

Building for the Future: SPAR Building Renovation Project

Case for Support

The Springfield Preservation and Revitalization (SPAR) Council's mission is to ensure Historic Springfield is a preferred place to live and do business by leading programs that drive the preservation, revitalization, and balanced growth of our community. SPAR's office building at 1321 North Main Street was severely damaged during Hurricane Irma. To fulfill our mission, we need to rebuild, better and stronger, and anticipate the evolving needs of our diverse community. In response, SPAR has launched, ***Building for the Future***, a \$500,000 capital fundraising campaign to raise funds for building renovations and improvements set to begin in the Spring of 2020.

We ask that you consider giving generously. Together we can make this project a reality. To donate, please visit our *Building for the Future* page on our website at <https://www.sparcouncil.org/buildingforthefuture>.

Building for the Future

SPAR's office building, located in the heart of the Springfield Historic District, has been a mainstay of the community and has played an important role in its resurgence. To fulfill our mission to preserve and revitalize Historic Springfield, we need to rebuild with an emphasis on sustainability and resilience and embrace a future that celebrates diversity and inclusion. Building for the Future will allow us to:

- **Achieve organizational stability and long-term growth.** When SPAR lost its office location, it also lost a longstanding tenant and source of income for its programs. We need to invest in a permanent office location that not only meets our operational needs but also generates revenue that will flow back into the community through our programs.
- **Incorporate high performance building elements that reduce costs and environmental impact.** Buildings account for more than one-quarter of all greenhouse gas emissions. By building green, we can reduce the impact our building has on contributing to climate change while also building our resiliency.
- **Rebuild explicitly with environmental education in mind.** Few in-roads currently exist for our community to engage with green-building issues and where green buildings exist, users are often not engaged in the environmental story of the buildings they use day to day. This lack of public green-building education is problematic, as we are all building users, and many of us will own, construct, and maintain homes throughout our lives.
- **More fully engage our diverse community through new programs and initiatives.** Springfield is experiencing momentous change. We need to balance our revitalization and growth with investments that address the needs of low- and moderate-income individuals and other potentially vulnerable populations. Building renovations and improvements will enable SPAR to more fully engage our diverse community through new programs and initiatives. In building for the future, SPAR embraces diversity and strives to build social cohesion and acceptance in our neighborhood.

What We Do

Since 1974, the SPAR Council has been leading the preservation, revitalization, and balanced growth of Historic Springfield. SPAR's efforts to ensure our neighborhood is a preferred place to live and do business have contributed to its resurgence which can be seen in the homes being renovated and built to the new business openings. SPAR has facilitated positive change in the Springfield through a variety of roles and initiatives.

We present performances, home tours, and public art installations to improve quality of life in and strengthen the economy of our diverse urban neighborhood. Jacksonville PorchFest, a free music festival held every year on the welcoming front porches of Historic Springfield, and our Springfield Tour of Homes bring important attention to Springfield's historic architecture and ongoing revitalization, enhances a sense of community among Springfield residents, and serves as an economic development tool within the neighborhood. Funds raised during PorchFest are used to install public art in the Springfield Historic District. SPAR recently commissioned the mosaic mural on North Main Street commemorating the history of Springfield and the 150th anniversary of its establishment. As part of its Sesquicentennial celebration, SPAR has offered free public programs and events such as Music on Main, a public music series in Sesquicentennial Park, and Explore the Core, quarterly bike socials celebrating the bikeability of Springfield.

In partnership with the Springfield Area Merchants and Business Association (SAMBA), a SPAR affiliate, we recruit professionals and business owners to open offices and retail establishments in our area; collaborate with other neighborhood organizations and government agencies on projects designed to enhance the quality of life in our business district and surrounding neighborhoods; and offer educational and networking opportunities to member businesses. SAMBA works with local governmental agencies to provide beautification and pedestrian upgrades to the neighborhood including improvements to crosswalks, plantings, electrical improvements, more trash cans and streetlamp banners. SAMBA has established a Commercial Façade Matching Grant Program which is funded by SPAR. Matching Grants are available to members of SAMBA for projects improving the appearance of commercial property located within the Springfield Historic District.

SPAR works with homeowners to restore their homes and educate them about historic home ownership. SPAR's Residential Revival Project assists low to moderate income residents with the costs of exterior maintenance and the restoration of their historic homes, and in partnership with the City of Jacksonville, SPAR offers a Historic Preservation Workshop Series that teaches residents how to navigate the COA process when renovating a historic property. In efforts to revitalize the neighborhood, SPAR coordinates with residents and business owners to tackle Neighborhood Clean Up projects and works closely with local law enforcement to improve public safety. SPAR also informs and connects residents with local happenings and each other and provides valuable information and guidance to the general public about our neighborhood.

SPAR Building Renovation Project

When Hurricane Irma struck, SPAR's building was severely damaged, and SPAR struggled to resume operations, hindering its ability to fulfill its mission to preserve and revitalize Springfield. To ensure the future viability of our organization, we will rebuild with an emphasis on sustainability and resilience and anticipate the changing needs of our diverse and growing community. Building renovations and

improvements will incorporate flexible multi-use space, green building elements and opportunities to become actively involved in our community.

Once renovations are complete, SPAR will lease the ground floor of our building to an office tenant, provide a meeting space for community groups at a reduced rate, and offer workspaces on the second floor. SPAR's offices will also be located on the second floor, and with the additional workspace, we will have the flexibility of expanding our office as we grow.

We will partner and collaborate with the Green Building Council to incorporate high performance building elements that reduce costs, reduce environmental impact, and increase occupant well-being.

Our goal is to:

- Achieve a 50 percent energy reduction relative to the average energy use of the same building type as established by the U.S. Energy Information Administration
- Achieve a 40 percent reduction in water use compared to code requirements
- Seek to incorporate materials with recycled content or materials that are sourced and manufactured locally
- Minimize on-site parking
- Use low Volatile Organic Compounds (VOC) chemical paints and carpets
- Recycle 90 percent of all construction waste

We will invite our community to learn about the environmental story of the building and its day-to-day operations. Our building will have numerous features that attempt to engage building visitors in both overt and subtle ways. The most explicit include informational signs that describe the building's design and a touchscreen monitor that displays real-time building energy performance information. Other features will solicit visitor attention through their size or novelty.

Rebuilding better and stronger will accelerate the growth of our organization and build our capacity to meet future challenges. We will be able to more effectively deliver services while adding additional programs that support our local businesses and residents. We envision a variety of groups meeting at our offices and using our workspaces and engaging the local community and general public through our programs and initiatives. We anticipate partnering with other organizations in order to expand the breadth and width of our organization's reach.

Our Capital Campaign

To fund the building renovation and improvement project, SPAR's Board of Directors and Staff have launched a **\$500,000** capital campaign. Our goal is to rebuild with an emphasis on sustainability and resilience and provide programs that more fully engage our diverse community.

The goal includes all costs associated with the project:

Construction Costs: \$ (4,074 x \$75 square foot) 305,600

Contingencies: \$45,800 (15%)

Architectural Fees: \$11,500

Furniture and Equipment: \$ 26,600

Contractor Manager: \$20,000

Campaign Support Staff: \$6,000

Promotion Costs: \$4,500

TOTAL: \$500,000

Our major capital campaign effort will seek funding from a variety of sources, including local individuals, local businesses, foundation grants, public grants for community development, and significant volunteer efforts.

How You Can Help: An Invitation to Join Us

This is our opportunity to strengthen our community and to build for the future. Your support is critical to this project. You can make a tax-deductible donation by credit card on our website at <https://www.sparcouncil.org/buildingforthefuture> or you may donate by check. Check donations may be made payable and sent to: SPAR Council, 1334 Walnut Street, Jacksonville, FL 32206.

For Additional Information:

Tim Hope, Board President

Kelly Rich, Executive Director
executivedirector@sparcouncil.org
904-353-7727