

Presentation to: Jasper Public Library / Jasper Arts Commission / City of Jasper, Indiana

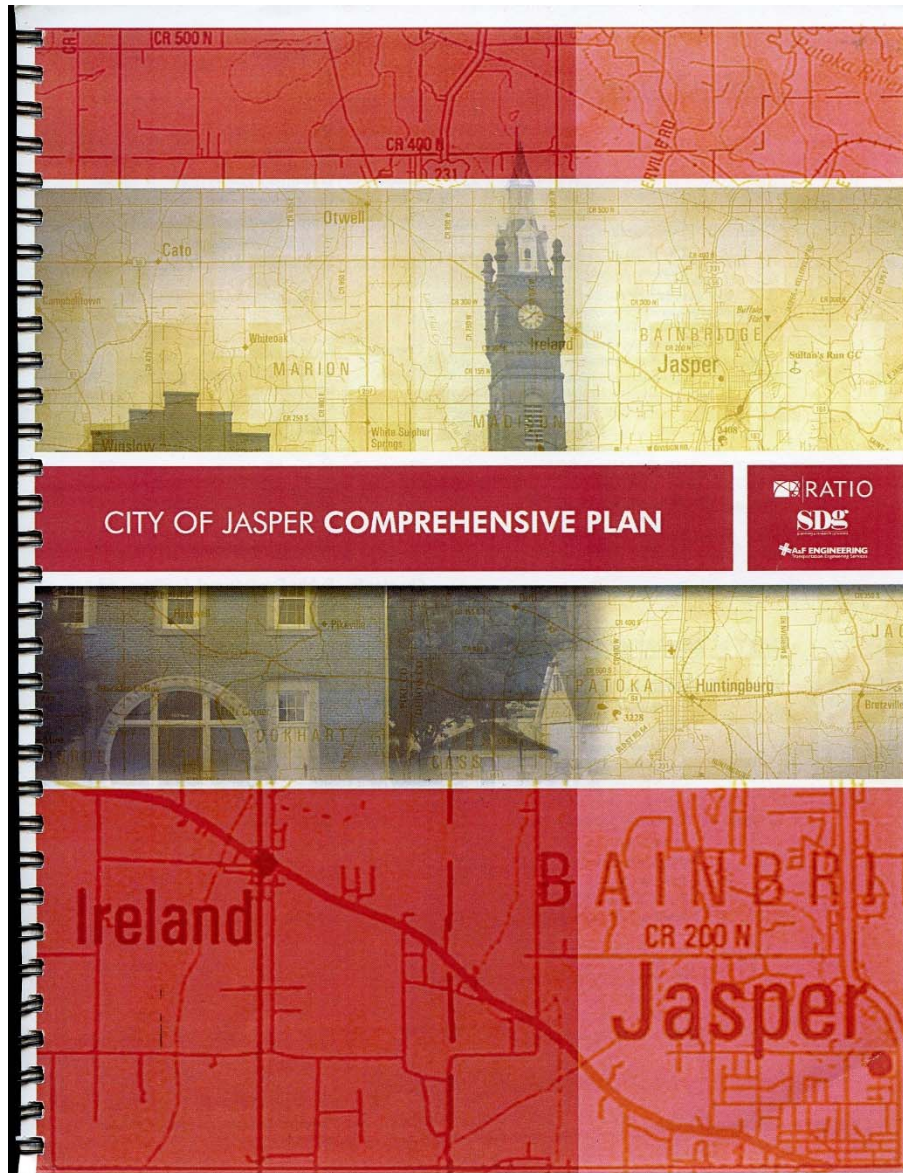


JASPER CULTURAL CENTER

July 6, 2015

CITYVISIONS
ASSOCIATES

GAMBLE
ASSOCIATES **ground**



LAND USE

Goal 1:

Redevelop Land in a
Balanced and Efficient
Manner

GOAL 2:

Promote Mixed-Use
Development

GOAL 3:

Promote the Reuse of Vacant
or Underutilized Buildings
and Sites

GOAL 4:

Celebrate and Strengthen
Downtown



JASPER COMPREHENSIVE PLAN (2010)

Jasper, Indiana Downtown + Riverfront Master Plan

December 2013



PREPARED BY:
CityVisions Associates, Louisville, KY
Economic Development

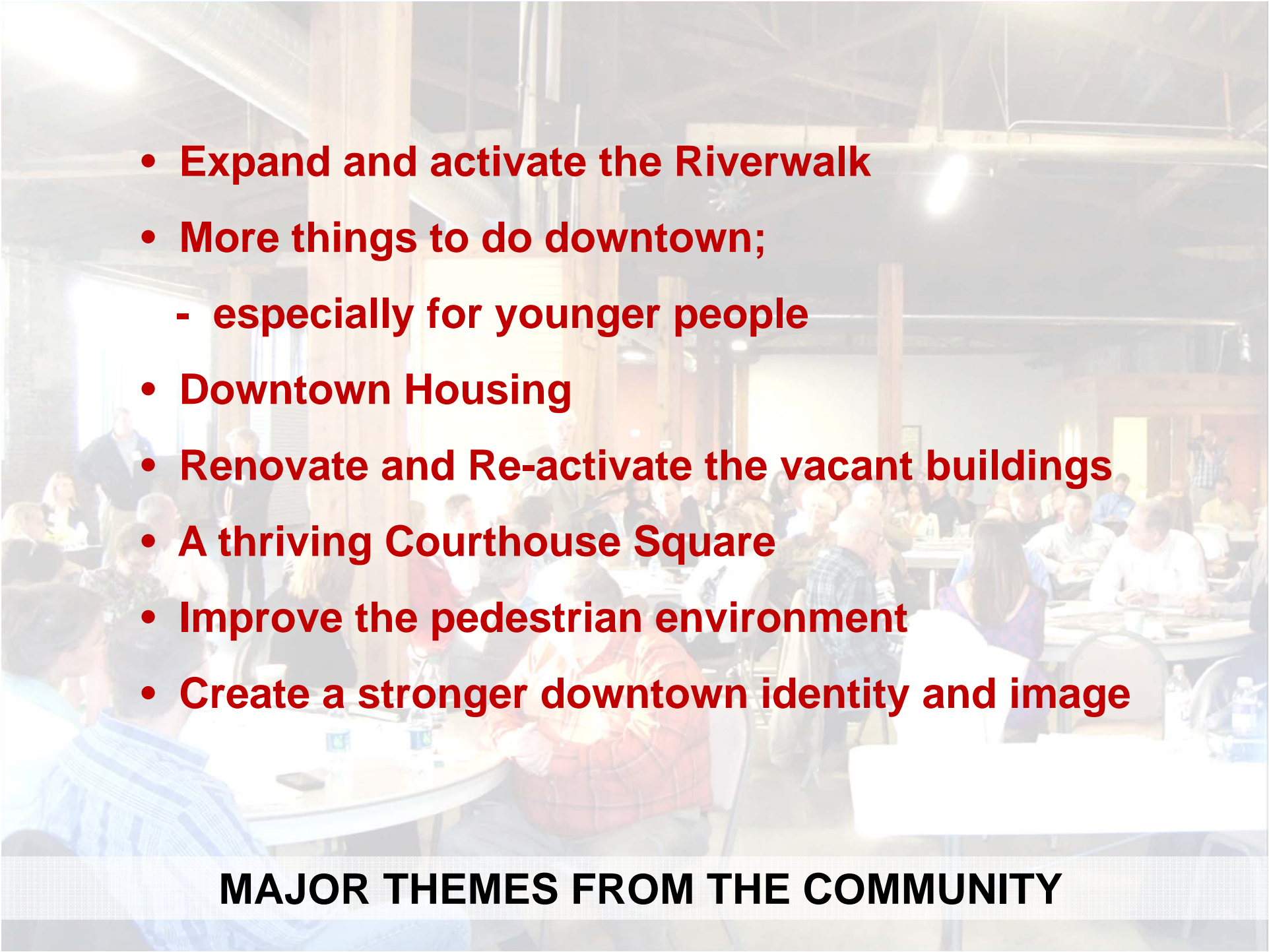
Gamble Associates, Boston, MA
Architecture and Urban Planning



JASPER MASTER PLAN (2013)



MAJOR THEMES FROM THE COMMUNITY

- 
- **Expand and activate the Riverwalk**
 - **More things to do downtown;**
 - **especially for younger people**
 - **Downtown Housing**
 - **Renovate and Re-activate the vacant buildings**
 - **A thriving Courthouse Square**
 - **Improve the pedestrian environment**
 - **Create a stronger downtown identity and image**

MAJOR THEMES FROM THE COMMUNITY

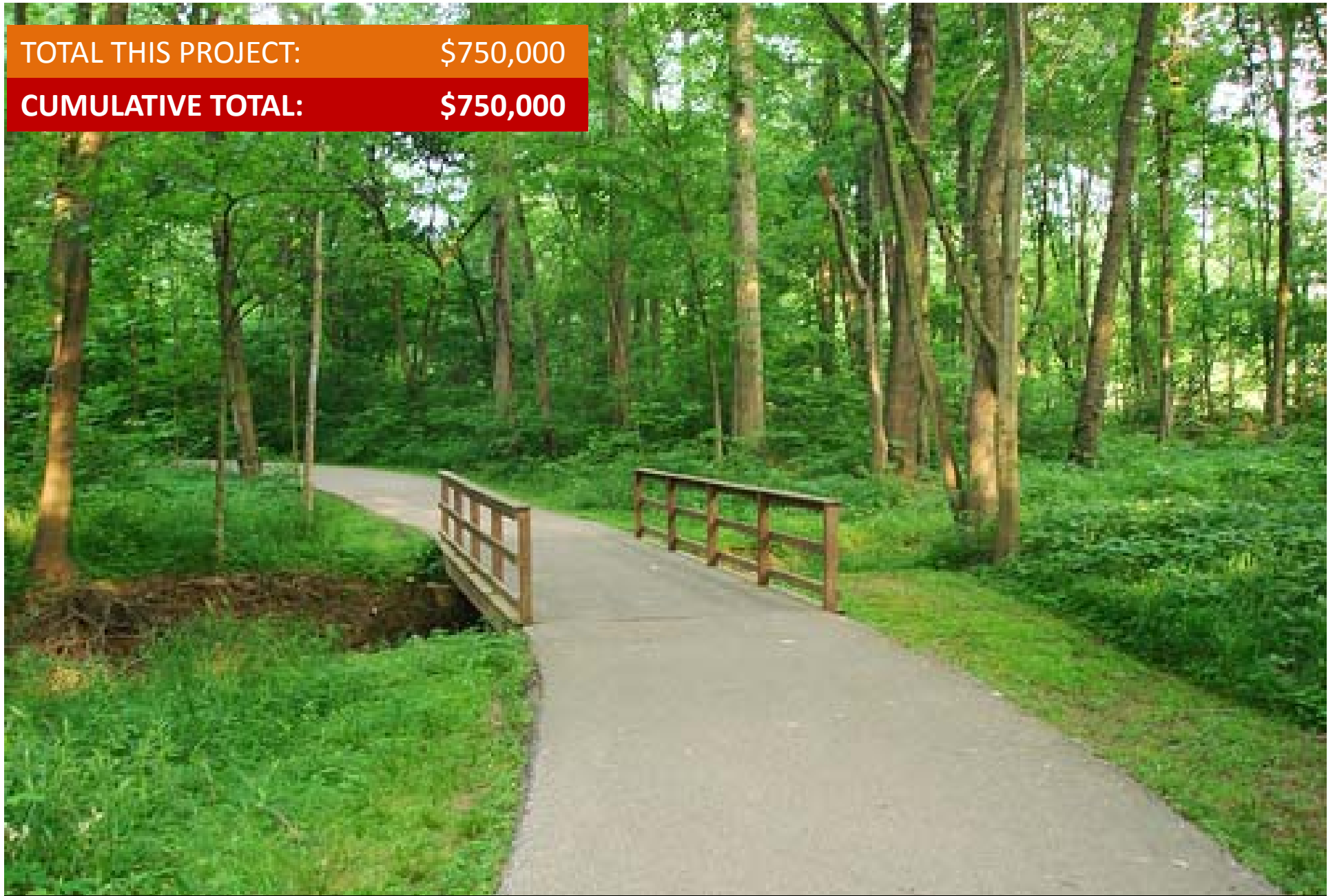


**Jasper has recently invested
over \$5 million in the
Downtown and Riverfront.**

COMPLETED PROJECTS

TOTAL THIS PROJECT: \$750,000

CUMULATIVE TOTAL: \$750,000



1. JASPER RIVERWALK

TOTAL THIS PROJECT: \$250,000

CUMULATIVE TOTAL: \$1,000,000



2. PEDESTRIAN BRIDGE

TOTAL THIS PROJECT: \$162,500

CUMULATIVE TOTAL: \$1,162,500



3. DAVE BUEHLER PLAZA

TOTAL THIS PROJECT: \$1,600,000

CUMULATIVE TOTAL: \$2,762,500



4. JASPER CITY MILL + WELCOME CENTER

TOTAL THIS ITEM: \$350,000

CUMULATIVE TOTAL: \$3,112,500



5. JASPER TRAIN DEPOT

TOTAL THIS ITEM: \$500,000

CUMULATIVE TOTAL: \$3,612,500



6. SPIRIT OF JASPER

TOTAL THIS ITEM: \$415,000

CUMULATIVE TOTAL: \$4,027,500



7. GERMAN AMERICAN BOULEVARD

TOTAL THIS ITEM: \$126,500

CUMULATIVE TOTAL: \$4,154,000



8. SCHAEFFER BARN

TOTAL THIS ITEM: \$691,000

CUMULATIVE TOTAL: \$4,845,000



9. STREETSCAPE IMPROVEMENTS

TOTAL THIS ITEM: \$46,000

CUMULATIVE TOTAL: \$4,891,000

Jasper, Indiana
Downtown + Riverfront
Master Plan

October 2013



10. STRATEGIC VISION + ACTION PLAN

TOTAL THIS ITEM: \$402,000

CUMULATIVE TOTAL: \$5,293,000

Sidewalk Replacement program
Patoka River Hydrological Study
Labyrinth – Jasper Desk Foundation
Community Murals Project
Storm Water Initiative - Depot Area
Street Light Revitalization
Mill Bank stabilization
Mill Parking lot paving



ON-GOING PROJECTS

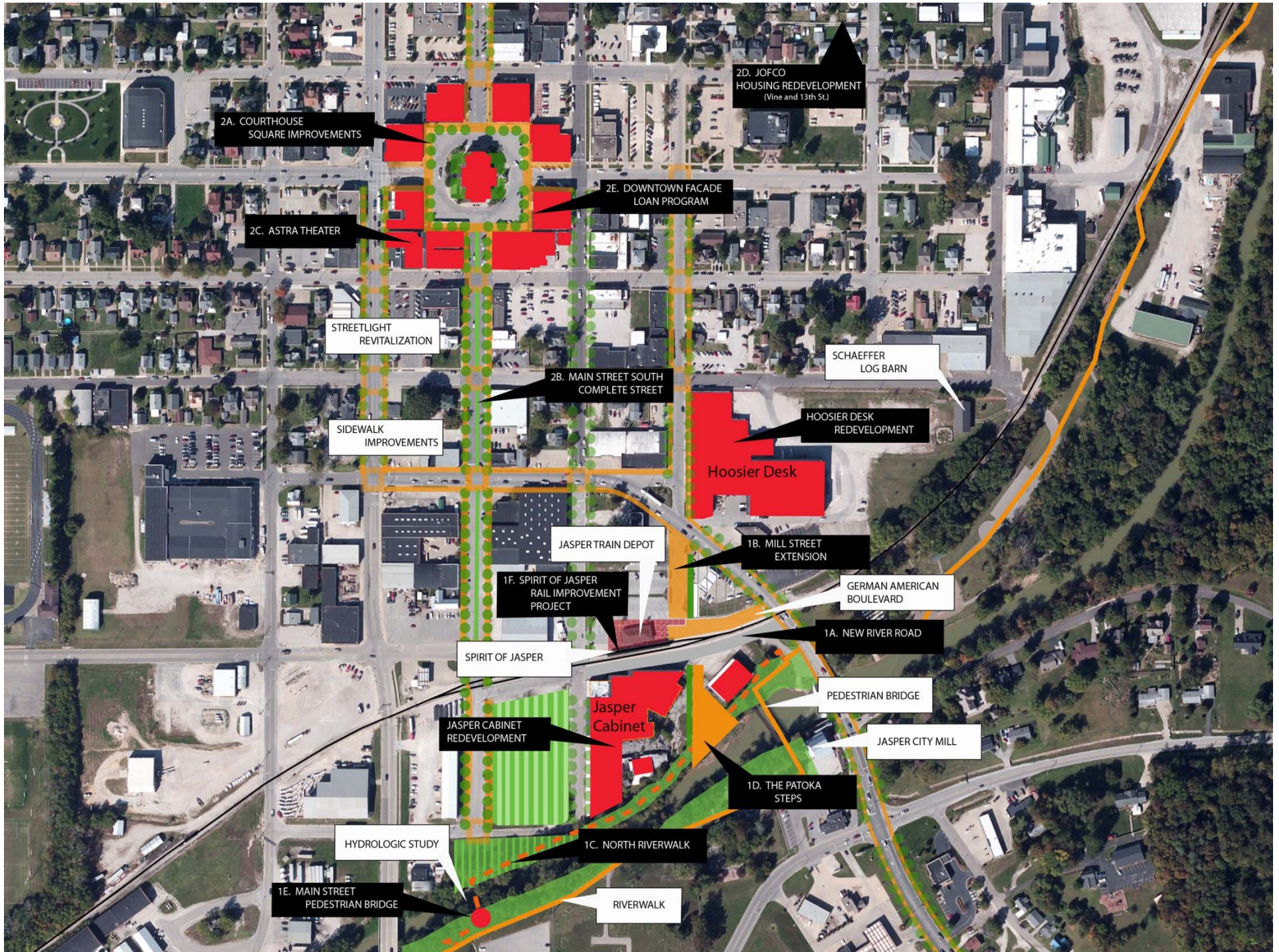
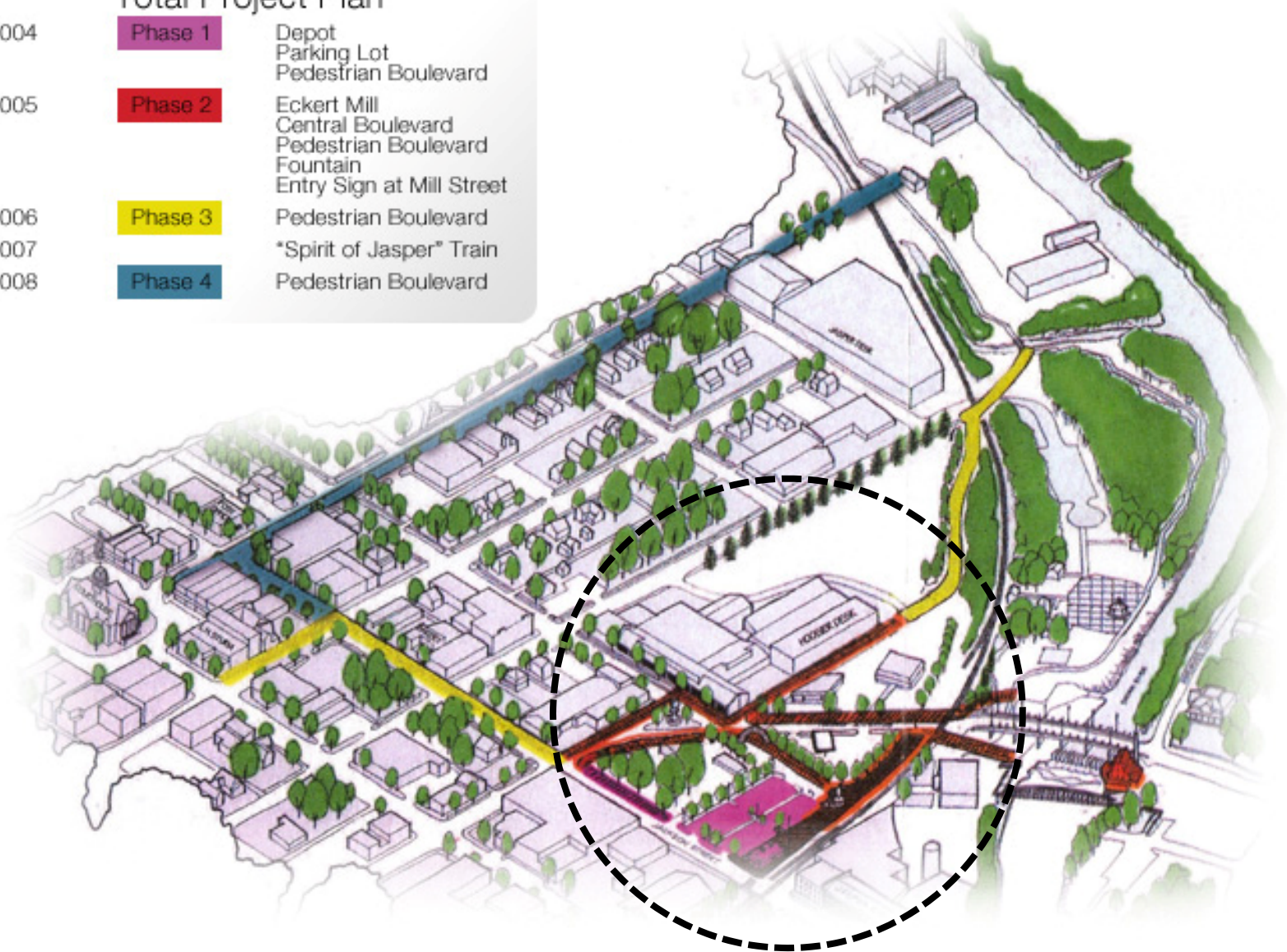
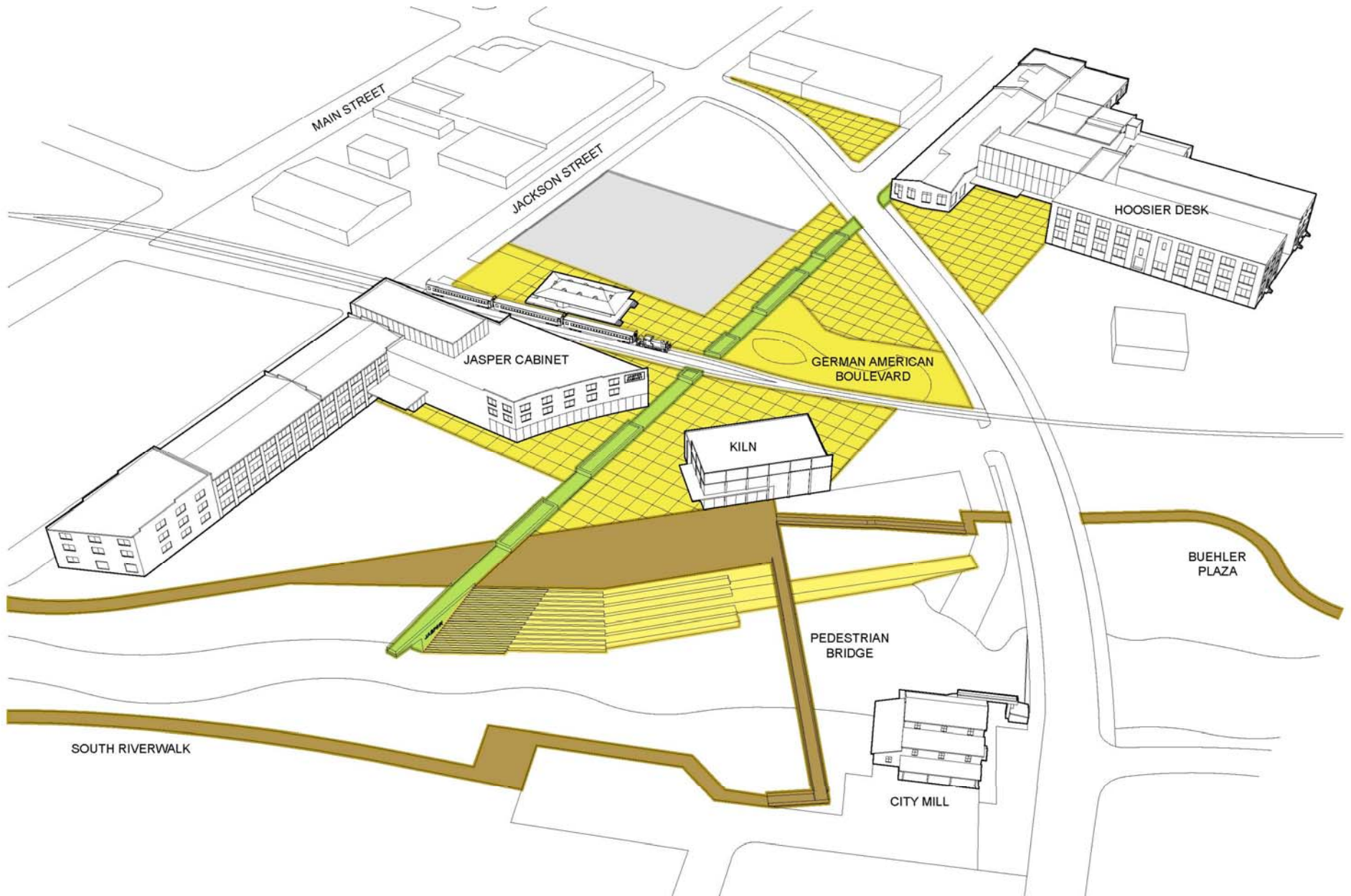


Image courtesy of ROJAC

Total Project Plan		
2004	Phase 1	Depot Parking Lot Pedestrian Boulevard
2005	Phase 2	Eckert Mill Central Boulevard Pedestrian Boulevard Fountain Entry Sign at Mill Street
2006	Phase 3	Pedestrian Boulevard
2007		"Spirit of Jasper" Train
2008	Phase 4	Pedestrian Boulevard



BUILDING ON THE GOOD WORK DONE TO DATE



OPEN SPACE NETWORK

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

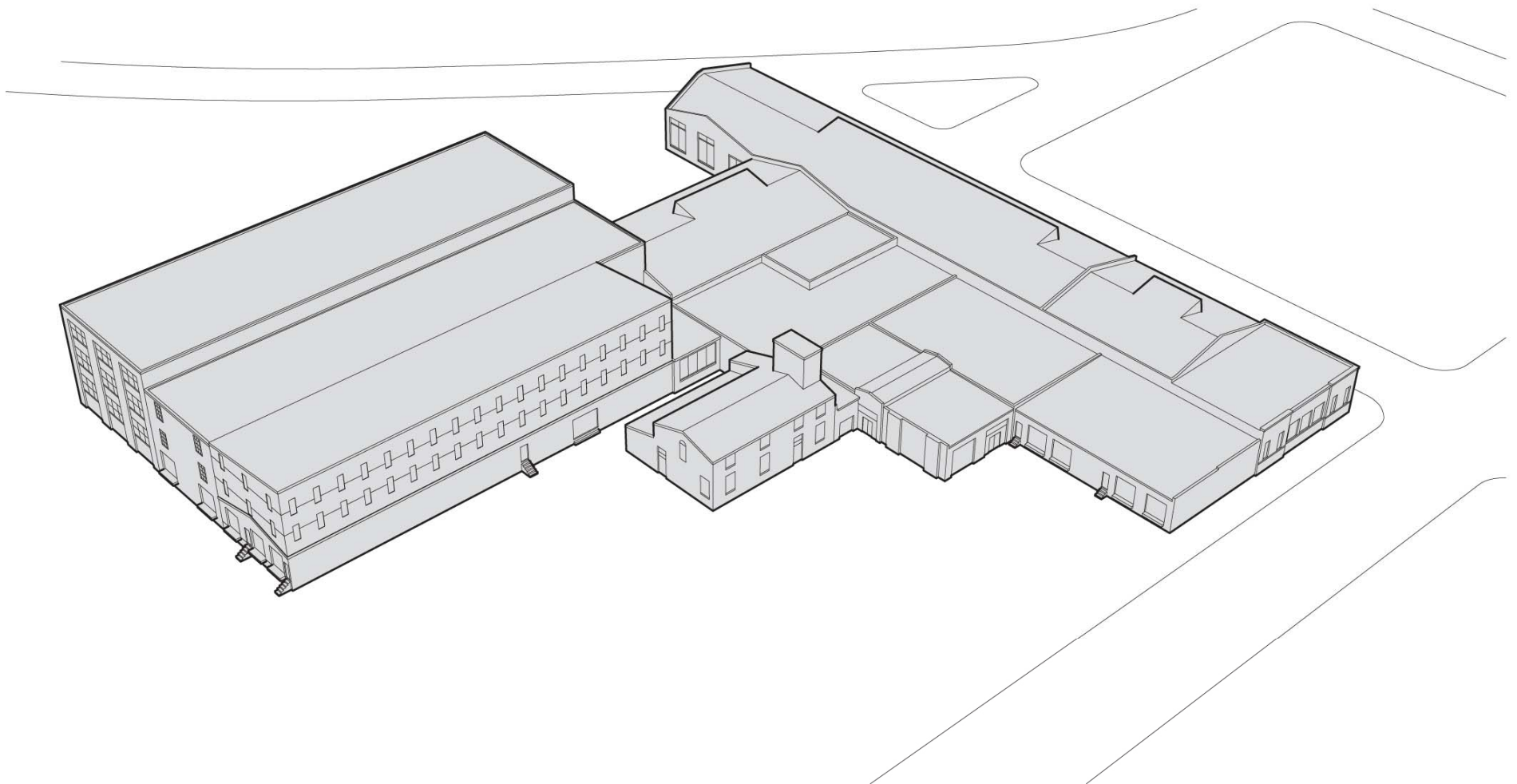
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

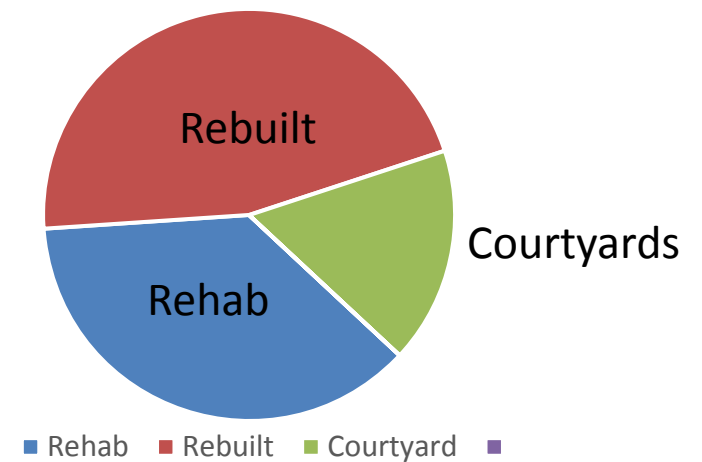
Redevelopment Program Elements

- Rehabilitated Space
- Demolished Space
(resulting in internal courtyards)
- Rebuilt (New) Space

REDEVELOPMENT PROGRAM ELEMENTS

Redevelopment Program Elements

- Rehabilitated Space
- Demolished Space
(resulting in internal courtyards)
- Rebuilt (New) Space



REDEVELOPMENT PROGRAM ELEMENTS



STRUCTURAL REVIEW, EVALUATION, & REPORT

**Hoosier Desk Building
Jasper, Indiana**

Prepared for:

City of Jasper

Date: June 12, 2015

Project No: HD1542

**Universal
DESIGN**

910 Main Street / P.O. Box 59
Ferdinand, IN 47532
(812) 367-2831 Fax (812) 367-2401
www.udassoc.com

Ralph L. Pund
Ralph L. Pund, P.E.

Jonathan C. Pund
Jonathan C. Pund, P.E.



Sections	Cost to Repair Structural Problems	Cost to Demolish Building
----------	------------------------------------	---------------------------

Facility Total Area (131,895 sq. ft.)		
Total For Facility	\$2,940,710 (1)	\$791,370 (2)

(1) Due to unforeseen and unknown conditions a 20% contingency should be added to the repair costs.

(2) Demolition costs are based on the entire facility being demolished at one time. If some buildings are to remain the demolition cost for buildings connected to buildings being saved shall be increased by 50%.

City Visions Plan as of 6-17-15

Building A (Salvage)	\$ 832,100.00
Building B (Salvage)	\$ 117,700.00
Building C (Salvage)	\$ 16,150.00
Building D (Demolish) \$22,200 x 1.5	\$ 33,300.00
Building E (Demolish) \$22,800 x 1.5	\$ 34,200.00
Building F (Demolish)	\$ 22,800.00
Building G (Demolish) \$7,300 x 1.5	\$ 10,950.00
Building H (Demolish)	\$ 11,160.00
Building I (Demolish) \$18,000 x 1.5	\$ 27,000.00
Building J (Salvage)	\$ 286,700.00
Building K (Demolish) \$2,700 x 1.5	\$ 4,050.00
Building L (Salvage)	\$ 58,250.00
Building M (Demolish)	\$ 155,520.00
Building N (Demolish) \$63,990 x 1.5	\$ 95,990.00
Building O (Demolish)	\$ 24,300.00
Building P (Demolish)	\$ 74,520.00
Building Q (Demolish)	\$ 201,600.00
Total	\$ 2,006,290.00

STRUCTURAL REVIEW, EVALUATION & REPORT (Universal Design)

Redevelopment Plan

Current Buildings (first floor):	69,535 sf 100%
---	-------------------

Proposed Redevelopment Plan

Rehabilitated Space	25,500 sf 37%
---------------------	------------------

New Construction	32,300 sf 46%
------------------	------------------

Open Courtyards	11,735 sf 17%
-----------------	------------------

REDEVELOPMENT PLAN

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

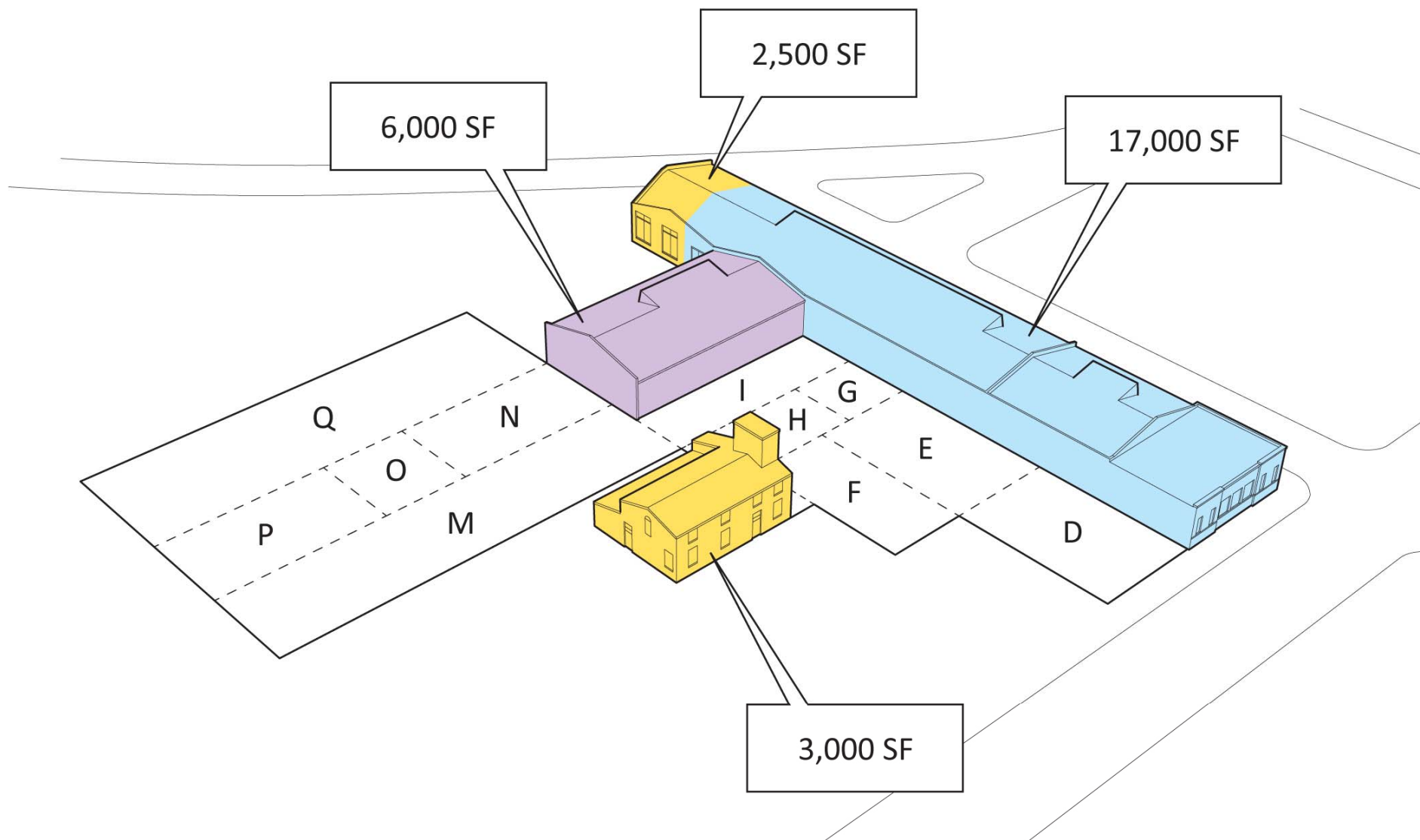
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

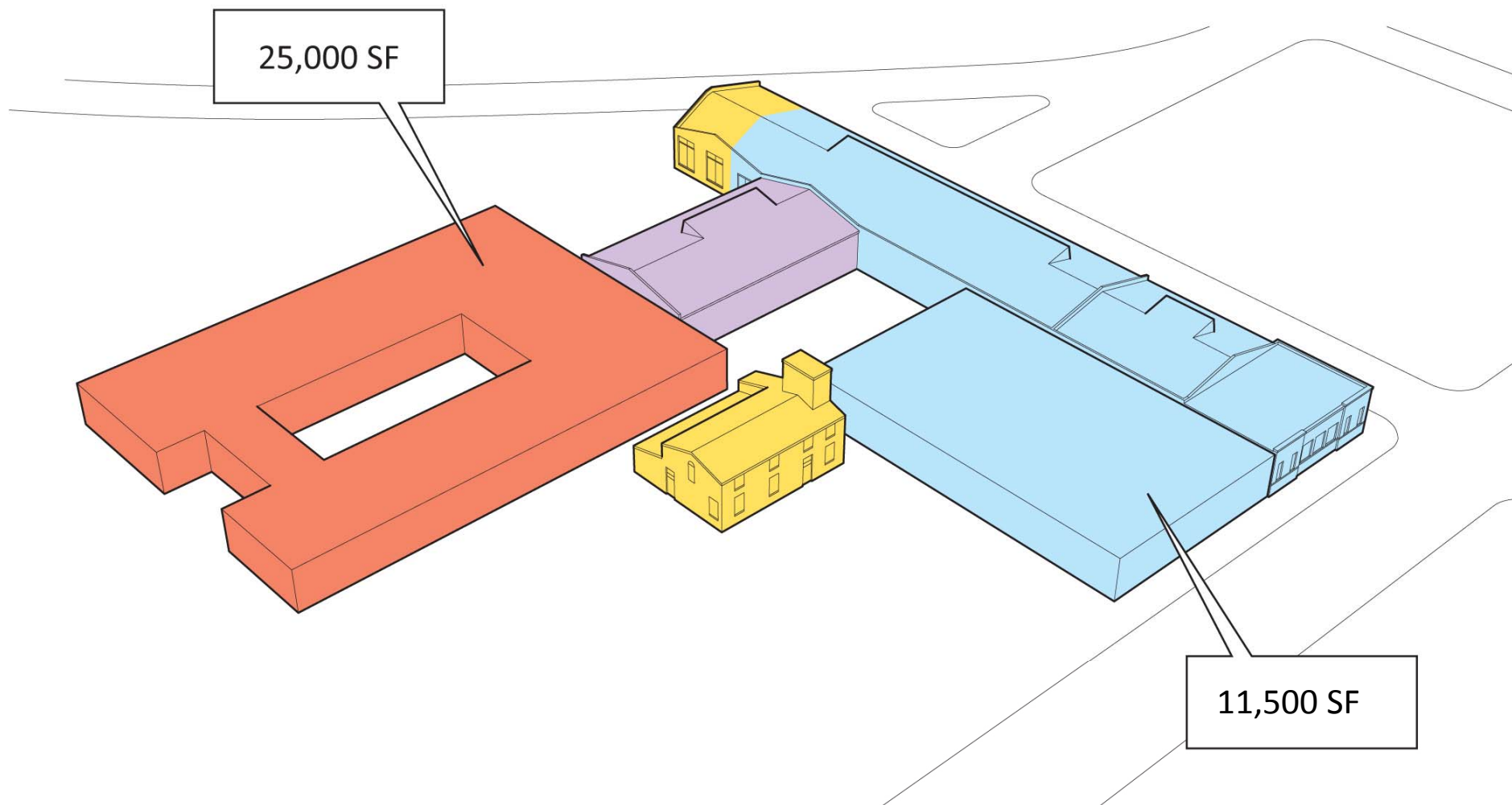
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

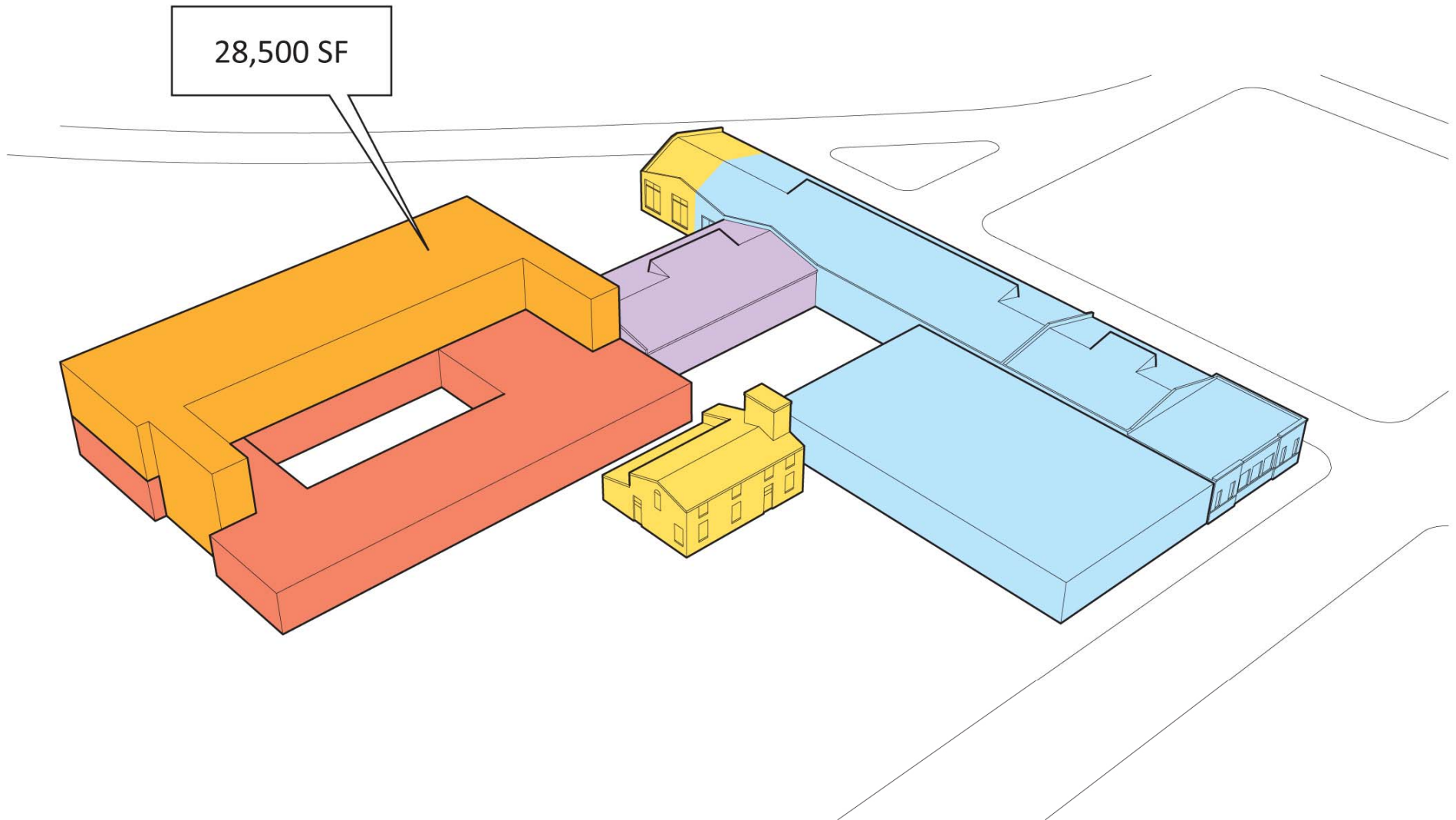
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

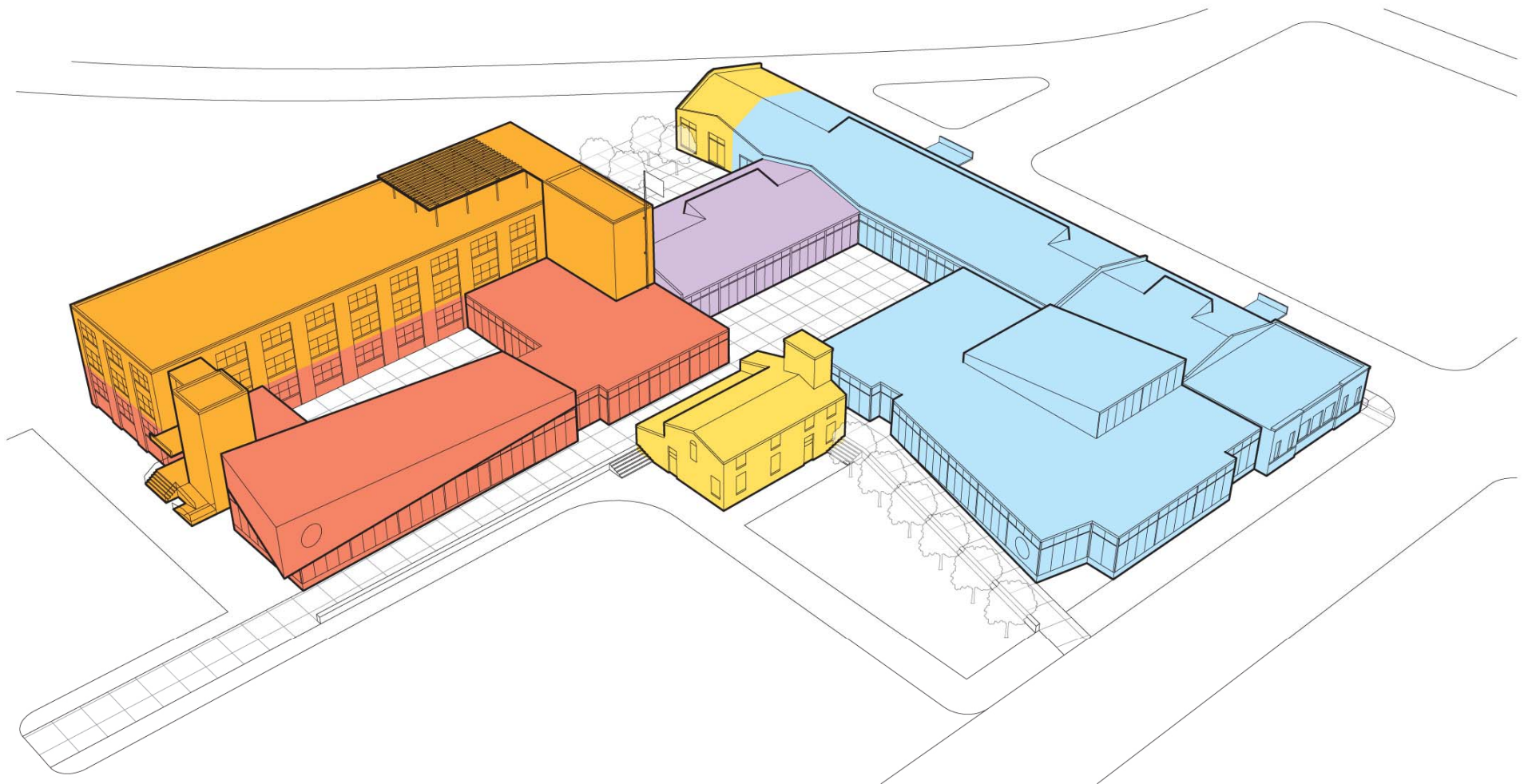
JUNE 29, 2015

architecture
urban design

**GAMBLE
ASSOCIATES**



ground



LIBRARY



LOBBY / EVENTS



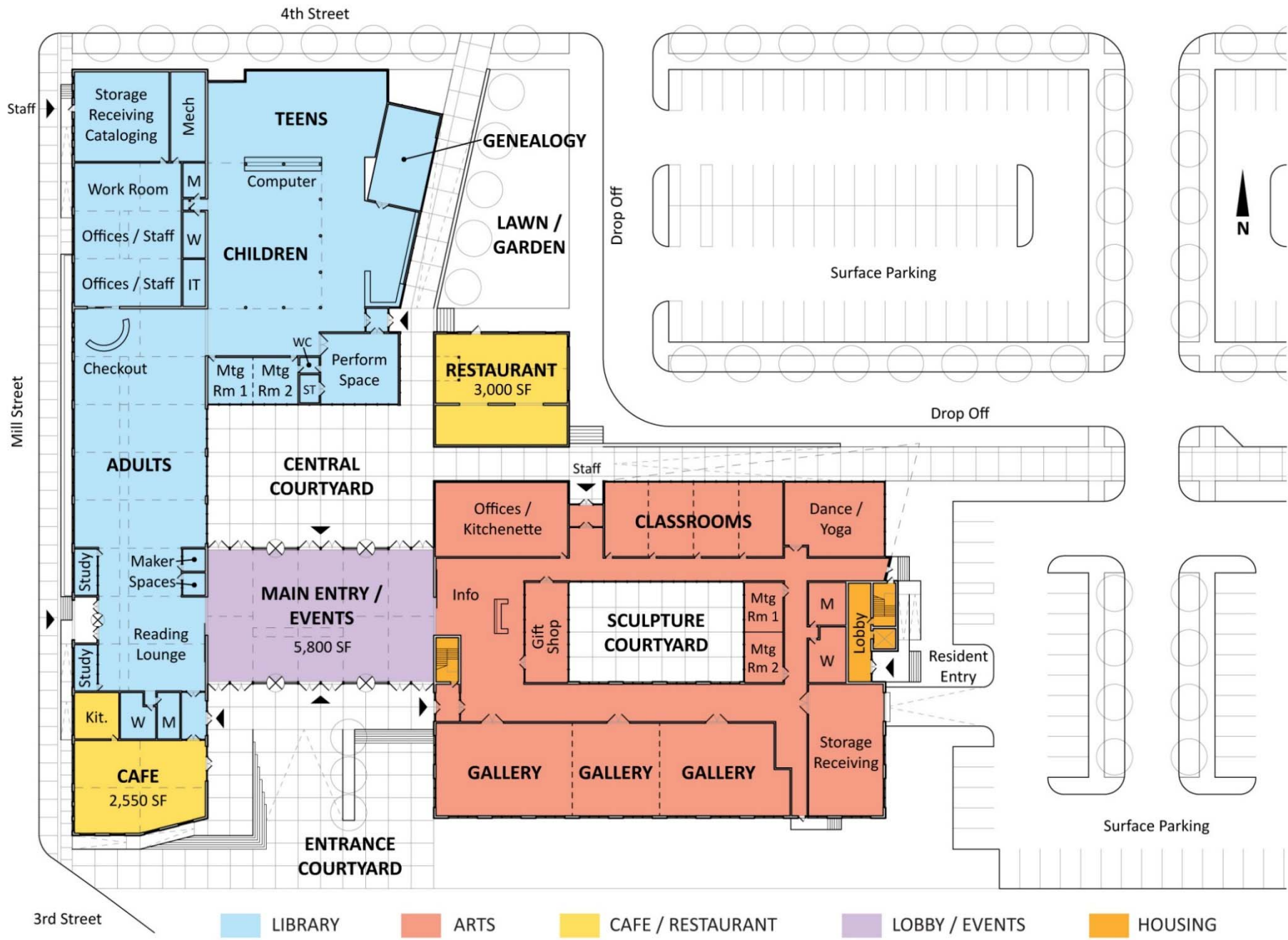
CAFE / RESTAURANT

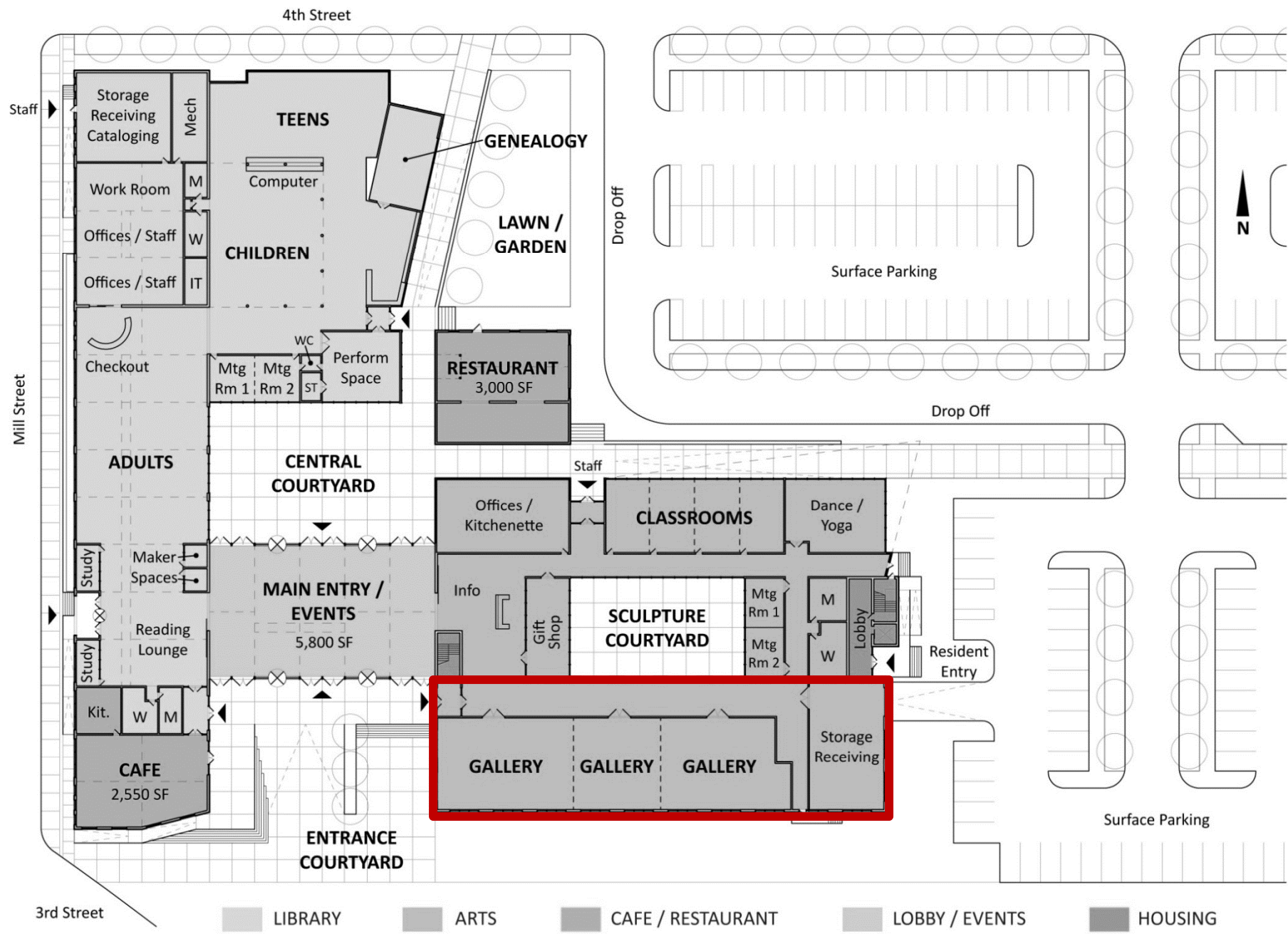


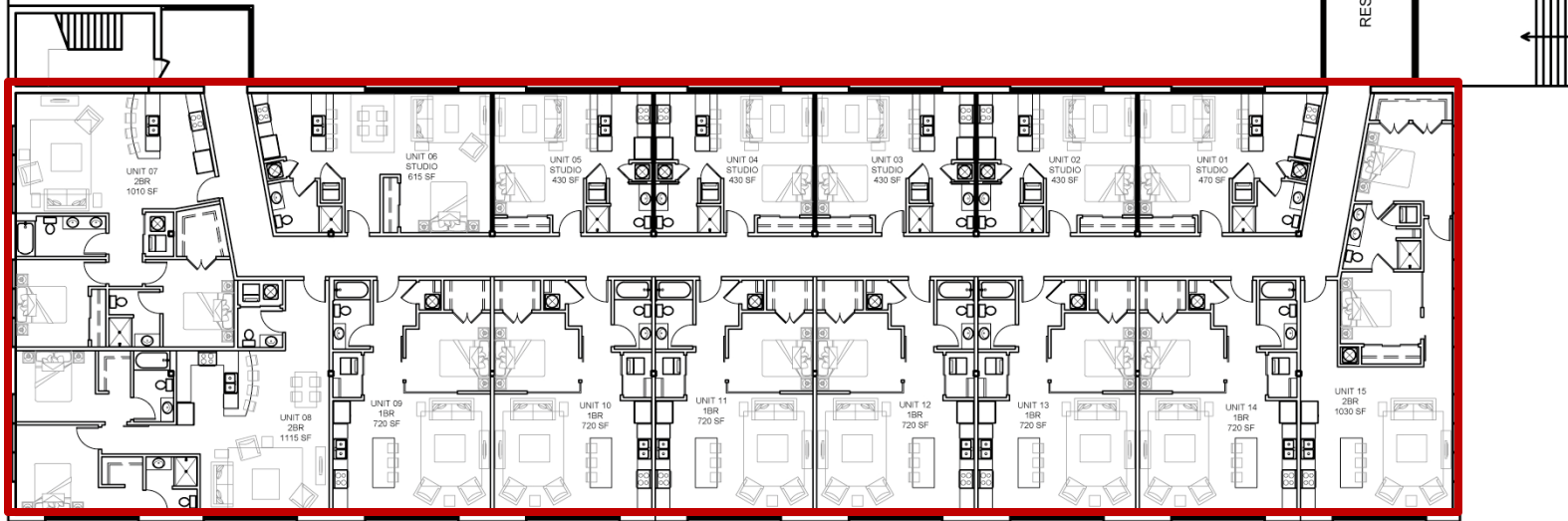
ARTS



HOUSING





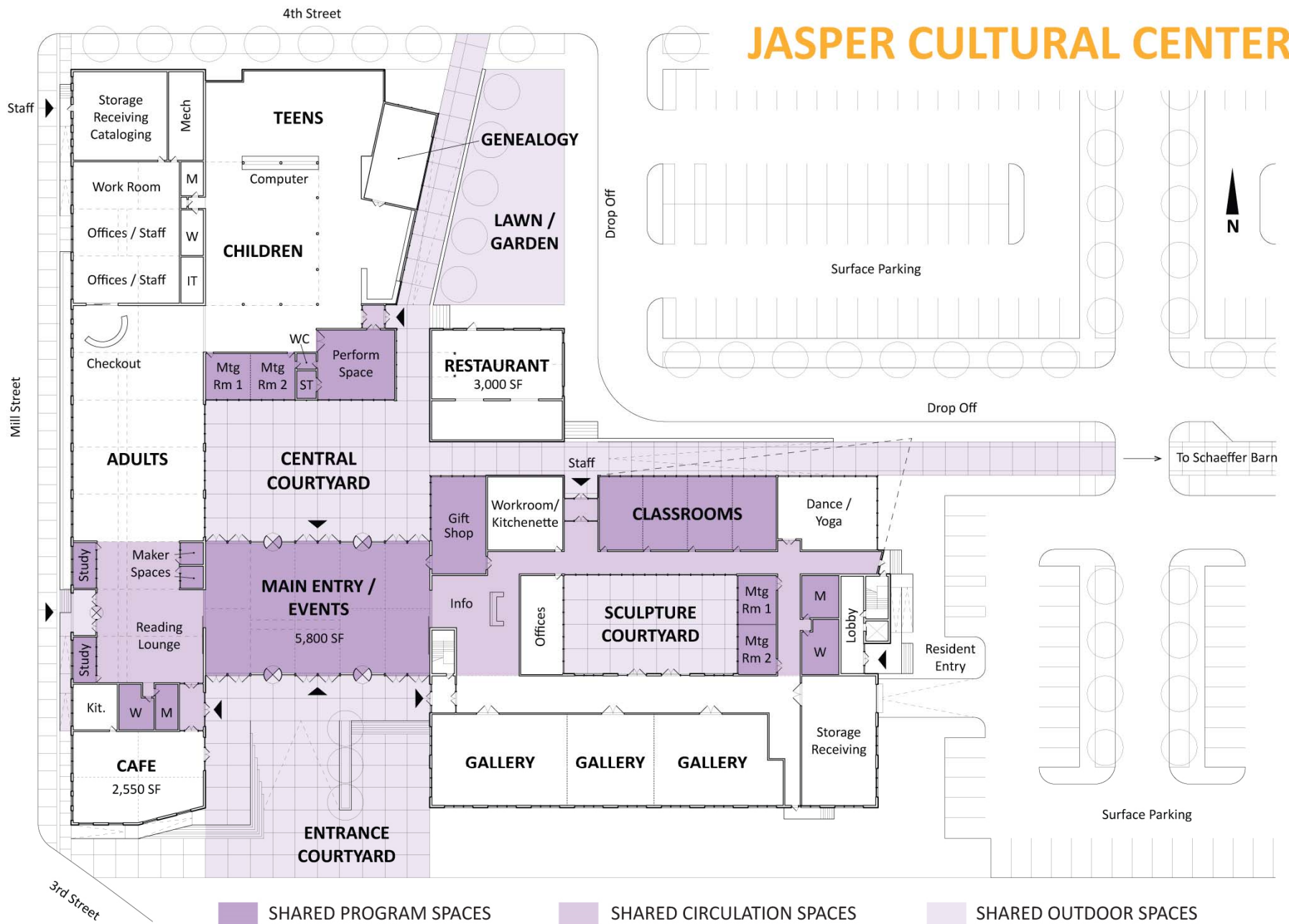


HOOSIER DESK
JASPER, INDIANA

SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"

POTENTIAL RESIDENTIAL LAYOUT FLOORS 2 + 3

JASPER CULTURAL CENTER



HOOSIER DESK SHARED SPACE PLAN

JULY 6, 2015

0 5 10 20

architecture
urban design
GAMBLE ASSOCIATES

CITYVISIONS
ASSOCIATES

ground

Floor elevation 2-3
feet above grade



CURRENT CONDITIONS



OPEN SPACE FRAMEWORK

LAWN/ GARDEN

Entry Walk
Lawn
Outdoor dining terrace
Lounging

CENTRAL COURTYARD

Outdoor seating
Art classroom
Reading area
Rental space
Weddings
Events/ Parties

SCULPTURE COURTYARD

Outdoor Gallery
Parties
Seating

ENTRY COURTYARD

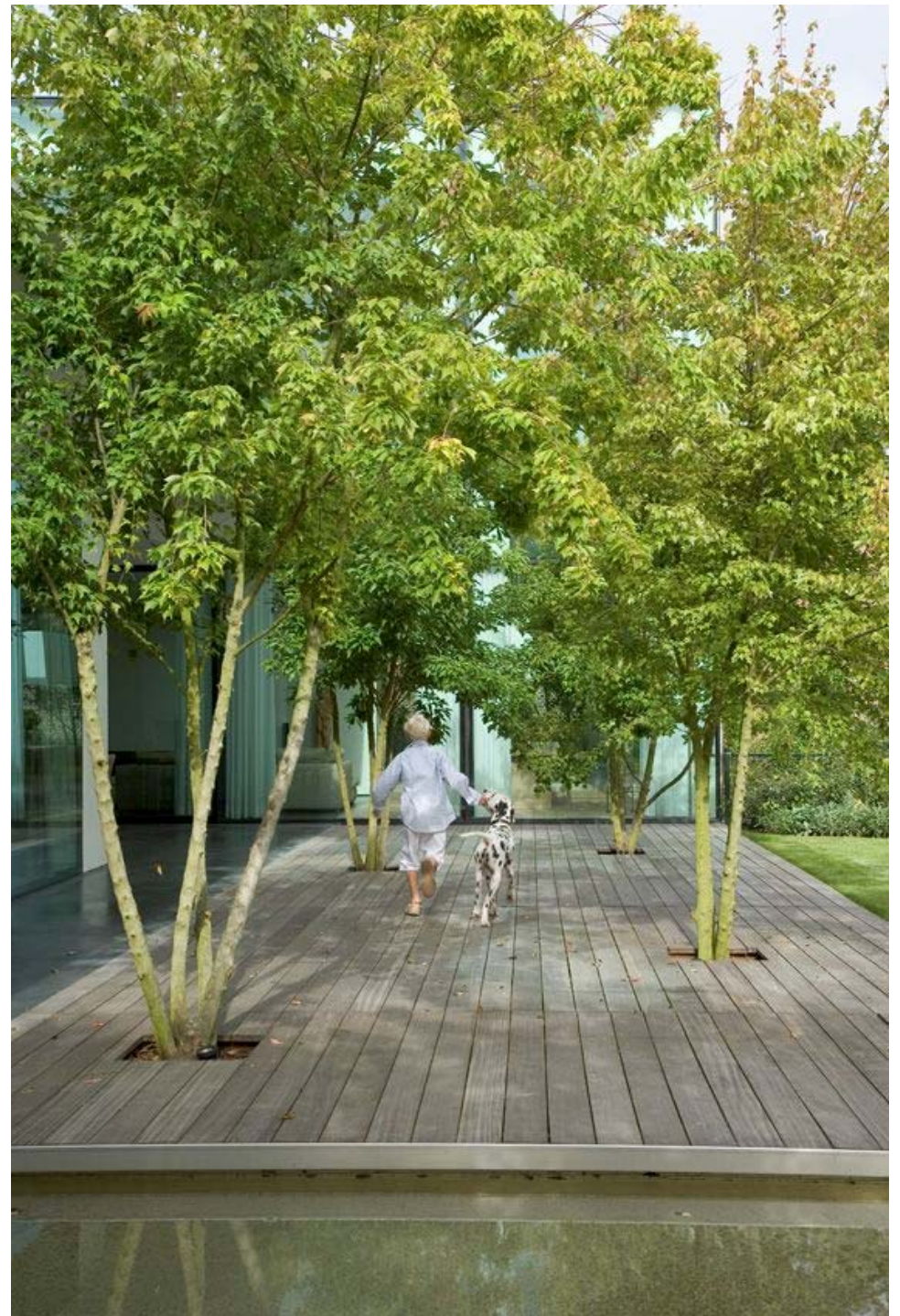
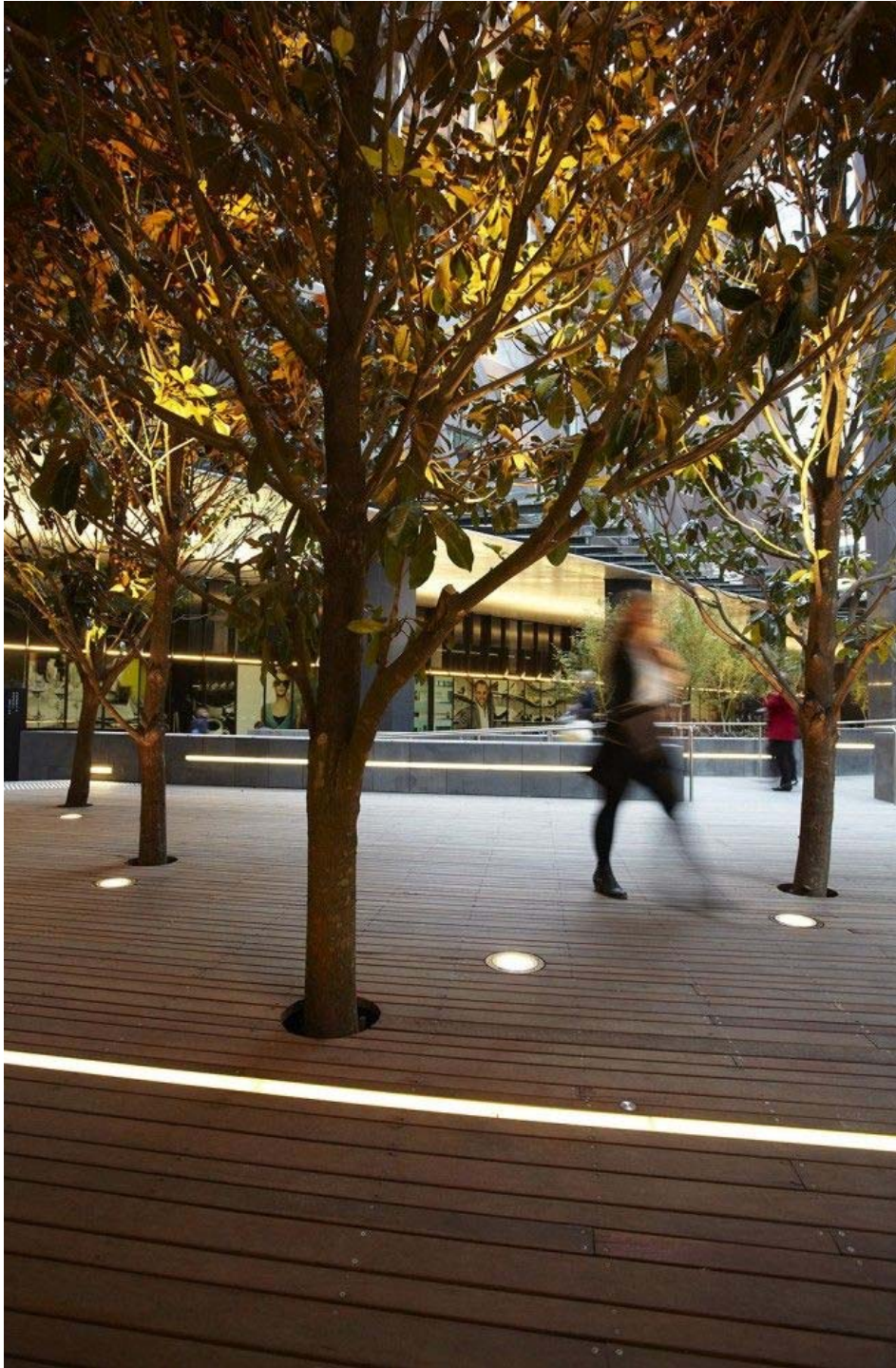
Entry
Outdoor cafe
Seating
Exhibit Space

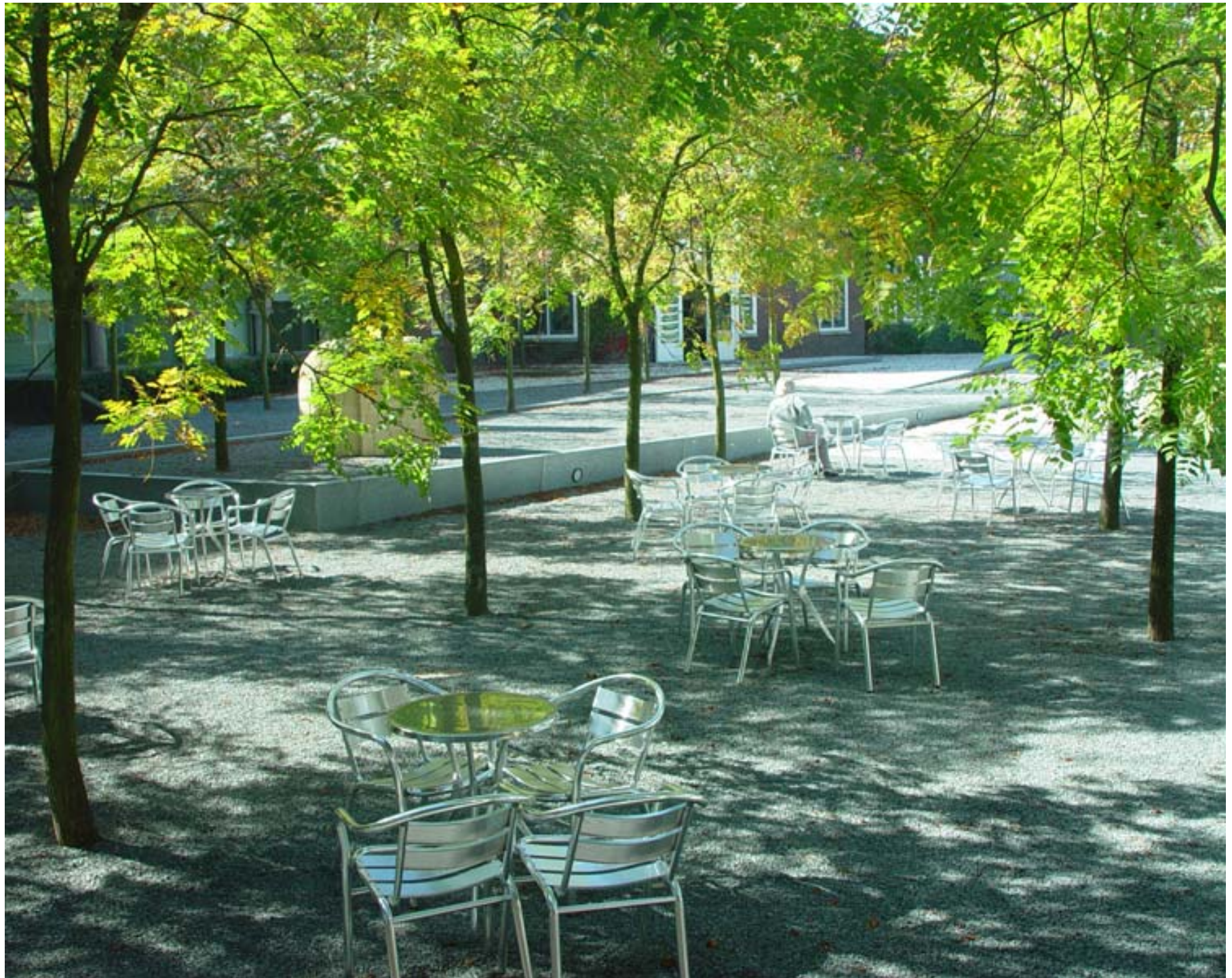


ENTRY COURTYARD



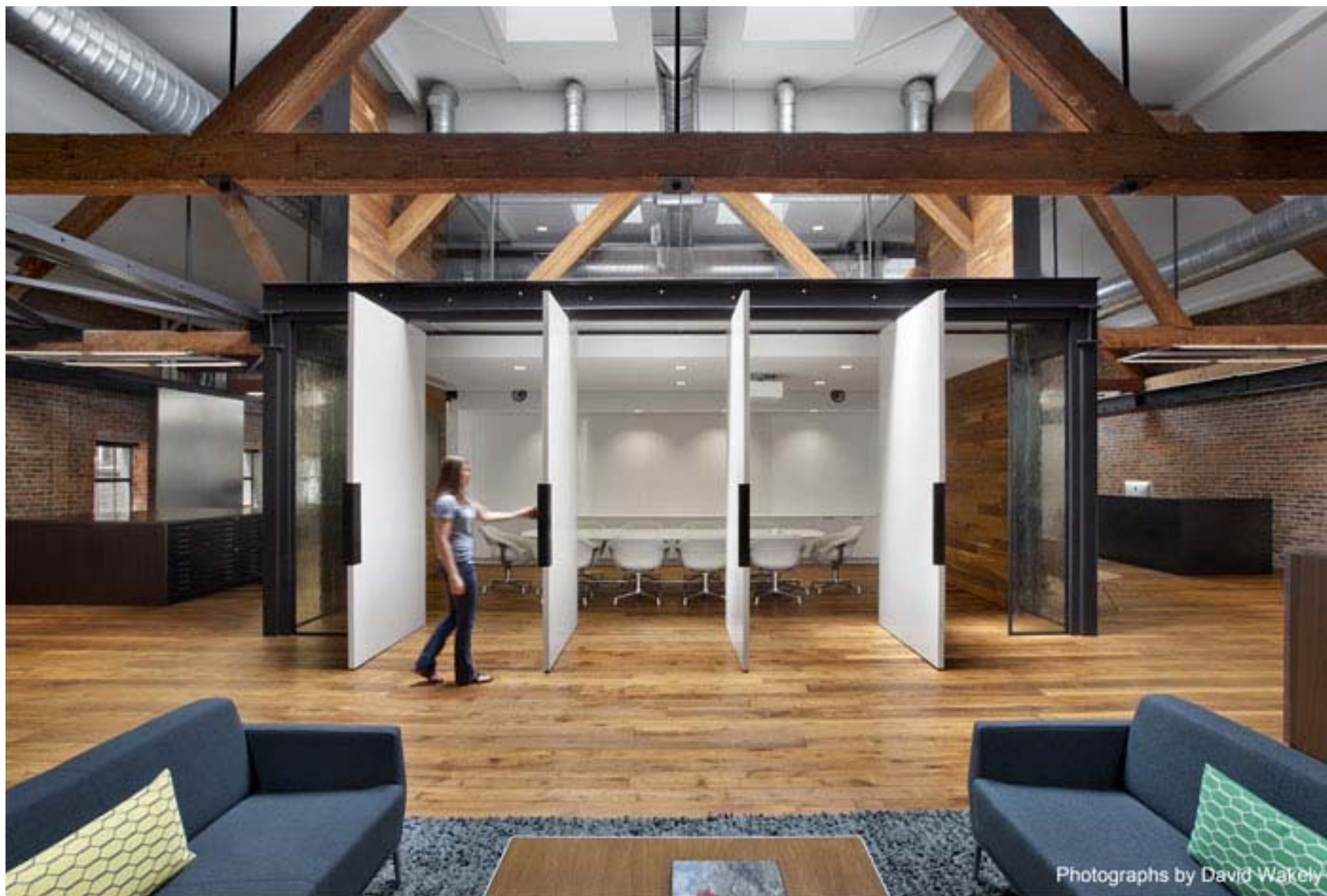
ENTRY COURTYARD





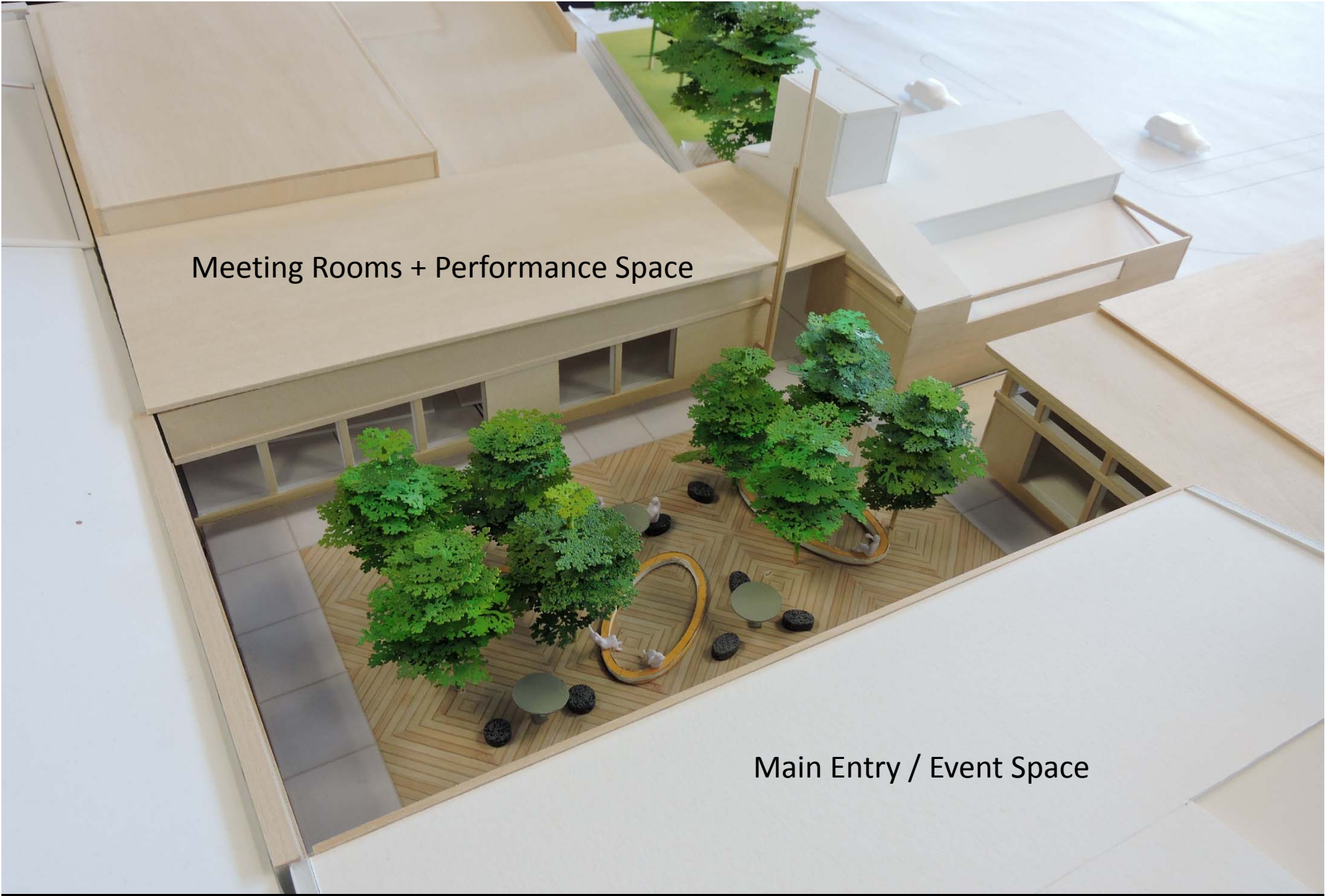






Photographs by David Wakely



An architectural model of a central courtyard. The courtyard is a rectangular area with a wooden deck floor, featuring a herringbone pattern in the center and a solid wood pattern towards the edges. It contains several green, leafy trees of varying sizes, three small round tables with dark stools, and a yellow circular path. The courtyard is surrounded by a light-colored wooden building with multiple levels and large windows. The building has a flat roof and a series of steps leading down to the courtyard. The overall design is modern and minimalist.

Meeting Rooms + Performance Space

Main Entry / Event Space

CENTRAL COURTYARD



CENTRAL COURTYARD



CENTRAL COURTYARD



CENTRAL COURTYARD



CENTRAL COURTYARD





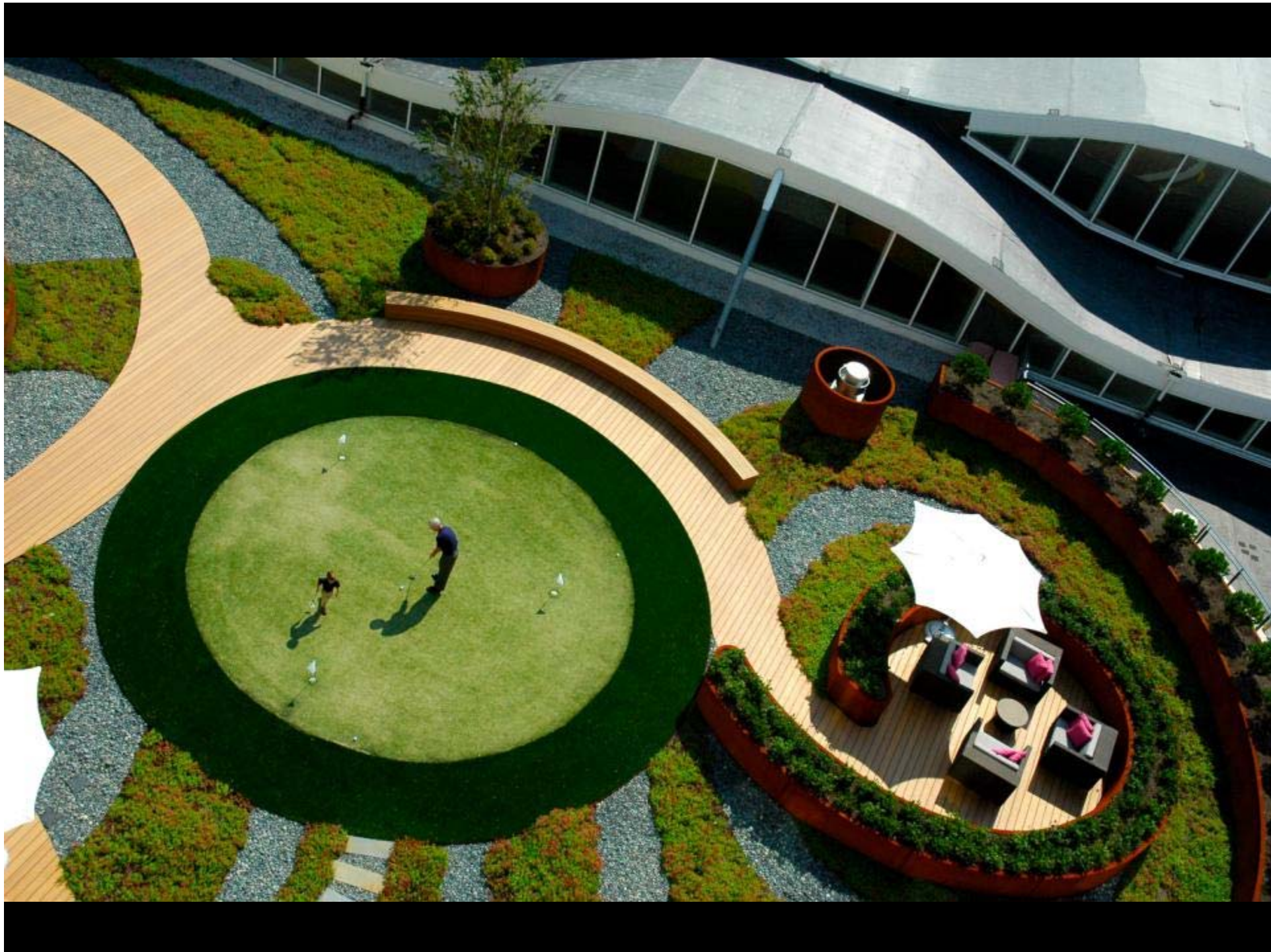


ground



ground









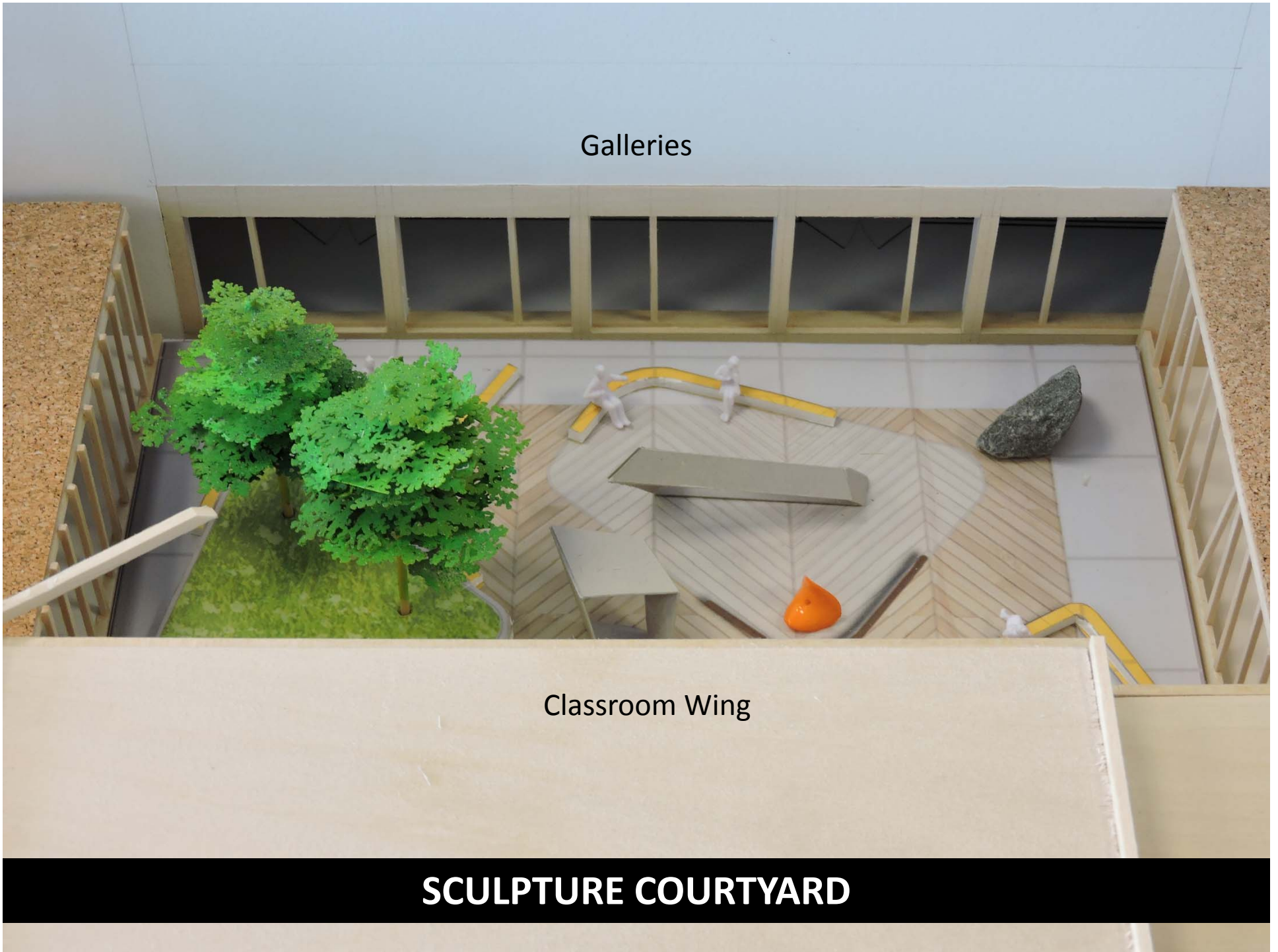


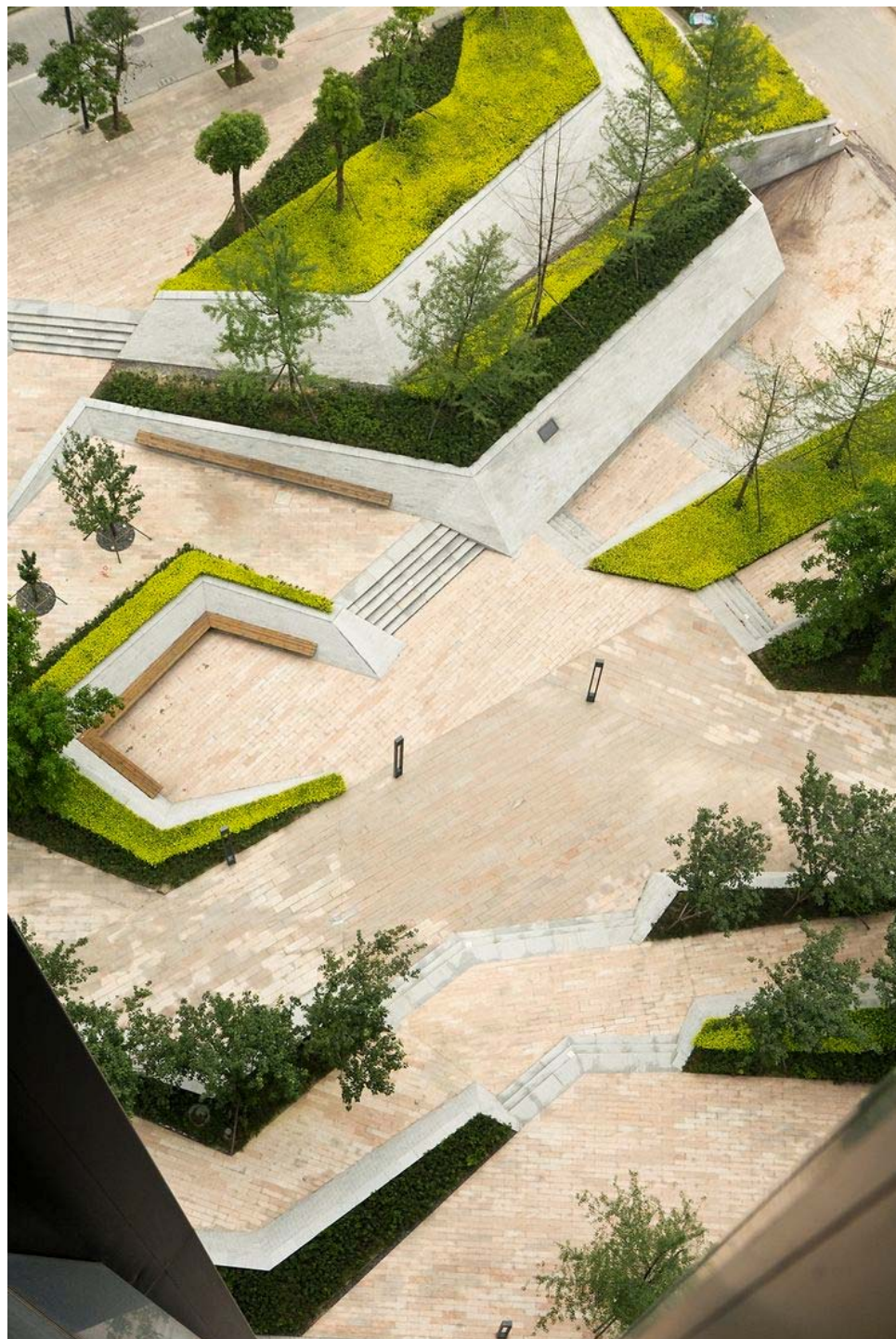


Galleries

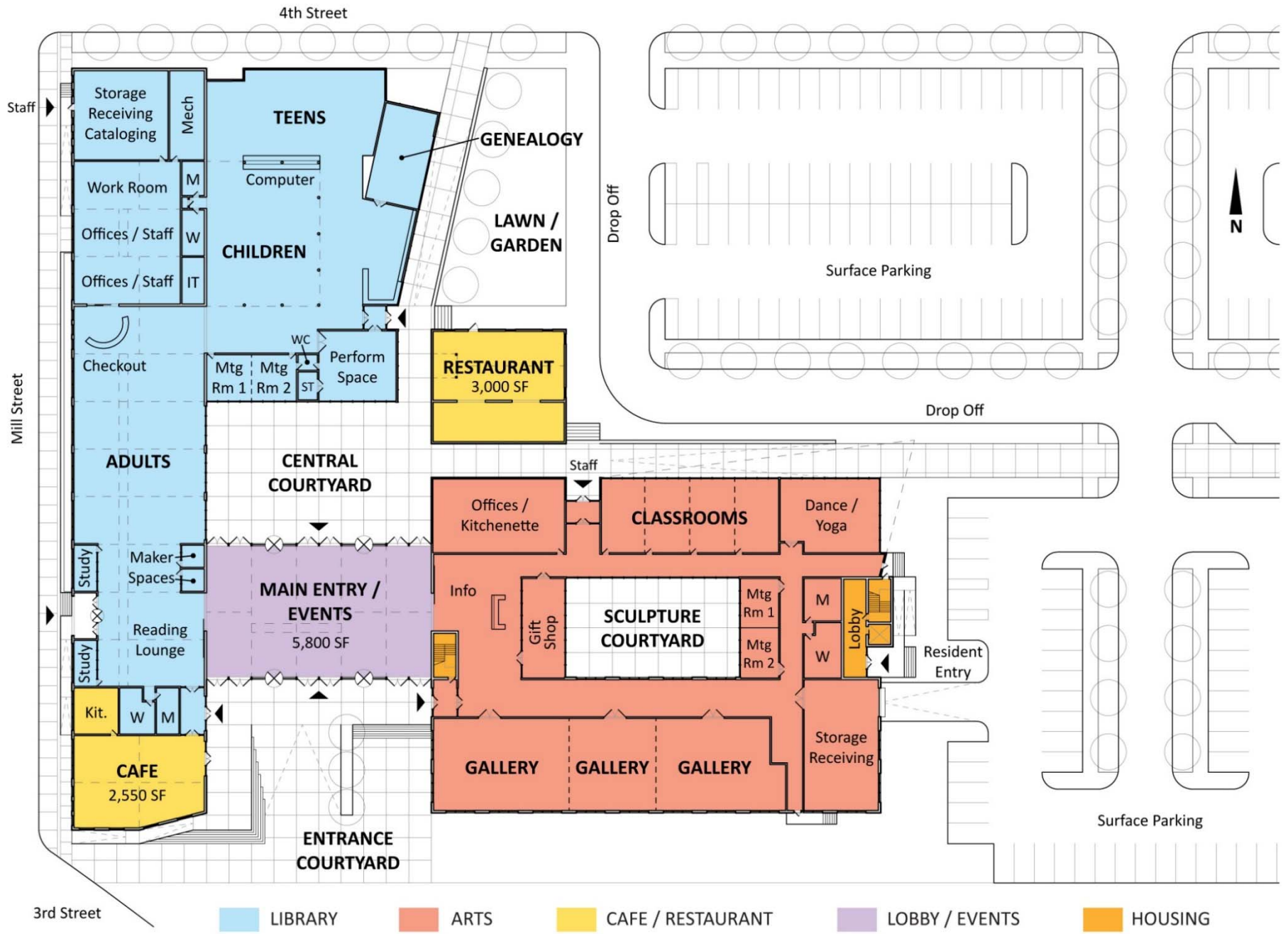
Classroom Wing

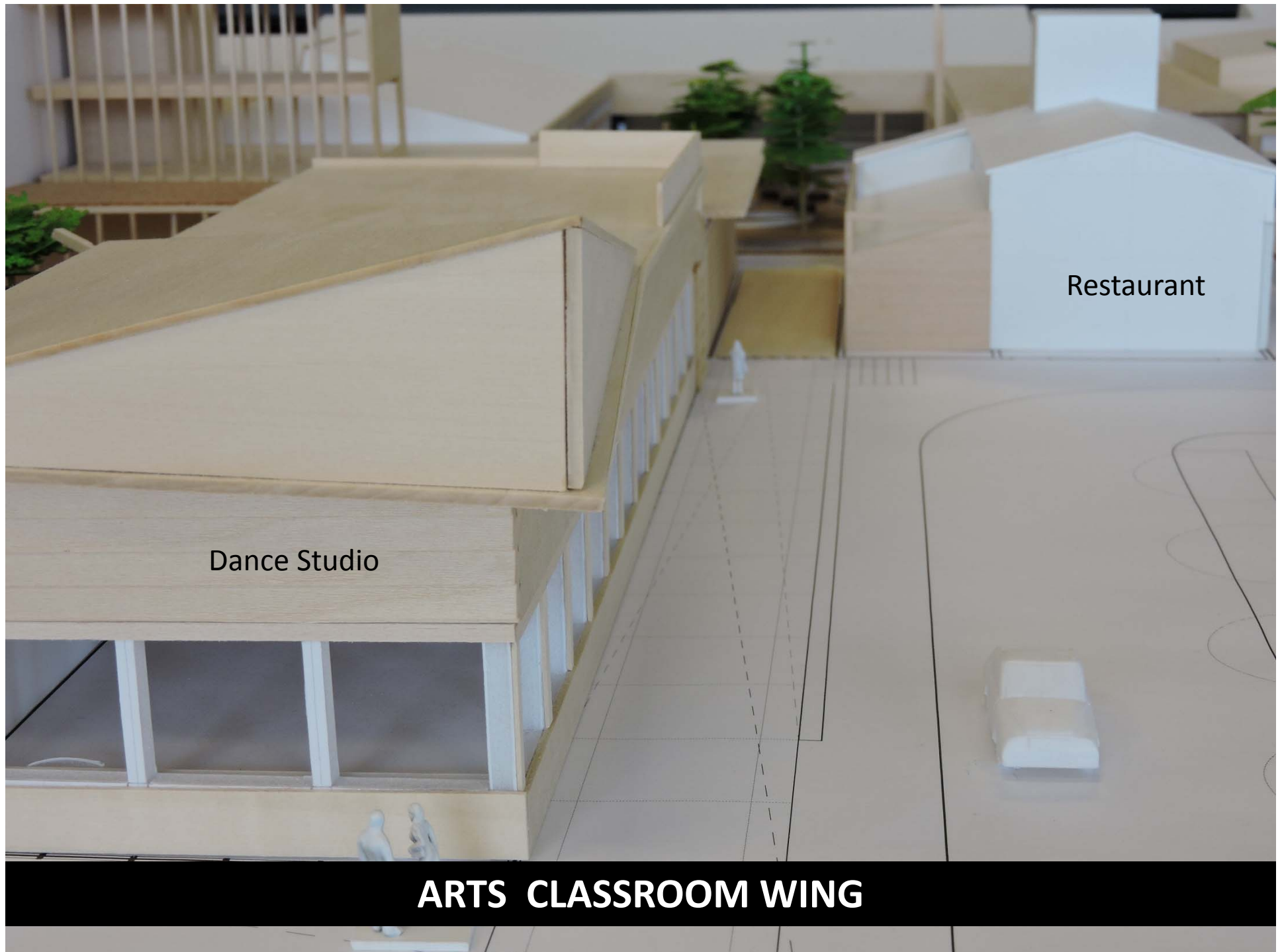
SCULPTURE COURTYARD











Dance Studio

Restaurant

ARTS CLASSROOM WING



Restaurant

DROP OFF



Genealogy

LIBRARY WING – (GENEALOGY) – ENTRY FROM 4TH ST



General Aviation Facility Logan International Airport

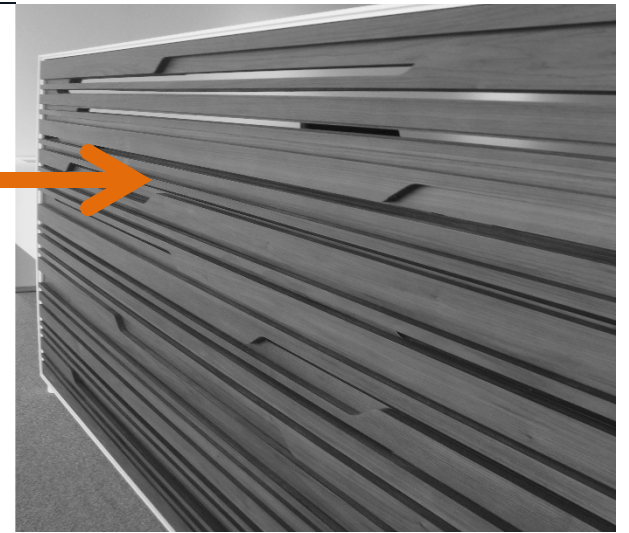
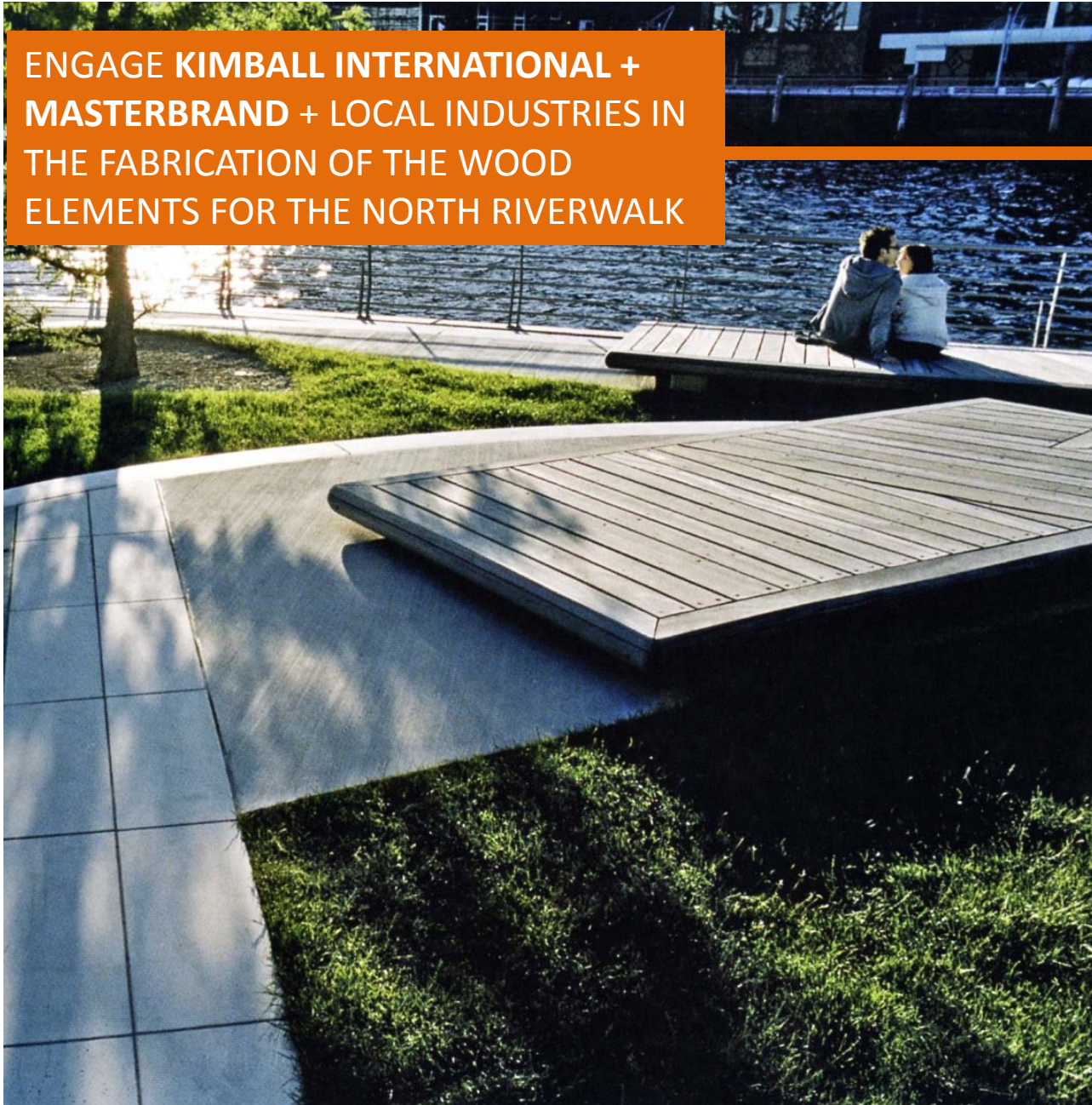
Project completed in Office Chan Krieger Associates

GAMBLE
ASSOCIATES



THE WOOD CLADDING CONCEALS THE AIRPORT BLAST WALL AND BARBED WIRE

ENGAGE **KIMBALL INTERNATIONAL +
MASTERBRAND** + LOCAL INDUSTRIES IN
THE FABRICATION OF THE WOOD
ELEMENTS FOR THE NORTH RIVERWALK



DESIGN ELEMENT EXAMPLES



ARTISTIC WOOD BENCHES - EXAMPLES

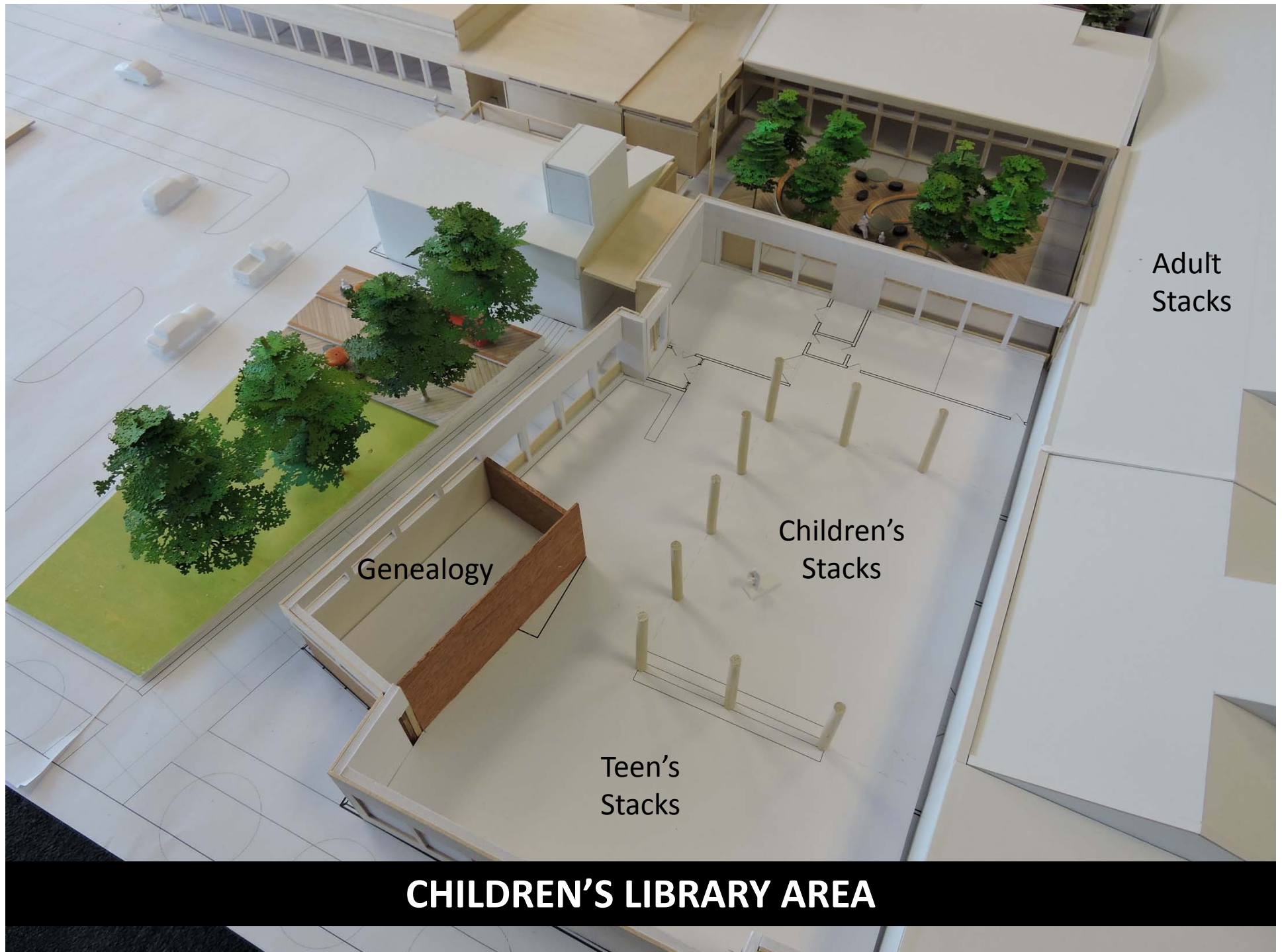








LAWN / GARDEN - ENTRY FROM 4TH ST



CHILDREN'S LIBRARY AREA



LIBRARY ADULT STACKS

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

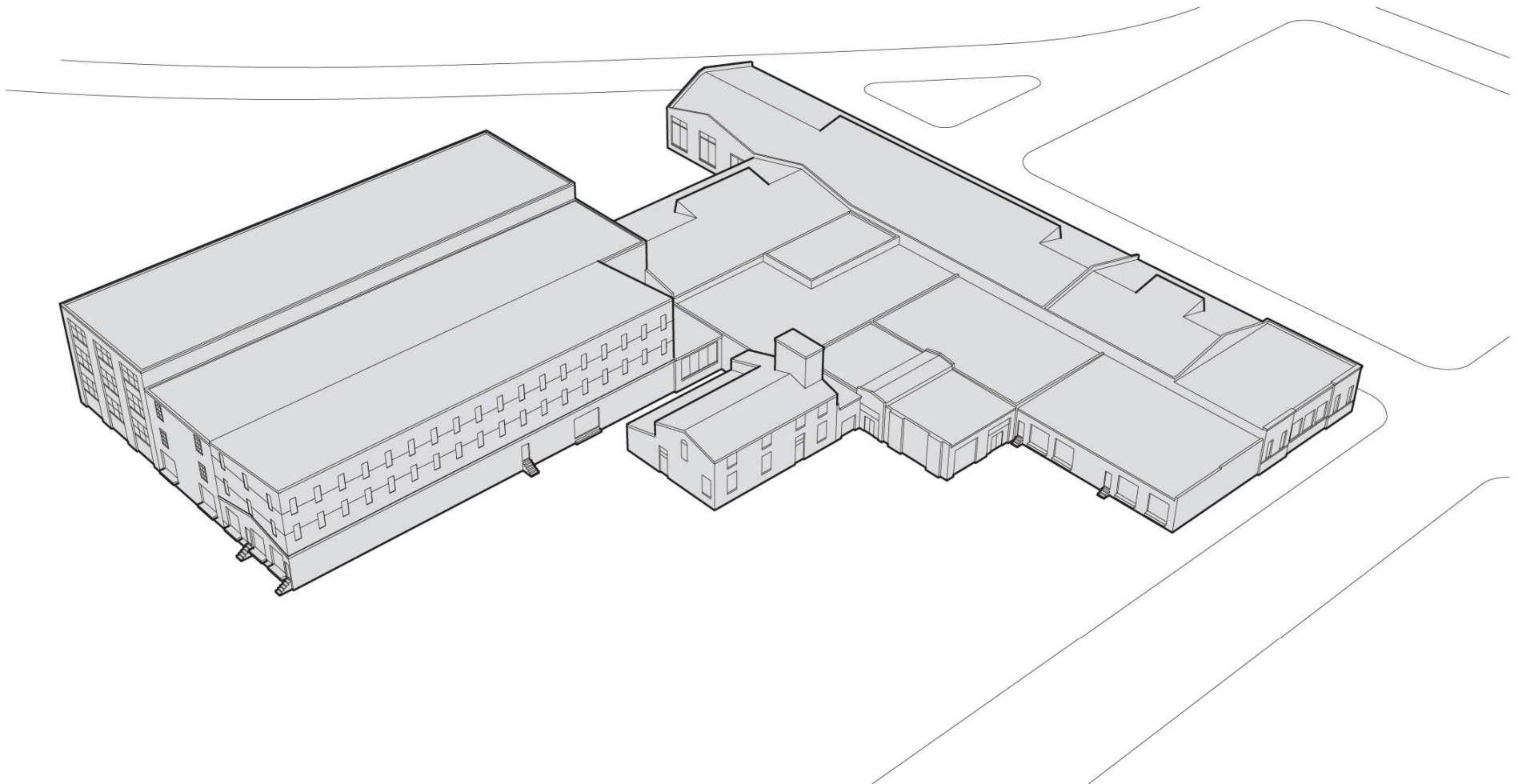
JUNE 29, 2015

architecture
urban design

**GAMBLE
ASSOCIATES**



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

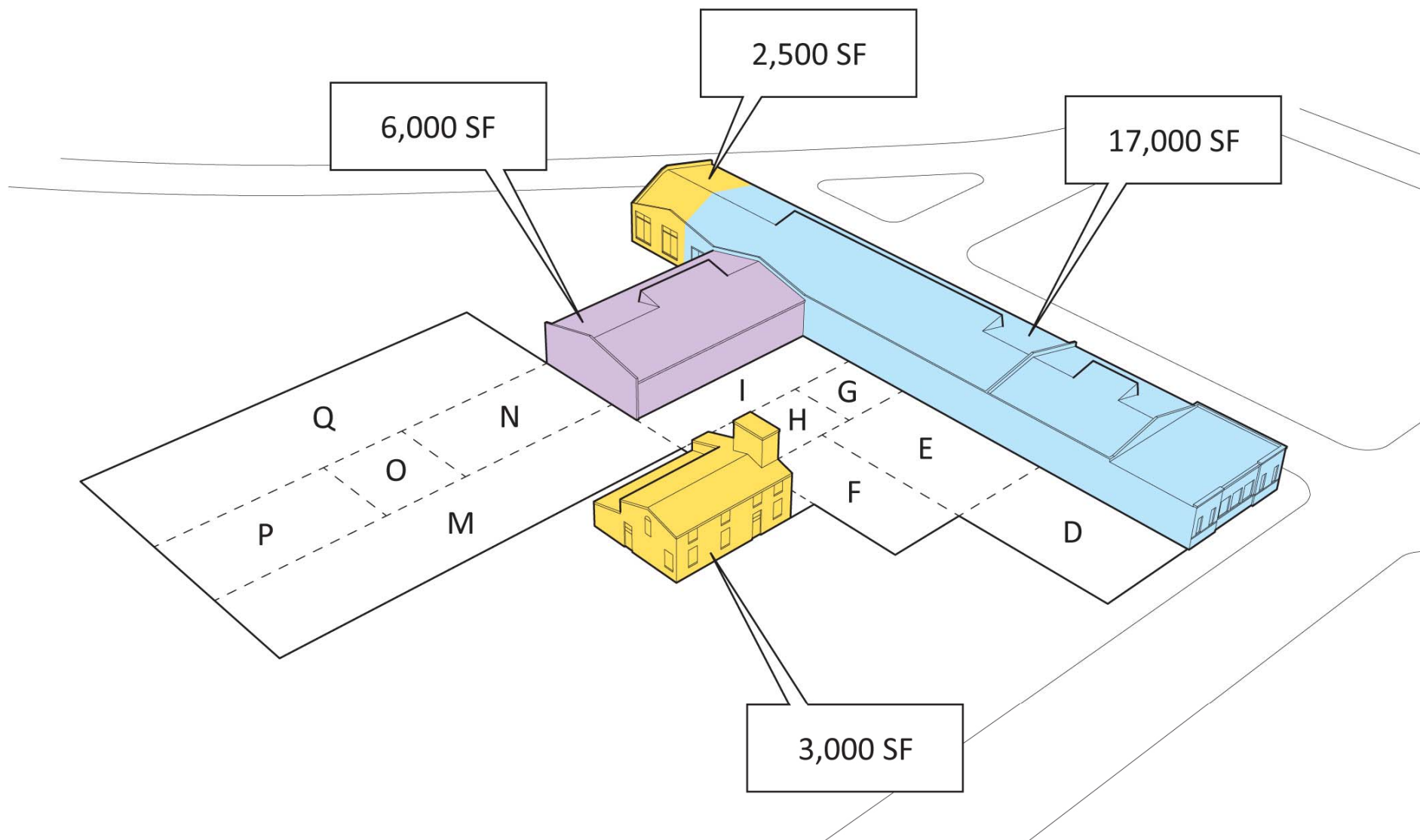
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

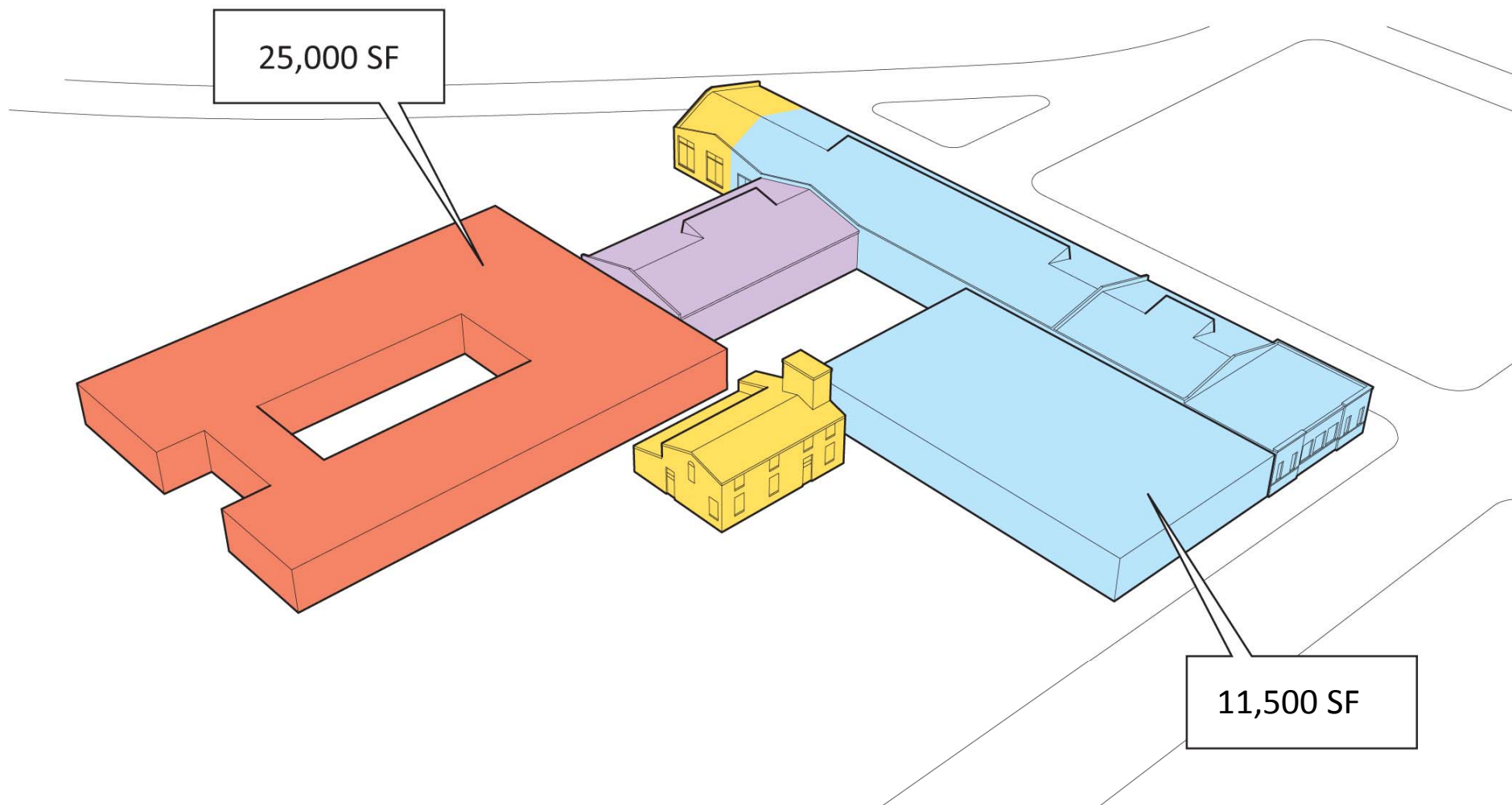
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

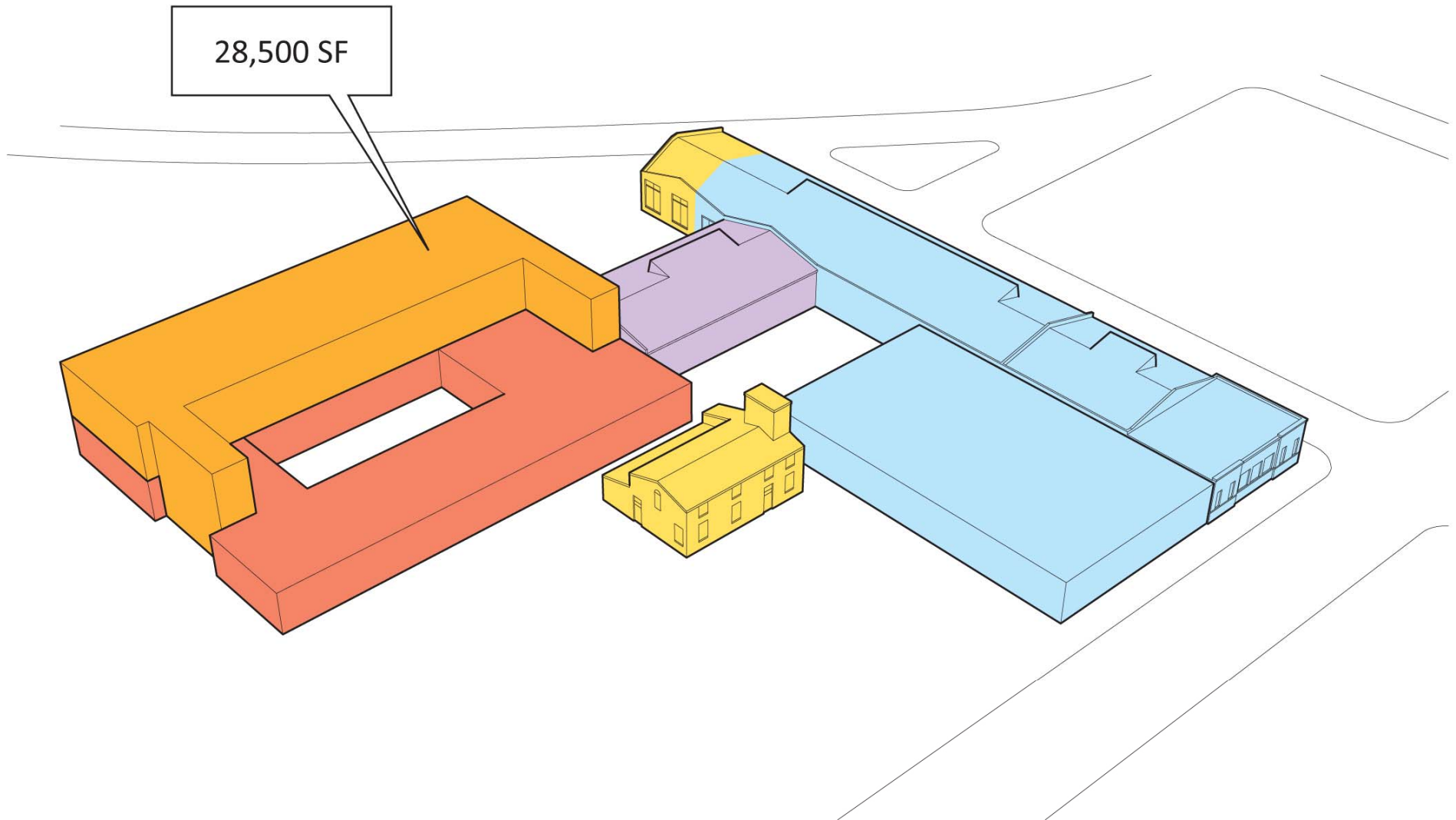
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

HOOSIER DESK CONCEPTUAL 3D SEQUENCE

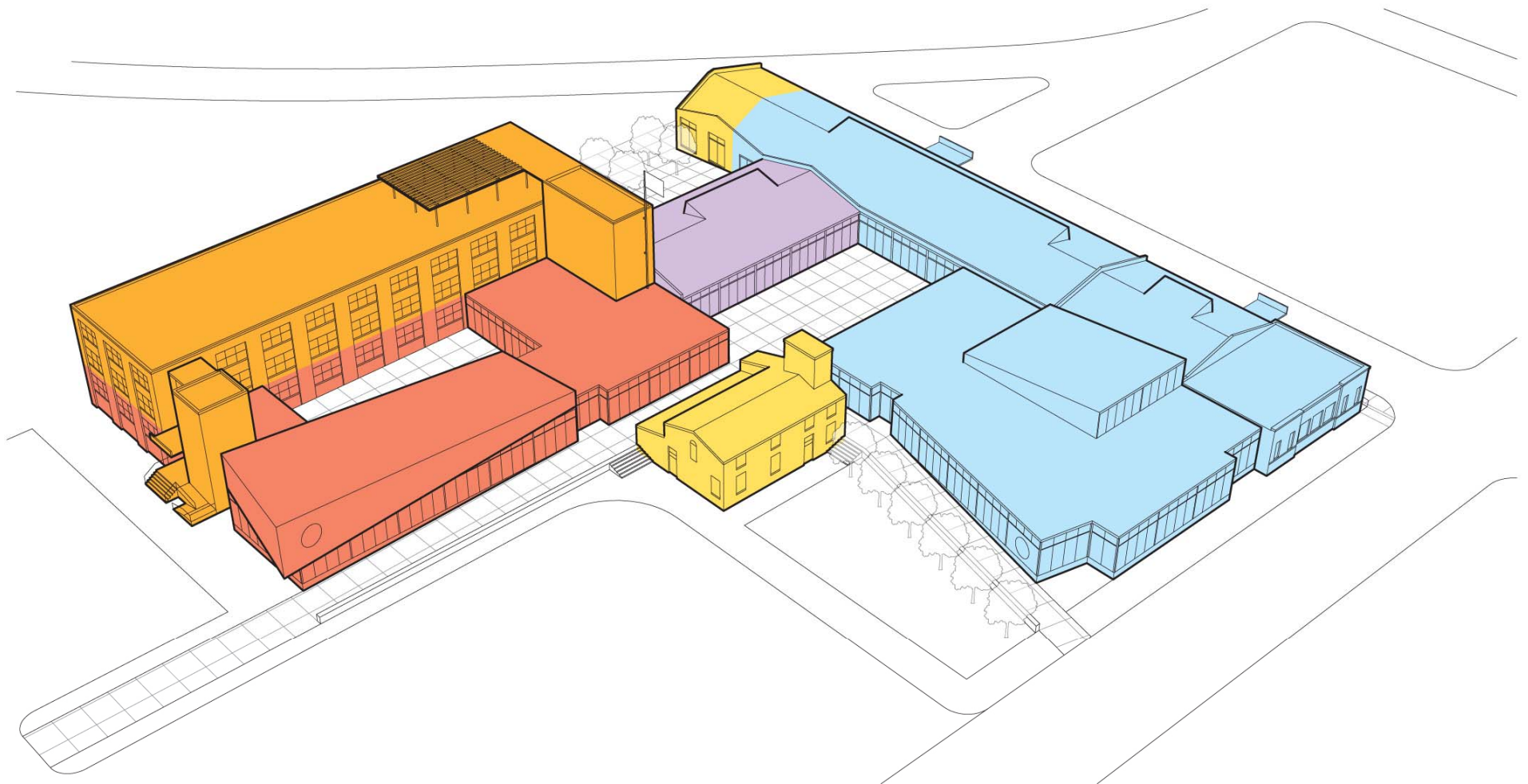
JUNE 29, 2015

architecture
urban design

GAMBLE
ASSOCIATES



ground



LIBRARY



LOBBY / EVENTS



CAFE / RESTAURANT



ARTS



HOUSING

• Entrance/Lobby	6,000 sf
• Library (Yamaha)	17,000 sf
• Library (New)	11,500 sf
• Arts Commission(New) Sculpture Garden	25,000 sf
• Internal Courtyard	7,735 sf
• Entry Court	7,265 sf
• Café (Yamaha)	2,500 sf
• Restaurant (optional)	3,000 sf
• Apartments (optional)	28,500 sf

REDEVELOPMENT PROGRAM

• Entrance/Lobby	6,000 sf	\$ 880,000
• Library (Yamaha)	17,000 sf	\$2,465,000
• Library (New)	11,500 sf	\$1,437,500
• Arts Commission(New) (including Sculpture Garden)	25,000 sf	\$3,125,000
• Internal Courtyard	7,735 sf	\$ 77,350
• Entry Court	7,265 sf	\$ 72,650
• Café (Yamaha)	2,500 sf	\$ 362,500
• Boiler House Restaurant (optional)	3,000 sf	\$ 435,000
• Apartments (optional)	28,500 sf	\$ 3,762,500

REDEVELOPMENT CONSTRUCTION ESTIMATE

• Construction (Art and Library Space)	\$ 8,430,000
• Demolition	\$ 880,000
• Environmental Remediation	\$ 150,000
• Site Work	\$ 100,000
• Construction Contingency@ 20%	\$ 1,704,000
Total	\$11,264,000 \$175/sf

REDEVELOPMENT CONSTRUCTION ESTIMATE

- Library \$775,000
- Arts Commission \$625,000
- Grand Entry \$150,000

FIT OUT ESTIMATE

• Construction (Art and Library Space)	\$ 9,970,000
• Demolition	\$ 880,000
• Environmental Remediation	\$ 150,000
• Site Work	\$ 100,000
• Construction Contingency@ 20%	\$ 1,704,000

Total	\$12,804,000
	\$200/sf

REDEVELOPMENT CONSTRUCTION ESTIMATE w/ FIT OUT

6									
7	Use of Funds								
8									
9	Environmental Remediation						\$150,000		
0	Demolition						\$880,000		
1	Construction								
2	Yamaha Space			19,500		\$2,827,500		\$487,500	
3	Library - New Construction			11,500		\$1,437,500		\$287,500	
4	Grand Entrance			6000		\$880,000		\$150,000	
5	Arts Center - New Construction			25000		\$3,125,000		\$625,000	
6	Apartments - New Construction			28000			\$3,762,500		
7	Boiler House Restaurant			3000			\$435,000		
8	Courtyards			15000		\$150,000			
9	Parking/Site Work			20000		\$100,000			
0	Construction Total					\$9,400,000		\$1,550,000	
1	Construction Contingency@20%					\$1,704,000			
2									
3	TOTAL ARTS/LIBRARY					\$11,254,000		\$12,804,000	
4									
5	TOTAL LIBRARY					\$5,627,000		\$6,402,000	
6	TOTAL ARTS COUNCIL					\$5,627,000		\$6,402,000	
7									

HOOSIER DESK

• Construction (Art and Library Space)	\$ 9,970,000
• Demolition	\$ 880,000
• Environmental Remediation	\$ 150,000
• Site Work	\$ 100,000
• Construction Contingency@ 20%	\$ 1,704,000
Total	\$12,804,000
\$200/sf	
Library Board	\$ 6,402,000
Arts Commission	\$ 6,402,000

REDEVELOPMENT CONSTRUCTION ESTIMATE w/ FIT OUT

Hoosier Desk

	A	B	C	D	E	F	G	H	I	J	K
1											
2											
3								HOOSIER DESK			
4											
5				Sources of Funds							
6											
7				Arts Council				\$4,194,875		\$5,787,000	
8				Library Board				\$4,194,875		\$5,787,000	
9				Electric Utility				\$480,000		\$480,000	
10				Wood Industries				\$350,000		\$350,000	
11				Private Equity (10% historic tax credit)				\$370,750		\$0	
12				Private Equity (25% Industrial recovery tax credit)				\$2,813,500		\$0	
13				Brownfields Remediation Grant				\$150,000		\$150,000	
14				Philanthropic/ROJAC				\$250,000		\$250,000	
15								\$12,804,000		\$12,804,000	
16											
17				Use of Funds							
18											
19				Environmental Remediation				\$150,000			
20				Demolition				\$880,000			
21				Construction							
22				Yamaha Space		19,500		\$2,827,500		\$487,500	
23				Library - New Construction		11,500		\$1,437,500		\$287,500	
24				Grand Entrance		6000		\$880,000		\$150,000	
25				Arts Center - New Construction		25000		\$3,125,000		\$625,000	
26				Apartments - New Construction		28000			\$3,762,500		
27				Boiler House Restaurant		3000			\$435,000		
28				Courtyards		15000		\$150,000			
29				Parking/Site Work		20000		\$100,000			
30				Construction Total				\$9,400,000		\$1,550,000	
31				Construction Contingency@20%				\$1,704,000			
32											
33				TOTAL ARTS/LIBRARY				\$11,254,000		\$12,804,000	
34											
35				TOTAL LIBRARY				\$5,627,000		\$6,402,000	
36				TOTAL ARTS COUNCIL				\$5,627,000		\$6,402,000	
37											

HOOSIER DESK

- Historic Tax Credits (10%)
- Indiana Industrial Recovery Tax Credit (25%)
- Environmental Remediation Grant Program
- Jasper Wood Heritage Industries
- Jasper Electric Utility
- Philanthropic Entities (e.g. ROJAC)

***POTENTIAL* EXTERNAL FUNDING SOURCES**

• Historic Tax Credits (10%)	\$ 370,750
• Indiana Industrial Recovery Tax Credit (25%)	\$2,813,500
• Environmental Remediation Grant Program	\$ 150,000
• Jasper Wood Heritage Industries	\$ 350,000
• Jasper Electric Utility	\$ 480,000
• Philanthropic Entities (e.g. ROJAC)	\$ 250,000

***POTENTIAL* EXTERNAL FUNDING SOURCES**

	A	B	C	D	E	F	G	H	I	J	K
1											
2											
3								HOOSIER DESK			
4											
5	Sources of Funds										
6											
7	Arts Council							\$4,194,875		\$5,787,000	
8	Library Board							\$4,194,875		\$5,787,000	
9	Electric Utility							\$480,000		\$480,000	
10	Wood Industries							\$350,000		\$350,000	
11	Private Equity (10% historic tax credit)							\$370,750		\$0	
12	Private Equity (25% Industrial recovery tax credit)							\$2,813,500		\$0	
13	Brownfields Remediation Grant							\$150,000		\$150,000	
14	Philanthropic/ROJAC							\$250,000		\$250,000	
15								\$12,804,000		\$12,804,000	
16											
17	Use of Funds										

HOOSIER DESK

- Environmental Remediation Grant Program
- Jasper Wood Heritage Industries
- Jasper Electric Utility
- Philanthropic Entities (e.g. ROJAC)

Library Board **\$ 5,787,000**

Arts Commission **\$ 5,787,000**

COSTS WITH LOCAL EXTERNAL FUNDING SOURCES

- Historic Tax Credits (10%)
- Indiana Industrial Recovery Tax Credit (25%)
- Environmental Remediation Grant Program
- Jasper Wood Heritage Industries
- Jasper Electric Utility
- Philanthropic Entities (e.g. ROJAC)

Library Board

\$ 4,194,875

Arts Commission

\$ 4,194,875

COSTS WITH FULL EXTERNAL FUNDING SOURCES

	A	B	C	D	E	F	G	H	I	J	K
1											
2											
3								HOOSIER DESK			
4											
5	Sources of Funds										
6											
7	Arts Council							\$4,194,875		\$5,787,000	
8	Library Board							\$4,194,875		\$5,787,000	
9	Electric Utility							\$180,000		\$180,000	
10	Wood Industries							\$350,000		\$350,000	
11	Private Equity (10% historic tax credit)							\$370,750		\$0	
12	Private Equity (25% Industrial recovery tax credit)							\$2,813,500		\$0	
13	Brownfields Remediation Grant							\$150,000		\$150,000	
14	Philanthropic/ROJAC							\$250,000		\$250,000	
15								\$12,804,000		\$12,804,000	
16											
17	Use of Funds										
18											
19	Environmental Remediation							\$150,000			
20	Demolition							\$880,000			
21	Construction										
22	Yamaha Space					19,500		\$2,827,500		\$487,500	
23	Library - New Construction					11,500		\$1,437,500		\$287,500	
24	Grand Entrance					6000		\$880,000		\$150,000	
25	Arts Center - New Construction					25000		\$3,125,000		\$625,000	
26	Apartments - New Construction					28000			\$3,762,500		
27	Boiler House Restaurant					3000			\$435,000		
28	Courtyards					15000		\$150,000			
29	Parking/Site Work					20000		\$100,000			
30	Construction Total							\$9,400,000		\$1,550,000	
31	Construction Contingency@20%							\$1,704,000			
32											
33	TOTAL ARTS/LIBRARY							\$11,254,000		\$12,804,000	
34											
35	TOTAL LIBRARY							\$5,627,000		\$6,402,000	
36	TOTAL ARTS COUNCIL							\$5,627,000		\$6,402,000	
37											

HOOSIER DESK

Presentation to: Jasper Public Library / Jasper Arts Commission / City of Jasper, Indiana



JASPER CULTURAL CENTER

July 6, 2015



GAMBLE
ASSOCIATES **ground**