

Community Arts and Education Center Decorah, Iowa



DURRANT®



Introductions



- East Side School Development Committee
 - Jim Burns
 - David Faldet
 - Other Members in Attendance
- The Durrant Group Inc.
 - Kevin Eipperle, AIA, NCARB, LEED
 - Chris Wand, AIA



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005

The Durrant Group Inc.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Durrant Group Inc.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Proposal

- Community Arts and Education Center
 - Dozens of successful examples nationally to serve as models
 - Positive contributing Factors
 - Decorah's strong arts community, vital downtown, historic character and increasingly diverse population
 - East Side School Development Committee's knowledge of the community
 - Durrant's design expertise and ability to assist in preparing grant applications
 - A magnet for the Cultural Creative and their children
 - Provides educational opportunities for 21st Century students
 - An inclusive, positive addition to the community



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Process

- The East Side School discussion provided citizens with an opportunity to identify unfulfilled community needs
- The Decorah School District appoints the East Side School Study Committee
- Survey of 19 community organizations resulted in a preliminary list of potential partnership opportunities
- A suggestion box at Nordic Fest resulted in over 60 unique uses



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Process



- Survey/Suggestion Box Primary Categories:
 - Arts Center
 - Museum
 - Education
 - Office Space
 - Community Use
 - Recreation
 - Housing
 - For Profit Usage



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Process



- A forum brought forth a similar list of potential adaptive reuses
- Media highlighted the story and encouraged citizens to forward their suggestions to the committee
- Local artists met to discuss arts and cultural opportunities
- The Visions and Ventures Study was reviewed, showing a community center as one of the top needs identified



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Process

- Several other community centers were contacted regarding mission, uses, tenants, building qualities, management, finances and challenges
- The National Trust for Historic Preservation held a Design Charette that pulled together local citizens and interested groups
 - Preservation contractors generated a preliminary cost estimate to do a phased renovation of the school in order to provide for the uses identified



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



The Process

- A space use worksheet paired potential uses with tenants and revenue
- 5 unsolicited proposals were received for adaptive reuse of the school, each identified an educational or arts related activity
- At that point, the East Side School Development Committee took a step back to examine the goals of the community and the school district



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Decorah Community School District

- Vision Statement
 - “To create a student-centered environment where:
 - Individual needs are addressed,
 - Cooperation and teamwork are valued,
 - Competent professionals lead,
 - Community partnerships flourish,
 - A commitment to excellence prevails,
 - And life-long learning continues.”



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



City of Decorah

- Vision Statement

- “TO PROVIDE, in partnership with the community, an outstanding City in which to live and visit.
- TO PROVIDE quality service in an efficient, effective manner.
- TO IMPROVE the livability of our community through personal dedication, integrity, accountability, innovation and sensitivity
- TO ENSURE an even better community for future generations.”



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success



- Are there groups interested in being a part of an arts and education center?
- What needs does the community have that are not currently being satisfied?
- Are there passionate people who can lead the charge to follow this through to conclusion?
- Is this aligned with the goals of the community and the school district?



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success

• Interested Groups:

- Northeast Iowa Mental Health
- Northeast Iowa Community College
- Decorah Covenant Church
- Spectrum Industries
- Decorah Parks and Recreation
- Unitarian Universalist Association
- Folk Dancing
- Citizens for Responsible Development
- English as a Second Language Classes
- League of Women Voters
- Winneshiek County CVB
- Girl Scouts
- Town and Country Garden Club
- Toys Go 'Round
- Family Support Network
- Decorah Regional Arts Council
- Pleasant Valley Education
- Upstart Crow Theater Works and Theater Rehearsal Studio
- Montosorri School
- Luther College
- Community Arts Initiative
- Artworks Studio



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success

- Other Groups with Some Interest:
 - Vesterheim Museum
 - ISU Extension Offices
 - Black Earth Arts Collaboration
 - Decorah Faith Coalition
 - Winneshiek County Preservation Commission
 - Artists



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success

• Community Needs:

- Changing Gallery Space
- Art Classrooms
- Art Studios
- Dance Studios
- Music Studios
- Pottery Studios and Kilns
- Digital Arts Studios
- Children's Art Studios
- Film Studios/AV Facilities
- Performing Art Space
- Resident Artist Apartments
- Adult Education Classes
- After School Programs
- Religious Meeting Space
- Curation Center
- Artist Resource Library
- Gift and Art Supply Store
- Art Storage Space
- Conference Facilities
- Public Gardens
- Environmental Education/Advocacy Center



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success

- Passionate People:
 - East Side School Study Committee
 - East Side School Development Committee
 - Artist Groups/Artists
 - Local Historic Preservationists
 - National Trust for Historic Preservation
 - The Durrant Group Inc.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Opportunities for Success

- Community/School District Goals:
 - Economic Development
 - Life-Long Learning
 - Tourism
 - Community Partnerships
 - Improved Quality of Life



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Alignment with Funding

- Is the proposed use aligned with local, state and federal funding sources?
- How can the facility program be enhanced to maximize funding opportunities?
- What are the on-going operation and maintenance costs?
- How does the facility generate income to sustain on-going operations and growth?



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Alignment with Funding

• Possible Funding Sources:

- National Trust for Historic Preservation (<http://www.nationaltrust.org>)
 - Various grants for historic preservation projects
- Vision Iowa/CAT Grant Program (<http://www.visioniowa.org>)
 - Grants for cultural attractions as economic development
- R.J. McElroy Trust (<http://www.mcelroytrust.org>)
 - Grants in support of educational services to youth
- Upper Explorerland (<http://www.uerpc.org>)
- Northeast Iowa Area Foundation
- Iowa Arts Council (<http://www.iowaartscouncil.org>)
- State Historical Society of Iowa (<http://www.iowahistory.org>)



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Alignment with Funding

• Possible Funding Sources:

- Alliant Energy Foundation (<http://www.alliantenergy.com>)
- Kresge Foundation (<http://www.kresge.org>)
- 3M Foundation (<http://www.3m.com>)
- Kauffman Foundation (<http://www.kauffman.org>)
- Iowa Department of Cultural Affairs (<http://www.culturalaffairs.org>)
- National Endowment for the Arts (<http://www.nea.gov>)
- Institute for Museum and Library Services (<http://www.imls.gov>)
- Iowa Cultural Trust
(http://www.culturalaffairs.org/funding/cultural_trust)
- Advisory Council on Historic Preservation (<http://www.achp.gov>)
-)



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Alignment with Funding

• Possible Funding Sources:

- USDA Rural Development Program (<http://www.rurdev.usda.gov>)
- National Endowment for the Humanities (<http://www.neh.gov>)
- Iowa Great Places Program
(<http://www.culturalaffairs.org/greatplaces>)
- Cultural and Entertainment District Program
(http://www.culturalaffairs.org/funding/cultural_and_entertainment_districts)
- Dubuque Racing Association Grant Program
- Arlin Falck Foundation
- Iowa Women's Foundation
- Decorah Community Foundation
- Community Members, School Alumni, Local Industry



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Alignment with Funding

- Possible Operational Revenue Sources:
 - Endowment/Interest from Endowment
 - Grant Funding for On-Going Operations
 - Admissions to Public Performances
 - Lease/Rental Income
 - Fees for Use
 - Studio Space
 - Conference Facilities
 - Changing Gallery Space



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Summary

- This process began by looking at opportunities for adaptive reuse of the East Side School and resulted in the identification of a broad based need in the community for an arts and education center.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Case Studies

- Central School Heritage & Arts Center
 - Grand Rapids, Minnesota
 - Converted 1895 school building
 - Itasca County Historical Center, Museum & Gift Shop
 - Various art shops
 - Including stained glass, yarn and prints among others
 - A research center is housed on the second floor
 - Non-profits rent office space within the facility
 - Center is owned by the City of Grand Rapids who paid for the renovations with a bond referendum in 1984.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Case Studies

- Pella Community Center - Pella, Iowa
 - Joan Kuyper Farver Art Gallery
 - Presents shows that inform, educate, and celebrate the diversity of the visual arts
 - Joan Kuyper Farver Auditorium
 - Completely renovated 329-seat multi-purpose facility. Home to theatrical and musical performances and classes, public meetings, political forums, lectures and special events
- Offers educational programs that emphasize the individual creative needs of students
- Provides an environment where the process of learning is as important as the product
- Various programs and equipment for all ages and interests.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Case Studies

- Center for the Arts – Jackson Hole, Wyoming
 - Supported/used by 20 local or regional organizations
 - Arts & Education Pavilion
 - Includes studios for dance, theater rehearsal, digital arts, music rehearsal, children's art, painting, ceramics and drawing; a public garden; employee and artist housing; an art gallery; public space; a compressed video classroom and conference facilities.
 - Performing Arts Pavilion
 - Includes a 500-seat proscenium theater, community clubhouse, music and theater rehearsal space and additional administrative offices.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Vision and Value

- Builds community partnerships
- Asset to attract new residents
- Project for community to rally around
- Economic development
- Expanded educational opportunities
- Elevated quality of life
- Business/employment opportunities for artists/art educators



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Vision and Value

- Retention of residents
- Build community reputation
- Establish Decorah as an arts and culture center



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Why the East Side School?

- Saves a historic landmark
- Saves the school district money
- Environmentally conscious approach
- Opens up several funding opportunities
- Close to students
- Proximity to downtown commercial district
- Near the senior center (mentors/volunteers)
- Dept. of Education focus on adaptive reuse of schools



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



What's Next?

- East Side School Development Committee (ESSDC) receives Federal Non-Profit (501c3) status.
- A 28E agreement is initiated between the Decorah Community School District and ESSDC, without which funding and tenants cannot be secured.
- ESSDC and architects develop program, generate renovation plans and preliminary cost estimate.
- ESSDC applies for grants to pay for renovations.
- ESSDC begins lining up tenant commitments.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005



Conclusion

- Vision for the Future
 - With your support, the Community Arts and Education Center at the Historic East Side School is:
 - The RIGHT project
 - At the RIGHT time
 - That meets Decorah's needs
 - And saves one of America's architectural treasures.
 - The future is in your hands
 - ESSDC asks for you to support this exciting opportunity for our community.



DURRANT™

Community Arts and Education Center
Decorah, Iowa

June 11, 2005

Community Arts and Education Center Decorah, Iowa



DURRANT®