



Legislation Text

File #: 21-316, **Version:** 2

Ordinance No. 21-58 amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$3,000,000 to fund the replacement of the heating, ventilation and air conditioning (HVAC) system at the Colorado Springs Pioneers Museum (CSPM)

Presenter:

Charae McDaniel - Chief Financial Officer

Karen Palus - Parks, Recreation and Cultural Services Director

Summary:

Home to the Colorado Springs Pioneers Museum since 1979, the El Paso County Courthouse has been a significant, defining feature of downtown Colorado Springs since its construction in 1903. Today, thousands of artifacts are stored and on display throughout the building. The preservation of these irreplaceable artifacts is incumbent on a controlled indoor climate that maintains stable temperature and humidity. The Museum's original HVAC system has been modified over the years to meet this need. However, it has reached a critical point of failure that requires immediate action to ensure the building and its contents are protected and preserved for the community now and into the future.

The proposed project to replace the defunct system includes mechanical equipment systems in addition to gas piping and electrical circuiting. The project will be divided into two phases, the first phase for emergency construction needed to replace the existing steam heating and humidification system, and the second phase for critical construction needed to replace the inefficient existing ventilation system and other components for complete renovation.

This supplemental appropriation in the amount of \$3,000,000 from the General Fund available fund balance will be used to replace the HVAC system at the Pioneers Museum. This level of construction is necessary to meet current health and safety codes, conserve energy, provide reliable occupant comfort, ensure longevity of artifacts and the building, and allow proper control and maintenance into the future.

Background:

The original Museum HVAC system consisted of steam radiators and small tunnels below the first floor that would induce outdoor air into the spaces. Heating was generally sufficient; however, cooling was a problem. The building was able to cool down during the night hours and maintain reasonable temperatures during most business hours. However, in the early evening, temperatures would become uncomfortable in the summer. Nevertheless, the heat would radiate into the night sky which would allow the building to cool down for morning occupancy. The first major mechanical redesign was started in 1972 with additional enhancements completed in the 1980's. Since then, periodic repairs have been made along with the installation of a new chiller in 2017 which can be incorporated

into the proposed replacement system. Today, the system operates on an outdated, inefficient boiler sending steam through century-old pipes. Leaky pipes, along with the inability to maintain an acceptable range of temperature and humidity in the building places the artifacts in danger of rapid deterioration. The invaluable collections of the CSPM have been owned by the City of Colorado Springs since 1941. The care of the collections into perpetuity is paramount, so that future generations have access to our community's unique history.

Recently, the number of repairs has increased. Since January 2020, there have been 20 service calls to address boiler issues, steam leaks, condensation/humidity issues and temperature problems. Initial cost estimates to perform short-term repairs are averaging \$450,000 with defined timelines for replacement and anticipated increased costs. Due to such high short-term repair costs and the potential for catastrophic failure of the system, staff is recommending a full replacement of the HVAC system to be completed prior to winter to ensure the building will have heat when the weather turns cold.

Replacement heating will be provided by two high-efficiency condensing boilers located on the fourth floor near the air handling equipment to minimize the addition of new piping risers within the lower levels of the building. Existing steam and condensate piping risers will be abandoned in place. A new riser for natural gas will be routed up to the fourth floor.

The existing steam boiler also provides humidification for the museum, an absolute requirement for storing artifacts. Replacement equipment will be gas-fired steam generators, located on the fourth floor as well, increasing efficiency and eliminating the danger from leaking pipes and inoperable boilers.

Previous Council Action:

On December 10, 2020, City Council approved the 2021 Budget per Ordinance No. 20-92, which included the appropriation for the General Fund.

Financial Implications:

This supplemental appropriation increases the 2021 General Fund expenditure budget by \$3,000,000. The source of these funds is the General Fund available fund balance.

City Council Appointed Board/Commission/Committee Recommendation:

This supplemental appropriation was discussed with the City Council Budget Committee at the meeting on June 8, 2021.

Stakeholder Process:

N/A

Alternatives:

N/A

Proposed Motion:

Move approval of a supplemental appropriation to the General Fund in the amount of \$3,000,000 to fund the replacement of the HVAC system at the Colorado Springs Pioneers Museum.

An ordinance amending Ordinance No. 20-92 (2021 Appropriation Ordinance) for a supplemental appropriation to the General Fund in the amount of \$3,000,000 to fund the replacement of the heating, ventilation and air conditioning (HVAC) system at the Colorado Springs Pioneers Museum.