



KEEP IT GRAND

SAMPLE COSTS



\$53 *per sq foot*

WATERPROOFING



\$3000 *each*

WINDOW



\$576 *per 5 sq feet*

BRICK



\$4000 *each*

DOOR

Why is this restoration necessary?

During the last year we have become aware of some major issues related to our building masonry. **Our building is a historic structure and needs continual maintenance, however last year we learned that the rear addition had hidden issues caused by construction mistakes made during our large-scale renovation ten years ago.**

Can you recover any of these costs?

We are litigating to attempt to recover some costs, but not all and the outcome is not certain. The total cost of removing all of the brick on the addition, replacing it, adding the necessary water barriers, removing and replacing store fronts and windows and replacing the decks with a better design, **has been estimated at close to \$800,000.**

What improvements are being made, and when will they be completed?

In addition, the building also requires tuck-pointing on the entire original south facade. The building frontage has masonry issues that need fixing. Both repairs are needed to prevent further water damage to the interior. The building façade is also due for another painting of the exterior (every ten years!)

Who is completing this round of renovations?

We have great partners, Lerch Bates and Building Restoration Corporation, who are currently working on the investigation of the damages and will ensure all repairs are identified and addressed.

How are the renovations currently funded?

The combination of all of these repairs in two years will require us to take a significant amount out of our endowment, which was set up to provide supplemental funding for annual operations, including salaries and programming, but not for renovations of this magnitude.

Our board is concerned about taking funds out of the endowment for building repairs, while also sustaining our arts and culture programs for the community. We do know that The Grand will continue to need regular

maintenance and repairs, such as roofing, painting, exterior repairs, etc.

With all of this in mind, our board has agreed that we will create a Building Repair Fund to help replenish our reserves and build up funds for larger building projects in the future.

What is the fundraising goal?

We are reaching out to our past major donors and business partners to ask for a donation or a pledge over the next one to four years, to help us with this initiative. We plan to get broad-based community support. Our goal is to raise \$450,000.

BUILDING REPAIR 2-YEAR BUDGET

Item	Expense
Rear Addition Repairs <i>waterproofing, new brick installation, new storefronts, windows, etc.</i>	\$780,000
Retrofit Balconies/Reinstallation	\$54,000
Address Rear Drainage Issues & Lighting	\$25,000
Front Masonry Repairs and Caulking	\$55,000
Front Repainting	\$25,000
South Elevation Tuck-Pointing	\$52,000
Rear Composite Decking	\$28,000
Engineering Design and Project Oversight	\$95,000
TOTAL	\$1,114,000

Regional Economic and Cultural Impact

Since 2010, The Grand has hosted over 1,000 live music events and over 120 gallery shows, as well as many adult art classes, attracting tourists and locals to downtown New Ulm to eat, drink and shop. The Grand has had an undeniable economic impact on downtown New Ulm. Our youth art camps and classes have had over 800 participants, increasing the diversity of experiences and improving the quality of life in our region.

You are the people who really helped us create The Grand, and we need your help now to sustain us through this difficult time!



Mission Statement //

To enrich community life through arts and cultural education and experiences.

To support local artists by offering them opportunities to develop and demonstrate their artistry.



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