver) — The project will upgrade utilities, flooring, and furnishings, and make improvements to the garden (\$40,000).
2. Byers-Evans House (Denver) — The project will replace the shingle roof on the carriage house (\$55,000).
3. El Pueblo History Museum (Pueblo) — The project will make repairs to the adobe and plaster at the interpretive fort (\$50,000).
4. Trinidad History Museum (Trinidad) — The project will make repairs to adobe and plaster (\$75,000).
5. Fort Garland Museum (Fort Garland) — The project will improve site drainage and make repairs to adobe walls (\$75,000).
6. Museum Support Center (Lowry) — The project will upgrade the HVAC monitoring system (\$25,000).
7. Healy House (Leadville) — The project will make repairs to the porch, roof, and gutters (\$50,000).
8. Fort Vasquez Museum (Platteville) — The project will make repairs to adobe and address site upgrades including seating, landscaping, and drainage (\$20,000).

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### Colorado Historical Society

#### Regional Museum Preservation Projects

9. Pearce-McAllister Cottage (Denver) — The project will create an emergency egress from the basement and make restorations to the garden (\$50,000).
10. McFarlane House (Central City) — The project will make exterior repairs and upgrade site service (\$30,000).
11. Lebanon Mill Dam (Georgetown) — The project will develop construction plans and site surveys for dam reconstruction (\$100,000).
12. Georgetown Loop Mining & Railroad Park (Georgetown/Silver Plume) — The project will make site upgrades (including forest management), restore rolling stock, and purchase additional rolling stock (\$315,000).

#### New projects

13. Pike Stockade (Stanford) — The project will add signage and do fire mitigation work (\$15,000).
14. Museum Support Center (Pueblo) — The project will repair masonry, the roof, exterior doors, and glazing, and do landscaping (\$30,000).
15. Historic Marker program (statewide) — The project will repair signs (\$30,000).

The need for preservation projects is ongoing, but specific needs and available funding are identified on a year-to-year basis. CHS explains that all project costs are best estimates and funding may fluctuate between line items. If necessary, scope modification may occur to meet the available funds, says CHS.

#### PROJECT JUSTIFICATION

The society says past studies have detailed various preservation needs of the existing structures included in this year's request. For example, some properties are designated by their landscape or archaeological remains and, as such, require related site interpretation and landscaping (e.g., Fort Vasquez and Georgetown Loop Historic Mining & Railroad Park). Other properties are designated historic structures, and work is necessary in order to meet the U.S. Secretary of the Interior's standards for rehabilitation and restoration (e.g., Healy House, Fort Garland, Grant-Humphreys Mansion, Byers-Evans House, and Pearce-McAllister Cottage). In addition, the rolling stock restoration in Georgetown is necessary to preserve historic cars and support operations by increasing capacity for ridership.

According to CHS, any alternative that does not address these issues will endanger the facilities' structural integrity, endanger the general public, reduce museum visits, inflate future preservation needs, and increase the state's liability risk.

#### PROGRAM INFORMATION

See Project Description/Scope of Work.

#### LEED CERTIFICATION INFORMATION

The project is not required to comply with the provisions of Senate Bill 07-051 because it is not funded with state money.

#### PROJECT STATUS

This is an ongoing project. Below is the status of work completed and underway with prior appropriations.

##### **Completed**

Georgetown Loop Railroad@ -

- Pin truss bridge, \$ 641,393.78
- Track railroad tie repairs and replacement, \$ 64,285.00
- Devil Gate Station remodel, \$ 21,978.78

Fort Garland Museum -

# Fiscal Year 2009-10 Capital Construction Request

## Colorado Historical Society

### Regional Museum Preservation Projects

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- Reading room renovations, \$ 4,604.35
- Adobe restoration, \$ 13,053.00

#### Trinidad History Museum –

- Adobe restoration, \$ 2,066.55
- Phase I Bloom House exterior restoration, \$ 362,993.20

#### Fort Vasquez –

- Adobe restoration \$ 7,515.00, \$ 35,920.00 also spent through insurance funds

#### Grant-Humphreys Mansion (Denver) –

- Interior painting, \$12,887.00
- HVAC upgrade, \$24,600.00

#### Healy House (Leadville) –

- Exterior repairs, \$13,444.92
- Shop upgrades, \$ 1,205.00
- Garden restoration, \$34,711.00

#### Byers-Evans House (Denver) –

- Entry plaza, \$370,172.00

#### Ute Indian Museum (Montrose) –

- Landscaping, \$409,642.99

### Underway

#### Georgetown Loop Railroad@

- Engine #9, \$ 39,322.21 spent, \$200,000 encumbered
- Engine #12 restoration, \$ 158,155.06 spent, \$ 22,879.94 encumbered
- Rail yard environment upgrades, \$ 25,514.43 spent, \$ 24,285.57 encumbered

#### Lebanon Dam (Georgetown) –

- Reconstruction, \$ 10,000.00 spent, \$ 10,000 encumbered

#### Pike's Stockade (Stanford) –

- Landscape upgrade, \$ 46,000.12 spent, \$237,133.88 encumbered

#### Trinidad History Museum –

- Barglow House and landscape upgrades, \$ 25,690.00 spent, \$ 132,496.00 encumbered
- Phase II Bloom House exterior restoration, \$ 0 spent, \$ 36,023.40 encumbered

#### Grant-Humphreys Mansion (Denver) –

- Exterior renovation, \$ 24,860.68 spent, \$ 9,339.32 encumbered

#### Healy House (Leadville) –

- Exterior repairs, \$ 0 spent, \$ 9,000.00 encumbered

#### Ute Indian Museum (Montrose)

- \$ 22,677.90 spent, \$ 184,362.10 encumbered

#### Colorado History Museum (Denver)

- \$ 53,599.20 spent, \$ 314,260.80 encumbered

## Fiscal Year 2009-10 Capital Construction Request

### Colorado Historical Society

#### Regional Museum Preservation Projects

#### SOURCE OF CASH FUNDS

The source of cash funds for the project is the State Historical Fund. The fund receives revenue generated by limited gaming in Black Hawk, Central City, and Cripple Creek. As of June 30, 2008, the fund balance was \$57.4 million, with \$39.9 million appropriated for CHS's preservation grants program in FY 2008-09 and the remainder appropriated for current year operational needs. According to CHS, the preservation grants program supports the State Capitol life-safety project, CHS internal grants, museum and preservation operations, and other public and private preservation project grants throughout the state. Although revenue projections for limited gaming revenue are not available, CHS expects about \$25 million in FY 2008-09, with \$5 million, or 20 percent, going to gaming cities.

#### STAFF QUESTIONS AND ISSUES

1. This shows that the geothermal heating system at Fort Garland is a completed project, but it is being requested as a brand new FY 2009-10 projects. Please clarify the status of this project.

*There are seven structures at Fort Garland. The geothermal heating system was installed in one small 1500 square foot adobe structure (officer's quarters). The upgrade was needed to house the bicentennial Pike's exploration and 150th anniversary exhibit of the Fort. The completed project brought new technology into one of the State's oldest structures (1858).*

*The current controlled maintenance request is to unify the heating system at this location with geothermal. The other buildings are heated through a number of means; propane, diesel and electric. The geothermal is proven to be the most cost effective method.*

2. The request says that the Healy House exterior repairs are both completed and in progress (see page 10 of CC-C Support Information form). Please clarify the status of this project.

*The completed work includes the repairs to the porch deck, painting exterior porch, gift shop upgrades and re-creation of new front doors. The work in progress includes structural engineering assessment of the foundation and needed repairs, foundation French drain, French door installation, flooring, exterior shutter design, manufacturing, and installation as well as structural engineer assessment of the roof truss and needed strengthening.*

3. What is in progress at the Ute Indian Museum?

*The design work on the museum expansion as well as minor landscape maintenance projects associated with the park.*

4. Many of the projects listed for the FY 2009-10 request are also listed as completed or underway for the same work. Please differentiate between work completed or underway versus work requested for the following:

*The projects are phased since significant funds are not committed to any specific property. The commitment of funds to each is to address anticipated needs for routine maintenance or upgrades to insure that each property meets its operational and programming needs. See Attachment A.*

5. Many of the projects listed this year are for the exact same items and amounts as last year. Please explain why.

*The last two years' appropriations were modified due to the need to construct the pin-truss bridge at the Georgetown Loop Historic Mining & Railroad Park®. The budget modifications were detailed in a letter to the CDC dated March 6, 2008. A copy of the letter is appended as Attachment B. This details the needed adjustment to accommodate the bridge construction by deferring projects and re-scoping the FY-09 appropriation.*

6. Please update the following information about Limited Gaming Fund revenue that will be used for this project.

*The State Historical Fund's fund balance at FY6/30/08 was \$57,365,050.*

*For FY2009, \$39,953,328 was appropriated for the total Statewide Preservation Grant Program. The remainder was*

## Fiscal Year 2009-10 Capital Construction Request

### Colorado Historical Society Regional Museum Preservation Projects

appropriated for current year operational needs since this year's Limited Gaming Revenue distribution will not be received until August, 2009.

As of 01 /08/09, the \$39,953,328 fund balance appropriated for the Statewide Preservation Grant Program was allocated as follows:

Encumbered \$28,097,987.12

Expended \$7,966,262.78

Uncommitted \$3,889,078.10 and available for remainder of FY2009 grant rounds

It is anticipated that the uncommitted balance will be awarded to new grant projects at the board meeting on January 29, 2009.

The Limited Gaming Revenue portion of the FY09 Long Bill appropriation is \$30,316,913. These funds support the Statewide Preservation Grants Program, the State Capitol project, and a portion of the Colorado Historical Society's operations. The Board of Directors of the Colorado Historical Society has committed these funds for the identified projects in Attachment C from the Limited Gaming Revenue for FY-09.

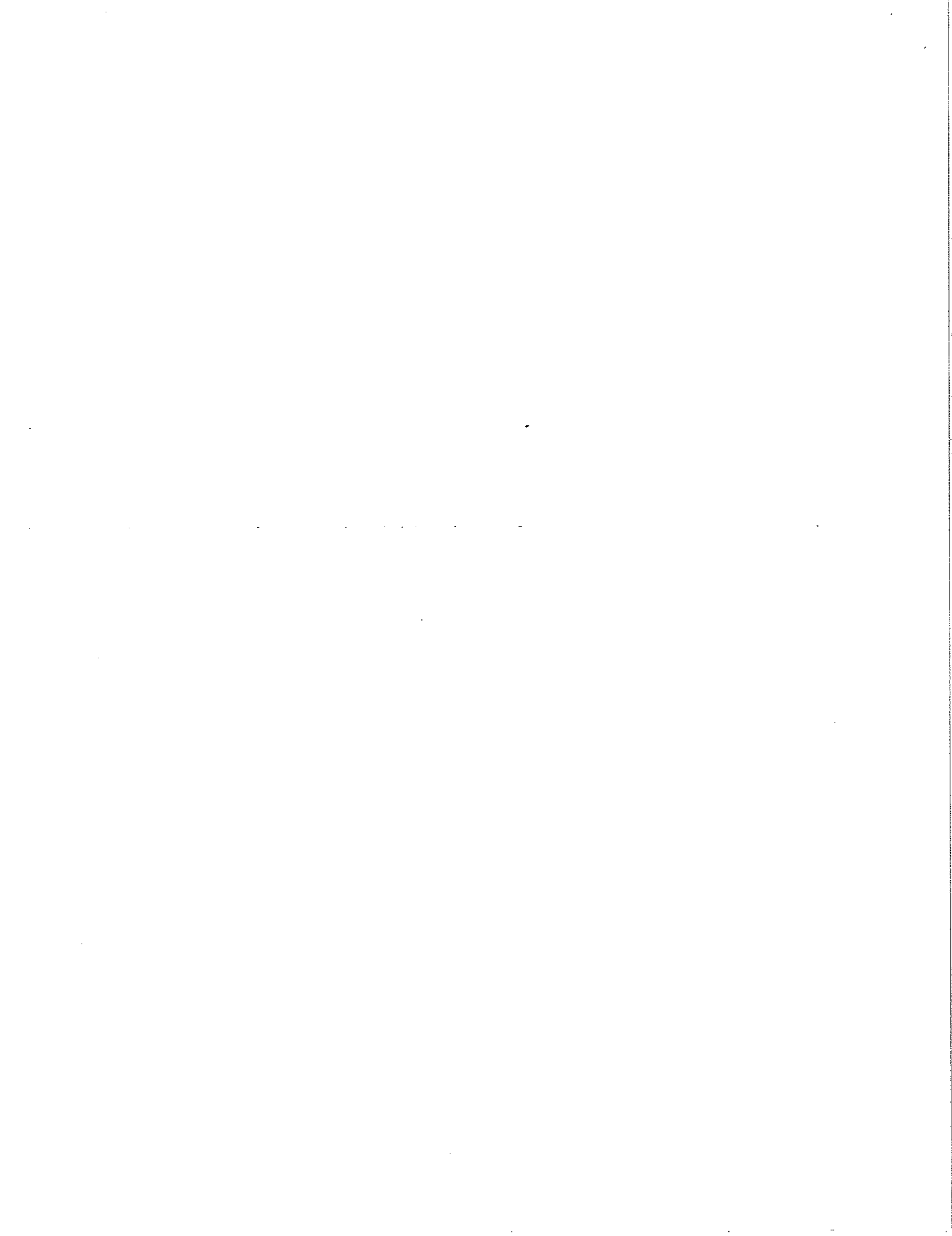
The Limited Gaming Revenue appropriated in the Long Bill is only an estimate of the Gaming Commission's distribution that will be made after the end of the current fiscal year. The actual Limited Gaming Revenue distribution will fluctuate based on factors impacting the gaming tax, such as a change in ownership of a casino that will lower the tax rate, a change in tax rate or an increase or decrease in the amount consumers spend on gaming activities. This year, it is unknown what the impact of smoke-free casinos, the rising energy costs and the downturn in the economy will have on Limited Gaming Revenue. The Society is conservatively estimating that revenue will be approximately \$25 million, with \$5 million or 20% going to the gaming cities.

#### IMPACT ON OPERATING BUDGET

	1st Year	2nd Year	3rd Year	Total
Personnel Services	The project has no impact on state operating costs.			
Maintenance				
Utilities				
Supplies/Equipment				
Other				

#### PROJECT SCHEDULE

	Start Date	Completion Date
Physical Planning	August 2009	January 2010
Construction	April 2010	April 2012
Equipment		
Occupancy		May 2012



**Regional Museum Preservation Projects  
Projects Requested for FY 2009-10 and Also Listed as Completed or Underway With Prior  
Appropriations**

Shown as completed and requested for FY 2009-10

- Fort Garland Museum (Fort Garland). The project will improve site drainage and make repairs to adobe walls (\$75,000).

There are six adobe structures at this location. Adobe exterior plaster work is an annual need due to the nature of the building material. Building and building components are addressed on a rotating cycle. Site drainage is also needed due to building wall deterioration and high winds in the valley.

- Trinidad History Museum (Trinidad). The project will make repairs to adobe and plaster (\$75,000).

There are three adobe structures at this location. Adobe exterior plaster work is an annual need due to the nature of the building material. Building and building components are addressed on a rotating cycle.

- Fort Vasquez Museum (Platteville). The project will make repairs to adobe and address site upgrades including seating, landscaping, and drainage (\$20,000).

The adobe fort at Fort Vasquez is a large structure in a very unwelcoming environment. Northern Colorado is much more demanding on the adobe structure due to the higher moisture levels. This requires annual maintenance on the walls, more so than in southern Colorado. Also, its location in between the highway north- and southbound lanes requires more landscape and drainage care due to seasonal sanding and chemical use during the winter. The phased upgrades to the site have occurred with new amenities improving the site's service level to the traveling public.

- Grant-Humphreys Mansion (Denver). The project will upgrade the utilities, flooring, and furnishings, and make improvements to the garden (\$40,000).

Previous work included the painting of the ballroom and main hall, refinishing the first floor, utility upgrades (HVAC and electrical) and landscape improvements (new plant material). The new request will paint the second floor rooms, repair exterior doors, restore the lion fountain and upgrade task lighting in office area.

- Healy House (Leadville). The project will make repairs to the porch, roof, and gutters (\$50,000).

FY-09 request is addressing the porch, roof repairs and gutters. The new request will provide funds to repair any needed structural deficiencies associated with the foundation or roof.

**Regional Museum Preservation Projects (continued)**  
**Projects Requested for FY 2009-10 and Also Listed as Completed or Underway With Prior Appropriations**

Shown as underway and requested for FY 2009-10

- Georgetown Loop Mining & Railroad Park (Georgetown/Silver Plume). The project will make site upgrades including forest management, restore rolling stock, and purchase additional rolling stock (\$315,000).

The annual ongoing maintenance on the rolling stock is scheduled to insure that the rolling stock is meeting Federal Railroad Administration and industry standards. Work underway includes repairs to all steam locomotives, diesel locomotives and passenger cars. New requests will address all maintenance needs for rolling stock next fiscal year. Pine beetles are killing the forest around the railroad. Fire management calls for annual clearing of dead trees. It is estimated that 200 to 300 ties need to be replaced annually to maintain the integrity of the track.

- Trinidad History Museum (Trinidad). The project will make repairs to adobe and plaster (\$75,000).

The annual adobe repairs to the three large structures on site are cyclically scheduled. There are three adobe structures at this location. Adobe exterior plaster work is an annual need due to the nature of the building material. Building and building components are addressed on a rotating cycle.

- Grant-Humphreys Mansion (Denver). The project will upgrade the utilities, flooring, and furnishings, and make improvements to the garden (\$40,000).

Work presently underway includes new flooring in the ballroom, painting the restrooms, and acquisition of new furniture, signage and new plant material. The new request will paint the second floor rooms, repair exterior doors, restore the lion fountain and upgrade task lighting in office area.


- Healy House (Leadville). The project will make repairs to the porch, roof, and gutters (\$50,000).

The work in progress includes structural engineering assessment of the foundation and needed repairs, foundation French drain installation, French door installation, flooring, exterior shutter design, manufacturing, and installation, as well as structural engineer assessment of the roof truss and needed strengthening. FY-09 request is addressing the porch, roof repairs and gutters. The new request will provide funds to repair any needed structural deficiencies associated with the foundation or roof.

- Lebanon Mill Dam (Georgetown). The project will develop construction plans and site surveys for dam reconstruction (\$100,000).

Work is presently underway to secure needed water rights, evaluate the existing site conditions, and complete the conceptual design for the dam and mill restoration. The next phase of funds will assist in detailing the dam design for review and analysis; prepare an environmental study of the site and its possible water quality issues and prepare a historic structures report on the restoration of the mills interior.



 PRESERVING *the PAST for the FUTURE*

Date: March 6, 2008

To: Capital Development Committee:  
Senator Bob Bacon, Chair  
Senator Josh Penry  
Senator Sue Windels  
Representative Jim Riesberg, Vice Chair  
Representative Don Marostica  
Representative Buffie McFadyen

From: Edward C. Nichols, President/CEO, Colorado Historical Society (CHS)

cc: Jennifer Moe, Senior Analyst, Legislative Council  
Lisa Esgar, Deputy Director of OSPB  
Ryan Stubbs, Assets Coordinator, CCHE  
Joseph Bell, Division Director of Facilities and Regional Museums, CHS  
Andy Stine, Assistant Director of Facilities and Regional Museums, CHS

Re: P-0738, Regional Museums, Georgetown Loop Pin Truss Bridge

The Society submitted an emergency supplemental request for the Pin Truss Bridge at the Georgetown Loop Railroad® which has been determined to be beyond its life expectancy and is in need of replacement to ensure that railroad operations continue in the 2008 summer season. The CDC and JBC approved additional cash funding for this project in the amount of \$399,000. The Society received a bid on the pin truss bridge replacement the week of February 11<sup>th</sup>. The bid received was \$582,878, or \$183,873 higher than the emergency appropriation. This is 46% higher than the engineer's estimate of \$399,000 that included a 5% contingency. One reason for the higher cost is that rolled steel as specified is not available. The contractor will need to manufacture the I-beams from plate steel and will rush the order. This incurs a higher cost in skilled labor. CHS staff has discussed the bid with the engineer and contractor. We reviewed the bid details with the engineer and contractor to see if savings can be made. The contractor will continue to call to locate the rolled steel. This may reduce the bid if located. Only one firm submitted a bid and will have the work done by the first part of May. The other firm interested in the project notified us that they will not be able to do the work on the project due to material availability and the required timeline.

The other option evaluated was to shore-up the bridge to meet load requirements and replace the pins. We reviewed this option with the engineer. The concerns identified include the age of the structure, high snow level and potential high flow run off in the spring, permitting with the Army Corp and cost. A delay in bridge construction would allow the contractor to order the steel from the mill and have it available in mid-summer. The bridge work could be scheduled in October which will bring the bridge work in line with the budget. Ultimately with shoring and bridgework in the fall, the cost would be the same as the bid received or possible more. It has been determined that this option is not viable.

FACILITIES & REGIONAL MUSEUMS

**COLORADO HISTORICAL SOCIETY**

The Society will not be requesting any additional increases in the appropriation. CHS staff has reviewed the capital construction budget to address this project with available funds. This will involve re-scoping the projects identified in the FY 2007-08 appropriations and modifying the FY 2008-09 requests.

The Society is proceeding with the bridge construction with the bid that we received. The Society must move forward if the bridge is to be ready for this year's railroad season. The Society has reallocated \$181,500 in statewide Regional Museum projects in the current FY2007-08 year's appropriation. The changes are needed to get this emergency project completed without requesting additional funds.

Also, the Fort Garland cost estimates are higher to expand the kitchen. This will address significant operational deficiencies to meet programming. Additional funds have been reallocated to this project to complete it.

<b>FY2007-08, Regional Museum Projects</b>	<b>Existing budget</b>		<b>Revised Budget</b>
• Grant Humphreys Mansion Interior renovation	\$ 60,000	decrease	\$ 30,000
• Trinidad History Museum Interior restoration/ADA restrooms	\$ 55,000		\$ 55,000
• Lebanon Mill Dam design phase	\$ 10,000		\$ 10,000
• Georgetown RR Rolling stock restoration	\$653,000	increase	\$ 1,236,000
• Healy House/Dexter Cabin Security upgrade	\$ 15,000	decrease	\$ 5,000
• Ute Indian Museum sewer/electrical upgrades	\$ 10,000	defer	\$ 0
• Fort Garland Museum kitchen expansion/adobe	\$ 40,000	increase	\$ 77,500
• Fort Vasquez Signage	\$ 10,000	defer	\$ 0
• Pearce McAllister Cottage asbestos remediation	\$ 25,000	defer	\$ 0
• McFarlane House Exterior renovation	\$ 10,000		\$ 10,000
• Byers-Evans House painting/landscaping	\$ 30,000	decrease/defer	\$ 6,500
• Museum Support Center Lowry Security/landscape upgrades	\$ 40,000	defer	\$ 0
• Museum Support Center Pueblo exterior painting	\$ 13,000	defer	\$ 0
• Pike Stockade signage	\$ 10,000	defer	\$ 0
<b>Total</b>	<b>\$1,430,000</b>		<b>\$1,430,000</b>

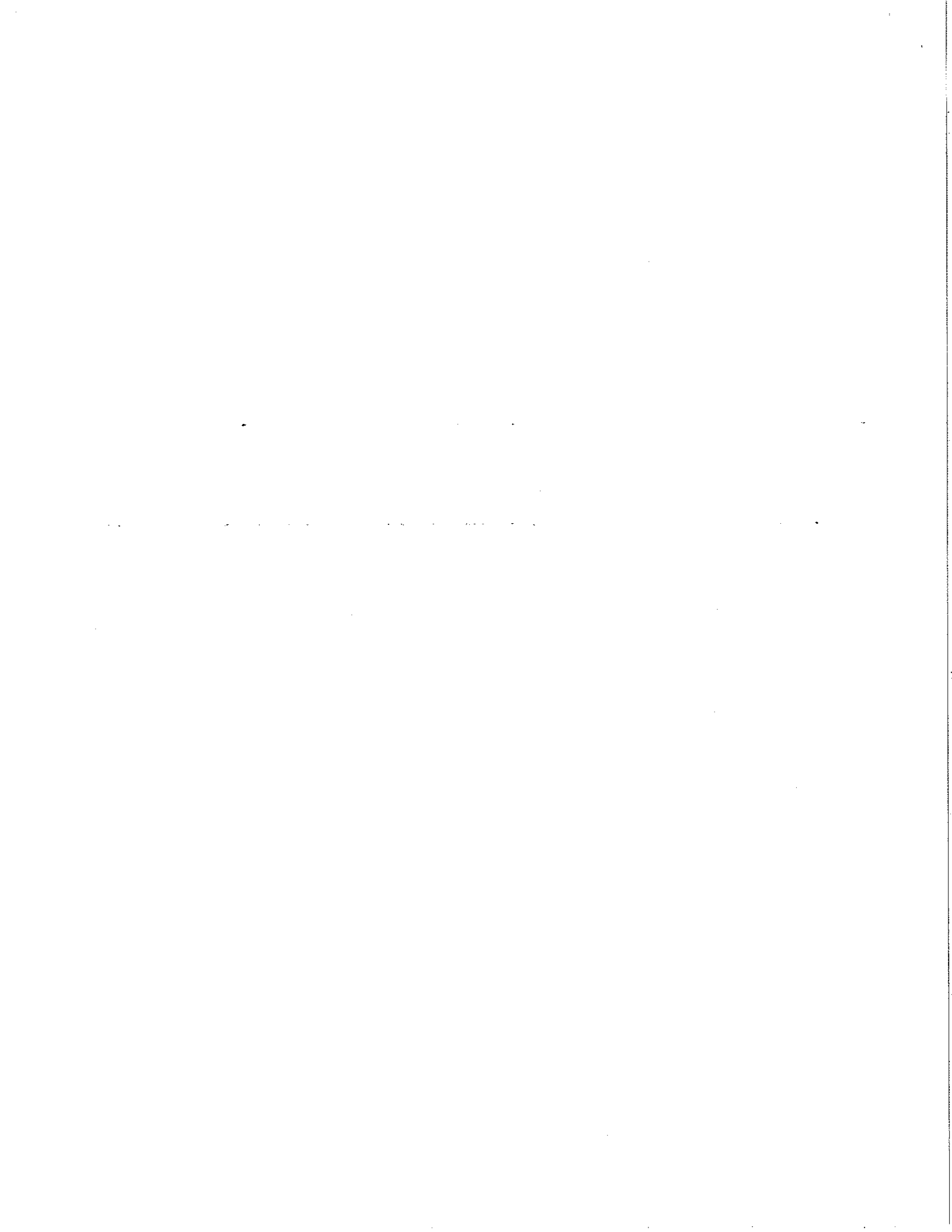
The following is a revision to the FY 2008-09: Capital Construction Request to address deferred projects detailed in the FY 2007-08 appropriations.

**REGI Statewide Projects**

Grant Humphrey's Mansion	\$ 50,000	Garden and Interior repairs
Byers Evans House,	\$ 55,000	Roof replacement/painting
ELPU	\$ 50,000	Adobe Repairs
Trinidad History Museum	\$100,000	Site, interior and adobe repairs
Fort Garland	\$ 75,000	Site and Adobe repairs
UTEM	\$ 20,000	Masonry repairs/utilities upgrade
Museum Support Center	\$ 35,000	HVAC monitoring/landscaping
Healy House	\$ 50,000	Exterior repairs/security upgrade
Fort Vasquez	\$ 50,000	Site and Adobe repairs/upgrades
PMAC	\$ 50,000	Interior and exterior upgrades/asbestos removal
McFarlane	\$ 20,000	Exterior/interior repairs
Pike Stockade	\$ 15,000	signage
MSCP	\$ 20,000	painting
<u>Georgetown Loop RR</u>	<u>\$410,000</u>	<u>rolling stock, bridge, mill, dam and track repairs</u>

**Total** **\$1,000,000**

If you have questions or need clarification, please contact Joseph Bell at 303-866-5750 or [joseph.bell@chs.state.co.us](mailto:joseph.bell@chs.state.co.us).



**Regional Museum Preservation Projects  
Limited Gaming Revenue Commitments**

The Limited Gaming Revenue portion of the 2008 Long Bill appropriation is \$30,316,913. These funds support the Statewide Preservation Grants Program, the State Capitol project, and a portion of the Colorado Historical Society's operations. The Board of Directors of the Colorado Historical Society has committed these funds for the identified projects below from the Limited Gaming Revenue for FY 2008-09.

FY 2008-09 Fund Commitments

Gaming Cities Distribution	\$ 6,318,695
CHS Museum & Preservation Operations	\$ 6,244,667
CHS Capital Construction-Regional Museums	\$ 1,000,000
SHF Grant Administration, Indirect Costs	\$ 1,454,112
CHS Internal Preservation Grants	\$ 433,943
State Capitol Life-Safety Project (SHF funded)	\$ 4,053,420
State Capitol Dome (SHF funded)	\$ 3,000,000
Statewide Preservation Grant Program (public and private preservation grant projects)	\$ 7,812,076
Total	\$30,316,913

