

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

Project Title: Ute Indian Museum		State Controller Project No. P-0808		Name and Email of Preparer: Andy Stine andy.stine@chs.state.co.us				
Project Year(s): FY 2011 -12		Signature of Department or Institution Approval: <i>[Signature]</i>		Date: 8/24/10				
Agency or Institution: Colorado Historical Society		Signature CCHE Approval: N/A		Date:				
Agency or Institution Priority Number: 3		Signature OSPB Approval: <i>[Signature]</i>		Date: 8/12/10				
Revision? Yes ☐ No ☒ If yes, last submission date: _____		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	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
B. Professional Services								
(1) Master Plan/PP	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(2) Site Surveys, Investigations, Reports	\$2,000	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0
(3) Architectural/Engineering/ Basic Services	\$260,865	\$91,000	\$169,865	\$0	\$0	\$0	\$0	\$0
(4) Code Review/Inspection	\$6,000	\$2,000	\$4,000	\$0	\$0	\$0	\$0	\$0
(5) Construction Management	\$3,100	\$3,100	\$0	\$0	\$0	\$0	\$0	\$0
(6) Advertisements	\$2,200	\$1,200	\$1,000	\$0	\$0	\$0	\$0	\$0
(7a) Inflation for Professional Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(8) Other (Archeology)	\$4,000	\$3,000	\$1,000	\$0	\$0	\$0	\$0	\$0
(9) Total Professional Services	\$278,165	\$101,300	\$176,865	\$0	\$0	\$0	\$0	\$0
C. Construction or Improvement								
(1) Infrastructure	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(a) Service/Utilities	\$133,765	\$0	\$133,765	\$0	\$0	\$0	\$0	\$0
(b) Site Improvements	\$257,290	\$215,819	\$41,471	\$0	\$0	\$0	\$0	\$0
(2) Structure/Systems/ Components								
(a) New (GSF): 5720	\$1,319,000		\$1,319,000	\$0	\$0	\$0	\$0	\$0
New \$230/GSF								
(b) Renovate GSF:5000	\$500,000	\$0	\$500,000	\$0	\$0	\$0	\$0	\$0
Renovate \$ 100 /GSF								
(3) Other (Specify)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4) High Performance Certification Program	\$40,200	\$0	\$40,200	\$0	\$0	\$0	\$0	\$0
(5a) Inflation for Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(5b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(6) Total Construction Costs	\$2,250,255	\$215,819	\$2,034,436	\$0	\$0	\$0	\$0	\$0
D. Equipment and Furnishings								
(1) Equipment	\$33,786		\$33,786	\$0	\$0	\$0	\$0	\$0
(2) Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(3) Communications	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4a) Inflation on Equipment and Furnishings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(4b) Inflation Percentage Applied		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
(5) Total Equipment and Furnishings Cost	\$33,786	\$0	\$33,786	\$0	\$0	\$0	\$0	\$0
E. Miscellaneous								
(1) Art in Public Places=1% of State Total Construction Costs (see SB 10-94)	\$22,910	\$2,158	\$20,752	\$0	\$0	\$0	\$0	\$0
(2) Annual Payment for Certificates of Participation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(3) Relocation Costs	\$25,000	\$0	\$25,000	\$0	\$0	\$0	\$0	\$0
(4) Other Costs [Exhibits]	\$400,000	\$0	\$400,000	\$0	\$0	\$0	\$0	\$0
(5) Other Costs [specify]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(6) Other Costs [specify]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(7) Other Costs [specify]	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(8) Total Misc. Costs	\$447,910	\$2,158	\$445,752	\$0	\$0	\$0	\$0	\$0
F. Total Project Costs	\$3,010,116	\$319,277	\$2,690,839	\$0	\$0	\$0	\$0	\$0
G. Project Contingency								
(1) 5% for New	\$76,848	\$10,898	\$65,950	\$0	\$0	\$0	\$0	\$0
(2) 10% for Renovation	\$50,000	\$0	\$50,000	\$0	\$0	\$0	\$0	\$0
(3) Total Contingency	\$126,848	\$10,898	\$115,950	\$0	\$0	\$0	\$0	\$0
H. Total Budget Request	\$3,136,964	\$330,175	\$2,806,789	\$0	\$0	\$0	\$0	\$0
I. Source of Funds								
CCF	\$2,488,964	\$80,175	\$2,408,789	\$0	\$0	\$0	\$0	\$0
CF	\$500,000	\$100,000	\$400,000	\$0	\$0	\$0	\$0	\$0
RF	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FF	\$150,000	\$150,000	\$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:	Ute Indian Museum Expansion
c. State Controller Project Number:	P-0808
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:	2008
i. Date of Governing Board Approval (for institutions of higher education):	_____ or ☒ Not an institution of higher education
j. Continuation Project (there is a corresponding project appropriated in prior year)	☒ Yes ☐ No If yes, list project numbers here: #_P-0337_____ #_P-0808_____ #_____
k. Request 6-month encumbrance waiver?	☐ Yes ☒ No (If yes, justify below)
l. Anticipated Project Completion Date:	May, 30, 2013
m. Purpose Code	F5
n. New construction or modification?	☐ New ☒ Modification
o. Facility Condition Index Score	__95%__ Date reported to the State Architect: 08_/___/2009__
p. Total Square Footage	4,657 ASF 7,297 GSF
q. Cost per Square Foot (using construction cost per section C of CC-C form and GSF)	\$230

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	X	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		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.

Agency Name: Colorado Historical Society
 Project Name: Ute Indian Museum Expansion

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		
b. Priority #1 for department or #1-5 for DHS	X	This is the agency's General Fund priority project
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
State exactly what is requested, why, for how much, over what period of time.	CHS requests \$2,406,789 CCF and \$400,000 CF to complete Phase II and III of P-0808, Ute Indian Museum, which will address serious and growing deficiencies by rehabilitating existing as well as provide additional space to improve exhibits, classrooms, support facilities, public orientation, and security functions in areas that are presently inefficient and overcrowded. Additionally, CHS will design and install a geothermal heating and cooling system furthering its commitment to State of Colorado's High Performance Certification Program—utilizing USGBC LEED™ program standards—as outlined by the Office of the State Architect. Phase I and II of this project were frozen in April, 2009 and \$2,164,423 was rescinded.

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: ☐ N/A				
	FY 2007-08 Appropriated	FY 2008-09 Appropriated	FY 2009-10 Appropriated	Spent to Date	FY 2010-11 Appropriated
Total Funds	\$146,000	\$2,348,598	(\$2,164,423)	\$58,918	\$0
General Fund	\$146,000	\$2,244,598	(\$2,164,423)	\$0	\$0
Cash Funds	\$0	\$0	\$0	\$0	\$0
Cash Funds Exempt / Reappropriated Funds	\$0	\$100,000	\$0	\$58,918	\$0
Federal Funds	\$0	\$150,000	\$0	\$0	\$0
Bill Number(s)	SB 07-263	HB 08-1375	SB 09-280		

Agency Name: __Colorado Historical Society__
 Project Name: __Ute Indian Museum Expansion__

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: ☐ N/A	• Meet educational needs of rural Colorado • Enhance facility for public outreach • Strengthen community identity and partnerships • Support local economic objectives for tourism • Improve the facilities efficiency and cost benefits • Address historic preservation needs on-site • Provide stewardship of a State Monument
b. List key objectives of this year's specific request - detailed	• Re-establish conversations/relationship with Ute tribes, and local communities involved in design project • Reassess Design Documents • Complete Construction Documents • Bid project

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
Contracting	July 2011	August 2011	2 months
Planning and Design phase	Sept 2011	April 2012	8 months
Construction Phase	May 2012	March 2013	11 months
Occupancy	March 2013	May 2013	3 months

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)
Contracting	July 2011	August 2011
Planning and Design Phase	Sept 2011	April 2012
Mobilization	May 2012	June 2012
Construction	June 2012	February 2013
Closeout	February 2013	March 2013

9. IMPACT	Enter summary below, this column
a. Describe actual impact to program if this year's project is not funded	The existing facility has reached its operational capacity. Not renovating and adding space to the structure will cause failure to meet learning objectives, health and safety needs, and programming goals. It will also hinder staff's ability to meet the museum's mission and strategic plan goals. The failure to fulfill the master plan objectives for the Ute Indian Museum will also degrade the partnerships developed with the Ute tribes, the city and county, chamber of commerce, federal agencies, and many private foundations. This project has had its funding rescinded two times in the past decade due to economic issues.
b. Describe how this project will affect State operating expenditures, including dollars and FTE for each project component.	Operational cost of the facility will increase by 50% or \$15,000 to address the additional square footage or \$3/square foot. No FTEs are requested since the expanded facility will meet the needs of existing FTE and contract employees on-site.
c. Describe consistency with Agency or Institutional Master Plan and 5-Year Capital Improvement Plan Schedule, explain variances	The request is in compliance with the Society's long term plan and five-year Capital Improvement Plan approved by the Board of Directors.

10. JUSTIFICATION	Enter summary below, this column
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.	The Ute Indian Museum is an integral part of the City of Montrose and Montrose County's comprehensive development to address quality of life issues for their citizens. This request continues the work originally reviewed and approved prior to the state budget crisis of 2001 and 2008. The museum location, adjacent to the Ouray Monument and Chipeta's crypt, is a place of civic and cultural pride where people can celebrate, discover, and participate in the rich cultural legacy of the Montrose region. In 1999, a comprehensive site analysis was undertaken to begin planning for the final development stage of a state-of-the-art museum for the western slope of Colorado and to restore the integrity of the Ouray Memorial Park. Museum development has been a partnership between the three Ute Tribes, City of Montrose, Montrose County, federal agencies, chamber of commerce, foundations Friends of the Ute Indian Museum and private organizations. The museum site has been integrated into the City of Montrose bike path system utilizing the old railroad grade behind the site. The Colorado Historical Society has developed a Facility and Program plan for the museum structure to support the educational and program needs of the site, which then support local researchers, school districts, tourism, and economic development. In FY-04, the legislature appropriated funds for the Ute Indian Museum development. The completed project was tremendously successful and assisted in increasing revenue and visitation. This increased demand on the site has accelerated the need to complete the development on-site. The professional firms of G.H. Weaver, Architecture 2000, Durrant Architects, and Chamberlain Architects have assisted the Colorado Historical Society in developing a facility plan for the structural development of the museum. The project has been phased to complete the site redevelopment and add new space. The project will meet

programming needs for school programs, community-based exhibits, tourism orientation, and community gatherings.

- This is one of the few capital construction projects requested for the Western Slope and is the only CHS facility on the Western Slope
- Montrose is one of the fastest growing communities in the nation and the facility today cannot meet current public needs
- Public meeting and programming space will be available to the community upon project completion and assist in helping to increase revenue generation for the site and agency
- The expansion will increase the protection of invaluable cultural resources owned by the State of Colorado
- The project will expand educational opportunities for western Colorado and the Four Corners region as a resource for learning about the Ute tribes, providing a history of the Ute people, U.S. Government, cultural interactions, conflicts, and traditional patterns of Ute life
- Educational programming with local school districts to help meet K-12 curriculum objectives will be a primary focus
- The additional space will improve classrooms, visitor amenities, exhibit opportunities, retail and presentation spaces to meet the museum's mission and programming. The current space only allows for one meeting or class to be held and the proposed space would permit classes and meetings to be held concurrently
- The expansion will meet the needs of the growing community of Montrose, which is one of the fastest growing communities in the nation. A good example is the Native American Film Festival that the Ute Indian Museum puts on every year, but the festival is held offsite because the museum does not have enough space for it. Another example is the museum's research room, which was originally a storage closet
- Expansion will provide the Colorado Historical Society the opportunity for greater involvement and a way to continue building positive relationships between the museum and its stakeholders—the Ute tribes and the community of Montrose. Their involvement in this process helps to engage the public in Ute Indian history, which plays a significant role in Colorado history.

Facts About The Ute Indian Museum

- It is unique in that it is one of the few non-tribally managed museums in the nation to interpret the culture of one American Indian group
- The Colorado Historical Society holds an important collection of Ute ethnographic objects, and nearly half of this collection is on display at the Ute Indian Museum
- The museum itself is located on 8.65 acres of the original 500-acre ranch deeded to Chief Ouray and his wife, Chipeta, in the heart of traditional Ute territory
- The museum complex includes Chief Ouray memorial park and monument, Chipeta's crypt, the gravesite of Chipeta's brother, Chief John McCook, and the Dominguez and Escalante Monument—a memorial to the Spanish conquistadors who traveled through the area in 1776
- The museum grounds are listed on the National Register of Historic Places and are recognized as a State Historic Monument

Agency Name: Colorado Historical Society
 Project Name: Ute Indian Museum Expansion

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	n/a
Assumptions and calculations for professional services	Professional services are calculated at 12% of the total construction cost. Consideration is taken for archaeological monitoring of ground disturbing activity in areas of high sensitivity at historic sites. This is required under the State Register Act.
Assumptions and calculations for construction	Based on price verification from local contractors throughout the state, utilization of current Means cost estimates and architect estimate.
Provide list of equipment and furnishings to total on CC-C Excel form	Store fixtures, office and visitor center furniture
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)	1% of total construction and renovation cost.
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)	Pricing is based on current cost estimates from contractors and vendors and use of the Means cost estimates to perform the work in 12 months.
Discuss HPCP cost assumptions	Meeting highest industry standard while incorporating geothermal system
Other	
Other	
Other	

12. CASH FUND PROJECTION					
Does request include cash funds?	☒ Yes ☐ 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.	☐ N/A				
Cash Fund Sources Lists (list all separately; projected balances <u>must</u> account for other obligations)	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: P-0808	\$100,000	\$100,000	\$50,000	\$400,000	\$200,000
Cash Funds					
Described how revenue accrues to the fund		Limited Stakes Gaming Funds per the constitutional amendment and gifts, grants and donations. \$400,000 FY 2011-12 Projected Cash Fund Balance availability based on Colorado Historical Society capital campaign current balance of \$7,000,000.			

Agency Name: Colorado Historical Society
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Describe other obligations and encumbrances to the fund	State Historical Fund grant program and CHS operational budget. The Society ensures that commitment of these funds falls within the definition of majority/minority funding detailed in HB 1333 prior to requesting spending authority. The funds are approved by the board provided funds are available and meet the defined minority cap for Society operational use.				
b. Fund Number: _____					
Cash Funds	\$	\$	\$	\$	\$
Describe how revenue accrues to the fund					
Describe other obligations and encumbrances to the fund					

13. RELATED PROJECTS		<u>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.</u>		
Year	Project #	Item	CCF Cost	Pending Underway, or Requested
FY10-11	P1008	CHS Regional Museums Stewardship	\$600,001	Underway
FY09-10	P0912	CHS Regional Museums Stewardship	\$1,362,878	Underway
FY08-09	P0858	CHS Regional Museums	\$1,000,000	Underway
FY08-09	P0808	Ute Indian Museum (rescinded)	\$2,348,598	
FY07-08	P0738	CHS Regional Museums	\$1,430,000	Underway
FY07-08		Ute Indian Museum	\$425,000	Requested
FY07-08	P0808	Ute Indian Museum	\$146,000	Pending
FY10-11	M10013	Healy House Structural Reinforcement	\$206,250	Underway
FY09-10	M09014	Regional Museums Upgraded Security	\$302,456	Underway
FY08-09	M08008	Grant-Humphreys Facilities Improvement (rescinded)	\$301,000	

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	☒ No changes ☐ Changes are described below

15. ADDITIONAL INFORMATION	
Provide any additional information to best justify the request.	