

# | THE DanceComplex |

536 Massachusetts Avenue  
Cambridge, MA 02139

Kathleen Born, Chair  
Cambridge Redevelopment Authority

July 10, 2020

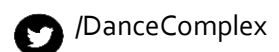
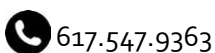
Dear Ms. Born and the members of the CRA Board,

We hope that all of you and your loved ones have been as safe as can be in these strange times. We at The Dance Complex so appreciate not only the initial support for the research phase of our chair lift, but also the CRA Board's continued service during this time. Thank you.

From the initial research process, we learned much, including the changes in state guidelines since we put in the first lift, nearly 20 years ago. These changes will cause increased costs for our project. As the Forward Fund distribution for 2020 is postponed due to the pandemic, we are submitting a request for an additional \$25,000 to help us complete our project.

The Dance Complex, an anchor cultural institution in Central Square, is housed in the historic Independent Order of Odd Fellow Hall at 536 Massachusetts Ave. Originally constructed in 1884 as an Odd Fellows Hall, our facility is a five-story brick bearing wall building with heavy timber and wood frame flooring. The structure was designed by Hartwell and Richardson, a significant architectural firm during the 19<sup>th</sup> century. Today our building is a focal point in Central Square and an important contributor to the architectural history of Cambridge. We are listed on the National Register of Historic Places.

The Dance Complex, born of the aligned response of a group of diverse dance artists in 1991, has become a unique and leading center for multiple genres and cultural forms of dance. Typically, our seven studios and two performance spaces are thriving, with over 1500 people visiting weekly to study, rehearse, and attend performances. We serve local and regional pre- and professional dancers, dance-makers, teaching artists, as well as serve touring artists from around the country and abroad. We firmly believe that dance should be accessible for all people and having a working lift is a component of this belief.



## Timeline of Lift Work

- August 2019- At our annual inspection of the lift, we are informed that it must be taken out of commission because the emergency stop button was not working.
- October 2019- We received funding from the Massachusetts Cultural Facilities Fund towards replacement.
- November 2019- We begin working with Garaventa Stair Lift to determine what the scope of research needed, and potentially what equipment we would need.
- December 2019- We apply and receive Forward Fund monies from Cambridge Redevelopment Authority
- January 2020- We begin working with Platt, Anderson, Freeman Architects to help manage this project.
- February 2020- Testing and review of the structure is done, with results requiring support and stabilization of the historic marble staircase and adjoining structures to support the proposed chair lift.
- March 2020- We receive approval from the City of Cambridge to proceed with the replacement lift.
- March 16, 2020- The Dance Complex closes down due to the pandemic. Work has moved forward on the lift, including working to secure permits, structural support work, and the actual construction of the lift (off site).

The budget below reflects a balance to zero pending the support of our request at \$25k from the CRA. We had originally committed \$25k of our own monies on accounts to secure the start of the project and are now trying to fundraise to replenish those funds. In light of COVID-19 and great loss for the arc of a 14-month period, the CRA's consideration to fund us at this level would be greatly appreciated.

## Budget:

### Chair Lift Revised Costs

(with new information from research phase, and including research phase costs):

• Lift build & install	\$46,074	
• Builder	\$24,498	
• Project Management	\$7,500	
• Contingency	\$7,807 (10%)	
		<b>\$85,879</b>

### Funds applied to cost:

• Mass Cultural Council CFF	\$25,000	
• Matching from DC	\$25,879	

(includes \$7490 The DC raised from individuals; remaining from accounts; we are continuing to seek funding sources for this project including applications to local foundations and individual funders.

• CRA Forward Fund Planning	\$10,000	
		<b>\$60,879</b>

### Additional Funding Needed:

**\$25,000**

Thank you for your consideration.

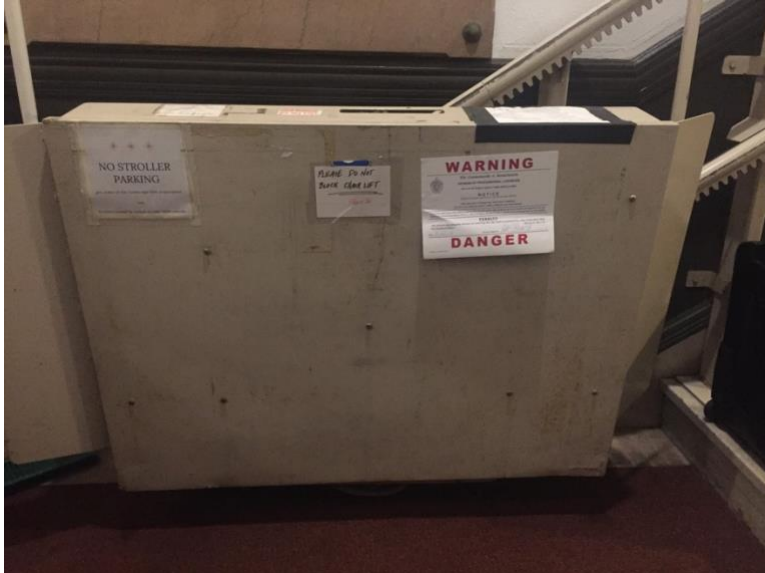


Peter DiMuro  
Executive Artistic Director

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*The 20 year old lift.*



*Looking down the stairs after the lift has been removed.*



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536 Massachusetts Avenue  
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*Looking up the stairs after Lift removal.*



*Behind one of the stairs to structural support.*



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*Underside of the staircase where structural support work is beginning, July 2020*

