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Biennial Report

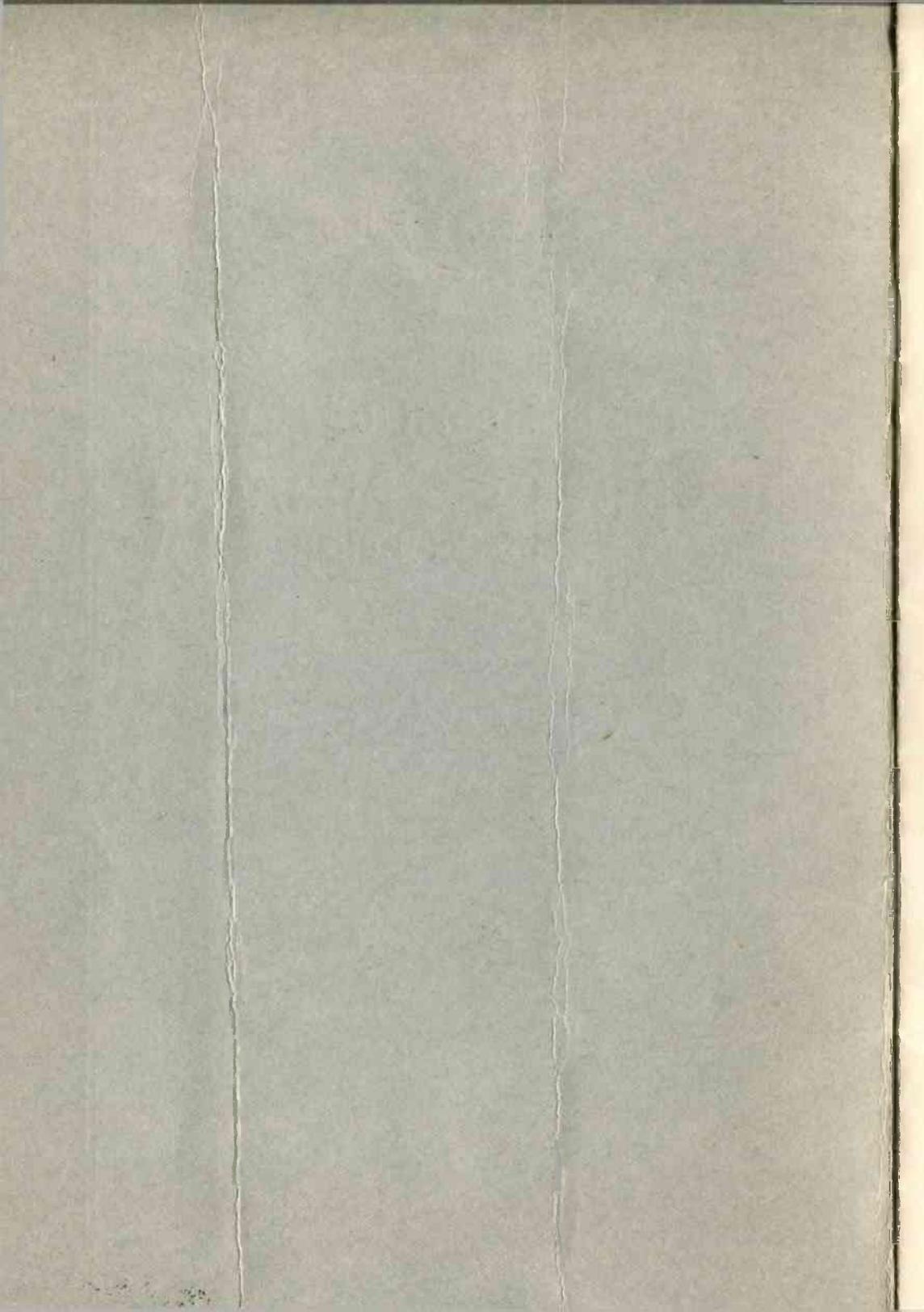
OF THE

**Board of
Capitol Managers
of Colorado**

**For the Biennial Period Ending
November 30th, 1928**



Denver, Colorado
Bradford-Robinson Printing Co.
1928



Biennial Report

OF THE

Board of
Capitol Managers
of Colorado

For the Biennial Period Ending
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Journal of the

Board of

Education

of the State of

California

For the year ending

June 30, 1907

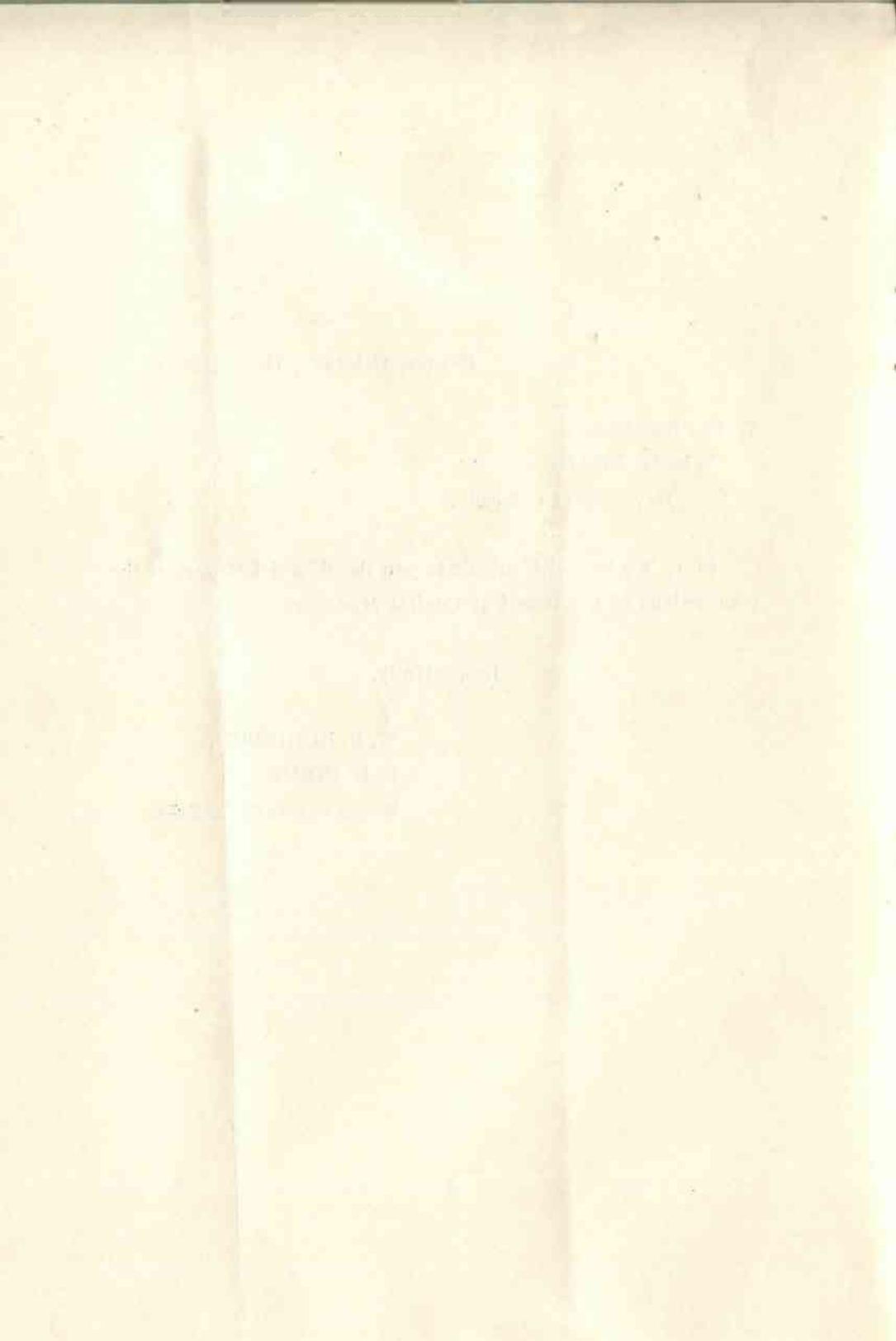
Denver, Colorado, Dec. 1, 1928.

To His Excellency,
WM. H. ADAMS,
Governor of Colorado.

Sir: We herewith submit to you the Biennial Report of the transactions of the Board of Capitol Managers.

Respectfully,

W. P. ROBINSON,
F. L. BIRNEY,
WELLINGTON GATES.



REPORT OF THE BOARD OF CAPITOL MANAGERS, 1927-1928.

To the Honorable, the General Assembly of the State of Colorado :

In compliance with the law, Chapter 12, Section 399 RS 1921, the Board of Capitol Managers, herewith reports the expenditures and transactions for the biennial period ending November 30, 1928.

The Twenty-Sixth General Assembly made appropriations amounting to \$424,325.00 of which \$113,100.00 was vetoed by the Governor on May 3, 1927.

The appropriations were divided into the following Funds :

Salaries	\$185,000.00
Maintenance	96,225.00
Furnishings	25,000.00
Alterations, Repairs and Improvements.....	5,000.00
Total	\$311,225.00

The expenditures from these funds were made as follows :

SALARIES

APPROPRIATION	\$185,000.00
Office	\$ 17,900.46
Mechanical	42,076.34
Painting	9,510.27
Janitors	55,903.64
Watchmen	36,144.12
Grounds	18,833.68
Miscellaneous	4,624.20
Balance	\$ 7.29

MAINTENANCE

APPROPRIATION	\$ 96,225.00
Office	\$ 17,067.29
Engineers	41,395.91
Electrician	5,872.60
Carpenters	3,099.71
Painters	891.93
Janitors	8,344.80
Grounds	3,063.27
Miscellaneous	1,183.77
Balance	\$ 15,305.72

FURNISHINGS

APPROPRIATION		\$ 25,000.00
Furniture	\$ 1,458.32	
Filing Devices	972.98	
Carpets	3,727.36	
Linoieum	2,395.27	\$ 8,553.93
Balance		\$ 16,446.07

ALTERATIONS, REPAIRS AND IMPROVEMENTS

APPROPRIATION		\$ 5,000.00
Alterations	\$ 1,656.53	
Repairs	2,692.99	\$ 4,349.52
Balance		\$ 650.48

Total balance to be returned to the Capitol Building Fund from the appropriations for the fiscal years 1927-1928, \$32,409.56.

The expenditures for the various divisions and paid out of the Maintenance appropriation, are more particularly set forth in detail as follows:

OFFICE

Telephone	\$ 15,103.35	
Clocks and Telegraph	227.15	
Postage	90.00	
Printing	229.93	
Insurance and Bonds	1,110.67	
Supplies	164.32	
Advertising	48.30	
Miscellaneous	93.57	\$ 17,067.29

ENGINEER

Fuel	\$ 25,774.20	
Water	3,258.33	
Light	3,239.48	
Oil	1,238.50	
Plumbing Repairs	583.85	
Machinery Repairs	2,323.20	
Elevator Repairs	1,211.54	
Miscellaneous	3,766.81	\$ 41,395.91

ELECTRICIAN

Lamps	\$ 1,773.88	
Supplies	3,059.32	
Transformer Vault	1,039.40	\$ 5,872.60

CARPENTER

Supplies	\$ 1,397.10	
Furniture Repairs	917.29	
Building Repairs	785.32	\$ 3,099.71
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PAINTERS

Paint	\$ 255.66	
Varnish and Colors	99.67	
Cleaning	236.88	
Miscellaneous Supplies	299.72	\$ 891.93
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JANITORS

Ice	\$ 1,417.50	
Towel Service	1,389.60	
Paper Supplies	1,884.70	
Soap and Disinfectant	1,514.13	
Miscellaneous Supplies	2,138.87	\$ 8,344.80
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GROUNDS

Water	\$ 1,444.58	
Fertilizer	192.50	
Miscellaneous Supplies	1,426.19	\$ 3,063.27
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MISCELLANEOUS

Locks and Combinations.....	\$ 193.50	
Badges and Uniforms.....	382.00	
Miscellaneous Repairs	175.75	
Miscellaneous Supplies	432.52	\$ 1,183.77
		<hr/>

GENERAL CONDITIONS

During the fiscal period there was but little repairing done on the buildings as there was only available for repairing and improving the property the sum of \$5,000.00 and this was expended on cement repairing, roof repairing, and lighting fixtures.

The buildings are in need of many repairs, some of which were called to your attention in our report of Nov. 30, 1926, but funds were not provided for this work and therefore the properties are rapidly deteriorating.

The roof of the Capitol Building is in such shape that something must be done this year. The committee appointed by the 25th General Assembly inspected the roof in 1925, and were im-

pressed with the idea of reroofing the building but were not successful in arranging the financing of this work.

The 26th General Assembly also attempted to make possible this work and it was again deferred on account of finances.

We most earnestly request of the 27th General Assembly to provide ways and means to make such repairs as will protect the Capitol building interior from damage which will result from this roof.

Another very important problem is the general repairing needed in the power plant which furnishes the light, heat and power for our three buildings. The major portion of the power plant was installed and put in service in 1912 and has been in operation continuously ever since without any general overhauling, only such repairing as emergencies required. In fact all our mechanical equipment has been worked continuously and is now in such shape that it would not be advisable or safe to operate this plant for a much longer period without proper repairs being made.

The two problems just mentioned are the most essential and should receive worthy consideration.

Among other repairs needed and should be provided at an early date are the following:

Pointing up of all the joints of the granite on the Capitol building.

Pointing up the joints of the marble on the Museum building.

New plumbing fixtures throughout the Capitol building.

New electric fuse panels and switchboard together with re-wiring and replacing all the old style electric fixtures in the offices, and corridors of the Capitol.

Rebuild the ventilating and heating systems for the Senate, House and Supreme Court Chambers with a general overhauling of all the mains and drain lines in the Capitol subbasement.

Repair passenger elevator equipment and provide new elevator fronts.

Install steel library equipment in the State Library to conform in a way with the present equipment of the Law Library.

Provide suitable vault equipment in the Capitol Building sub-basement and vaults.

Construct and furnish equipment for new vaults in the State Office building as the present vault space is inadequate to house the department records.

Repair cement walks around the Capitol building walls and entrances and provide new sidewalks adjacent to the driveway.

Provide suitable housing for the lawn implements thereby allowing the East and West entrances to the basement corridor be opened as public entrances.

Install metal weather stripping on all windows of Capitol building.

Many other repairs and improvements too numerous to mention are required and additional funds should be provided for the maintenance of the property if the buildings and equipment are to be kept in proper shape.

The furnishings of the various departments need a general overhauling and as we employ only one man for this work it is impossible to do much more than emergency repairs.

We are requesting the employment of an additional mechanic for furniture repairing and an additional painter for the painting department.

During the last two years there has been practically no painting done but the painting department (2 men) have been kept busy cleaning.

The large corridors of the North and South wings of the Capitol building were cleaned as was the House, Senate and Supreme Court chambers, together with approximately one hundred and fifty offices throughout the three buildings.

Considerable electric work has been done this last period and there has been installed a transformer vault in the Capitol basement. This substation is used for lighting the dome and grounds each night from 10 p. m. to midnight and for Sunday and holiday work.

The demands for service throughout the buildings are increasing from year to year and it is necessary that we increase our force in like proportion along with an increase of supplies and equipment.

The salary appropriation for this department as made by the 26th General Assembly was not sufficient, under the existing conditions, to properly furnish enough help to hold the service as should be furnished and only by the utmost economy were we able to finish the period without a deficiency in this account.

The amount spent for supplies during 1927-1928, will not be sufficient for the coming biennial as many of our supplies and working implements need renewing. The item for water alone will be increased approximately \$2,000.00 by reason of the new rate set by the City of Denver.

With the continual increase for service and for supplies and materials it will be necessary to provide a greater revenue for the maintenance and furnishings for the buildings; this was explained in our report of the Capitol building fund to the 26th General Assembly.

We invite a thorough inspection of the buildings and equipment by the members of the 27th General Assembly so that the Legislature will know exactly the position we are in so far as maintenance of this valuable property is concerned.

Respectfully submitted,

WM. H. ADAMS, Chairman,
WM. P. ROBINSON,
F. L. BIRNEY,
WELLINGTON GATES.

M. McDERMOTT,
Secretary.

