



JOSEPH A. CURTATONE
MAYOR

CITY OF SOMERVILLE, MASSACHUSETTS COMMUNITY PRESERVATION COMMITTEE



COMMUNITY PRESERVATION COMMITTEE RECOMMENDATION FOR Somerville Museum FY22 Out of Cycle Request for Increased Funds

PROJECT DESCRIPTION

The Somerville Museum requests additional funds to close a budget gap for the CPA-funded Access for All and Collections Storage Renovation projects. Change-orders due to unforeseen structural issues, as well as cost-escalation in the building industry have resulted in an increase in the cost of these projects above the estimates that were submitted with their original applications. The Somerville Museum has raised a significant amount of outside funds to contribute toward these projects, however, additional CPA funds are needed to close out the elevator project and to complete the renovations needed to return the museum’s collections to the site.

ELIGIBILITY

Historic Resources: This project would rehabilitate a historic building, enabling it to be used for its intended purpose.

RECOMMENDATION

On June 22, 2022 by a vote of 5-1-0, with one member abstaining, the Community Preservation Committee recommended approval to City Council that the Somerville Museum be awarded \$100,000 of Community Preservation Act funds to increase the budget for its elevator and collection storage area projects, as described in their request presented in June, 2022 from the following account:

| Category: Historic Preservation | Recommended Funding Source | Amount |
|---|----------------------------|-----------|
| Somerville Museum Off-Cycle Additional Funds Request FY22 | Undesignated Fund | \$100,000 |

Attachment: Memorandum from Somerville Museum requesting off-cycle funding increase



June 16, 2022

Somerville Community Preservation Act Committee
c/o Roberta Cameron
Somerville Community Preservation Act Manager

Dear Members of the Community Preservation Act Committee and Project Manager:

I am writing on behalf of the Somerville Museum to request out-of-cycle CPA funding of \$100,000 to allow the Museum to close out the Access for All & More Phase 1 elevator addition project and to complete the Phase 2 project of Collection Storage Renovation, the subject of the FY22 grant award. The reason for this request is to be able to bring the collections back to the Museum by the end of this year. Ethically, the Museum Trustees are not allowed to bring the collections back until the renovation of the Collection Storage area is complete and ready for them. In addition, while the Museum Trustees wait for the project to begin, we must pay rental costs of about \$1,400 per month to keep the collection in storage.¹

The CPA FY22 grant award of \$157,352 covered the estimated costs of having Stack Design Build (Josh Brandt, owner) undertake the demolition and rebuild of the collection storage area to modern museum standards. Matching funds of \$140,000 have come in from the Massachusetts Cultural Facility Fund and another \$40,000 from the Cabot Family Foundation for a total of \$337,352 available as of now for this preservation project. However, discussions with Josh have led us to understand that the CPA FY22 estimate is now significantly too low given the difficulty that subcontractors are having in hiring and retaining employees, in the rising costs of materials, in supply chain difficulties and in inflation generally. Josh is currently contacting his subcontractors for their estimates and availability to allow work to begin this summer, but will not have this information for several more weeks. A 33% increase in Stack's cost estimate is expected as well as an 8% inflation factor for other related costs.

Given this, the Museum anticipates a short fall of approximately \$140,000 to complete all work of this Access for All & More transformational project. An award of another \$100,000 to the Museum would give us the confidence to move ahead with our contract with Stack this summer and raise the remaining funds necessary to close out the project.

It is worth taking a moment to underscore what a huge achievement this capital campaign has been and is for the Somerville Museum. We have raised \$2,700,124 toward the Access for All & More Phase 1 and 2 projects to date. This includes \$1,183,476 in CPA funds (about 44%). The remaining \$1,516,648 has been raised from foundations, Tufts University, the Massachusetts

¹ The Museum Trustees want to express their gratitude to Gentle Giant Inc. for providing over 20 bays of storage space for the Museum's collection at this low price. The costs of this storage and transport of the collections to and from the Museum are included in the total cost of the project, though not in the CPA funded portion.



Cultural Facility Fund and over \$700,000 in private donations. By all accounts, the capital campaign has been and remains a rousing success to the benefit of the people of Somerville.

In addition to the direct costs, many volunteers have contributed hundreds of hours to support this project, including the Museum's President of the Board, the Executive Director, the Treasurer, the Assistant Director and the Security Director. The Assistant Director has devoted about 25% of her time and salary to this project directly. Indirect support costs have been estimated as \$10,000 over the course of the construction work. The total in-kind contribution has been estimated as \$170,879.

I hope to present the Museum's case for out-of-cycle funding before you at a future CPA meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Mangum".

Barbara Mangum
President of the Trustees