

## MEASURE Z – MUSEUM PROJECT UPDATES

Budget Engagement Commission  
February 11, 2021

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## MUSEUM PROJECTS' MEASURE Z IMPACT PART 1 – DOWNTOWN SITE

### **Renovation/Expansion of Mission Inn Avenue Site**

This is the only Museum Department project for which Measure Z funds are currently allocated.



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## PATH OF MEASURE Z ALLOCATION

- January 31, 2017 – City Council reviewed a Measure Z spending plan that estimated **\$15 million** for “Museum Expansion and Rehab.”
- December 19, 2017 – City Council amended the plan to reallocate **\$1.3 million** from the Museum to the Main Library for City Archives, leaving **\$13.7 million**.



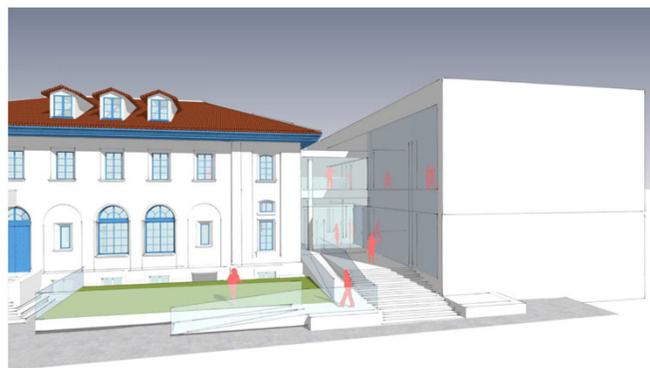
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## PATH OF MEASURE Z ALLOCATION

- March 12, 2020 – The Budget Engagement Commission endorsed the option to renovate the downtown site with a two-story expansion. Construction cost estimation **\$24,468,000**.



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## MAIN MUSEUM RECAP RENOVATION + TWO-STORY EXPANSION

- Design meets 104% of desired program.
- Net 40% increase in square footage.
- No reduction of original functional scope.



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## CONSTRUCTION COST RECAP RENOVATION + TWO-STORY EXPANSION

- Renovation and one-story expansion:  
**\$22,068,000**
- Exhibition design and gallery equipment:  
**\$2,400,000**
- **TOTAL: \$24,468,000**



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## CURRENT CIRCUMSTANCES

- COVID-19 impacts immediately followed.
- Two-year postponement; work is to resume in FY2022-2023.
- Museum suspended work with its architect; Phase I contract remains open.



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## CONSTRUCTION COST RECAP RENOVATION + TWO-STORY EXPANSION

NOTE: Table lists costs from October 2019 estimate. Architects estimate 6% annual escalation.

Item	Pfeiffer Partners' 10/2019 estimate
Construction cost – renovation (18,400 sf)	<u>\$ 7,728,000</u>
Construction cost – expansion (11,200 sf)	<u>\$ 7,560,000</u>
Site costs	<u>\$ 1,500,000</u>
Soft costs @ 40%	<u>\$ 5,280,000</u>
Exhibition design	\$ 400,000
Exhibition installation	<u>\$ 2,000,000</u>
<b>Total</b>	<b>\$24,468,000</b>



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## MUSEUM PROJECTS' MEASURE Z IMPACT PART 2 – HARADA HOUSE

### Rehabilitation of Harada House

Measure Z funding has **not** been allocated for this project.



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## HARADA HOUSE UPDATE

- In 1990, Harada House, the subject of a seminal legal case, was named a National Historic Landmark.
- In 2003, the house was donated by Harada family heirs to the Museum.



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## HARADA HOUSE UPDATE

- Due to its compromised structural condition, the Museum has never been able to open the house to the public.
- Issues include termite damage, deferred maintenance, water incursion, and foundation subsidence.



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## HARADA HOUSE UPDATE

- Two historic preservation architects' rehabilitation plans with cost estimates were obtained in August 2019.
- Staff analysis of these plans resulted in an estimated project cost of \$5.3 million.



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## HARADA HOUSE UPDATE

- At our direction, the architects phased the approaches to rehabilitation.
- Three construction phases permit adjustment for discontinuous fundraising.



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## HARADA HOUSE UPDATE

- The Harada House Foundation endorsed a \$6.5 million campaign in November 2019, which includes an allocation for endowment.



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# HARADA HOUSE UPDATE

Fundraising Campaign Goals and Phases

Estimated Cost		Endowment and Non-Construction Costs	Total
Phase I	\$ 800,000	\$ 300,000	\$ 1,100,000
Phase II	\$ 2,900,000	\$ 250,000	\$ 3,150,000
Phase III	\$ 1,550,000	\$ 700,000	\$ 2,250,000
<b>Total</b>	<b>\$ 5,250,000</b>	<b>\$ 1,250,000</b>	<b>\$ 6,500,000</b>

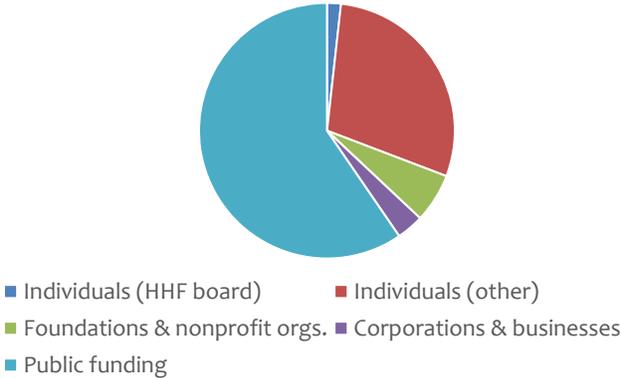
**Fundraising Goal \$ 6,500,000**



# HARADA HOUSE UPDATE

- In August 2020, the Museum received a federal “Save America’s Treasures” grant to begin Phase I of the rehabilitation.
- Harada campaign progress stands at 13.5% of the \$6.5 million goal.

Contributions by Source, All Funds



## RECOMMENDATION

That the Budget Engagement Commission receive and file an update from the Museum Department on Museum projects, including the museum renovation funded by Measure Z and the Harada House.

