



“DEPOT 125” CAPITAL CAMPAIGN
KEOKUK UNION DEPOT
P.O. Box 463
KEOKUK, IOWA 52632

December 2016

Dear Friends of Keokuk,

The Keokuk Union Depot Foundation (“KUDF”) is pleased to report that it has received \$667,000 of grants, donations, and pledges to satisfy the requirements of the Jeffris Family Foundation (“Jeffris”) challenge grant. Jeffris has paid the entire \$333,000 of its grant to KUDF. We have now raised \$1 Million toward the roof restoration project!

The roof restoration is well on its way. Much of the work has been planned and completed as funds have been raised, greatly accelerating the completion of the roof project.

The 2015 deconstruction of the eaves and 2016 contracts for copper and tile work have provided valuable information needed to project the final costs to complete the roof restoration project.

KUDF HAS SET THE GOAL OF THE DEPOT 125 CAPITAL CAMPAIGN AT \$1,250,000 WITH A TARGET DATE OF SEPTEMBER 30, 2017. WE HOPE TO RAISE THE ADDITIONAL \$250,000 AND COMPLETE THE ROOF IN 2017.

Please consider making a current contribution, or pledge to be paid by September 30, 2017, to help complete the roof restoration. Enclosed is a form for a gift or pledge.

The original application for the Jeffris grant in early 2014 estimated the cost of the roof project at \$1,000,000. We have learned a great deal as work has progressed since then:

- By deconstructing the eaves and soffits on the upriver end of the depot in 2015, we learned that the original design for structural support of the brackets had been insufficient to continue to support the roof properly. Structural engineers devised plans for reconstructed masonry pockets around the brackets. Furthermore, tests on paint samples proved that the brackets had not simply been painted, but a faux finish that closely resembled oak woodwork had been applied. The added cost of these improvements is about \$90,000.
- We discovered an original clay tile from the 1891 roof and were able to match its color with a custom “Summer Rose” tile that is still available from the successor to the maker of the original tiles in 1891. These custom tiles are more expensive than the tiles priced in 2014. The upgrade will cost about \$70,000 more than originally estimated.

KEOKUK UNION DEPOT FOUNDATION
WWW.DEPOT125.ORG

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- Copper fabrication and installation cost about \$30,000 more than estimated. The good news is that we purchased much of the copper before the additional 25% increase in copper prices since mid-October 2016.
- Other factors contributing to the increased cost estimate are the decision to move and conceal gas and electric lines, the need for reinforcement of the base of the central tower due to rot, and additional work needed to restore the chimney after discovery of a second stack inside the visible one.
- In addition, we have inserted \$30,000 in the budget for further contingencies.

Some of these additional costs are not solely utilitarian. Our goal is to restore the Depot as nearly as possible to its original condition and appearance, as well as to ensure many more decades of use with minimal maintenance. Our grants from Jeffris and the State of Iowa require the high standards that have guided our restoration work.

KUDF will not receive any additional grants from Jeffris or the State of Iowa to finish the roof project, so we will need to raise additional gifts of approximately one-third of the contributions already made by you and other donors.

Thank you for your support. Best wishes for the holidays and the New Year.

Sincerely,

Janet M. Smith, President, Keokuk Union Depot Foundation



The Keokuk Union Depot on December 2, 2016 -- Photo by Richard Leonard