

CC-C: CAPITAL CONSTRUCTION REQUEST FOR FY 2011-12

Project Title: New Colorado State Museum		State Controller Project No. P-0857		Name and Email of Preparer: Andy Sine andy.sine@chs.state.co.us			
Project Year(s): FY 2011 -12		Signature of Department or Institution Approval: <i>[Signature]</i>		Date: 8/25/10			
Agency or Institution: Colorado Historical Society		Signature CCHE Approval: <i>[Signature]</i>		Date: 8/25/10			
Agency or Institution Priority Number: 1B		Signature OSPB Approval: <i>[Signature]</i>		Date: 8/25/10			
Revision? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Total Project Costs	Prior-Year Appropriation(s)	Current Request FY 2011-12	Year 2 Request	Year 3 Request	Year 4 Request	Year 5 Request
A. Land Acquisition							
(1) Land /Building Acquisition	\$8,000,000	\$8,000,000	\$0	\$0	\$0	\$0	\$0
B. Professional Services							
(1) Master Plan/PP	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(2) Site Surveys, Investigations, Reports	\$400,000	\$400,000	\$0	\$0	\$0	\$0	\$0
(3) Architectural/Engineering/ Basic Services	\$9,641,000	\$8,202,000	\$839,000	\$600,000	\$0	\$0	\$0
(4) Code Review/Inspection	\$1,880,500	\$1,867,000	\$0	\$13,500	\$0	\$0	\$0
(5) Construction Management	\$3,012,000	\$3,012,000	\$0	\$0	\$0	\$0	\$0
(6) Advertisements	\$107,600	\$107,600	\$0	\$0	\$0	\$0	\$0
(7a) Inflation for Professional Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(8) Other	\$498,825	\$400,000	\$98,825	\$0	\$0	\$0	\$0
(9) Total Professional Services	\$15,539,925	\$13,988,600	\$937,825	\$613,500	\$0	\$0	\$0
C. Construction or Improvement							
(1) Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(a) Service/Utilities	\$753,570	\$753,570	\$0	\$0	\$0	\$0	\$0
(b) Site Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(2) Structure/Systems/ Components							
(a) New (GSF):	\$4,601,730	\$4,601,730	\$0	\$0	\$0	\$0	\$0
New \$548/GSF							
(b) Renovate GSF:	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Renovate \$ /GSF							
(3) Other (Exhibits)	\$10,903,500	\$0	\$5,773,500	\$5,130,000	\$0	\$0	\$0
(4) High Performance Certification Program	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5a) Inflation for Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(6) Total Construction Costs	\$16,258,800	\$5,355,300	\$5,773,500	\$5,130,000	\$0	\$0	\$0
D. Equipment and Furnishings							
(1) Equipment	\$29,285	\$29,285	\$0	\$0	\$0	\$0	\$0
(2) Furnishings	\$2,575,000	\$2,575,000	\$0	\$0	\$0	\$0	\$0
(3) Communications	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4a) Inflation on Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(5) Total Equipment and Furnishings Cost	\$2,604,285	\$2,604,285	\$0	\$0	\$0	\$0	\$0
E. Miscellaneous							
(1) Art in Public Places=1% of State Total Construction Costs (see SB 10-04)	\$0	\$310,377	\$0	\$0	\$0	\$0	\$0
(2) Annual Payment for Certificates of Participation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(3) Relocation Costs	\$3,020,000	\$3,020,000	\$0	\$0	\$0	\$0	\$0
(4) Other Costs, Building Maintenance Fund	\$3,000,000	\$0	\$3,000,000	\$0	\$0	\$0	\$0
(5) Other Costs (specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(6) Other Costs (specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7) Other Costs (specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8) Total Misc. Costs	\$6,330,377	\$3,330,377	\$3,000,000	\$0	\$0	\$0	\$0
F. Total Project Costs	\$48,733,387	\$33,278,562	\$9,711,325	\$5,743,500	\$0	\$0	\$0
G. Project Contingency							
(1) 5% for New	\$2,266,613	\$1,721,438	\$288,675	\$256,500	\$0	\$0	\$0
(2) 10% for Renovation	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(3) Total Contingency	\$2,266,613	\$1,721,438	\$288,675	\$256,500	\$0	\$0	\$0
H. Total Budget Request	\$51,000,000	\$35,000,000	\$10,000,000	\$6,000,000	\$0	\$0	\$0
I. Source of Funds							
CCF	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CF	\$51,000,000	\$35,000,000	\$10,000,000	\$6,000,000	\$0	\$0	\$0
RF	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FF	\$0	\$0	\$0	\$0	\$0	\$0	\$0

CC-C: CAPITAL CONSTRUCTION REQUEST FY 2011-12

1. SUMMARY INFORMATION	Complete Every Row in this Column
a. Agency or Institution Name:	Colorado Historical Society
b. Project Name:	New Colorado State Museum
c. State Controller Project Number:	P-0857
d. Project's Year (1, 2, etc.):	4
e. Date Sent to DHE:	n/a
f. Date Sent to OSPB:	July 13, 2010
g. Date Sent to CDC with copy to JBC:	September 1, 2010
h. Date of Project's Most Recent Program Plan:	December 29, 2006
i. Date of Governing Board Approval (for institutions of higher education):	_____ or <input checked="" type="checkbox"/> Not an institution of higher education
j. Continuation Project (there is a corresponding project appropriated in prior year)	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list project numbers here: #P-0857 # _____ # _____
k. Request 6-month encumbrance waiver?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If yes, justify below)
l. Anticipated Project Completion Date:	July 1, 2012
m. Purpose Code	F-5
n. New construction or modification?	<input checked="" type="checkbox"/> New <input type="checkbox"/> Modification
o. Facility Condition Index Score	<u> N/A </u> Date reported to the State Architect: ___/___/___
p. Total Square Footage	<u> pending </u> ASF 187,882 GSF
q. Cost per Square Foot (using construction cost per section C of CC-C form and GSF)	\$548

2. TYPE OF REQUEST	"X" <u>All</u> that Apply	Instructions
a. State-funded Project – Higher Education		Requires CDHE then OSPB approval before submission to CDC and JBC. Use CC-C Excel Form and CC-C Word form.
b. State-funded Project – Non Higher Education		Requires OSPB approval only before submission to CDC and JBC. Use CC-C Excel Form and CC-C Word form.
c. 100% Cash Funded Project for higher education institution participating in the Intercept Program		Requires CDHE approval only before submission to CDC. Use CC-C Excel Form and CC-C Word form.
d. Under 100% Cash-Funded Project – Higher Education		Requires CDHE then OSPB approval before submission to CDC and JBC. Use CC-C Excel Form and CC-C Word form.
e. Cash-Funded Project – Non Higher Education	X	Requires OSPB approval only before submission to CDC and JBC. Use CC-C Excel Form and CC-C Word form.
f. Federally Funded Project		Requires CDHE (if Higher Ed) then OSPB approval before submission to CDC and JBC. Use CC-C Excel Form and Word form.
g. IT Project		Use CC-IT Excel form and CC-C Word form. Non Higher Ed agencies must approve with OIT before submission to OSPB.

3. CRITERIA FOR FY 2011-12 PROJECT	“X” Applicable Item(s)	Describe How Criterion is Met for Marked Items
a. 100% Cash or Federally Funded Project	X	Court Fees and Gifts, Grants, and Donations
b. Priority #1 for department or #1-5 for DHS		
c. Meets Priority Criteria for Higher Education		
d. Project Originally in HJR 08-1042		
e. Continuation Project from FY 2010-11 CCF Appropriation		
f. Statutorily required COP payment for capital construction		
g. Project requires CDHE approval for program review but does not meet FY 11-12 criteria for submission to OSPB. This request does not have OSPB review.		

4. BRIEF SUMMARY OF FY 2011-12 CAPITAL PROJECT	Enter summary below, this column
<p>State exactly what is requested, why, for how much, over what period of time.</p>	<p>This fourth-year spending authority request, in the amount of \$10,000,000, is to meet the Society’s project needs as defined in the appropriation. The Cash Fund account was established for this project in SB08-206. \$7,000,000 will come from gifts, grants, donations, and \$3,000,000 from court fees. COP offering document is attached for reference.</p> <p>The controlled maintenance account was calculated for the building’s future needs and included in the COP documentation. The account will be established to address future maintenance needs based on system replacements and life expectancy. The cash funds for exhibit design and construction are committed to address phase I build out for opening the building to the general public toward the last quarter of FY-12.</p> <p>History Colorado, the Colorado Historical Society (CHS) will design, construct, and relocate to the new facility at 1200 Broadway by October 2011 and will also develop, install, and maintain a new and expanded program of long-term and changing exhibits in the new facility while continuing to provide ongoing programs and exhibits at the Society’s eight regional museums. This will complete the exhibit build out for the museum so there is no need for future requests.</p>

5. CONTINUATION HISTORY	If this is a continuation project (a project with a former appropriation), complete the following table including all appropriations and expenditures. Include the bill numbers for each appropriation. If not a continuation project, mark here: <input type="checkbox"/> N/A				
	FY 2007-08 Appropriated	FY 2008-09 Appropriated	FY 2009-10 Appropriated	Spent to Date	FY 2010-11 Appropriated
Total Funds		18,000,000	12,000,000	17,475,766	5,000,000
General Fund		0	0	0	0
Cash Funds		18,000,000	12,000,000	17,475,766	5,000,000
Cash Funds Exempt / Reappropriated Funds		0	0		0
Federal Funds		0	0		0
Bill Number(s)		SB08-206	SB09-259		HB-10-1376

6. OBJECTIVES	Enter summary below, this column
a. List key objectives of the entire project – big picture This row not applicable as this is a single year project: <input type="checkbox"/> N/A	Founded in 1879, the Colorado Historical Society’s mission is to engage people in our state’s heritage through collecting, preserving, and discovering the past in order to educate and provide perspectives for the future. The key objectives of the project are to: <ul style="list-style-type: none"> • Meet educational needs of Colorado • Enhance the facility for public outreach • Strengthen community identity and partnerships • Support local economic objectives for tourism • Improve the facility’s efficiency and cost benefits • Address historic preservation program needs • Improve stewardship of the State’s collections
b. List key objectives of this year’s specific request - detailed	<ul style="list-style-type: none"> • Establishment of a controlled maintenance account • Professional services, including design and construction management associated with exhibit build out • Exhibit construction • Project contingency

7. ESTIMATED ENTIRE PROJECT TIMETABLE:			
Delineate how many years this project crosses from start to finish, describing what portion of the project each year will accomplish.			
Steps to be Completed	Start Date(s)	Completion Date(s)	Year
Museum Design	July 2008	June 2009	1 year
Museum Construction	June 2012	Sept 2011	2 years
Museum Exhibit Build-out, Phase I	June 2011	July 2012	1 year

8. FY 2011-12 SPECIFIC TIMETABLE:

Delineate the steps that will be taken in FY 2011-12 to complete this project or this phase of the project.

Steps to be Completed	Start Date(s)	Completion Date(s)
Controlled maintenance account set-up	July 2011	Sept 2012
Museum exhibit design and build out	July 2011	July 2012

9. IMPACT	Enter summary below, this column
<p>a. Describe actual impact to program if this year's project is not funded</p>	<p>The Funding is necessary to meet the project's needs and objectives as outlined and authorized in SB-08-206 and HB-09-1333. If not funded, it will not meet the intention of the noted legislation.</p> <p>There would not be adequate funds to meet the business needs of the museum with limited exhibit product developed to attract the needed visitors to support the institution through earned revenue. The project will be significantly delayed in opening to the general public and will impact the organization's earned revenue.</p>
<p>b. Describe how this project will affect State operating expenditures, including dollars and FTE for each project component.</p>	<p>The Society's operational budget, including FTE, is funded through Limited Stakes Gaming Funds. There are no general fund impacts. In FY-12, there may be 2 FTE positions requested to address building operations and maintenance.</p>
<p>c. Describe consistency with Agency or Institutional Master Plan and 5-Year Capital Improvement Plan Schedule, explain variances</p>	<p>This project request is the Society's number one priority in meeting its long range agency plan in providing a new Denver facility and a statewide headquarters.</p>

10. JUSTIFICATION	Enter summary below, this column
<p>Fully justify and defend this request. This will be the most lengthy section of the request. Include all necessary detail and specific scope of work. Describe how much space is needed, what types of rooms or equipment are included in the request and why, and illustrate where on campus the project will be executed. Explain what is wrong with the current situation and why a new or different building or capital expenditure is needed. Focus more on why the current facilities are insufficient, less on why the current programs are driving change.</p>	<p>Funding request is detailed and authorized in SB08-206 and HB 08-1333, and is necessary to meet the project’s needs and objectives to replace a demolished museum facility.</p> <p>\$3,000,000 is required as detailed in the COP offering and by the State to meet future controlled maintenance needs of the building to reduce any future financial obligations of the State. The account will be available to address aging system replacement and upgrades in the future to maximize the long term life of the structure. Calculation Table is attached for reference.</p> <p>\$7,000,000 will cover exhibit build out for the new museum. Development of exhibits is critical in meeting the business needs of the museum in attracting visitors and earning revenue to support its operations. Funds have been raised through the private sector to design and construct exhibits. The use of these funds have donor restrictions that must be met to fulfill the museum’s operational mission and general public expectations.</p> <p>Successful museum exhibitions are immersive environments where content is communicated in ways that connect to visitors’ various learning styles and contain elements that appeal to a variety of ages and educational levels through interactive tools, such as audio guides, film/video components, live theater, and hands-on activities. Sound, light, music, and movement are also utilized to create memorable environments. The History Colorado Center will tell these stories through creative, immersive and interactive exhibits, grounded in visitor research and responsive to visitors of all ages, backgrounds and learning styles. On-site interpreters will facilitate and expand visitor interaction with exhibits, and a comprehensive series of programs – lectures, adult classes, summer youth camps and overnights – will encourage visitors’ exploration of Colorado history. Visitors will be able to envision the individuals who once lived here, imagine what life was like in their day, and develop an enriched sense of their identity in this place.</p> <p>Myriad levels of sophistication exist in exhibit presentation. Recent peer institution exhibit installations and costs: Oklahoma Museum of Natural History (2000 permanent exhibitions), \$555/sf; Oklahoma Historical Society (2005 permanent exhibitions), \$200/sf; National Museum of the Civil War (1998 permanent exhibition), \$290/sf; Atlanta History Center (<i>Turning Point</i> 1996 permanent exhibit), \$240/sf; Virginia Historical Society (1998 permanent exhibition), \$200/sf; Colorado History Museum <i>Tribal Paths</i> (2007 permanent exhibit), \$200/sf.</p> <p>The Colorado Historical Society anticipates exhibits to be in place and ready for the center’s opening to the general public in the fourth quarter of Fiscal Year 2012. There are three focus areas under development presently, the <i>Atrium</i>, <i>Colorado Stories</i>, and <i>Destination Colorado</i> (working titles). The Society has engaged exhibit designer Andrew Merriell & Associates, LLC, media producer Chadd-Angier-Lewis, Janet Kamien Museum Consulting, and sociologist People, Places and Design to assist with staff in designing these dynamic exhibits. As part of the planning, on going focus groups and public feedback sessions are being done to address market needs and produce the most successful results. This \$7,000,000 will go toward build out of approximately 30,000 sf of permanent exhibits at the History Colorado Center, equaling \$234/sf.</p>

	<p>The 2009 Longwoods' Facts listed the Colorado History Museum as one of the top attractions visited in Denver. This success will be built upon at the new facility when it opens in Fiscal Year 2012. The citizens of the State have charged the agency with the long-term care and interpretation of their collections, artifacts, books, manuscripts, and historic properties. The museum profession has high expectations to this end, as described by the American Association of Museums. The citizens of Colorado also have high expectations. If the History Colorado Center does not appropriately present the collection, our credibility among the public and our peers is jeopardized, and our accreditation standards are threatened. The State of Colorado could potentially suffer enormous loss of trust if the agency cannot meet these expectations.</p>
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11. CALCULATIONS	Describe how the numbers on the CC-C Excel form were calculated; describe in this column, FY 2011-12 only. Out years will be requested separately
Assumptions and calculations for land purchase	
Assumptions and calculations for professional services	Fees are for curatorial consultants and exhibit design and construction management. Professional services entered into through average market rate calculation and negotiated contract and budgeted over a three year period. Professional services contracts are executed and the budgeted amounts requested will meet the contract amount. Average professional service fee is based on 10% to 12% of the total construction cost
Assumptions and calculations for construction	Based on standard cost per square foot for exhibit build out by museum standards and designer estimates.
Provide list of equipment and furnishings to total on CC-C Excel form	
Art in public places: describe what portions of project apply and calculation used. The calculation should apply only to State funds (see SB 10-94)	
Discuss all inflation assumptions, as delineated on the CC-C form, by year and by component (professional services, construction or improvement, and equipment and furnishings)	
Discuss HPCP cost assumptions	
Contingency	The contingency amount of 5% for all costs is included
Controlled Maintenance Account	Estimated by Trammell Crow on future maintenance needs are calculated into the needed base with year out interest calculation.

12. CASH FUND PROJECTION

Does request include cash funds?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (If no, proceed to question #13)				
If the project is being financed, describe the terms of the bond, including the length of the bond, the expected interest rate, when the agency plans to go to market, and the expected average annual payment.	<input type="checkbox"/> N/A Funds are being raised through a Capital Campaign to complete exhibit development necessary for opening the building to the public.				
Cash Fund Sources Lists <i>(list all separately; projected balances must account for other obligations)</i>	Actual FY 2009-10 Cash Fund Balance	End Fund Balance FY 2009-10	Projected FY 2010-11 End Cash Fund Balance	Projected End Cash Fund Balance FY 2011-12	Projected End Cash Fund Balance FY 2012-13
a. Fund Number: 22T					
Cash Funds	\$15,448,930	15,448,930	\$9,500,000	\$4,000,000	\$3,000,000
Describe how revenue accrues to the fund	•\$3M Judicial fees as detailed on page 14 of COP offering (attached).				
Describe other obligations and encumbrances to the fund					
b. Fund Number: Capital Campaign					
Cash Funds	\$7,100,387	\$7,100,387	\$10,000,000	\$9,000,000	\$6,000,000
Describe how revenue accrues to the fund	\$7M Gifts, grants, and donations through capital campaign.				
Describe other obligations and encumbrances to the fund	Regional Museum out year capital needs detailed in capital campaign.				

13. RELATED PROJECTS

[Delineate capital construction and controlled maintenance projects for this department, DHS Office, or higher education institution appropriated since FY 2007-08. 100% cash funded projects for higher education do not need to be listed.](#)

Year	Project #	Item	CCF Cost	Pending Underway, or Requested
2008	P-0857	New Colorado State Museum Phase I (building design)	\$18,000,000	Underway
2009	P-0857	New Colorado State Museum Phase II (building construction, temporary relocation)	\$12,000,000	Underway
2010	P-0857	New Colorado State Museum Phase III (building construction, FF&E, and exhibit design)	\$5,000,000	Underway

14. PROGRAM PLAN

Describe any changes to this project on the Program Plan, Master Plan, or Five Year Plan since its submission to the Capital Development Committee	<input checked="" type="checkbox"/> No changes <input type="checkbox"/> Changes are described below
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15. ADDITIONAL INFORMATION

Provide any additional information to best justify the request.

Combined Project Sources and Uses of Funds

The estimated combined sources and uses of State moneys and proceeds of the Series 2009A/B Certificates to be used to fund the Projects are set forth in the following table:

Project Sources of Funds	Estimated Amounts*
State Historical Fund Contributions (1)	\$ 7,000,000
Court Fee Contributions - for History Center Land/Relocation & Storage (2)	25,000,000
Court Fee Contributions - for Justice Complex Demolition/Relocation & Building (3)	33,140,000
Court Fee Contributions - for Capital Reserve Fund (4)	3,000,000
Series 2009 Project Funds (5)	300,440,000
Total Uses of Funds	<u>\$368,580,000</u>
Project Uses of Funds	
Construction of Colorado History Center (building and relocation) (6)	\$110,890,000
Construction of Ralph L. Carr Justice Complex (building and relocation) (7)	<u>257,690,000</u>
Total Uses of Funds	<u>\$368,580,000</u>

* Preliminary, subject to change.

- (1) Made available pursuant to Section 12-47.1-1201(5), as added by the Authorizing Legislation, to fund a portion of the costs of the Colorado History Center Project.
- (2) [To come]
- (3) [To come]
- (4) [To come]
- (5) This is the amount of proceeds of Series 2009A/B Certificates to be deposited in the Colorado History Center Account and Justice Center Account of the Project Fund, as set forth in "PLAN OF FINANCING – Sources and Uses of Funds," for construction of the Projects.
- (6) [To come]
- (7) [To come]

THE SERIES 2009A/B CERTIFICATES

Generally

General information describing the Series 2009A/B Certificates appears elsewhere in this Official Statement. That information should be read in conjunction with this summary, which is qualified in its entirety by reference to the Site Lease, the Lease, the Indenture, and the forms of Series 2009A/B Certificates included in the Indenture. See "SUMMARY OF CERTAIN PROVISIONS OF THE SITE LEASE, THE LEASE, AND THE INDENTURE" in **Appendix B-2** hereto.

The Series 2009A/B Certificates will bear interest from the date of delivery, or from the last interest payment date to which interest has been paid, at the rates, and will mature in the amounts and on the dates, set forth on the inside cover page of this Official Statement. The Series 2009A/B Certificates will be executed and delivered as fully registered certificates in the denomination of \$5,000 or any integral multiple thereof. Principal of the Series 2009A/B Certificates will be payable to the registered owner (initially, Cede & Co.) upon presentation and surrender of the Series 2009A/B Certificates to the Trustee in Denver, Colorado. Interest on the Series 2009A/B Certificates will be payable by check or draft mailed by the Trustee on or before each interest payment date to the registered owner (initially, Cede & Co.) as of the Record Date. The "Record Date" for the Series 2009A/B Certificates will be the ___th day of the calendar month next preceding the month of each Interest Payment Date (or the Business Day immediately preceding such ___th