

Gibbs Farm Transformation Briefing - CIPAC

Ramsey County Historical Society

March 2, 2023

Summary

The Ramsey County Historical Society and Gibbs Farm Transformation Task Force began exploring options to expand the reach of Gibbs Farm since 2015. At that time, Gibbs Farm had been operating at full capacity for two years, and as a seasonal site, on-site service growth opportunities were very limited. After three years of internal planning, Cuningham Group Architects were hired to help create a facility master plan that would support year-round operations, this was completed in December 2018.

The Master Plan process considered a wide range of improvements with the goal of identifying those necessary to sustain Gibbs Farm for the next 25 years. The resulting plan accomplishes this goal and when implemented will support year-round operations. Year-round operations will allow the number of students participating in school tours to increase from 15,000 to 30,000, support a substantial after-school program, increase the site's rental capacity dramatically, add safety and comfort features for guests, support significant increases in general visitation, and create for the first time sufficient high-quality space supporting the preservation of the RCHS collection. The planned facilities will also support the work of RCHS's partners that advance the RCHS mission, including Dakota Wicohan and other Dakota groups, the Bell Museum, and other community partners.

All told, the proposed site improvements will increase earned revenue by 150%-250% while increasing operating costs by a substantially lesser margin, supporting both innovation and long-term sustainability.

The project was included in the Governor's proposed capital investment bill in 2020 in its first year, and has been toured twice by both House and Senate members since 2019. It was included in the draft capital investment omnibus bills in both chambers of the Minnesota Legislature in 2022, however those bills were never introduced and no capital investment bills were passed. Senior leadership has indicated that the Gibbs Farm funding will be part of the cash-only capital investment bill proposed for the current 2023 legislative session. This request is for \$9.4 million and is supported by Ramsey County advocacy efforts as well as those by RCHS.

Project Budget (excludes \$500,000 in previously raised and expended funds for Red Barn Phase I)

Ramsey County has already encumbered \$1.2 million for design and engineering, final design development is underway and will be completed by early summer 2023.

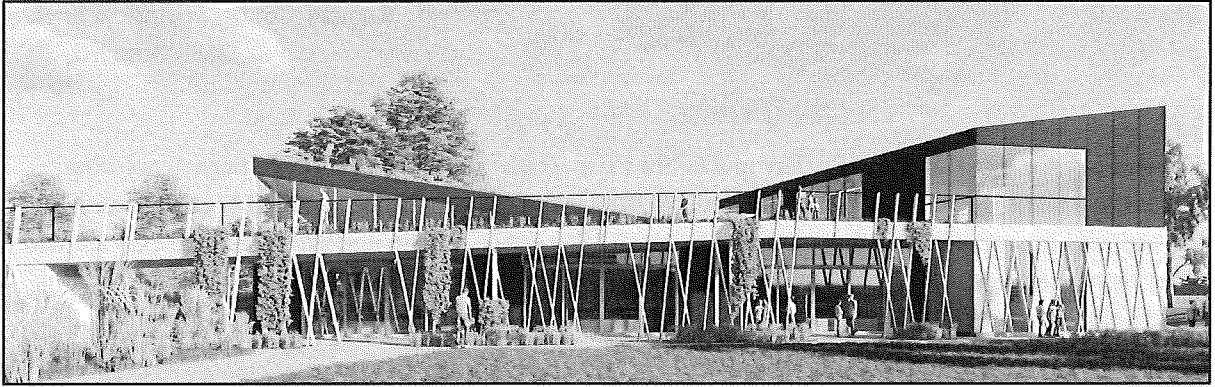
Revenue

| | |
|-----------------------|---|
| Ramsey County: | \$ 7.7 million (Includes \$500,000 cost escalation) |
| Private Philanthropy: | \$ 6 million (\$3.7 million secured) |
| State of Minnesota: | \$ 9.4 million (in process) |
| | \$23.1 million |

Expenses

| | |
|-----------------------------------|----------------|
| Design & Engineering: | \$ 1.2 million |
| Construction: | \$16.8 million |
| Program Development & Transition: | \$ 1.1 million |
| Endowment: | \$ 4 million |
| | \$23.1 million |

Project Components

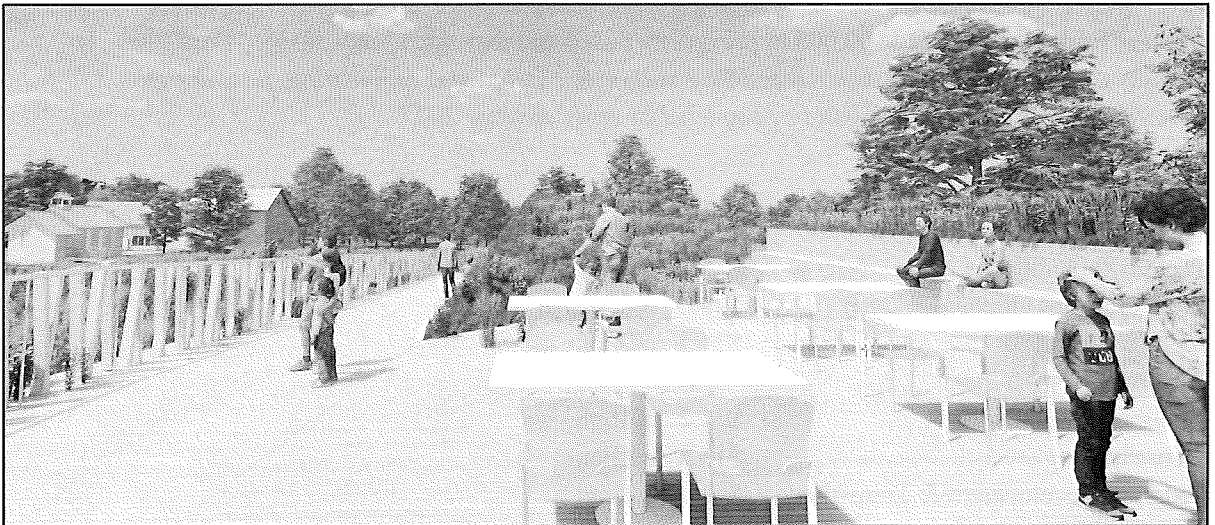


Education & Program Building

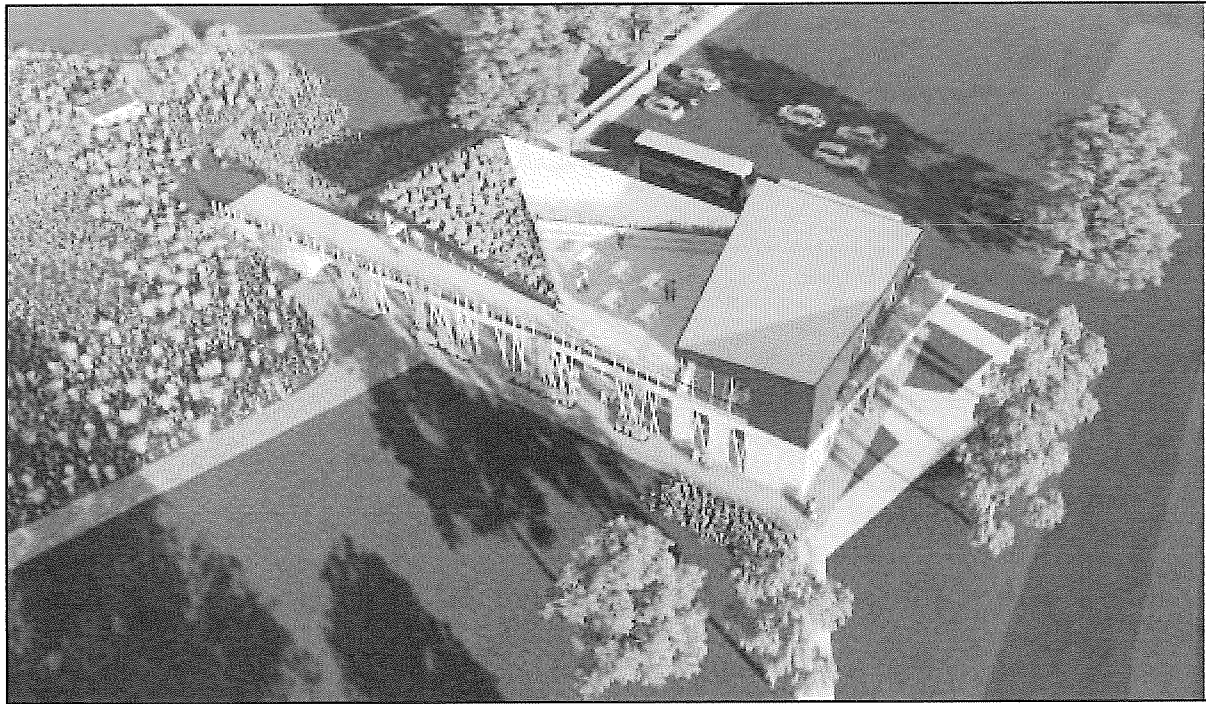
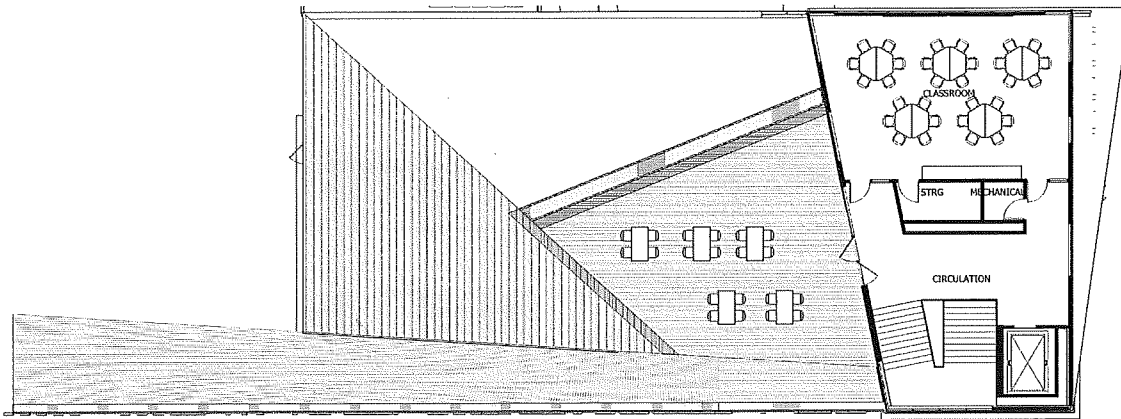
The new Education & Program building will be adjacent to the prairie to support outdoor programming. Preserving the transportive experience of being immersed in this historic landscape is a top priority, this building is designed to appear as a grassy hill when viewed from the prairie.

The new program building includes the Nicholson Family Community Room, a large assembly space that can be entered from the bus drop, the lawn to the south, or from the prairie to the west. The space can be used to deliver programs to several classrooms of students at once and is supported by a catering kitchen and bathrooms. The basement includes a 1,200 square foot learning gallery that will help tell the story of Jane and Heman Gibbs as well as the Dakota people of Heyáta Othúŋwe (Cloud Man's Village) using pieces from the RCHS collection and materials from our Dakota partners. A rooftop classroom provides an additional indoor learning space and access to a rooftop deck with beautiful views of the site that can be used for programming and also provides access via a ramp directly to the prairie to the west.

The Education & Program Building provides safe space for students during inclement weather and allows year-round indoor/outdoor programming. It also provides a home base for the new afterschool program, evening history programs, exhibitions, and community events for up to 200 people indoors. The facility will be fully accessible, provides comfortable restroom facilities, and program prep and support spaces.



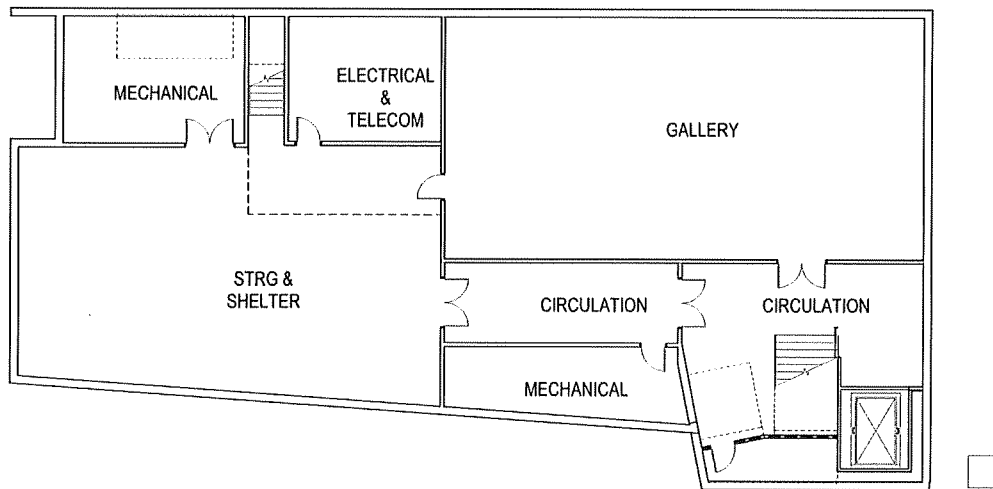
Second Story/Roof



Main Level



Basement

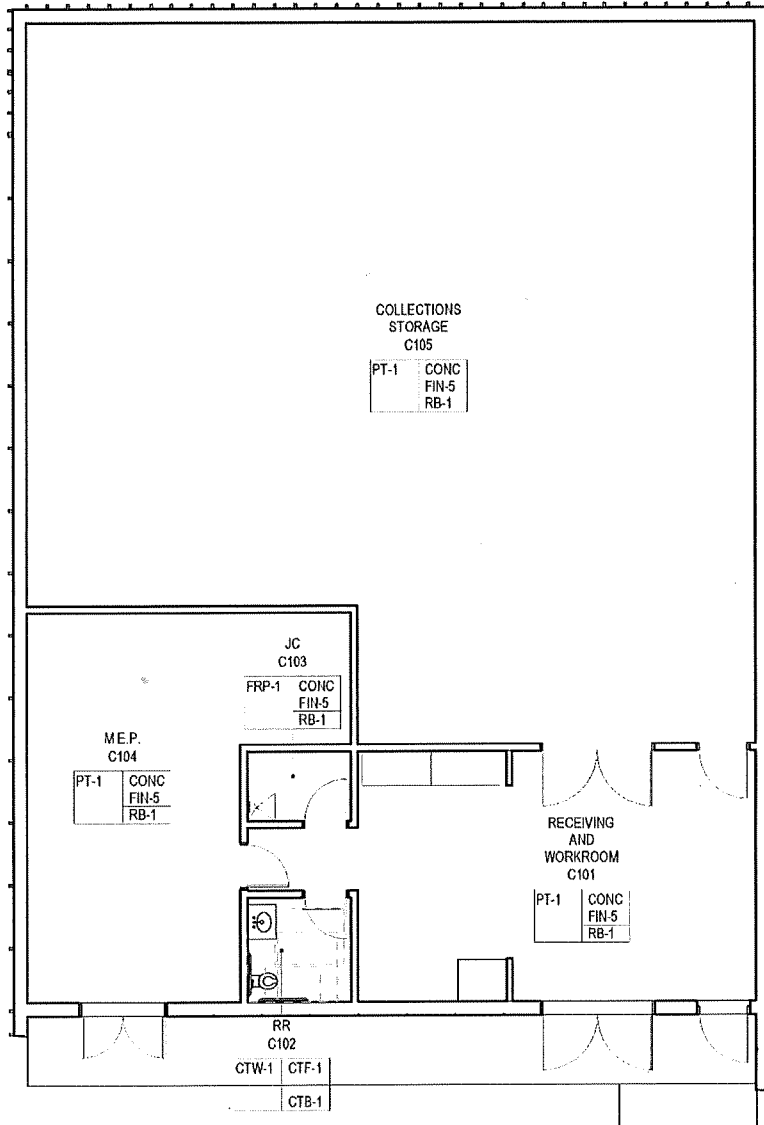


Dedicated Bus Drop-Off Lane & Improved Visitor Parking

Safety is a top priority for RCHS and Gibbs Farm, adding a dedicated drop-off lane for buses is one of the improvements being made to address that. The visitor parking lot will get a dedicated exit, new surface, and better lighting. We are addressing environmental standards as well, with added storm water management that will keep rain water on-site and we are including the infrastructure to support electric car charging.

Collections Preservation Facility

This will be the first space owned by RCHS that provides a museum-appropriate artifact storage environment. The 4.5 million items that RCHS is responsible for preserving deserve, and require, an appropriate space and the new 3,700 square foot facility will meet current needs and those for the next 25 years. This building will be located west of the Red Barn, near the golf course and site visitors may never catch a glimpse of it. It is being designed so that it can be expanded to the West in the future, should that be needed. The Collections Preservation Facility replaces several scattered spaces around the county that do not provide appropriate temperature controls and no control over humidity or dust.



Miscellaneous Other Features

Accessibility for people with impaired mobility and vision will be improved.

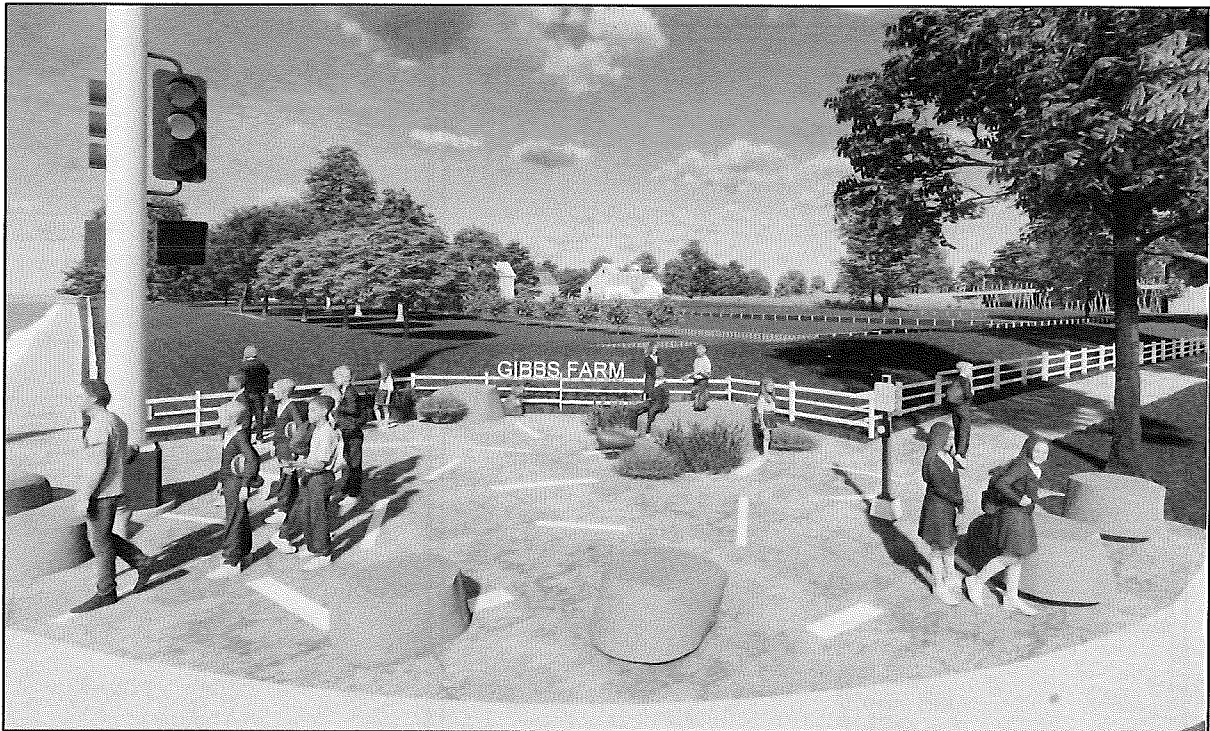
Dakota cultural activity space will be preserved and enhanced with 24-hour access to a restroom and indoor shelter. This is for lodges, funerals, and other non-public activities.

Site signage will be replaced and enhanced, with more Dakota language inclusion.

Plaza at Cleveland & Larpenteur Avenues

At this time, people crossing Larpenteur from the Bell Museum have no sidewalk or other safe space to stand on our property. We are adding a small plaza so that classrooms of students visiting Gibbs Farm after visiting the Bell Museum on one of our new partner tours will have a safe place to gather after crossing the street and a sidewalk that will take them to the Education & Program building. We are also incorporating art by an indigenous artist and new signage identifying Gibbs Farm.

The art below is NOT the design, it is meant for scoping and discussion about the various elements.

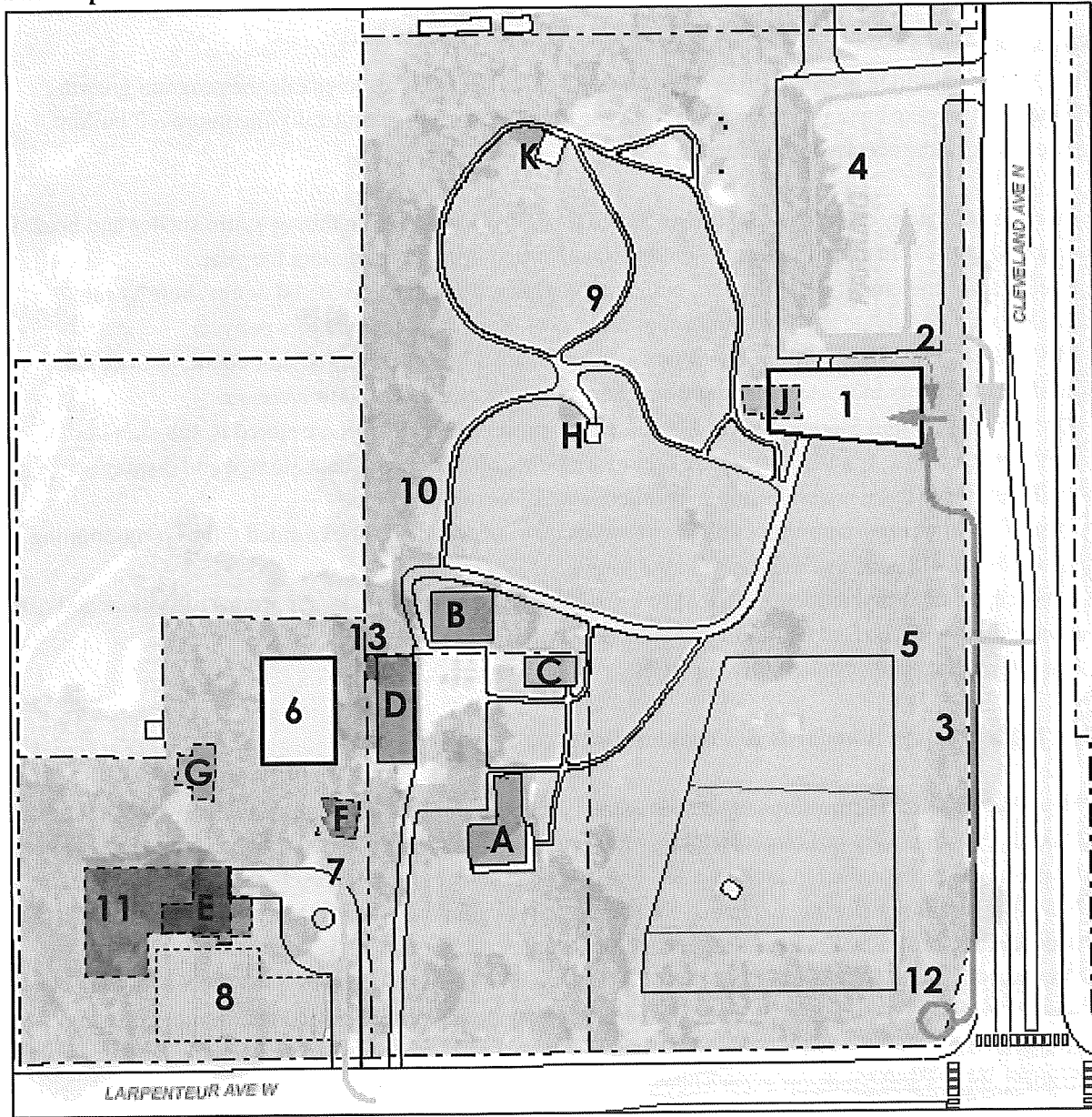


Annex Remodel/Replacement

The Annex building, a residential structure of approximately 5,400 square feet split over four levels, currently provides administrative and storage space. This building was not designed for office space and the working conditions are sub-standard and not ADA compliant. This building is also larger than required for the site. During master planning it was determined that this element of the project was the lowest priority. A \$1 million placeholder was put in the project budget projections and it was agreed that a decision on remodeling or replacing this structure would be made during design development, largely dependent on funding.

If the remodel option is selected, the main level will be made ADA compliant. If the replacement option is selected the entire facility will be approximately 3,500 square feet and will meet all ADA requirements.

Site Map



- 1. Education & Program Building
- 2. Bus Drop Lane
- 3. New Sidewalk
- 4. Resurfaced Parking Lot
- 5. Overflow Parking Access
- 6. Collections Facility

- 7. Collections Access
- 8. Possible Parking
- 9. Improved Accessibility Trails
- 10. Stormwater Retention
- 11. Annex Replacement
- 12. Plaza

Needs Addressed

The Gibbs Committee prepared criteria for new and modified facilities to enable the program growth planned and the expansion of calendar to full year from mid-spring to mid-fall. The improved building services also address current deficiencies.

- Increased Capacity and Year-round Use: Space for 360 students during rain or storm shelter and heated space for 240. Year-round spaces will help expand programming throughout the year.
- Shelter from Inclement Weather: Planning and programming can be disrupted or cut short by rain. Shelter would mitigate this issue and support the goal of getting more visitors per year.
- More Restrooms: The restroom facilities are overwhelmed by the current visitor count; as the total number of visitors increases, restrooms and hand washing stations need to increase.
- Artifact Display and Storage Space: Many artifacts preserved by RCHS are stored in sub-standard or temporary storage. 1,000-3,000 square feet of well-conditioned, permanent storage and display space would preserve these materials and make them accessible to the public.
- Space for Other Programming: Gibbs Farm needs new spaces, both for expanded Gibbs programming as well as other needs that may arise in the future.
- Landscape/Site: Site landscaping needs to be reexamined to align with larger groups of visitors and new connections with the Bell Museum and entry sequence.
- Long-term financial sustainability for RCHS and Gibbs Farm.

New Infrastructure Standards & Considerations

- New Partnerships: Partnerships have been established with the Bell Museum, University of Minnesota, Dakota Wicohan, City of Falcon Heights, Minnesota Horticultural Society, and The Good Acre. This work should be expanded to include additional partners, such as the Minnesota State Fair and others.
- New Programming: Hosting expanded RCHS programs including History Revealed, Investigate MN!, and exhibits. Additionally, new after-school and evening programs will be supported year-round.
- Opportunities with Bell Museum: By 2021, the new Bell Museum is projected to attract 81,000 general visitors and 27,200 student visitors, many of whom may be interested in Gibbs Farm programming.
- Authentic Engagement: Gibbs Farm programming will continue to prioritize authentic interactions with historic objects and hands-on experiences.
- Quality/Durability: To improve visitor experience and minimize maintenance and cost, repairs, improvements, and new construction will maintain a high level of quality and durability.
- Sustainability: Environmental, social, and financial sustainability are important to consider for improvements.
- Life-cycle Costs: To support Gibbs Farm as a long-term institution, improvements will be considered in terms of life-cycle cost rather than just first cost.
- Daylighting: To support environmental sustainability, improve visitor experience, and lower energy costs, passive daylighting strategies will be implemented.

The Campaign to Transform Gibbs Farm

*Building a better future for 30,000 students a year
(and a whole lot more)*

Project Update – February 16, 2023

The Gibbs Farm Transformation project equips this regional educational asset to operate year-round, doubling its reach from 15,000 to 30,000 students annually. It includes a new education building that can accommodate six classrooms of students, a new facility to preserve artifacts and archival collections totaling 4.5 million items, safety and accessibility improvements site-wide, space dedicated to Dakota cultural programs, and a modest administration building to support staff and maintenance needs.

The total capital cost of the Gibbs Farm project is \$18.1 million. Ramsey County Historical Society is raising additional funds for non-capital costs, including program development and expansion, as well as additions to its endowment to support student access to Gibbs Farm programs.

State of Minnesota: \$ 9,400,000 - Pending House File 1692 & Senate File 1582
Representatives Finke, Becker-Finn; Senators Oumou Verbeten; Murphy; Marty; Mohamed

Capital Matching Funds

Ramsey County: \$ 7,700,000 - \$1.2 M Secured, \$6.5 M Pending
RCHS/NEH: \$ 750,000 - Secured (National Endowment for the Humanities)
RCHS Donors – Capital: \$ 250,000 - Secured
Total Capital Cost: \$18,100,000 - Includes construction cost escalation

Programs & Endowment

RCHS Donors: \$ 2,700,000 - Secured – program and endowment
RCHS Donors: \$ 2,300,000 - to be raised over next four years – endowment

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Gibbs Farm has meant a lot to me and my family. My children and I have volunteered there for years. It is a well-run program that gets kids outside and exploring nature and helps them to learn about the history of farms, Ramsey county and Minnesota, Native Americans, and much more.

—Krista Finstad Hanson, RCHS Volunteer and Supporter

Photo by Jen Strom

\$9.4 million request, local match committed.

Gibbs Farm Helps Teachers Teach

Every program at Gibbs Farm addresses Minnesota education standards that are required topics in classrooms. History and indigenous culture are two topics that many teachers self-identify as areas in which they require assistance. Gibbs Farm employs experts that teach these subjects exclusively and well.

Gibbs Farm is Effective

The programs at Gibbs Farm use a combination of the best learning tools available, including participatory theater, call & response language exercises, visual learning materials that mitigate language barriers, hands-on activities, and make and take projects, to bring history to life in the imaginations and hands of students.

Gibbs Farm is Unique

The history of Jane Gibbs and the Dakota people of Heyáta Othúnjwe (Cloud Man's Village) covers agriculture, civics, and Dakota culture and how they intersect. How we teach it is unique in Minnesota.

Gibbs Farm Respects Culture

We work with Dakota people to tell the Dakota story, in fact, the Dakota program was developed by Dakota Elders and Culture Bearers 23 years ago and continues to be guided by Dakota advisors today.

RCHS Preserves Our Culture

RCHS is entrusted with preserving more than 4.5 million documents and artifacts from thousands of organizations and individuals. This effort includes creating a desperately needed collections preservation facility to ensure our material culture is preserved and accessible.

Gibbs Farm is a Regional Asset

Drawing from the entire Twin Cities region as well as central and southern Minnesota. Here are some of the schools visiting Gibbs Farm in a typical year:

| | | |
|-------------------------------|----------------------------|-----------------------------|
| Adams Spanish Immersion | Highland Park Elementary | Elementary |
| Alden Conger Elementary | Highwood Hills | Poplar Bridge |
| Alice Smith Elementary | Hope Christian Academy | Randolph Heights |
| Annunciation | Horace Mann Elementary | Red Rock Elementary |
| Armstrong Elementary | Int'l Spanish Language | Rice Lake Elementary |
| Avail Academy | Academy | River Tree School |
| Bailey Elementary | Island Lake Elementary | Riverview Westside |
| Barack & Michelle Obama | Jackson Elementary | Rocky Branch Elementary |
| Elementary | Jenny Lind School | Rum River |
| Bloomington Living Hope | Jie Ming Mandarin | Rush Creek |
| Lutheran School | JJ Hill Montessori | Seven Hills Prep |
| Blue Heron | Lake Marion Elementary | SKOLA Microschool |
| Breck School | Lakes International | Skyview Elementary |
| Bridgewater Elementary | Lakes Int'l Language | SPPS Randolph Heights |
| Brimhall ISD 623 | Academy | SPPS Riverview Westside |
| Castle Elementary | LC Webster School | St Anthony Park |
| Central Elementary | L'Etoile du Nord | Elementary |
| (Norwood Young America) | Liberty Classical Academy | St Francis Christian School |
| Chelsea Heights | (WBL) | St Odilia School |
| Countryside Elementary | Liberty Ridge | St Vincent de Paul |
| Dayton's Bluff Elementary | Linwood Elementary | St. Anthony Park |
| Divine Mercy Catholic | (Wyoming, MN) | St. Charles Borromeo |
| Eagle Point Elementary | Little Canada | St. Croix Central |
| East Lake Elementary | Madison Elementary | St. Croix Falls |
| Eastern Heights | Maranatha Christian | St. Patrick School |
| Eastview Elementary | Academy | St. Paul City School |
| Edinbrook Elementary | Mary McClendon | Sunnyside Elementary |
| Falcon Heights Elementary | Homeschool | Sunrise Elementary |
| Farnsworth Aerospace | McAuliffe Elementary | The Heights Community |
| Forest View Elementary | Mendota Elementary | School |
| Four Season A+ School | Middleton Elementary | Twin Cities German |
| Frassati Catholic | Minnehaha Academy | Immersion |
| Friends of the St Paul Public | Minnesota Waldorf School | Universal Academy Charter |
| Library | Mis Amigos Immersion | Valley Crossing |
| Gentry Academy | Normandale Hills | Westside Elementary |
| Gleason Lake | North Heights Christian | Wildwood Elementary |
| Glen Lake Elementary | Academy | Windom Community |
| Glenwood City Elementary- | Northside Christian School | School |
| WI | Northwoods Elementary | Woodcrest Baptist |
| Global Academy | Oakwood Elementary | Academy |
| Global Arts Plus | Otter Lake | Zumbrota Primary School |
| Golden Lake Elementary | Our Lady of Grace | |
| Good Shepherd Golden | Oxbow Creek | |
| Valley | PACT Charter School | |
| Greenwood Elementary | Parkview Center School | |
| Growing in Grace | Phalen Lake Hmong Studies | |
| Homeschool Coop | Pinecrest (Hastings) | |
| Hayes Elementary | Plymouth Creek | |