



City of Homer

www.cityofhomer-ak.gov

Office of the City Clerk

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Homer, Alaska 99603

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Memorandum

Agenda Changes/Supplemental Packet

TO: ECONOMIC DEVELOPMENT ADVISORY COMMISSION
FROM: ZACH PETTIT, DEPUTY CITY CLERK I
DATE: AUGUST 13, 2024
SUBJECT: SUPPLEMENTAL

VISITORS/PRESENTATIONS (10 minute time limit)

6. A. Patty Relay, Executive Director Pratt Museum

Roof System Replacement Project

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PRATT MUSEUM

est. 1968 in HOMER, ALASKA

Roof System Replacement Project

WE ARE A COMMUNITY MUSEUM

“As long-time Homer residents, our family has benefited from the Museum in many ways. I remember how thrilled our young children were to visit exhibits, especially the remote video camera live from the seabird colony.”

Susan F. Loshbaugh

“The Pratt Museum is not only a cornerstone of the Homer community, but also a vital part of the broader museum network throughout Alaska.”

Dixie Clough, Director, Museums Alaska

“The Pratt Museum provides an integral community service to Homer and outlying towns.”

Senate President Gary Stevens

“The Pratt Museum is an anchor for Homer, the larger Kenai Peninsula, greater Alaska and beyond. I have learned to be a better and more informed citizen through its programs.”

Adele Person, Executive Director, Bunnell Street Arts Center

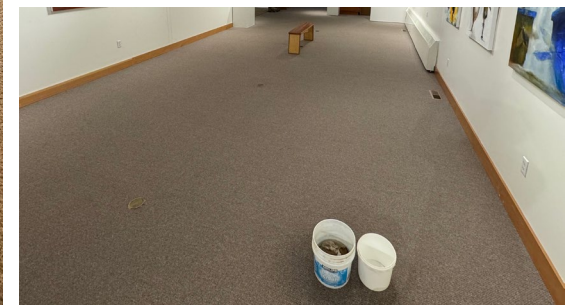
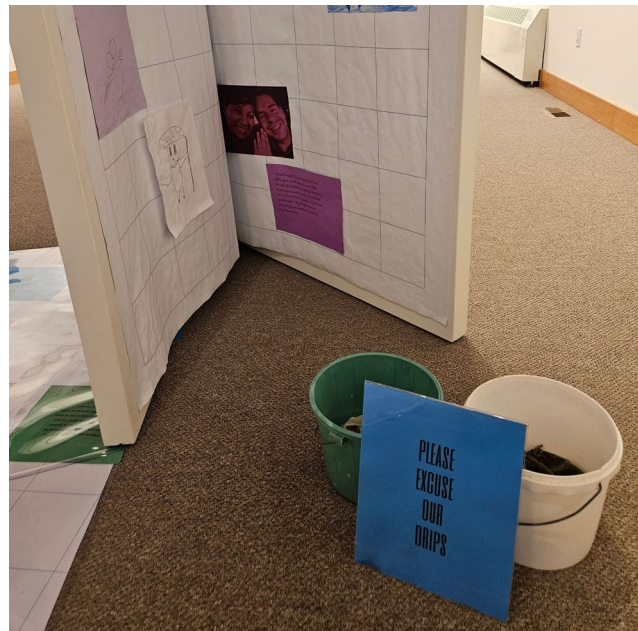
“This small but mighty museum is very important to the citizens of the State as it houses the history of Kachemak Bay and the surrounding area.”

Franco Venuti & Council Member Caroline Venuti



DETERIORATING ROOF SYSTEM

- The condition of the roof has been a serious concern since 2007.
- Leaks occur over the elevator and in office spaces equipped with computers and electronics.
- With cracked beams, leaks throughout, and hazardous working conditions for staff, the Pratt Museum roof system must be replaced.



ROOF SYSTEM REPLACEMENT

A full roof system replacement is necessary, according to a thorough survey performed by Roof Construction Services, Inc. and Schneider Structural Engineers.

Roof Replacement consists of **9,143+/- square feet of roof removal and replacement** with new insulation, new modified membrane roofing system and all related flashing and sheet metal work.

STEP 1 ✓

- Complete removal of the granular surfaced modified built-up roof system, all insulations and underlying plywood, flashings, and trim metals.

STEP 2 ✓

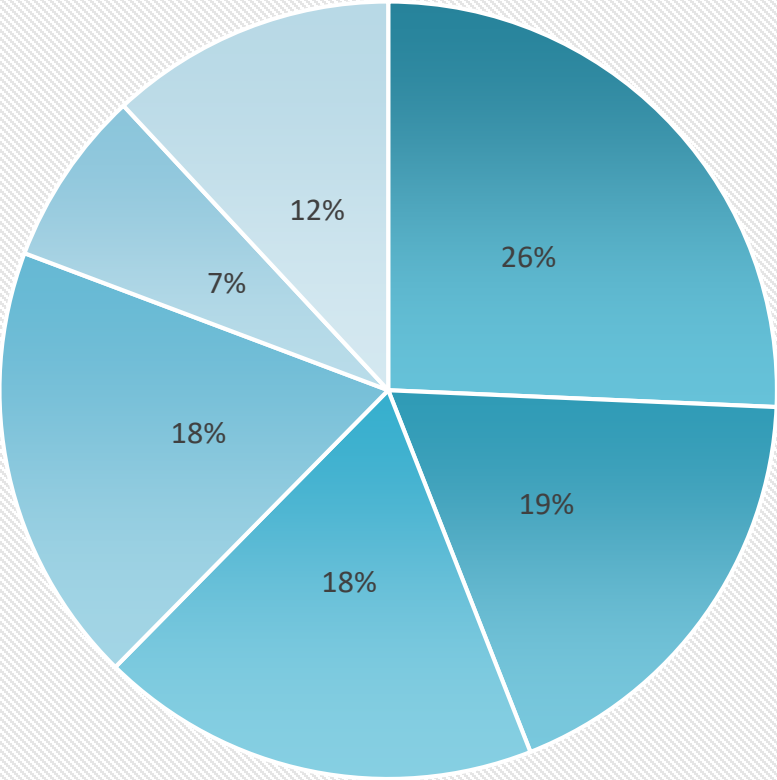
- Installation of a new 3-ply modified membrane roof system including new base sheet installed over a new 3/8-inch plywood substrate installed over the original tongue and groove wood roof deck.

Additional Info ✓

- The project will also include new high thermal insulation, new perimeter edge metal detailing, new gutters and downspouts, and all associated accessories.

OUR ROOF SYSTEM REPLACEMENT PLAN

We respectfully request \$350,000, 26% of the total roof system replacement project cost of \$1,362,480.50. Without the support of the City of Homer, we are unable to secure major grants from charitable foundations and governmental appropriations.



PLAN OF FINANCE

- Capital Improvement Project Nomination with the City of Homer - \$350,000
- CAPGIS Request - State of Alaska Legislature, supported by Senator Gary Stevens - \$250,000
- Congressionally Directed Spending Request, supported by Senator Lisa Murkowski - \$250,000
- Rasmuson Foundation Grant - \$250,000
- M.J. Murdock Charitable Trust Grant - \$100,000
- Cash on Hand - \$162,481



THANK YOU

THE HOMER SOCIETY OF NATURAL HISTORY, INC. dba PRATT MUSEUM
ROOF SYSTEM REPLACEMENT PROJECT

Frequently Asked Questions

Why did the renovation in 2018 *not include* replacing the Roof System?

- The economic climate when the capital campaign began changed quickly and drastically during the fundraising process. As a result, government funding that had previously been expected fell through. The Homer Society of Natural History, Inc. board of directors and Pratt Museum team were then forced to adjust the original campaign and pivot to a two-phase renovation. Phase 1 occurred in 2018 and Phase 2, which included the roof system replacement, was put aside to be completed in the future.

What was the money from the original capital campaign spent on?

- The funds secured during the capital campaign were put to use completing Phase 1 of the renovation process, which included **critical updates** to the Museum's ADA Accessibility in the form of ramps and hydraulic lifts as well as **crucial restructuring** of the lower level of the Museum to include an expanded, climate-controlled space and cabinets for the collection.

Why is it so expensive to replace the roof?

- After carefully examining the roof and site, Roof Construction Services, Inc. and Schneider Structural Engineers determined a **full Roof System Replacement** is necessary at a cost of approximately **\$1,362,480.50**. The facility the Pratt Museum is housed in has 9,143 +/- square feet of roof to be considered. The Roof System Replacement Project consists of the following:
 - The complete removal of the granular surfaced modified built-up roof system, all insulations and underlying plywood, all flashing and trim metals.
 - The complete installation of a new 3-ply modified membrane roof system, which includes:
 - New base sheet installation installed over a new 3/8-inch plywood substrate over the original tongue & groove wood roof deck
 - New high thermal insulation
 - New perimeter edge metal detailing
 - New gutters, downspouts & all associated accessories
 - Allotment for an on-site Project Manager
 - Allotment for the cost of protecting and moving exhibits, cases, objects, workspaces, etc.



April 17, 2024

Dear Community of Homer,

The Board of Directors of the Pratt Museum requests your support for our roof system replacement project. The Pratt provides a gathering space for community members of all ages where art, science, and culture come together in the exploration of a wide range of topics and stories from traditional cultures to environmental concerns.

With support from the City of Homer, the Pratt Museum found a home in the community building constructed in 1967 as part of the state-wide centennial project celebrating the hundred-year anniversary of Alaska's purchase. Over the past fifty-seven years, the harsh Alaskan weather conditions have taken their toll on the building. The condition of the roof has been a concern since 2007, when the first of several comprehensive professional assessments (including infrared inspections) conducted by engineering firms clearly identified the need for the replacement of the deteriorating roof system.

While recent renovations focused on other critical upgrades including facility ADA compliance and collection stewardship, the replacement of the roof system, once again, was not addressed. To sustain the Museum's commitment to the community, the roof system replacement project can no longer be kicked down the road. Each gallery contains multiple water-collection buckets and at times water drips and splashes on the exhibits and display cases. Leaks also occur over the new elevator and in office spaces equipped with computers and electronics. The routine maintenance of the roof during the winter is a health and safety issue given that the roof needs to be hand-shoveled every time it snows. With cracked beams, leaks throughout, and hazardous work conditions for staff, the Pratt Museum roof must be replaced.

The Homer Society of Natural History, Inc. dba Pratt Museum needs your help. The Pratt Museum is a community museum. As such, we need the community to support this critical project. The estimated cost for the roof system replacement is \$1,362,481 (based on a full roof design and construction bid proposal originally prepared by Roof Consulting Services, Inc. in 2019 and updated in 2024).

A strategic plan for financing the roof replacement has been drafted. **Each level of the plan leverages support with the next solicitation.** In other words, the initial support from the City of Homer is the key to securing additional funds.

The following is a brief overview of the funding needed to be successful:

1. Capital Improvement Project Nomination with City of Homer for \$350,000
2. CAPSIS Request to the State of Alaska Legislature supported by Senator Gary Stevens for \$250,000



3. Congressionally Directed Spending Request supported by Senator Lisa Murkowski for \$250,000
4. Tier 2 Rasmuson Foundation grant for \$350,000
5. Cash on hand - \$162,481

Without the City of Homer's financial support, this project will not be able to secure the additional sources of financial support. The Roof System Replacement project needs to be a City of Homer legislative priority. Please let the Mayor and Council Members know how important the Pratt Museum is to you. Please urge the City of Homer to invest in this critical roof replacement project. Should you have questions about the project or wish to view a more detailed plan for financing the project, check out our website - <https://www.prattmuseum.org/roof-replacement-project/>

We, the Board of Directors of The Homer Society of Natural History, Inc. dba Pratt Museum, thank the community of Homer for your commitment to sustaining your museum. Please urge the Homer City Council to support the roof system replacement project by making this health and human safety project a legislative and financial priority.

Sincerely yours,



Milli Martin, Board President



Mel Strydom, Vice President



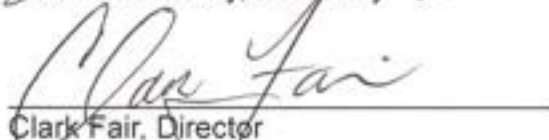
Jennifer Bartolowits, Treasurer



Savanna Bradley, Secretary



Kris Holderied, Director



Clark Fair, Director



Sue Fallon, Director



Tim Hatfield, Director



July 23, 2024

Mayor Castner
City of Homer
491 E Pioneer Avenue
Homer, AK 99603

Dear Mayor Castner and City Council Members,

I am writing on behalf of Museums Alaska, the state's museum association, to express our wholehearted support for the Pratt Museum's roof replacement project.

The Pratt Museum's significance extends beyond being a repository of art, science, and culture. It provides a vital gathering space for community members of all ages, fostering learning, exploration, and connection. It enhances the quality of life for Homer's residents, offering educational opportunities and serving as an economic powerhouse by attracting tourists.

The Pratt Museum is not only a cornerstone of the Homer community but also a vital part of the broader museum network throughout Alaska. As one of the few accredited museums in the state, it stands out as a beacon of excellence, enriching the lives of residents and visitors alike.

The Pratt Museum has long been a jewel in the crown of Alaska's museums, renowned for its exceptional collections, engaging exhibits, and dedicated staff. However, the museum's ability to continue serving the community is severely threatened by its deteriorating roof. The roof's unsafe condition poses a significant risk to the museum's valuable collections, the integrity of its exhibits, and the safety of its visitors and staff.

The Pratt Museum has a plan for financing this project, including matching funds from a major foundation and support from our representatives and senators in Washington, D.C. and Juneau. However, the initial support from the City of Homer is crucial to unlock funding.

Given the Pratt Museum's history and significance in the community, we ask that you please make the roof replacement a priority for the City of Homer.

Thank you for your commitment to sustaining this invaluable institution. We appreciate your support in making this critical project a reality.

Sincerely,



Dixie Clough
Director, Museums Alaska

Alaska State Legislature

Office of the Senate President

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305 Center Ave., Ste. 1
Kodiak, Alaska 99615
Phone: (907) 486-4925
Fax: (907) 486-5264



SESSION ADDRESS:
120 4th St. – State Capitol
Juneau, Alaska 99801
Phone: (907) 465-4925
Toll Free: 800-821-4925

Senate President Gary Stevens, Ph.D

Sen.Gary.Stevens@akleg.gov

July 8, 2024

Homer City Mayor Ken Castner
Homer City Council Members
491 E. Pioneer Ave.
Homer, AK 99603

To Mayor Castner and council members,

As the Alaska State Senator for District C, which includes Homer, I am writing to offer my support for the Homer Society of Natural History, Inc. dba Pratt Museum's Roof System Replacement project.

The Pratt Museum provides an integral community service to Homer and outlying towns. The museum not only houses irreplaceable historical artifacts that share the stories of the area's early native cultures, homesteading, and fishing, it also includes valuable regional artwork. The Pratt Museum is also a community center for science and learning connecting citizens, school groups, and tourists with the local marine environment and plant life through educational displays and collections. The museum is also a place for community gatherings hosting many educational, cultural, and artistic events every month of the year.

The Pratt Museum's roof has been in need of repair for many years. The staff should be commended on their efforts to maintain the safety of the museum's collection, but continued deterioration of the roof places all of these priceless artifacts, collections and artwork at risk. I included the Pratt Museum's Roof System Replacement project in our state legislature's Fiscal Year 2025 Capital Budget for \$250,000. This project was supported by the majority of the state legislature but was unfortunately vetoed by the Governor along with many other community projects across the state. I will do my best to support this project again during next sessions' fiscal year budget process. I encourage the City of Homer to also financially support this critical project as commitment to the preservation of the history and culture of the community while also demonstrating support and leverage for the museum to secure additional funds through other sources.

Thank you for your time and consideration of the Pratt Museum's Roof System Replacement project. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to be "G. Stevens", with a long horizontal stroke extending to the right.

Sen. Gary Stevens
District C



**PRATT
MUSEUM**
ESTABLISHED IN 1968

Roof System Replacement Project

With cracked beams, leaks throughout, and hazardous work conditions for staff, the Pratt Museum roof needs to be replaced.



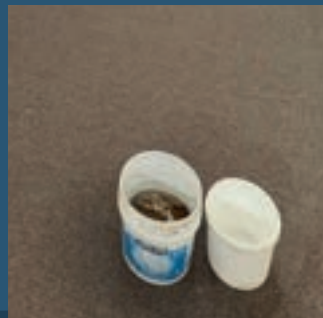
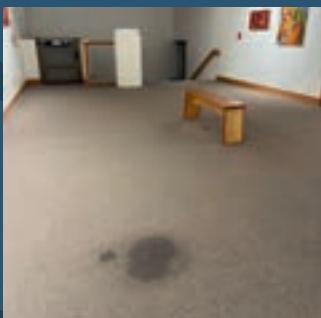
Health & Human Safety Issue

The basic care of the roof during the winter is a safety issue. The roof needs to be hand-shoveled by staff members. While no major injury has occurred, it is only a matter of time before someone will get injured.



Damaged Beams

Cracked beam-ends are held together with bindings and are one of the first things visitors observe at the main entrance to the Museum. Paint peels where water leaks through the porch-roof and the flakes rain down onto the deck, pavement and occasionally visitors.



Water Dripping Throughout Galleries

Each gallery has multiple buckets and at times water splashes on the exhibits and display cases. Leaks also occur over the elevator which impacts use, and in office spaces where computers and technology are located.