

## Details revealed about new homes of historical society, judicial system

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Backers of new homes for the state judicial department and the Colorado Historical Society outlined their plans Tuesday to the legislature's Capital Development Committee, bringing with them a new museum location.

Most questions centered on financing, but the meeting ended with an offer from committee chairman Bob Bacon, D-Larimer, to help as a bill covering financing wends through the legislature.

"A project that has had many fits and starts is coming to fruition," said Bacon. "I'm excited that the space has been identified and that it is an amicable agreement (between the historical society and judicial). "

Sponsors have not yet been identified for legislation, said Ed Nichols, historical society president and CEO. The legislation, to be introduced this session, would authorize increased filing fees for the judicial department, as well as issuance of the certificates of participation to pay for part of both buildings.

The plans, according to project manager Bill Mosher:

The historical society would become part of a complex south of the 1290 Broadway building (between Broadway and Lincoln Street), including a 450-space parking garage and 200,000-square-foot office tower atop the museum.

The 200,000-square-foot museum is projected to cost about \$110 million, which includes \$6.5 million to Des Moines-based Principal Real Estate Investors in what is essentially a condominium arrangement for museum, garage and tower. (The museum now uses about 135,000 square feet.)

The project would be funded from several sources: \$25 million from the judicial department to compensate the museum for its move, about \$8 million over two successive years from the State Historical Fund, and \$76.9 million from financing, to cost about \$5 million a year. Design would be completed this year, with construction beginning in early 2009.

A judicial center of at least 600,000-square feet is estimated to cost \$295 million, and cover the site that agency now shares with the historical society.

That includes the \$25 million to the historical society, \$44.5 million from increased filing fees, \$60 million savings over 30 years in leases from consolidating the department, and about \$262 million in funding through certificates of participation. Construction of the center would begin in 2012, with completion 28 months later.

Chief Justice Mary Mullarkey told committee members that fee boosts would keep the state in the middle range in terms of rankings across the country.

"The access to justice issue is very important," she said. "I think this is a reasonable approach."