

Park County Land & Water Trust Fund Application

TARRYALL-CLINE RANCH: **CONSERVATION, REHABILITATION & REDEVELOPMENT**

Organization name: Dept. of Heritage & Tourism, Park County
Contact person: Andy Spencer, Director
Organization address: 856 Castello Ave., Fairplay CO 80440
Contact address: 856 Castello Ave., Fairplay CO 80440
Organization phone: 719-836-4298
Contact phone #: 719-836-4298

INTRODUCTION

The Tarryall-Cline Ranch Headquarters is an iconic structure known throughout Park County. With its proximity to US Hwy 285 it is seen by thousands of Park County citizens and visitors every year. It is a unique property that nestles within one of Colorado's most dramatic landscapes and it provides an unequalled opportunity to illustrate the heritage of Park County and its history of ranching, mining and railroads. The property's proximity to the Cline Ranch State Wildlife Area makes it an ideal location to facilitate and educate outdoor enthusiasts whatever their outdoor pursuits may be including fishing, horseback riding, snowshoeing or hiking. When completed, the project will provide visitors with a stopping point that offers yearlong outdoor recreation, heritage interpretation and environmental education – all with the grandeur of Rocky Mountains as a backdrop.

The goal of this project is to create a framework to improve the historic ranch headquarters to accommodate new uses while rehabilitating and/or stabilizing the structures to preserve the historic qualities of this unique South Park ranch. Within the existing Conservation / Recreation Zone District the new use of the headquarters facility will be the creation of a destination hub for Park County's myriad recreational and educational opportunities. The headquarters will be the home of Park County's Office of Recreation and will offer interpretive public use spaces as well as much needed office space to facilitate the management of the Cline Ranch SWA and nearby shooting range.

Provide a brief description of the project scope and nature

The goal of this project is to create a framework to improve the historic ranch headquarters to accommodate new uses while rehabilitating and/or stabilizing the structures to preserve the historic qualities of this unique South Park ranch. Within the existing Conservation / Recreation Zone District the new use of the headquarters facility will be the creation of a destination hub for Park County's myriad recreational and educational opportunities. The headquarters will be the home of Park County's Office of Recreation and will offer interpretive public use spaces as well as much needed office space to facilitate the management of the Cline Ranch SWA and nearby shooting range.

Park County Land & Water Trust Fund Application

What is the need for the project?

Although the Tarryall-Cline Ranch Headquarters is in a dire state of disrepair it is a unique building within Park County and is eligible for the Colorado State Register of Historic Places. Moreover, in 2018 Colorado Preservation Inc. recognized the Tarryall-Cline Ranch Headquarters as one of Colorado's Most Endangered Places. Historically, the property has architectural, preservation and historical community-value.

The property also benefits from its unique situation within, and related to the Cline Ranch State Wildlife Area. From a recreation viewpoint, it is vital that the ever-increasing numbers of outdoor enthusiasts that experience Park County are provided with opportunities to understand the fragility of park County's unique environment and learn how to recreate in a sustainable and respectful manner. This majestic setting provides for an unprecedented opportunity to provide a wide range of recreational uses within a historical context. In 2016 the Park County Board of Commissioners listed the property as a Park County Local Historical Landmark.

How does the project align with the voter approved uses of funds?

This project is closely aligned with the voter approved uses of funds as an outdoor recreation space; as a center of environmental / sustainable recreation education; and as an improved outdoor recreation center. It will tie-in outdoor recreation education and use through outdoor activities such as horseback riding, hiking, fishing, hunting and shooting (nearby range).

Please describe the return on investment of Land & Water Trust Funds.

The Tarryall-Cline Ranch headquarters is one of the most iconic and often-seen properties in Park County. It's current state of disrepair does not do it justice as a recreation destination, an outdoor recreation learning space or a historic part of Park County's heritage of ranching, mining and railways. The building represents, not only Park County's past heritage, but also its future as an outdoor recreation destination. The citizenry is heavily invested in the property which has been the site of community workdays and financial invest on the part of the Park County government as it tries to preserve and rehabilitate the structure.

This part of the ranch was purchased in 2011 with the participation and support of Colorado Parks and Wildlife, Park County Land and Water Trust Board (LWTF), Colorado Habitat Stamp Program, and Great Outdoors Colorado (GOCO). Park County has approved this project. Since 2011 the ranch headquarters has been in a state of deterioration.

Through the use of LWTB funds the property would elevate the work of the LWTF and recognize Park County as a leader in sustainable and thoughtful outdoor recreation. It would serve as destination for Park County citizens and visitors alike to learn about the variety of outdoor opportunities; the fragile nature of our environment and heritage, and serve as a learning center with an emphasis on sustainable and wise use of our precious lands.

Park County Land & Water Trust Fund Application

Please list and provide supporting documents (as attachments).

- Tarryall – Cline Ranch Master Plan September 2016
- Hazardous Materials Report: ACM Survey Report Cline Ranch Main House
- LWTF Funding Request – 0 6th Street Fairplay Contract to Buy and Sell Real Estate
- LWTF Funding Request – Joe Lynch Arena 2019
- LWTF Funding Request – Kenosha Toilets 2019
- LWTF Funding Request – Bailey Drainage 2019

Who is the Property Owner & do they approve of it, they approved it, or when is approval anticipated?

The owner of the property is County of Park. Park County has approved this project.

Provide documentation of the entity that owns or will own the asset, including water rights, for this project.

Easement in Gross from State of Colorado (via Colorado Parks and Wildlife).

Accessibility to the public (provisions for the disabled, location, hours etc.).

All public spaces will be ADA compatible with ADA-approved ramps and handrails.

The facility will be open to the public however actually opening hours have yet to be determined.

How will the LWTF contribution be recognized during the project (i.e. Thank You Park County Voters banner/signage) and at the completion of the project (i.e. Dedication / Contribution Plaque)?

Throughout the construction / rehabilitation process a banner will be evident recognizing Park County voters. This banner will be able to be seen from the highly-trafficked Hwy 285.

Upon completion of the project there will be a suitable plaque and dedication ceremony.

Park County and the South Park National Heritage Area will use their dedicated and effective marketing and social-media platforms to highlight the project and recognize the Land and Water Trust Board and Park County voters.

Has this entity had previous funds awarded, and if so, is there a final report on file per page 3 criteria?

Yes. Please see attachments:

- LWTF Funding Request – 0 6th Street Fairplay Contract to Buy and Sell Real Estate
- LWTF Funding Request – Joe Lynch Arena 2019
- LWTF Funding Request – Kenosha Toilets 2019
- LWTF Funding Request – Bailey Drainage 2019

Park County Land & Water Trust Fund Application

PROJECT SCHEDULE

PHASE 1	2020		2021			
	Q3	Q4	Q1	Q2	Q3	Q4
Master Plan Review / Partner Consultations						
RFP: Architectural Consulting Services						
Hire ACS						
Architectural Construction Documents						
RFP: General Contractor						
Hire General Contractor						
Legal & Regulatory Consents						
Kick off Meetings						
LWTB Update / Presentation						
LWTB Funding Request						
1.1 & 1.3 Site Preparation						
1.2 & 1.4 Foundation Work						
1.5 Removal of non-structural gabling						
1.6 Insulation & Exterior						

PHASE 2	2022			
	Q1	Q2	Q3	Q4
Preparatory Meetings / Partner Consultations				
2.1 – 2.2 & 2.7 Stucco & Masonry				
2.3 Concrete flatwork repair / replace				
2.4 & 2.5 Repair / paint all exterior wood trim				
2.6 Install new gutter and downspout system				
2.8 Rehabilitate all wooden windows and doors				
2.9 & 2.91 Heating / Electrical Service				
LWTB Update / Presentation				
LWTB Funding Request				

Park County Land & Water Trust Fund Application

	PHASE 3	2023				2024			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	Preparatory Meetings / Partner Consultations								
	3.1 Exterior Insulation								
	3.2 & 3.7 Interior Work								
	3.3 - 3.6 Interior Wood / Trim								
	3.7 Interior work: kitchen, bathroom, visitor areas								
	3.8 - 3.9 Interior stairs & ADA Ramps								
	3.9 ADA Accessible ramps and handrails								
	3.92 - 3.94 Plumbing & Septic								
	3.95 - 3.96 Electrical / Data								
	LWTB Update / Presentation								
	LWTB Funding Request								
	Dedication / Open to Public								

Park County Land & Water Trust Fund Application

BUDGET

Budget Overview:

PHASE 1

Land & Water Trust Fund Request	\$ 247,406
Applicant / Partner Cash Match	\$
Cash Total (grant request plus applicant cash request)	\$
Value of In-Kind Services (provide documentation)	\$ 46,041
Phase Budget	\$ 293,447

PHASE 2

Land & Water Trust Fund Request	\$ 242,906
Applicant / Partner Cash Match	\$
Cash Total (grant request plus applicant cash request)	\$
Value of In-Kind Services (provide documentation)	\$ 22,243
Phase Budget	\$ 265,149

PHASE 3

Land & Water Trust Fund Request	\$ 297,979
Applicant / Partner Cash Match	\$
Cash Total (grant request plus applicant cash request)	\$
Value of In-Kind Services (provide documentation)	\$ 22,243
Phase Budget	\$ 320,222

TOTAL

Land & Water Trust Fund Request	\$ 788,291
Applicant / Partner Cash Match	\$
Cash Total (grant request plus applicant cash request)	\$
Value of In-Kind Services (provide documentation)	\$ 90,887

Applicant Cash Match Percent of Total Cash	11.5 %
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If the project was developed using Tasks or Phases, please categorize the budget on the following page by Task of Phase. Rows may be added as needed to each budget category. If more than one partner is contributing to the budget, you may add columns for each of use a total for the chart and list each partner's contribution separately under the budget narrative.

Park County Land & Water Trust Fund Application

PHASE 1 – RANCH HOUSE HQ EXTERIOR REHABILITATION CRITICAL & SERIOUS WORK EXPENSES INCOME AND EXPENDITURE SHEET

Description	LWTF Request	Applicant Cash	Applicant In-Kind	Partner Cash	Partner In-Kind	Total
Consultants and/or Contractors						
Hazardous Materials – Removal, Abatement & Disposal	\$5,000					\$5,000
General Contractor	\$99,406					\$99,406
Equipment Rental or Purchase						
Materials, Supplies, and Fees						
Property Acquisition						
Mileage (Prefer Applicant and Partners provide cash & in-kind)						
Vehicle, maintenance & gas			\$3,300			\$3,300
Administrative Expenses (Prefer Applicant and Partners provide cash & in-kind)						
Projects & Grants Manager			\$10,290			\$10,290
Director			\$17,306			\$17,306
Historic Preservationist			\$5,145			\$5,145
Other (Be Specific)						
1.1 Grading Improvements			\$6,000			\$6,000
1.2 Excavation / Construction of New Foundation	\$95,000					\$95,000
1.3 Demolition of non-historical enclosures			\$4,000			\$4,000
1.4 Structural Connection between house / foundation	\$20,000					\$20,000
1.5 Removal of non-structural gabling, disposal and repair	\$7,500					\$7,500
1.6 Rigid board insulation and roofing membrane	\$18,000					\$18,000
1.7 Reframing of front porch roof	\$2,500					\$2,500
Total Income / Expenses						
	\$247,406		\$46,041			\$293,447

Park County Land & Water Trust Fund Application

PHASE 2 – RANCH HOUSE HQ EXTERIOR REHABILITATION CRITICAL & SERIOUS WORK EXPENSES INCOME AND EXPENDITURE SHEET

Description	LWTF Request	Applicant Cash	Applicant In-Kind	Partner Cash	Partner In-Kind	Total
Consultants and/or Contractors						
General Contractor	\$99,406					\$99,406
Equipment Rental or Purchase						
Materials, Supplies, and Fees						
Property Acquisition						
Mileage (Prefer Applicant and Partners provide cash & in-kind)						
Vehicle, maintenance & gas			\$3,300			\$3,300
Administrative Expenses (Prefer Applicant and Partners provide cash & in-kind)						
Projects & Grants Manager			\$5,145			\$5,145
Director			\$8,653			\$8,653
Historic Preservationist			\$5,145			\$5,145
Other (Be Specific)						
2.1 Removal of exterior stucco structure & replacement	\$40,000					\$40,000
2.2 Reconstruct and repoint all damaged stone masonry	\$25,000					\$25,000
2.3 Concrete flatwork	\$2,500					\$2,500
2.4 Viga repair / replacement	\$5,000					\$5,000
2.5 Repair and paint all exterior wood trim	\$4,000					\$4,000
2.6 Install new gutter and downspout system	\$6,000					\$6,000
2.7 Rebuild and line chimneys	\$5,000					\$5,000
2.8 Rehabilitate all wooden windows and doors	\$40,000					\$40,000
2.9 Install heating system	\$8,000					\$8,000
2.91 Install new electrical service, entry, set new panel and disconnect	\$8,000					\$8,000
Total Income / Expenses						
	\$242,906		\$22,243			\$265,149

Park County Land & Water Trust Fund Application

PHASE 3 - RANCH HOUSE HQ INTERIOR REHABILITATION & TENANT IMPROVEMENTS EXPENSES INCOME AND EXPENDITURE SHEET

Description	LWTF Request	Applicant Cash	Applicant In-Kind	Partner Cash	Partner In-Kind	Total
Consultants and/or Contractors						
General Contractor	\$109,979					\$109,979
Equipment Rental or Purchase						
Materials, Supplies, and Fees						
Property Acquisition						
Mileage (Prefer Applicant and Partners provide cash & in-kind)						
Vehicle, maintenance & gas			\$3,300			\$3,300
Administrative Expenses (Prefer Applicant and Partners provide cash & in-kind)						
Projects & Grants Manager			\$5,145			\$5,145
Director			\$8,653			\$8,653
Historic Preservationist			\$5,145			\$5,145
Other (Be Specific)						
3.1 Verify / complete exterior insulation	\$4,000					\$4,000
3.2 Remove interior sheathing, repair / replace plaster walls	\$36,000					\$36,000
3.3 Rehabilitate existing wooden doors / trim	\$5,000					\$5,000
3.4 Clean, repair / replace wooden floors	\$10,000					\$10,000
3.5 Refinish interior wood trim	\$3,000					\$3,000
3.6 New interior wall framing	\$10,000					\$10,000
3.7 Interior work: kitchen, bathroom, visitor areas	\$17,000					\$17,000
3.8 Reconstruct interior stairs (2)	\$12,000					\$12,000
3.9 ADA Accessible ramps and handrails	\$7,500					\$7,500
3.91 New covered rear porch	\$20,000					\$20,000

Park County Land & Water Trust Fund Application

3.92 Install new plumbing fixtures and piping	12,000					12,000
3.93 Drill new well, install pump and equipment	\$10,000					\$10,000
3.94 Install new septic tank and mounded leach field	\$20,000					\$20,000
3.95 Rewire house for lighting, power and data	15,000					15,000
3.96 New lighting fixtures	\$6,500					\$6,500
Total Income / Expenses						
	\$297,979		\$22,243			\$ 320,222

Park County Land & Water Trust Fund Application

NARRATIVE

Without repeating information provided elsewhere, please describe any additional information regarding each expense and related income source. Please attach any additional back up documentation that has not been already provided.

Consultants and/or Contractors

Equipment Rental or Purchase

Materials, Supplies, and Fees

Property Acquisition

None

Mileage (Prefer Applicant and Partners provide cash & in-kind)

Actual mileage costs supplied based on Park County's current mileage cost

Administrative Expenses (Prefer Applicant and Partners provide cash & in-kind)

Actual salary costs supplied

Other (Be Specific)

Park County Land & Water Trust Fund Application

CERTIFICATION

I, the undersigned, certify that:

1. I have been authorized by the organization named in this application to administer the Trust Fund Grant, if awards;
2. To the best of my knowledge, all information contained in this application is true and accurate;
3. The Land and Water Trust Fund's investment will be recognized during the project (i.e. Thank You Park County Voters banner/signage) and at the completion of the project (i.e. Dedication / Contribution Plaque) as agreed upon;
4. A final report, as an electronic document, will be furnished to the Land and Water Trust Fund Board, including lessons learned on the project, too be prepared ads submitted to Park County for publication on its web site;
5. Report and presentation will be presented within 90 days of the scheduled finish date and an 11 Month Review as stated above for the project described herein; and
6. All required reporting forms will be furnished in a timely manner to be considered for future funding.

Representing (Applicant Organization): County of Park

Contact Person: Andy Spencer. Director, Department of Heritage & Tourism.

Contact Person (Signature):

A handwritten signature in black ink on a light blue background. The signature consists of the initials 'A.' followed by a stylized, cursive name that appears to be 'Spencer'.

Dated: 7th July 2020