

# STEAMBOAT ART MUSEUM

January 10, 2013

Accommodations Tax Recommendation Committee  
c/o Ms. Julie Franklin, City Clerk  
City of Steamboat Springs  
P.O. Box 775088  
Steamboat Springs, CO 80477

RE: Request For Proposal (RFP) Submission

Dear Ms. Franklin and Committee Members:

This letter is submitted on behalf of the Steamboat Art Museum in response to the RFP by the City of Steamboat Springs for use of the accommodation tax revenues.

The undersigned respectfully request that consideration is given to allocating a one-time contribution of TWO-HUNDRED FIFTY-THOUSAND DOLLARS (\$250,000) to the Steamboat Art Museum (SAM) building improvement and maintenance campaign.

We believe that this request is consistent with the original intent of the use of the tax to “*fund development of improvements and amenities in Steamboat Springs which will promote tourism and enhance the vitality of Steamboat Springs as a premiere destination resort, and enhance the community identity...*”

## **Background**

Steamboat Art Museum was formed in December of 2005. In 2006 the City of Steamboat Springs was bequeathed the historic First National Bank building located in downtown Steamboat Springs. The gift was from the estate of Helen Rehder, a long-time area rancher and artist, who stipulated that the building be used as a museum. The use of a portion of the building was offered for the formation of SAM (Steamboat Art Museum) in late 2006. SAM has recently signed a 99 year lease with the City for the entire building. The museum is operated as a 501(c) (3) non-profit organization.

## **The Need**

Work started on the building so that it could be used as a museum. However, as work progressed, the scope of the improvements started to grow as the City building department required significant upgrades to bring it up to current building codes. The cost of the upgrades quickly overwhelmed the ability of the organization to fund the improvements now required. The Board believes that the museum can support the exhibit programs and fund the operational expenses of the facility (utilities, insurance, staffing, etc.), but desperately needs help with getting the building improvements completed and up to code.

**Please Consider that;**

- This building is owned by the citizens of Steamboat Springs. It is now a part of our community amenities for the enjoyment of locals and visitors alike.
- A museum is not an art gallery, in that it is not in the business of selling art. A museum depends on community support to allow it to feature artists and their work to everyone.
- A one-time contribution would ensure that this historic building would become one of the many amenities that Steamboat offers and an heirloom that belongs to the community.
- The museum enhances the community identity by focusing on the culture and heritage of Northwestern Colorado
- The museum has registered thousands of visitors, local and out of town alike, and was voted Best of Steamboat

Thank you for your consideration in preserving this community asset for the enjoyment of both locals and visitors to Steamboat Springs and the Yampa Valley.

Respectively,

**The Steamboat Art Museum Board of Directors**

Shirley Stocks  
President/Curator

Gary E. Fresques DDS  
Vice President

Melissa Gaertner  
Treasurer

Jodi Condi  
Secretary

Rod Hanna  
Public Relations

Monica Verploeg  
Events

Lou Dolman  
Gift Store

Chuck Porter  
Facilities

Stu Roberts  
Leadership/Development

Sue Birch  
Leadership/Development

# STEAMBOAT ART MUSEUM

*Proposal for the Future Use of  
Steamboat Springs' Accommodations Tax*

Submitted January 10, 2013

# Proposer

## **Steamboat Art Museum**

801 Lincoln Avenue

P.O. Box 883434

Steamboat Springs, CO 80488

970-870-1755

[sam@steamboatartmuseum.org](mailto:sam@steamboatartmuseum.org)

[www.steamboatartmuseum.org](http://www.steamboatartmuseum.org)

### Contact Information

Charles W. Porter – Cell: 303-503-3207

Shirley Stocks – Cell: 970-819-2850

Rod Hanna – Cell: 970-846-7305

# Renovation of the First National Bank/ Rehder Building – Built in 1902

100<sup>th</sup>  
Anniversary  
in 2005

Listed in the  
National  
Register of  
Historic Places  
in 2001

Listed on State  
and local  
Registers of  
Historic Places



# Project Overview

- Renovation of the First National Bank Building to meet Routt County Building Department Building Code requirements due to change of use
- Updated electrical and plumbing
- ADA access requirements, removal of existing floor to grade (street level)
- Relocation of HVAC and installation of entran heat in new floor
- Updated lighting and environmental controls that meet Museum standards suitable for exhibition display
- Art hanging system - moveable partition walls
- Remodel old restaurant kitchen into workshop space and shipping/receiving
- Workshop equipment, secure storage and cabinets
- New paint, trim and furnishings suitable for a historic structure

# Project Narrative

- The First National Building has fallen into disrepair with deferred maintenance over the years and is in need of replacing and/or upgrading the electrical system, consolidating and moving the meters in the alley, plumbing, HVAC system, and getting the infrastructure in a functioning and safe condition.
- Because of the requirement by the Building Department to bring the building up to code for a change of use from retail and restaurant to museum, ADA accessibility issues need to be addressed and resolved. This will involve taking out the floors to grade and installation of a wheelchair lift. An ADA compliant bathroom and new ramping have already been completed in the front area of the museum.
- Steamboat Art Museum is in need of offices and meeting rooms and plans are underway to renovate the upstairs to meet those needs. Routt County has approved partial funding of those renovations through a MAHFAB grant this Fall. Some funds from the Accommodation Tax funding would be used for items not included in the MAHFAB application.
- In addition to upgrading the infrastructure for the former Antares Restaurant--renamed the West Wing, certain practical and aesthetic changes need to be made to the building to make it functional as an art museum, preserve the historical integrity of the building, and to make it an aesthetically pleasing environment. These include exposing the original heavy wood beams, renovation of the original stone walls, an art research library, workshop and shipping and receiving room, as well as a new entry for better access and traffic flow.

# Summary of Completed Project Cost Phase 1

- Existing Helen Rehder exhibit space brought up to Building Code requirements by Steamboat Art Museum
  - Completed at a cost of \$56,823
  - Total Steamboat Art Museum capital expenditures since 2006 - \$94, 231
  - City of Steamboat Springs expenditures included new roof and extensive exterior renovation
- Steamboat Art Museum obtained 501C3 status in 2005
- Steamboat Art Museum opened the doors to the public in 2006
- Steamboat Art Museum signed 99-yr lease with city of Steamboat in 2010
- City of Steamboat received a \$10K grant for Historical Structure Assessment completed in 2005 by Poli Architects, PC of Denver.
- Existing Helen Rehder exhibit space renovated for opening of Clyde Aspevig exhibit which included refinishing floors, new paint, new lighting, and some new furnishings.
- West Wing renovated for opening of Rocky Mountain Plein Air Painters exhibit which included new drywall, paint and trim.
- Existing Helen Rehder exhibit space renovated summer of 2012 for opening of Rod Hanna exhibit included emergency exit lighting, ADA bathroom, ramps and door swings and emergency hardware to bring up to Code requirements for Building Department.

# Summary of Project Cost

## Phase II

- Renovation of 2<sup>nd</sup> Floor (1,500 sq ft) – Cost \$103,558
  - See exhibit A, pages 1 through 5 for cost detail.
- Renovation of the upstairs was recently approved for funding by Routt County's MAHFAB board and County Commissioners.
- Planned improvements are to
  - upgrade the electrical system
  - new ceilings
  - refurbish existing bathrooms
  - install area of refuge
  - refinish wood floors
  - paint
  - install a heating system
- Donated furniture and fixtures will be used to decorate the rooms in a period style to match the age of the building.

# Summary of Project Cost

## Phase III – (3,500 sq.ft.)

- Renovation of West Wing. Cost \$383,657
  - See exhibit B, pages for cost detail.
- ADA accessibility by installing new entry doors, bringing floors down to grade and installing a wheelchair lift.
- Expose historic original heavy beams and ceiling height
- Restore original rock walls
- Build out additional exhibit spaces, including moveable walls
- Workshop room, shipping and receiving area with new doors at back alley
- New lighting
- Relocation of HVAC and installation of intrans heat in new flooring
- Art research library
- Security and fire systems
- Art hanging system

# List of Entities Involved

- SAM Board of Directors
  - Shirley Stocks, President/Curator
  - Gary Fresques, D.D.S, Vice President
  - Jody Condie, Secretary
  - Melissa Gaertner, Treasurer
  - Chuck Porter, Facilities
  - Rod Hanna, Public Relations
  - Lou Dolman, Museum Store
  - Stu Roberts, Development
  - Sue Birch, Development

# List of Entities Involved

- City of Steamboat Springs - Landlord
- Jan Kaminski, Mountain Architecture – Architect
- General Contractor /Project Management - Bryan Heselbach, Eco-Logic Design
- Staff and volunteers working on project
  - Shirley Stocks, President/Curator, Facilities Committee
  - Chuck Porter, Facilities/Finance Committees
  - Rod Hanna, Public Relations/Exhibits/Facilities Committees
  - Richard Galusha, Exhibits Committee
  - Susan Holland, Grantwriter/Fundraising
  - Dottie Jones-Zabel, Operations Director
  - Dancy St. John, Museum Store Manager/Grantwriter

# List of Entities Involved – Community Partners

- Yampa Valley Land Trust
- Downtown Mainstreet
- Historic Routt County!
- First Friday Art Walk
- Steamboat Springs Chamber Resort Association
- Colorado Creative Industries
- Wild Horse Gallery
- Artists Gallery
- Yampa Valley Community Foundation
- City of Steamboat Springs
- Routt County Museum & Heritage Fund Board
- American Association of Museums
- Museum Store Association
- Routt and Moffat School Districts
- Routt County Council on Aging
- Many individual artists who consign work to the Museum Store

# Project Location

## **Steamboat Art Museum**

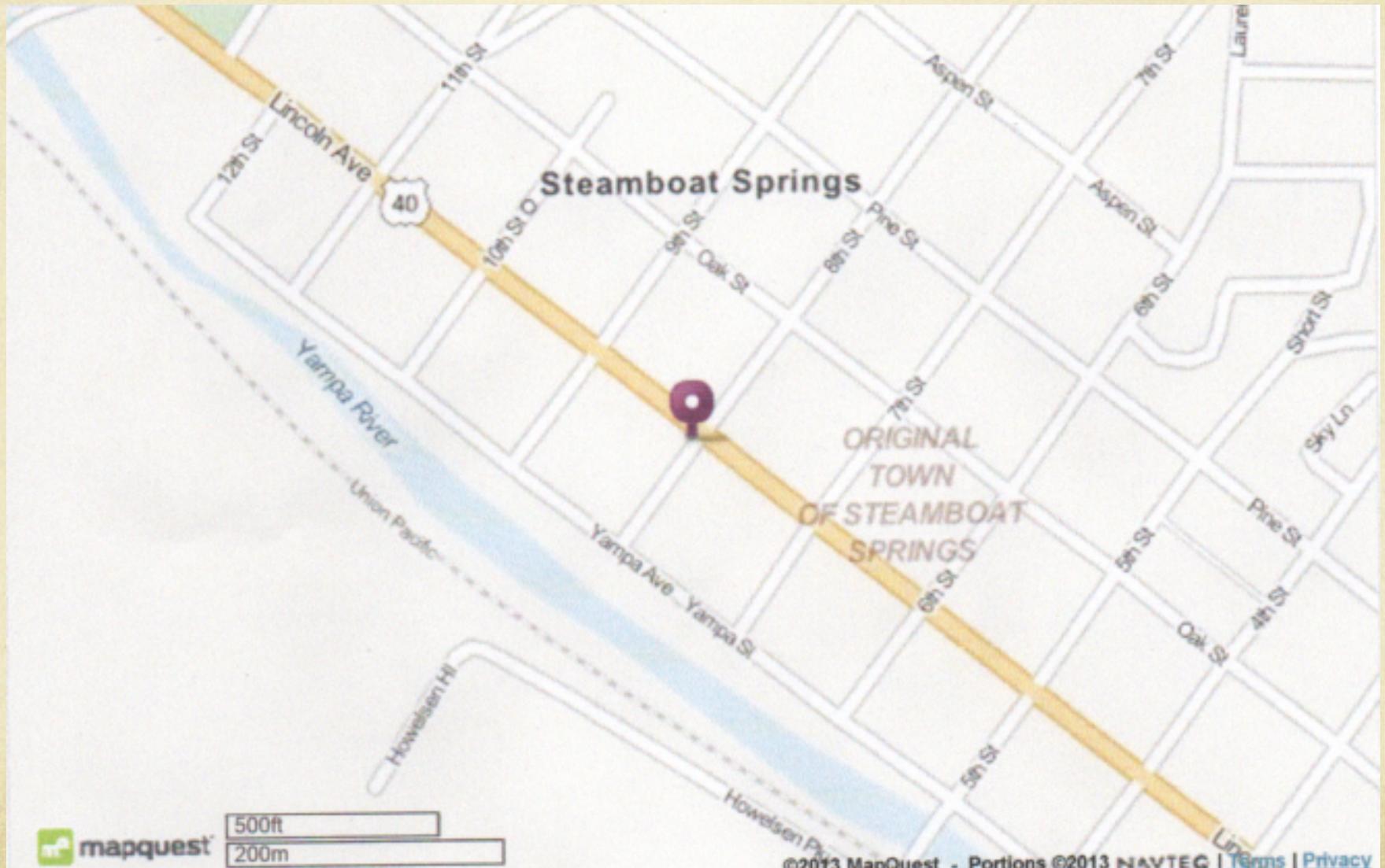
First National Bank Building

(Rehder Building)

801 Lincoln Avenue

Steamboat Springs, CO 80487

# Map of Building Location



# Timeline

- Phase I – Completed
- Phase II – Summer 2013 to 2014 (pending funding)
- Phase III – 2014 to 2016 (pending funding)

# Infrastructure

- **Electrical** - The electrical system in the back of the building will need to be analyzed and engineered to determine what needs to be upgraded. Plans are to consolidate the meters in the alley from 9 to 2. New track lighting will be installed in the exhibit rooms and workshop room.
- **Plumbing** – New plumbing will be required in the workshop room.
- **Mechanical** – New HVAC units were recently installed by the City and will be relocated in order to open up the original beams in the ceiling. Entran heating will be installed under new flooring.
- **ADA** – Existing floors will be taken down to grade to provide ADA access to the back of the building. A wheelchair lift will be installed at the end of the entry hallway to provide access inside the building to the front.
- **Soft Costs** -
  - Project Management
  - Accounting
  - Architectural/engineering

# Future Capital needs Not Included in Proposal

- Restoration of original stone walls
- Landscaping
- Replace windows to more energy efficient
- Restoration of windows and frames for hanging stained glass windows
- Elevator to second floor

# Annual Operational Detail

## ○ Revenues

- **Donations** – Donations are made through solicitations during the year as well as a donation jar in the Museum
- **Memberships** – Memberships are renewed annually and a membership drive is conducted yearly
- **Exhibit Sponsorship** – Sponsors are sought for each exhibit and workshop as well as for special projects and related activities.
- **Grants** – A grant writing committee has been formed and is applying for local, state and national funding as well as soliciting from private foundations
- **Workshops** – The workshop program has been expanded to include year-round classes and is becoming a very reliable source of revenue.
- **Museum Store** – The Museum Store continues to grow and provide a reliable source of revenue

# Annual Operational Detail

- **Expenses**

- **Utilites** - Utilities continue to be a burden on the old building and account for a large part of SAM's monthly expense. As the building is renovated, we hope to mitigate some of the problems and upgrade to more efficient energy use.
- **Payroll** – SAM has one full-time employee who oversees the daily operation of the Museum. Additional support is contracted as needed for bookkeeping, grantwriting, and miscellaneous labor needs. As the Museum grows, future plans include transitioning to more paid employees including a Museum Store Manager, Grantwriter, Curator, and Executive Director.
- **Office Expense** - Office expenses are kept to a minimum and many supplies and equipment are donated from the community.
- **Insurance** - Insurance is required for the Building, General Liability, Board, Workman's Comp, and also for each Exhibit.
- **Exhibit Expenses** – Exhibit expenses are unique to each exhibit, but usually include insurance, shipping, printing, receptions and dinners, advertising, signage, giftshop inventory, and catalogs for donors.

# Independent Financial Data

- **Financial Statements –**
  - 2010-11 Actual
  - 2012 Year to Date
  - 2013-18 Projected
- Financial Statements & taxes prepared by CPA
- Treasurer is Melissa Gaertner of Vectra Bank

# Financial Information

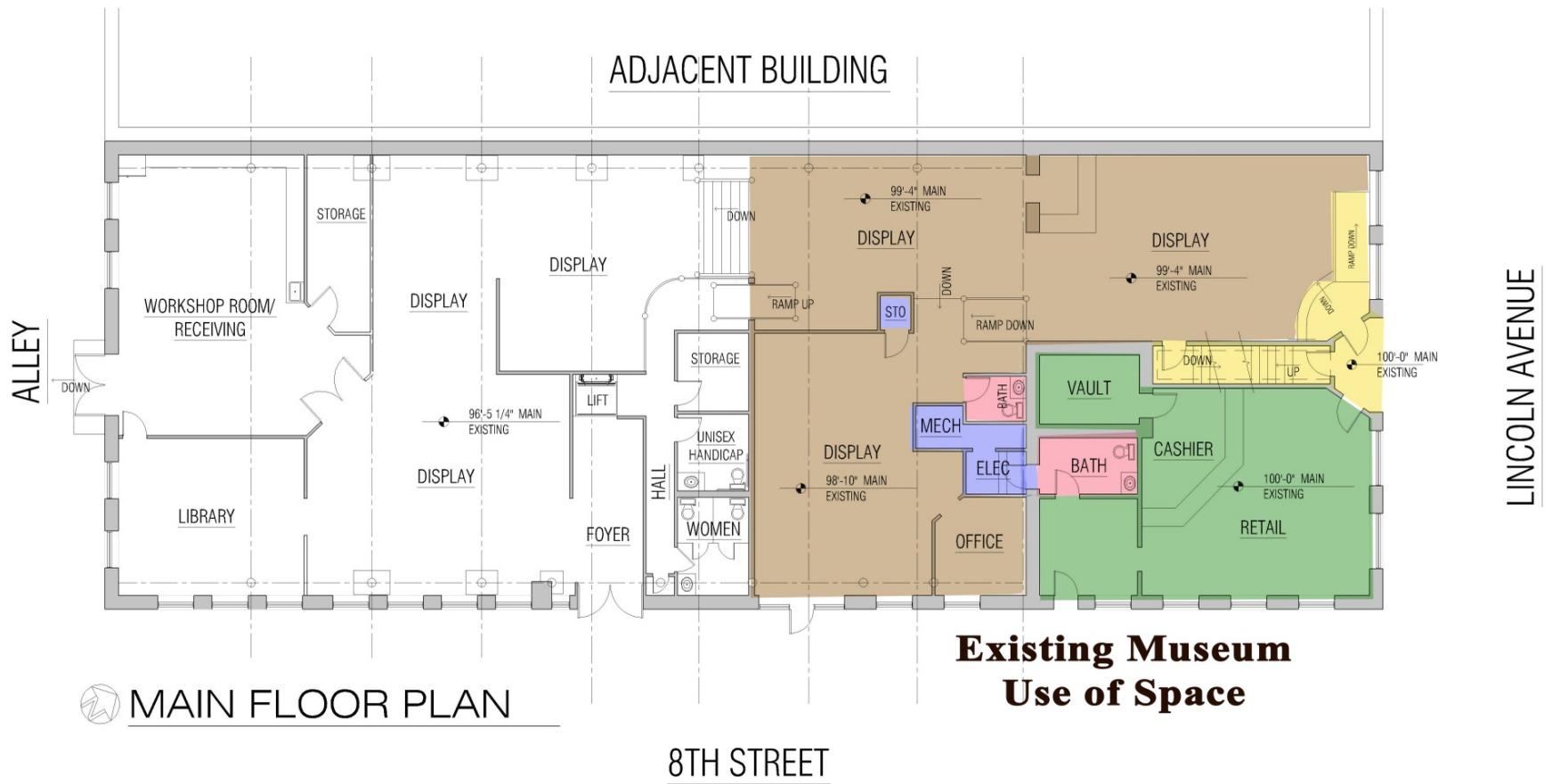
<b>Steamboat Art Museum - Profit and Loss (Historical and Projected)</b>									
	<b>Actual 2010</b>	<b>Actual 2011</b>	<b>Actual YTD 11/30/12</b>	<b>Projected 2013</b>	<b>Projected 2014</b>	<b>Projected 2015</b>	<b>Projected 2016</b>	<b>Projected 2017</b>	<b>Projected 2018</b>
<b>INCOME</b>									
Grant Income	2,000	1,800	46,625	29,000	60,000	65,000	75,000	100,000	100,000
Interest Income	142	87	44	0	0	0	0	0	0
Workshop Income	2,327	5,754	30,685	30,000	35,000	35,000	40,000	40,000	40,000
Event Income	6,668	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Exhibit Income	7,887	50,296	86,925	20,800	25,000	30,000	35,000	40,000	45,000
Fundraiser Income	0	0	14,560	10,000	10,000	10,000	10,000	10,000	10,000
Gift Shop Sales	42,703	28,003	18,496	34,000	35,000	35,000	35,000	35,000	35,000
Contributions	62,991	76,849	29,153	29,500	45,000	50,000	55,000	60,000	65,000
<b>TOTAL INCOME</b>	<b>124,720</b>	<b>167,788</b>	<b>231,489</b>	<b>158,300</b>	<b>215,000</b>	<b>230,000</b>	<b>255,000</b>	<b>290,000</b>	<b>300,000</b>
<b>EXPENSE</b>									
Consignment Artist Payments (Gift Shop)	17,315	16,960	12,630	16,500	17,000	17,000	17,000	17,000	17,000
Gift Shop Expense (Bookkeeping, Supplies)	6,488	9,382	7,872	6,400	7,000	7,000	7,000	7,000	7,000
Workshop Expense	0	1,000	22,363	21,000	25,000	25,000	28,000	28,000	28,000
Fundraiser Expense	0	0	4,759	5,000	5,000	5,000	5,000	5,000	5,000
Supplies (Office, Museum)	5,875	4,507	3,751	3,500	4,000	5,000	5,000	5,000	5,000
Insurance, Repairs, Permits	6,428	3,983	3,310	2,300	5,000	6,000	8,000	8,000	8,000
Contract Services (Grant Writing, Fundraising, Legal, Accounting)	10,346	5,860	13,570	22,300	25,000	30,000	35,000	35,000	35,000
Personnel	29,569	29,681	24,785	33,500	50,000	55,000	60,000	85,000	100,000
Exhibits (Shipping, Art, Printing, Insurance, Advertising, Reception)	22,390	41,493	67,784	33,300	25,000	30,000	35,000	40,000	45,000
Gift Shop COGS	3,588	856	342	5,000	5,000	5,000	5,000	5,000	5,000
Operations (Utilities, Maintenance, Advertising/Marketing)	20,405	30,879	24,224	37,700	40,000	43,000	43,000	43,000	43,000
<b>TOTAL EXPENSE</b>	<b>122,404</b>	<b>144,600</b>	<b>185,388</b>	<b>186,500</b>	<b>208,000</b>	<b>228,000</b>	<b>248,000</b>	<b>278,000</b>	<b>298,000</b>
<b>NET OPERATING INCOME</b>	<b>2,315</b>	<b>23,188</b>	<b>46,101</b>	<b>-28,200</b>	<b>7,000</b>	<b>2,000</b>	<b>7,000</b>	<b>12,000</b>	<b>2,000</b>

# Capital Budget

## Steamboat Art Museum - Profit and Loss (Historical and Projected)

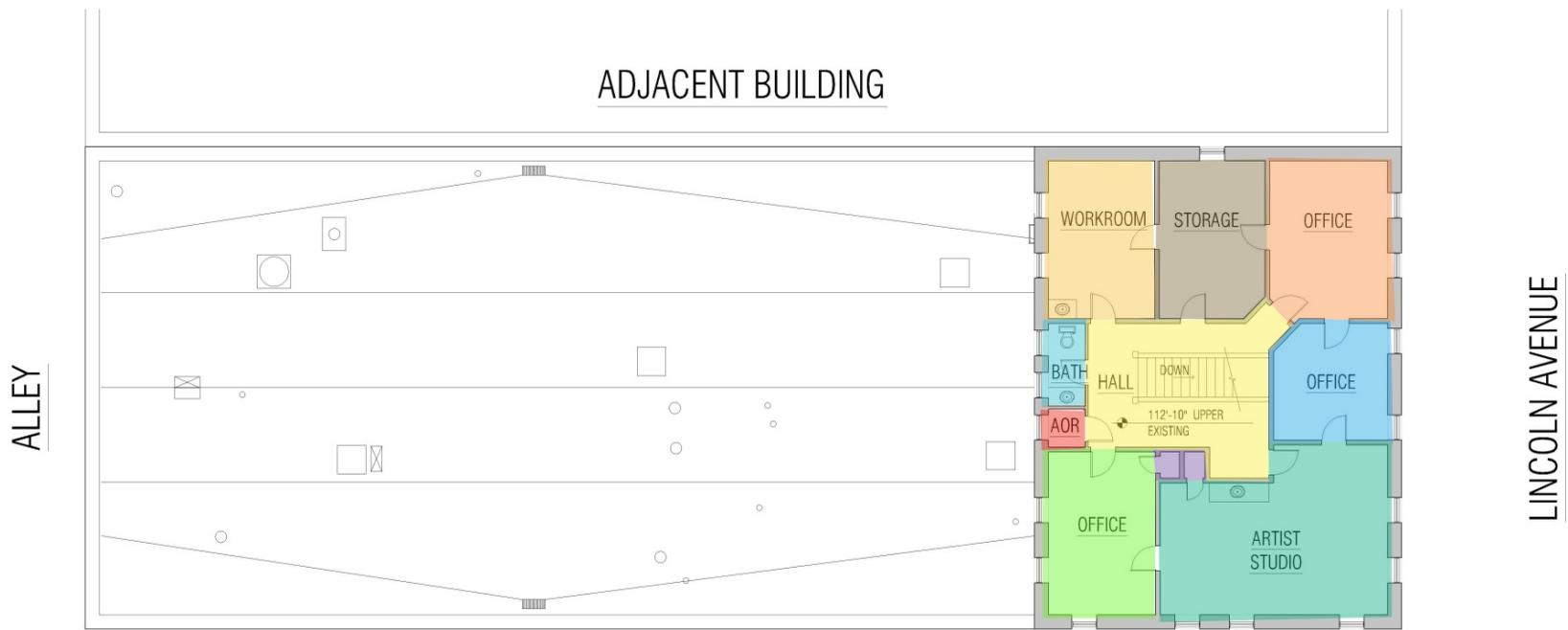
Capital Budget	Actual 2010	Actual 2011	Actual YTD 11/30/12	Projected 2013	Projected 2014	Projected 2015	Projected 2016	Projected 2017	Projected 2018
<b>INCOME</b>									
Grant Income									
Routt County Museum & Heritage Fund - Phase 1 Upstairs Renovation				26,500	0	0	0	0	0
City of Steamboat Springs Accomodation Tax- Pending					250,000				
ArtPlace America - Pending				132,000	70,000				
Capital Campaign Contributions			2,850	60,000					
Boettcher Grant - Pending									
<b>TOTAL INCOME</b>	<b>0</b>	<b>0</b>	<b>2,850</b>	<b>218,500</b>	<b>320,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EXPENSE</b>									
Routt County Museum & Heritage Fund - SAM Cash Match				6,250					
Capital Expenditures - Building Renovation	17,537	19,871	56,823	36,250					
<b>TOTAL EXPENSE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>NET OPERATING INCOME</b>	<b>0</b>	<b>0</b>	<b>2,850</b>	<b>212,250</b>	<b>320,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# Phase I - Existing Museum



MAIN FLOOR PLAN

# Phase II - Upper Floor

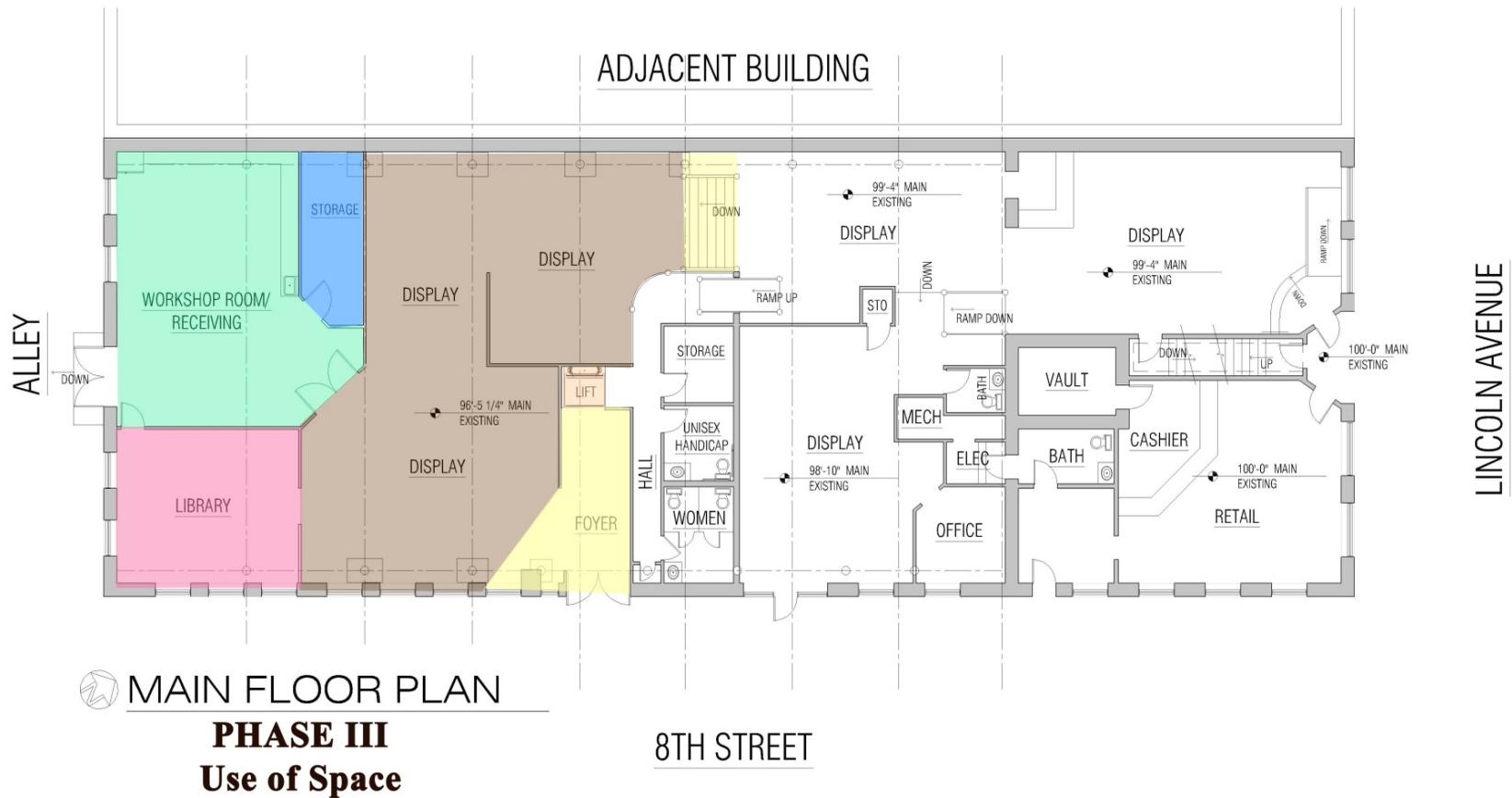


 UPPER FLOOR PLAN

8TH STREET

## **Phase II Upstairs Uses**

# Phase III - West Wing



# West Wing Renovations



1—Take floor down to grade, install entrance heat and new flooring.

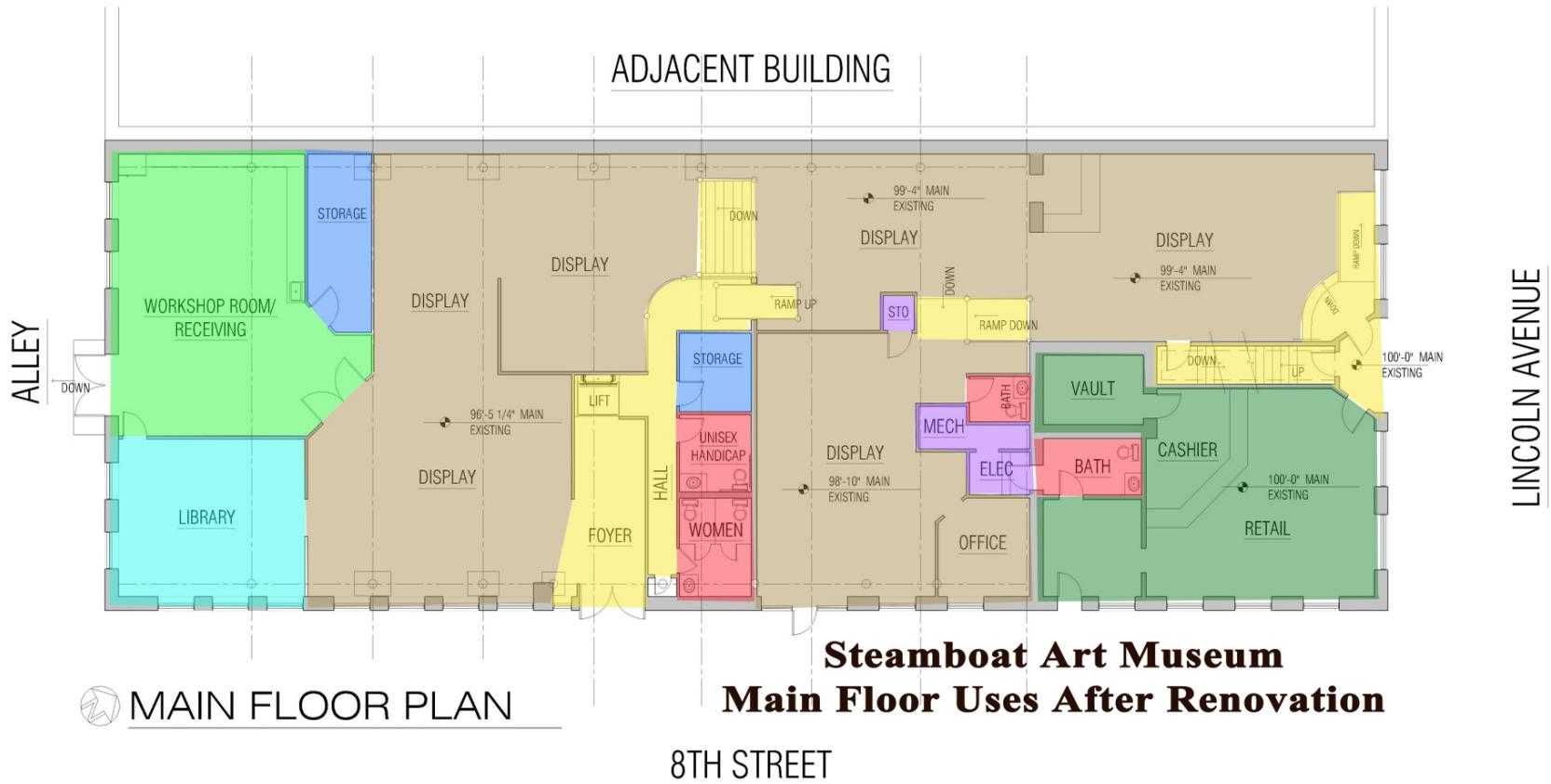
2—Remove ceilings to expose original heavy wooden beams, relocate HVAC equipment, install new ceiling finishes.

3— Restore and preserve original stone walls.

4—Renovate electrical system, install new track lighting for exhibits.

5—Library—Remove ceiling to expose beams, rewire with track lights, furnishings, computer and research equipment.

# After Renovations



# Narrative/Discussion of Ballot Criteria

- **History** - The Rehder Building has a colorful history of uses. Since its construction in 1905, it has been the Ford Garage offices, auto parts store, dentist's office, insurance office, uranium company office, camera shop, candy store, various retail stores, 3 banks, and most recently the Steamboat Art Museum and Gift Shop. The 1920s addition was the Ford garage, creamery and cheese factory, farm implementation repair shop, and three restaurants.
- The building has graceful stone arches, original tin ceilings, original wood windows and transoms.
- The significance of this building is a result of its architectural style, materials, age, and degree of preservation. The original building was constructed during a unique period in Steamboat's history, when the town was prosperous but still relatively isolated from the outside world. It is a rare local example of the Romanesque Revival style. Moreover, the building has proved its ability to adapt to changing community needs without sacrificing its historic and architectural integrity.
- After its founding in 1900, the city of Steamboat Springs developed as a local agricultural and mining center. The first business district grew up along Lincoln Avenue with the Rehder building being in the center of this area. Today it is an anchor not only for the downtown business district but also for the arts and culture in Steamboat Springs and northwestern Colorado.
- The 1905 building has a commanding front façade that is dominated by a central, Romanesque sandstone archway. There are large display windows with flat arches on either side which frame three recessed front doors. The walls of the first story are made of 12" x 20" blocks of native beige rock-faced sandstone set in regular courses. The second story is made of hand-pressed local red-clay brick. Cut sandstone window heads, corner quoins, belt course and parapet, plus two corbelled brick string courses create visual interest in the second story façade. The building has two styles represented; Richardsonian Romanesque and Renaissance Revival style. According to the Molly Brown House in Denver, these styles were especially popular with Western architects because it reflected the size and splendor of the western landscape.

# Satisfying and Motivating Tourism

After its founding in 2005 and taking possession of a portion of the Rehder Building at the request of the City in 2006, the Art Museum began to present exhibits of prominent regional and national artists that is unprecedented in Northwest Colorado as no other art organization has the logistical, physical, or financial ability to do this.

As such, the Art Museum with its early exhibits was more of a satisfier for visiting tourists as well as the local community. However, over the past few years the growing quality and uniqueness of the exhibits have been the motivation for numerous visitors to come to Steamboat Springs. The Art Museum is becoming an anchor for interest in the visual arts in downtown Steamboat Springs and is gaining regional and national interest through its exhibitions and workshops. It is one of the existing community gems that needs polishing.

The David Taylor Exhibit during the summer of 2010 drew over 11,000 visitors and more than 45,000 people from 48 states and 13 foreign countries have enjoyed the exhibits since the first exhibit. We truly believe that the Art Museum, with the entire building restored to current codes, will increasingly “*promote tourism and enhance the vitality of Steamboat Springs as a premier destination resort, and enhance the community identity.*”

# Industry Recognition

From *Western Art Collector* magazine, the Steamboat Art Museum is recognized as being in good company.

## **State of the Art: Colorado**

*Western Art Collector* returns this spring with our 5th annual *State of the Art: Colorado* feature! From picturesque mountain towns like Aspen, Breckenridge, Colorado Springs, Crested Butte, Durango, Montrose, Vail, and Parker to the renowned Denver Art Museum, **Steamboat Art Museum**, and Leanin' Tree Museum & Sculpture Garden of Western Art, Colorado offers one of the most unique and complete Western art communities in the nation

# Culture and Heritage Tourism

## What is Heritage Tourism?

Heritage tourism is defined by the National Trust for Historic Preservation as traveling to experience the places and activities that authentically represent the stories and people of the past and present. It includes historic, cultural and natural resources.

## Scope of the Travel & Tourism Industry

A March 2008 report by London-based World Travel & Tourism organization forecasts:

- U.S. travel market will expand by 1.1 % to \$1.7 trillion in 2008.
- Global travel and tourism sales growth of 3 % to \$8 trillion in 2008.

## Scope of Heritage Travel

According to Historic/Cultural Traveler research by the **Travel Industry Association of America (TIA)** and **Smithsonian Magazine** in 2003:

- 81% of U.S. adults who traveled, or 118 million, are considered historic/cultural travelers;
- These travelers spend more money on historic/cultural trips compared to the average U.S. trip (average \$623 vs. \$457, excluding cost of transportation);
- 30% of historic/cultural travelers' choice of destination was influenced by a specific historic or cultural event or activity;
- Historic/cultural trips are more likely to be seven nights or longer and include air travel, a rental car and a hotel stay;
- Four in ten historic/cultural travelers added extra time to their trip specifically because of a historic/cultural activity;
- 25% of historic/cultural travelers take three or more trips each year; and
- 44% of historic/cultural travelers include shopping among their trip activities compared to 33 % of all other travelers.

# On a National Scale, Museums Are Economic Engines

- Museums employ 400,000 Americans, according to the **American Alliance of Museums**.
- U.S. museums contribute \$21 billion to the American economy each year (2008 estimate), encouraging economic growth in their communities.
- Museums rank among the top three family vacation destinations.
- Trips including cultural and heritage activities comprise one of the most popular and significant segments of the travel industry, accounting for over 23% of all domestic trips.
- Visitors to historic sites and cultural attractions, including museums, stay 53% longer and spend 36% more money than other kinds of tourists.
- Quality of life issues contribute significantly to decisions businesses make in choosing to relocate, including access to cultural resources that includes a dynamic museum community. In fact, according to research cited by the U.S. Conference of Mayors, "It has been shown that the nonprofit arts and culture industry generates over \$166 billion in economic activity annually, supports over 5.7 million full time jobs, and returns over \$12 billion in federal income taxes annually. Governments which support the arts on average see a return on investment of over \$7 in taxes for every \$1 that the government appropriates."

# Funding Criteria Summary

- Proposal is consistent with the wishes and desires as conveyed in the Helen Rehder estate.
- Steamboat Art Museum Feasibility Study - Final Report August 2007
  - AMS Planning & Research - Petaluma, CA
- Historic Structure Assessment for First National Bank/Rehder Building – July 2005
  - Humphries Poli Architects, P.C. – Denver, CO
- Belongs to City and City is partner in historic preservation dollars already spent
- Owned and supported by the community
- Promotes tourism as both a motivator and Visitors attending also coming specifically to see exhibits.
- Has become the anchor of the downtown arts and culture district
- Already built and needs enhancement
- Prime location for public participation
- Funding will be leveraged as matching funds for additional support from various other entities

# Exhibits 2006-2012

SAM has held seventeen successful exhibitions since its opening in December 2006 which have been visited by more than 45,000 people from 48 states and 13 foreign countries.

- The Opening Exhibit – Local past and present artists and works in Steamboat collections – Winter 2006-2007
- Intaglio – Prints by local artists and in local collections – Winter 2007
- The Western Exhibit – Artwork by local artists and in local collections - Summer 2007
- Martha Chapa – International Exchange with Mexican Consulate – Fall 2007
- William “Bill” Gollings – Winter 2007-2008
- Don Woodsmith – Blacklight sculpture – Summer 2008
- Clyde Aspevig - Landscapes – Winter 2008-2009
- RARE and Endangered Plants of Colorado – Summer 2009
- Ken Carlson , Wildlife Paintings – Winter 2009-2010
- David Taylor/Quilts – Summer 2010
- Jim Norton/Cowboy Artist – Western Paintings – Winter 2010-2011
- Scott Christensen/Landscape Painter – Summer 2011
- Rocky Mountain Plein Air Painters, Bi-annual Paintout Fall 2011
- Quang Ho, A Retrospective – Winter 2011-2012
- Rod Hanna 50-Year Photography Retrospective – Summer 2012
- American Watercolor Society/1<sup>st</sup> National Show – Fall 2012
- Curtis Zabel/Sculpture & Jean Perry/Plein Air Painting – Winter 2012-2013 (Current Show)

SAM - Steamboat Art Museum  
Accommodations Tax Budget  
Phase II - Second Floor

# EXHIBIT A

Division No.	Division Description	Labor & Subs	Material	Budget
1	General Conditions	\$ 10,200	\$ 1,100	\$ 11,300.00
2	Sitework and Demolition	\$ 2,550	\$ 250	\$ 2,800.00
3	Concrete	\$ -	\$ -	\$ -
4	Masonry	\$ -	\$ -	\$ -
5	Metals	\$ 250	\$ 250	\$ 500.00
6	Carpentry	\$ 5,725	\$ 1,375	\$ 7,100.00
7	Moisture Protection	\$ 800	\$ 200	\$ 1,000.00
8	Doors and Windows	\$ 1,250	\$ 1,000	\$ 2,250.00
9	Finishes	\$ 16,250	\$ -	\$ 16,250.00
10	Specialties	\$ 850	\$ 750	\$ 1,600.00
11	Equipment	\$ 2,750	\$ -	\$ 2,750.00
12	Furnishings	\$ 3,000	\$ -	\$ 3,000.00
13	Special Construction	NA	NA	\$ -
14	Conveying Systems	\$ -	\$ -	\$ -
15	Mechanical	\$ 4,250	\$ -	\$ 4,250.00
16	Electrical	\$ 24,500	\$ -	\$ 24,500.00
<b>SUBTOTAL</b>				<b>\$ 77,300.00</b>
	State Tax	Waived		
	City Use Tax	Waived		
	County Use Tax	Waived		
	City Excise Tax	Estimated		\$ 1,500.00
	Building Permit	Estimated		\$ 2,500.00
	Tap Fees	Estimated		\$ 2,000.00
	Environmental Health Fees	Estimated		
<b>SUBTOTAL</b>				<b>\$ 6,000.00</b>
	Contractor Fee	10%		\$ 8,330.00
	Performance and Payment Bond	1%		\$ 833.00
<b>SUBTOTAL</b>				<b>\$ 9,163.00</b>
<b>TOTAL</b>	<b>Construction Hard Cost</b>			<b>\$ 92,463.00</b>
	Contingency	2%		\$ 1,849.26
<b>ARCHITECT</b>	12%			<b>\$ 11,095.56</b>
<b>TOTAL</b>				<b>\$ 103,558.56</b>

SAM - Steamboat Art Museum  
Accommodations Tax Budget  
Phase II - Second Floor

**Division 1: General Conditions**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Superintendent - 4 weeks	\$ 2,400	\$ -	\$ -	\$ 2,400.00
2	Clean-up and Dumpster	\$ 500	\$ -	\$ 500	\$ 1,000.00
3	Small Tools	\$ -	\$ 300	\$ -	\$ 300.00
4	Construction Fuel	\$ -	\$ 300	\$ -	\$ 300.00
5	Mobilization/Demobilization	\$ 750	\$ -	\$ -	\$ 750.00
6	First Aid Supplies	\$ -	\$ -	\$ 50	\$ 50.00
7	Fire Extinguisher	\$ -	\$ -	\$ 50	\$ 50.00
8	Final Clean	\$ 500	\$ 150	\$ -	\$ 650.00
9	Umbrella Insurance	\$ -	\$ -	\$ 500	\$ 500.00
10	General Liability Insurance	\$ -	\$ -	\$ 1,000	\$ 1,000.00
11	Builders Risk Property Insurance	\$ -	\$ -	\$ 2,000	\$ 2,000.00
12	Phones	\$ -	\$ -	\$ 200	\$ 200.00
13	Construction Office	\$ -	\$ -	\$ -	NA
14	Temporary Toilets	\$ -	\$ -	\$ -	NA
15	General Material Hauling and Acquisition	\$ 500	\$ -	\$ -	\$ 500.00
16	Reimbursables (Prints, Copies, etc.)	\$ -	\$ 100	\$ -	\$ 100.00
17	Construction Power	\$ -	\$ -	\$ -	NA
18	Testing	\$ -	\$ -	\$ 500	\$ 500.00
19	Construction Site Management	\$ 750	\$ 250	\$ -	\$ 1,000.00
	<b>Division 1 Totals:</b>	\$ 5,400	\$ 1,100	\$ 4,800	\$ 11,300.00

**Division 2: Demolition and Sitework**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 300	\$ -	\$ -	\$ 300.00
2	Demolition 2nd Floor	\$ 1,250	\$ 250	\$ -	\$ 1,500.00
3	Haz Mat Mitigation	\$ -	\$ -	\$ 1,000	\$ 1,000.00
	<b>Division 2 Totals:</b>	\$ 1,550	\$ 250	\$ 1,000	\$ 2,800.00

**Division 3: Concrete**

Line Item	Item Description	Labor	Material	Sub	Cost
	<b>Division 3 Totals:</b>	\$ -	\$ -	\$ -	\$ -

**Division 4: Masonry**

Line Item	Item Description	Labor	Material	Sub	Cost
	<b>Division 4 Totals:</b>	\$ -	\$ -	\$ -	\$ -

**Division 5: Metals**

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Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 250	\$ -	\$ -	\$ 250.00
2	Miscellaneous Steel and Connections	\$ -	\$ 250	\$ -	\$ 250.00
	<b>Division 5 Totals:</b>	\$ 250	\$ 250	\$ -	\$ 500.00

**Division 6: Carpentry**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 1,000	\$ -	\$ -	\$ 1,000.00
2	Second Floor Wall Framing	\$ 1,000	\$ 500	\$ -	\$ 1,500.00
3	Miscellaneous Blocking/Backing	\$ 350	\$ 125	\$ -	\$ 475.00
4	Second Floor Interior Trim	\$ 750	\$ 750	\$ -	\$ 1,500.00
6	2nd Floor Electrical Support	\$ 3,500	\$ -	\$ -	\$ 3,500.00
	<b>Division 6 Totals:</b>	\$ 6,600	\$ 1,375	\$ -	\$ 7,100.00

**Division 7: Moisture Protection**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 250	\$ -	\$ -	\$ 250.00
2	Caulk and Seal	\$ 250	\$ 50	\$ -	\$ 300.00
3	Miscellaneous Insulation	\$ 300	\$ 150	\$ -	\$ 450.00
	<b>Division 7 Totals:</b>	\$ 800	\$ 200	\$ -	\$ 1,000.00

**Division 8: Doors and Windows**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Rehabilitate 2nd Floor Doors	\$ 750	\$ 250	\$ -	\$ 1,000.00
3	Hardware	\$ 750	\$ 750	\$ -	\$ 1,500.00
	<b>Division 8 Totals:</b>	\$ 2,250	\$ 1,000	\$ -	\$ 2,250.00

**Division 9: Finishes**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 1,250	\$ -	\$ -	\$ 1,250.00
2	Second Floor Plaster Rehabilitation	\$ -	\$ -	\$ 3,500	\$ 3,500.00
3	Second Floor Bath Finishes	\$ -	\$ -	\$ 1,500	\$ 1,500.00
4	2nd Floor Wood Floor Rehabilitation	\$ -	\$ -	\$ 4,000	\$ 4,000.00
5	Second Floor Paint and Stain	\$ -	\$ -	\$ 4,500	\$ 4,500.00
6	Second Floor Wood Finish Rehabilitation	\$ -	\$ -	\$ 1,500	\$ 1,500.00
	<b>Division 9 Totals:</b>	\$ 1,250	\$ -	\$ 15,000	\$ 16,250.00

SAM - Steamboat Art Museum  
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**Division 10: Specialties**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 500	\$ -	\$ -	\$ 500.00
2	2nd Floor Bath Accessories	\$ 350	\$ 750	\$ -	\$ 1,100.00
	<b>Division 10 Totals:</b>	\$ 850	\$ 750	\$ -	\$ 1,600.00

**Division 11: Equipment**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Blinds	\$ -	\$ -	\$ 2,000	\$ 2,000.00
	<b>Division 11 Totals:</b>	\$ 750	\$ -	\$ 2,000	\$ 2,750.00

**Division 12: Furnishings**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Casework	\$ -	\$ -	\$ 1,500	\$ 1,500.00
3	Shelving	\$ -	\$ -	\$ 750	\$ 750.00
	<b>Division 12 Totals:</b>	\$ 750	\$ -	\$ 2,250	\$ 3,000.00

**Division 14: Conveying Systems**

Line Item	Item Description	Labor	Material	Sub	Cost
	<b>Division 14 Totals:</b>	\$ -	\$ -	\$ -	\$ -

**Division 15: Mechanical**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Second Floor Plumbing	\$ -	\$ -	\$ 2,500	\$ 2,500.00
3	Second Floor Bath Fixtures	\$ -	\$ -	\$ 1,000	\$ 1,000.00
	<b>Division 15 Totals:</b>	\$ 750	\$ -	\$ 3,500	\$ 4,250.00

**Division 16: Electrical and Security**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 2,000	\$ -	\$ -	\$ 2,000.00
2	Second Floor Electrical	\$ -	\$ -	\$ 8,500	\$ 8,500.00
3	Second Floor Fixtures	\$ -	\$ -	\$ 3,000	\$ 3,000.00
4	Second Floor Heat	\$ -	\$ -	\$ 6,000	\$ 6,000.00
5	Demo abandoned 2nd Floor secondary	\$ -	\$ -	\$ 1,500	\$ 1,500.00
6	Second Floor Computer and Phone	\$ -	\$ -	\$ 1,000	\$ 1,000.00

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7	Security/Fire Detection System	\$ -	\$ -	\$ 2,500	\$ 2,500.00
	<b>Division 16 Totals:</b>	\$ 2,000	\$ -	\$ 22,500	\$ 24,500.00

SAM - Steamboat Art Museum  
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# EXHIBIT B

Division No.	Division Description	Labor & Subs	Material	Budget
1	General Conditions	\$ 15,850	\$ 1,750	\$ 17,600.00
2	Sitework and Demolition	\$ 35,850	\$ 850	\$ 36,700.00
3	Concrete	\$ 16,550	\$ 750	\$ 17,300.00
4	Masonry	\$ 10,750	\$ -	\$ 10,750.00
5	Metals	\$ 750	\$ 750	\$ 1,500.00
6	Carpentry	\$ 17,500	\$ 8,000	\$ 25,500.00
7	Moisture Protection	\$ 1,050	\$ 300	\$ 1,350.00
8	Doors and Windows	\$ 10,500	\$ 11,250	\$ 21,750.00
9	Finishes	\$ 29,250	\$ 3,500	\$ 32,750.00
10	Specialties	\$ -	\$ -	\$ -
11	Equipment	\$ 750	\$ 3,000	\$ 3,750.00
12	Furnishings	\$ 6,000	\$ -	\$ 6,000.00
13	Special Construction	NA	NA	\$ -
14	Conveying Systems	\$ 10,750	\$ -	\$ 10,750.00
15	Mechanical	\$ 61,400	\$ -	\$ 61,400.00
16	Electrical	\$ 47,500	\$ -	\$ 47,500.00
<b>SUBTOTAL</b>				<b>\$ 294,600.00</b>
	State Tax	Waived		
	City Use Tax	Waived		
	County Use Tax	Waived		
	City Excise Tax	Estimated		\$ 2,000.00
	Building Permit	Estimated		\$ 4,500.00
	Tap Fees	Estimated		\$ 4,000.00
	Environmental Health Fees	Estimated		\$ 3,500.00
<b>SUBTOTAL</b>				<b>\$ 14,000.00</b>
	Contractor Fee	10%		\$ 30,860.00
	Performance and Payment Bond	1%		\$ 3,086.00
<b>SUBTOTAL</b>				<b>\$ 33,946.00</b>
<b>TOTAL</b>	<b>Construction Hard Cost</b>			<b>\$ 342,546.00</b>
	Contingency	2%		\$ 6,850.92
<b>ARCHITECT</b>	12%			<b>\$ 41,105.52</b>
<b>TOTAL</b>				<b>\$ 383,651.52</b>

SAM - Steamboat Art Museum  
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**Division 1: General Conditions**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Superintendent - 6 weeks	\$ 4,800	\$ -	\$ -	\$ 4,800.00
2	Clean-up and Dumpster	\$ 1,500	\$ -	\$ 750	\$ 2,250.00
3	Small Tools	\$ -	\$ 300	\$ -	\$ 300.00
4	Construction Fuel	\$ -	\$ 300	\$ -	\$ 300.00
5	Mobilization/Demobilization	\$ 1,000	\$ -	\$ -	\$ 1,000.00
6	First Aid Supplies	\$ -	\$ -	\$ 50	\$ 50.00
7	Fire Extinguisher	\$ -	\$ -	\$ 50	\$ 50.00
8	Final Clean	\$ 500	\$ 150	\$ -	\$ 650.00
9	Umbrella Insurance	\$ -	\$ -	\$ 500	\$ 500.00
10	General Liability Insurance	\$ -	\$ -	\$ 1,000	\$ 1,000.00
11	Builders Risk Property Insurance	\$ -	\$ -	\$ 2,000	\$ 2,000.00
12	Phones	\$ -	\$ -	\$ 200	\$ 200.00
13	Construction Office	\$ -	\$ -	\$ -	NA
14	Temporary Toilets	\$ -	\$ -	\$ -	NA
15	General Material Hauling and Acquisition	\$ 750	\$ -	\$ -	\$ 750.00
16	Reimbursables (Prints, Copies, etc.)	\$ -	\$ 250	\$ -	\$ 250.00
17	Construction Power	\$ -	\$ -	\$ -	NA
18	Testing	\$ -	\$ -	\$ 750	\$ 750.00
19	Construction Site Management	\$ 2,000	\$ 750	\$ -	\$ 2,750.00
	<b>Division 1 Totals:</b>	\$ 10,550	\$ 1,750	\$ 5,300	\$ 17,600.00

**Division 2: Demolition and Sitework**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 600	\$ -	\$ -	\$ 600.00
2	Demolition - Fireplace	\$ 3,500	\$ -	\$ -	\$ 3,500.00
3	Demolition - First Floor & Misc. Footings	\$ 6,500	\$ 500	\$ 20,000	\$ 27,000.00
5	Haz Mat Mitigation	\$ -	\$ -	\$ 2,750	\$ 2,750.00
6	Clean Attic	\$ 2,500	\$ 350	\$ -	\$ 2,850.00
	<b>Division 2 Totals:</b>	\$ 13,100	\$ 850	\$ 22,750	\$ 36,700.00

**Division 3: Concrete**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 1,200	\$ -	\$ -	\$ 1,200.00
2	Clean and Repair First Floor slab	\$ 2,000	\$ 750	\$ -	\$ 2,750.00
3	Pour Topping Slab	\$ -	\$ -	\$ 7,750	\$ 7,750.00
4	Repair Rear Delivery Slab	\$ -	\$ -	\$ 1,500	\$ 1,500.00
5	Repair 8th Street entry	\$ -	\$ -	\$ 850	\$ 850.00
6	Support Labor	\$ 2,000	\$ -	\$ -	\$ 2,000.00
7	Concrete Pump Truck	\$ -	\$ -	\$ 1,250	\$ 1,250.00

SAM - Steamboat Art Museum  
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	<b>Division 3 Totals:</b>	\$ 5,200	\$ 750	\$ 11,350	\$ 17,300.00
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**Division 4: Masonry**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Patch Interior Masonry	\$ -	\$ -	\$ 2,500	\$ 2,500.00
3	Clean Interior Masonry	\$ -	\$ -	\$ 7,500	\$ 7,500.00
	<b>Division 4 Totals:</b>	\$ 750	\$ -	\$ 10,000	\$ 10,750.00

**Division 5: Metals**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 250	\$ -	\$ -	\$ 250.00
2	Miscellaneous Steel and Connections	\$ -	\$ 750	\$ 500	\$ 1,250.00
	<b>Division 5 Totals:</b>	\$ 250	\$ 750	\$ 500	\$ 1,500.00

**Division 6: Carpentry**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 3,500	\$ -	\$ -	\$ 3,500.00
2	First Floor Wall Framing	\$ 2,500	\$ 1,000	\$ -	\$ 3,500.00
4	First Floor Stair	\$ 1,500	\$ 1,000	\$ -	\$ 2,500.00
5	Miscellaneous Blocking/Backing	\$ 500	\$ 250	\$ -	\$ 750.00
6	First Floor Column and Footing Framing	\$ 2,500	\$ 2,000	\$ -	\$ 4,500.00
7	First Floor Interior Trim	\$ 2,500	\$ 2,000	\$ -	\$ 4,500.00
8	Exterior Trim	\$ 2,000	\$ 750	\$ -	\$ 2,750.00
9	1905 Building Floor Repairs	\$ 2,500	\$ 1,000	\$ -	\$ 3,500.00
	<b>Division 6 Totals:</b>	\$ 17,500	\$ 8,000	\$ -	\$ 25,500.00

**Division 7: Moisture Protection**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 350	\$ -	\$ -	\$ 350.00
2	Caulk and Seal	\$ 300	\$ 100	\$ -	\$ 400.00
3	Miscellaneous Insulation	\$ 400	\$ 200	\$ -	\$ 600.00
	<b>Division 7 Totals:</b>	\$ 1,050	\$ 300	\$ -	\$ 1,350.00

**Division 8: Doors and Windows**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 2,500	\$ -	\$ -	\$ 2,500.00
2	Rehabilitate 1st Floor Windows	\$ 3,500	\$ 1,000	\$ -	\$ 4,500.00
3	8th Street Door	\$ 1,250	\$ 3,500	\$ -	\$ 4,750.00

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4	Alley Shipping Door	\$ 1,250	\$ 3,500	\$ -	\$ 4,750.00
5	First Floor Interior Doors	\$ 1,000	\$ 1,500	\$ -	\$ 2,500.00
6	Hardware	\$ 1,000	\$ 1,750	\$ -	\$ 2,750.00
<b>Division 8 Totals:</b>		\$ 10,500	\$ 11,250	\$ -	\$ 21,750.00

**Division 9: Finishes**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 3,000	\$ -	\$ -	\$ 3,000.00
2	First Floor Drywall	\$ -	\$ -	\$ 3,750	\$ 3,750.00
3	First Floor Paint and Stain	\$ -	\$ -	\$ 5,000	\$ 5,000.00
4	Workshop Impervious Wall Surface	\$ 1,500	\$ 2,000	\$ -	\$ 3,500.00
5	First Floor Concrete Floor Finish	\$ 3,500	\$ 1,500	\$ -	\$ 5,000.00
6	First Floor Ceiling Rehabilitation	\$ -	\$ -	\$ 12,500	\$ 12,500.00
<b>Division 9 Totals:</b>		\$ 8,000	\$ 3,500	\$ 21,250	\$ 32,750.00

**Division 10: Specialties**

Line Item	Item Description	Labor	Material	Sub	Cost
<b>Division 10 Totals:</b>		\$ -	\$ -	\$ -	\$ -

**Division 11: Equipment**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 250	\$ -	\$ -	\$ 250.00
2	Refrigerator/Freezer	\$ -	\$ 1,500	\$ -	\$ 1,500.00
3	Dishwasher	\$ -	\$ 1,000	\$ -	\$ 1,000.00
4	Microwave	\$ -	\$ 500	\$ -	\$ 500.00
5	Installation	\$ 500	\$ -	\$ -	\$ 500.00
<b>Division 11 Totals:</b>		\$ 750	\$ 3,000	\$ -	\$ 3,750.00

**Division 12: Furnishings**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00
2	Casework	\$ -	\$ -	\$ 2,750	\$ 2,750.00
3	Shelving	\$ -	\$ -	\$ 2,500	\$ 2,500.00
<b>Division 12 Totals:</b>		\$ 750	\$ -	\$ 5,250	\$ 6,000.00

**Division 14: Conveying Systems**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 750	\$ -	\$ -	\$ 750.00

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2	Accessible Lift	\$ -	\$ -	\$ 10,000	\$ 10,000.00
<b>Division 14 Totals:</b>		\$ 750	\$ -	\$ 10,000	\$ 10,750.00

**Division 15: Mechanical**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 1,500	\$ -	\$ -	\$ 1,500.00
2	First Floor Radiant Heat	\$ -	\$ -	\$ 48,000	\$ 48,000.00
3	HVAC Rehabilitation	\$ -	\$ -	\$ 3,500	\$ 3,500.00
4	First Floor Plumbing	\$ -	\$ -	\$ 3,500	\$ 3,500.00
5	Kitchen Hand Sink	\$ -	\$ -	\$ 750	\$ 750.00
7	Service Sink	\$ -	\$ -	\$ 1,350	\$ 1,350.00
10	Relocate First Floor Water Line	\$ -	\$ -	\$ 2,800	\$ 2,800.00
<b>Division 15 Totals:</b>		\$ 1,500	\$ -	\$ 59,900	\$ 61,400.00

**Division 16: Electrical and Security**

Line Item	Item Description	Labor	Material	Sub	Cost
1	Supervision	\$ 1,500	\$ -	\$ -	\$ 1,500.00
2	Meter Consolidation	\$ -	\$ -	\$ 18,000	\$ 18,000.00
3	First Floor Electrical	\$ -	\$ -	\$ 7,500	\$ 7,500.00
4	First Floor Fixtures	\$ -	\$ -	\$ 6,000	\$ 6,000.00
5	Demo abandoned attic secondary	\$ -	\$ -	\$ 3,500	\$ 3,500.00
10	First Floor Computer and Phone	\$ -	\$ -	\$ 1,000	\$ 1,000.00
12	Security/Fire Detection System	\$ -	\$ -	\$ 10,000	\$ 10,000.00
<b>Division 16 Totals:</b>		\$ 1,500	\$ -	\$ 46,000	\$ 47,500.00

# Letters of Support



Connecting yesterday's places with tomorrow

December 12, 2012

City of Steamboat Springs  
Attn: Ms. Julie Franklin  
PO Box 775088  
Steamboat Springs CO 80477

Dear Ms. Franklin:

I enthusiastically am writing on behalf of Historic Routt County (HRC) to support the Steamboat Art Museum's (SAM) request for revenue allocation from the Steamboat Springs Accommodation Tax.

SAM is a cultural oasis in Steamboat Springs, showcasing the vision and creativity of our rural lifestyle by featuring the work of local artists in addition to well-known artists across the country whose work complements the area's values. The Museum attracts locals and visitors alike with its fine art exhibits and educational opportunities.

SAM operates the city-owned historic First National Bank Building (the Rehder Building) in the heart of downtown Steamboat Springs – listed on both the National Register of Historic Places and the Routt County Register of Historic Properties. SAM has graciously partnered with HRC for the past several years to allow us to hold our Annual Meeting in the beautiful, historic building. We also plan to partner with SAM and the Yampa Valley Land Trust to pursue mutual restoration goals on the First National Bank Building and the Rehder Ranch in Pleasant Valley. Our partnership will enable the Rehder Legacy to shine for many generations to come!

Funding from the Allocation Tax would ensure that the treasured Rehder Building meets the Routt County Building Department code, so that people from near and far can continue to safely and comfortably enjoy all that the Museum offers. This funding would complement a recent grant awarded by the Museum and Heritage Fund Advisory Board and the Routt County Commissioners. As a team effort, your support will ensure on-going repairs and improvements to the building, so that it can continue to be one of the most special focal points in downtown Steamboat Springs.

Thank you for considering SAM's request for a portion of the Accommodation Tax. Please don't hesitate to contact me if you have any questions.

Sincerely,

Meg Tully, CAE - Executive Director



December 27, 2012

Dear Steamboat Springs Accommodations Tax Committee,

I am writing to support the Steamboat Art Museum's ("SAM") request for a portion of the City of Steamboat Springs Accommodations Tax. SAM is the steward of a historic downtown building in Steamboat, making it an integral part of the downtown economy, the historic economy and the arts/culture economy of Steamboat. This organization has frugally managed their financial resources during its existence and has grown to where it has more than 25,000 visitors annually to its exhibits.

As the Executive Director of the Steamboat Springs Arts Council, I have the joy of collaborating with SAM. This organization is a key to growing the arts and culture industry in Steamboat. The arts and culture industry entertains our visitors, and attracts second homeowners and location neutral workers coming to Steamboat to raise families. This industry is the least supported by our City Government, yet provides significant value to the community. The development of SAM in downtown Steamboat is an amazing opportunity for the entire community.

SAM's request to update the old Antares restaurant to bring this City Building up to code and useable by the public appears like an ideal opportunity to use our tax dollars and achieve several key milestones: update of the taxpayers' building, further use by the taxpayers' of the building, and financial support of an organization drawing and entertaining tourists. The Tax Policy Board spoke to the fact that Steamboat's community amenities are the largest factors in attracting second home owners and location neutral persons. SAM is one of these community amenities.

Thank you very much for your time and efforts. I hope this investment into SAM and this City Building is something that can be achieved by your committee.

Very truly yours,

Clark Davidson  
Executive Director  
[clark@steamboatspringsarts.com](mailto:clark@steamboatspringsarts.com)



January 4, 2013

Accommodations Tax Fund Committee:

As the Executive Director for MainStreet Steamboat Springs, I am offering my support for the Steamboat Art Museum's one time request for \$250,000 to renovate the old Antares Restaurant in the Rehder Building for gallery, workshop and library space.

As you know, the Steamboat Art Museum is located on a crucial corner in Downtown Steamboat Springs. When the museum opened its doors several years ago, it helped to elevate the arts in Steamboat Springs far beyond what it had been in the past. The quality of the exhibits has been extremely high caliber, something rarely seen in this part of the country. With the advent of the popular First Friday Art Walks, numerous new art galleries and alternative venues, and the pursuit of a potential Colorado Creative Arts District, the visual arts are alive and well in Steamboat. The arts have been recognized as an up-and-coming economic driver identified and funded by the state of Colorado.

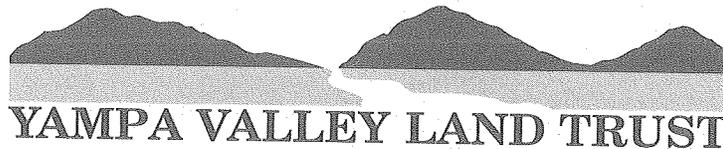
Situated next door to the soon-to-be renovated Chief Theater Performing Arts and Cultural Center, on the corner at 7<sup>th</sup> and Lincoln, in the very center of our historic commercial district, SAM helps to anchor a creative arts image for the community. Just as the Buffalo Bill Historic Museum in Cody, WY, draws thousands of tourists each year to view the exhibits on display, so will be the draw of SAM in the years to come. By being able to expand the exhibit space and to encourage artists to create, the museum will be true to its mission, while creating a popular attraction outside of our usual outdoor recreation offerings.

Please strongly consider this one-time allocation to SAM to help complete this project and expand the cultural offerings in this community.

Sincerely,

A handwritten signature in cursive script that reads "Tracy Barnett".

Tracy Barnett  
Executive Director



July 11, 2012

Steamboat Art Museum Board of Directors  
801 Lincoln Avenue  
PO Box 883434  
Steamboat Springs, CO 80488

Dear SAM Board of Directors,

Yampa Valley Land Trust strongly supports SAM's request to the City of Steamboat Springs for an allocation from the revenue collected via the Steamboat Springs Accommodations Tax to fund building repairs, maintenance and other upgrades to the Rehder Building as required by the Routt County Building Department. The Steamboat Art Museum, housed in the City-owned Rehder Building, is a vital community asset and needs to be, and should be, a recipient of public funding.

As a cornerstone in historic downtown Steamboat Springs, SAM clearly meets all the criteria to qualify as an Accommodation Tax funded project. SAM's excellent exhibits draw tourists from all over the country as it enhances the Steamboat experience and provides a unique option for visitors to not only visit an historic building, but to experience art that captures the culture and heritage of Northwest Colorado.

As a partner in preserving and promoting the Rehder Legacy in Northwest Colorado, Yampa Valley Land Trust recognizes how important it is that SAM receives this critical financial assistance not only to meet the County's building requirements, but to respect and honor the wishes of Helen Rehder.

We wish you success in this endeavor. Please let us know if, and when, we can help in any other way with your funding request.

Sincerely,  
For Susan Dorsey, Executive Director

Kathy Cline, YVLT Finance



*Connecting People Who Care With Causes That Matter*

January 4, 2013

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Accommodation Tax Review Committee  
City of Steamboat Springs

Dear Committee Members:

I am writing in support of the Steamboat Art Museum's request of \$250,000 from the Accommodations Tax for upgrades to their facilities. This request is an excellent use of this funding source for a multitude of reasons.

First, it is a one-time request for an existing City facility in dire need of repairs and renovations in order to be compliant with existing building codes. It is not a request for a new facility that can be a future financial burden to the City. Once repairs have been made, the building should be self-maintained by the Steamboat Arts Museum for many years into the future.

Second, to investment into a prominent arts museum at a key location downtown will only help to drive tourism. This is a facility that would be used year-round by many of our visitors and can play a key role in the economic vitality of a healthy and vibrant community.

And lastly, it is my understanding the use of this building is required to be used as a museum per the stipulation in bequest language. What a great opportunity to preserve the intent of this generous gift to the City as well as ensure the success of a prominent and valuable local nonprofit organization.

I hope you will look favorably on this request for improvements to this important and historic building.

Sincerely,

Mark D. Andersen  
Executive Director