



RATIO


INDIANAPOLIS PARKS AND RECREATION

Coffin Golf Course Renovation Study

DECEMBER 2, 2024





01

ACKNOWLEDGMENTS	Page 05
-----------------	---------

02

EXECUTIVE SUMMARY	Page 09
-------------------	---------

03

PROJECT OVERVIEW	Page 13
------------------	---------

04

HISTORICAL OVERVIEW	Page 21
---------------------	---------

05

INVENTORY AND ANALYSIS	Page 35
------------------------	---------

06

PROPOSED DESIGN	Page 43
-----------------	---------

07

COST ESTIMATE	Page 105
---------------	----------





01 Acknowledgments

01

Acknowledgments

Project Steering Committee

- Phyllis Boyd, Executive Director, Indy Parks
- Don Colvin, Deputy Director, Indy Parks
- Julee Jacob, Project Manager, Indy Parks
- Angela Clark, Chief Financial Officer, Indy Parks
- Andre T. Denman, Principal Park Planner, Indy Parks
- Tony Johnson, Riverside Regional Park Manager
- Cory Kranek, Construction Administrator, Indy Parks
- Drew Oeschle, Golf Manager, Indy Parks

Consultant Team

RATIO (LA, Architecture & Graphics)

- John Jackson, Principal-in-Charge
- Tommy Freeborn, Landscape Architect
- Ben Ross, Preservation Specialist
- Ryan Macyauski, Architect
- Juliana Rohrmoser, Graphic Designer

Timothy Liddy, Golf Course Designer

Roger Ward Engineering

- Victor Reyes

Engaging Solutions

- Belinda Drake

City of Indianapolis

- Joseph Hogsett, Mayor, City of Indianapolis

Indy Parks Board

- Phyllis Boyd, Chair
- Larry Bates
- Kirsten Eamon-Shine
- Andrea Scott
- Joseph Wynns

City of Indianapolis

City-County Council Parks and Recreation Committee

- Jared Evans, D - District 17, Chair
- Paul Annee, R - District 23
- Josh Bain, R - District 20
- Crista Carlino, D - District 11
- Dan Boots, D - District 3
- Jesse Brown, D - District 13
- Brienne Delaney, D - District 2
- Mike Dilk, R - District 24
- Frank Macari, D - District 19
- Jessica McCormick, D - District 16







02

Executive Summary

02 Executive Summary

Design Process

The 2017 Riverside Regional Park Master Plan designated that Coffin Golf Course would remain and be improved. While there was broad consensus that the community wanted to see Riverside Golf Course and South Grove Golf Course transition to other uses, there was widespread support for maintaining Coffin as an important part of the park's program.

The 2017 Master Plan scope did not include a detailed design for the course, but the plan did broadly identify several opportunities for further study at a future date. These included moving the Clubhouse to a more visible location outside of the floodplain, and redesign of the course to make it safer and more playable.

In 2022, RATIO was retained to lead a team to develop a schematic design for Coffin. The primary goal of schematic design is to identify the size and location of all major project components (referred to as the "Program"), determine the look and feel of new elements, and identify the probable cost of proposed improvements.

The primary objectives of the 2022 study included:

- **Evaluating the existing course to identify opportunities to improve appeal, safety and playability**
- **Reviewing alternative locations for a new Clubhouse**
- **Developing a recommended size and character for the new Clubhouse**
- **Investigating the potential re-use of the historic Iron Skillet Restaurant** (formally known as the "Wacker House," which for clarity will be the term used throughout the remainder of the report).
- **Exploring ways that an Event Center could be integrated into the Golf Course**

The scope of the project included limited public engagement with an eye toward understanding the community's preferences regarding the ultimate disposition of the Wacker House and proposed alterations to the Golf Course. The planning process as guided by a Steering Committee consisting of Indy Parks Staff.

Golf Course Modifications

The design process included consideration of two primary alternatives:

- **Changing the course to a 9-hole par three course on the front nine paired with an improved 9-hole course on the back nine.**
- **Maintaining the course as an 18-hole course with improved greens and fairways. A primary objective of this alternative was to enhance playability and safety, so the plan includes some significant alternations to existing fairways and green locations.**

Ultimately, the Steering Committee felt that Coffin should be maintained as an improved 18-hole experience and the plan reflects this direction.

Clubhouse

The plan proposes that a new Clubhouse be constructed just east of the existing Clubhouse. The concept explores using grade to place the cart storage area below the Clubhouse, which would free up the land currently occupied by a large storage barn.

Two versions of the Clubhouse were studied:

- **The Clubhouse includes an Event Center space**
- **The Event Center occurs at the Wacker House and not at the Clubhouse**

Alternative locations for a new Clubhouse were also explored that would take the Clubhouse out of the floodplain, but the functional requirements of Golf Courses dictate that the Clubhouse be centrally located and adjacent to the 1st and 10th tees and the 9th and 18th greens. This meant that the new Clubhouse would need to be in close proximity to the existing location.

Event Center

The team assumed an Event Center capable of hosting about 192 people, which suggests a facility of +/- 3500 sf (not including kitchen and restrooms). The capacity of the Event Center was determined through conversations with Indy Parks.

Parking

The Event Center will require about 58 parking spaces (1 for every 4 people) and the Golf Course will require about 85 spaces (1 per 250 sf of Clubhouse plus 3 per green).

The plan proposes to accommodate 2/3 of the required spaces at the Clubhouse with the balance provided at the Wacker House site.

This anticipates that it may be infrequent that an event and a fully booked Golf Course will occur simultaneously; and because Coffin is a tight Golf Course, it may be beneficial to distribute spaces across the course as opposed to providing all of the parking in one large lot. This approach assumes that anyone parking at the Wacker House site can be shuttled to the club house.

Wacker House

The team evaluated several options related to Wacker House

- **Renovate it and adapt it for use as offices for Indy Parks Staff (up to 20 people could be accommodated)**
- **Renovate it and expand it for use as an Event Center (this would require a significant addition)**
- **Remove the existing building and replace it with a signature pavilion supported with enhanced site amenities**

Each of these options is portrayed in the report along with associated order of magnitude costs. The Steering Committee elected not to select an option, preferring to solicit public comment first.

Probable Cost

The cost will depend on the final location of the Event Center and the final decision regarding the future of the Wacker House, but it appears that the full renovation project will likely require an investment of between \$31M and \$35M.





03 Project Overview

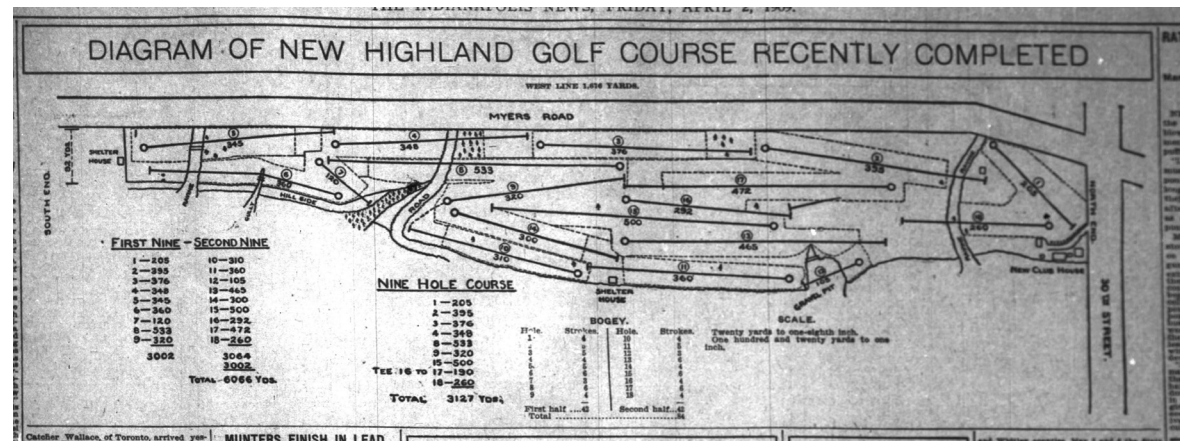
03 Project Overview

In 2017, Indy Parks conducted the most extensive master planning process to date for a park in Indianapolis. The resulting Riverside Regional Park Master Plan established a comprehensive and far-reaching vision for the park that has resulted in more than \$30M in improvements to date.

The planning process revealed a significant public interest in transitioning Riverside and South Grove Golf Courses to other recreational uses. This coupled with a downward trend in golfing confirmed that Riverside and South Grove should change. Coffin, however, was identified to remain and be improved.

Coffin Golf Course History

In 1903, the private Highland Golf Club was organized to lease the southwest part of Riverside Park for use as a Golf Course. The City of Indianapolis leased the land to the club, allowing them to construct a 9-hole Golf Course and a Clubhouse that would eventually become public property. The Golf Course and Clubhouse opened in 1904. A lease renewal in 1908 included space for expansion to an 18-hole course.



Golf Course layout diagram in local newspaper (1909)

Upon the expiration of the final lease in 1921, the property became a municipal Golf Course and the Highland Golf Club relocated to a new 100-acre property near Rocky Ripple. The property has operated as a municipal Golf Course since 1921 and was known as the Charles E. Coffin Golf Course by 1924, honoring Charles E. Coffin (1849 – 1934), a real estate developer, long-time member of the Board of Park Commissioners, and director of numerous community organizations.

The Indianapolis Veteran's Administration Hospital was built between 1930 and 1932 on approximately 29 acres of land adjacent to Cold Spring Road, requiring a redesign of the course

The present Clubhouse was built about 1962. The course was redesigned and rebuilt in 1995.

For more information on the history of the course, please see the Historical Overview section starting on page 21.

Challenges

A TIGHT SITE

Due to the accommodation of the VA Hospital, the course is essentially divided into a south half (the front nine) and a north half (the back nine). Holes 10 and 18 lay

alongside one another between the hospital site and White River. This layout results in a narrow course which is harder to play and presents safety concerns. In particular, golf balls are often driven onto Cold Spring Road from the #2 fairway.

FLOODPLAIN

Much of the course is in the floodplain. This results in periodic flooding which can complicate the maintenance of greens and fairways. While there is not much that can be done to prevent the flooding given the course's proximity to White River, the design of new amenities must acknowledge the likelihood of periodic flooding. The Riverside Park Master Plan envisioned placing a new Clubhouse on Cold Spring Road to completely remove it from the floodplain. This would have required a re-ordering of the holes in order to cause the 1st and 10th tees and the 9th and 18th greens to be proximate to the Clubhouse. This was studied briefly and quickly determined not to be a viable approach.

AMENITIES

One way that Golf Courses generate revenue is by hosting tournaments. This is a challenge at Coffin because the course lacks a driving

range and up to date accommodations for meal service that are typically expected of venues hosting tournaments. A concept was developed that explored the development of a driving range, but because they require so much room, it would have meant the removal of many trees and a need to turn the front nine into a par 3 course. It was also felt that the nearby golf academy range can serve as the range for Coffin.

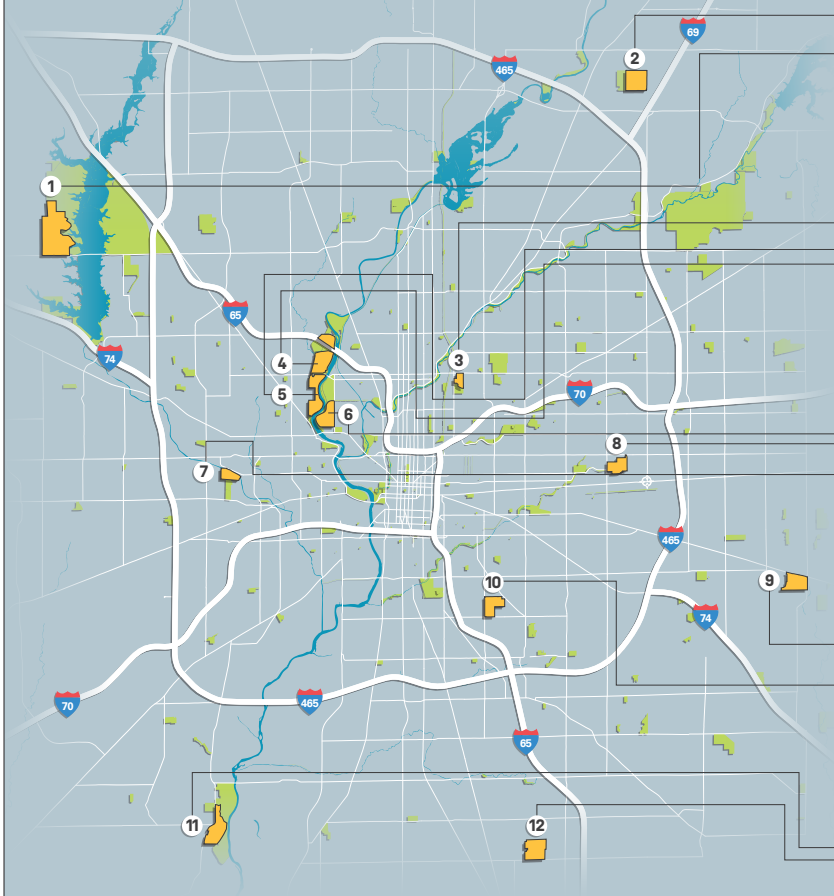
WACKER HOUSE

The Wacker House has operated as a restaurant for many decades, but closed in 2024. A primary focus of the project was to develop concepts for how the house or the site could be re-purposed into a more contributing resource.

UTILITIES

Like any large property, a number of utilities serve the site. The most impactful of these is a 42" sanitary sewer interceptor that runs the full length of the course north to south along the bottom of the slope on the east side of the Larue Carter property. The line has periodically become overloaded and overflows onto the Golf Course.

THE 13 GOLF COURSES



Indianapolis Golf Course Study, Completed in 2018

1 EAGLE CREEK



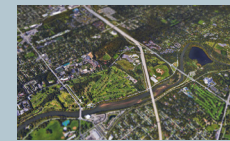
2 SAHM



3 FREDERICK DOUGLASS



4 RIVERSIDE



5 COFFIN



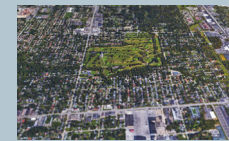
6 SOUTH GROVE



7 THATCHER



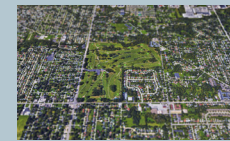
8 PLEASANT RUN



9 WHISPERING HILLS



10 SARAH SHANK



11 WINDING RIVER



12 SMOCK



COFFIN GOLF COURSE EXISTING LAND USE

Existing Land Use

- Residential (0-3 units/acre)
- Residential (3-5 units/acre)
- Residential (5-7 units/acre)
- Community Commercial
- Office
- Hospital
- Places of Worship
- School
- Parks/Open Space
- Vacant

Community Facilities

- Larue D. Carter Memorial Hospital
- Bishop Simon Brute College



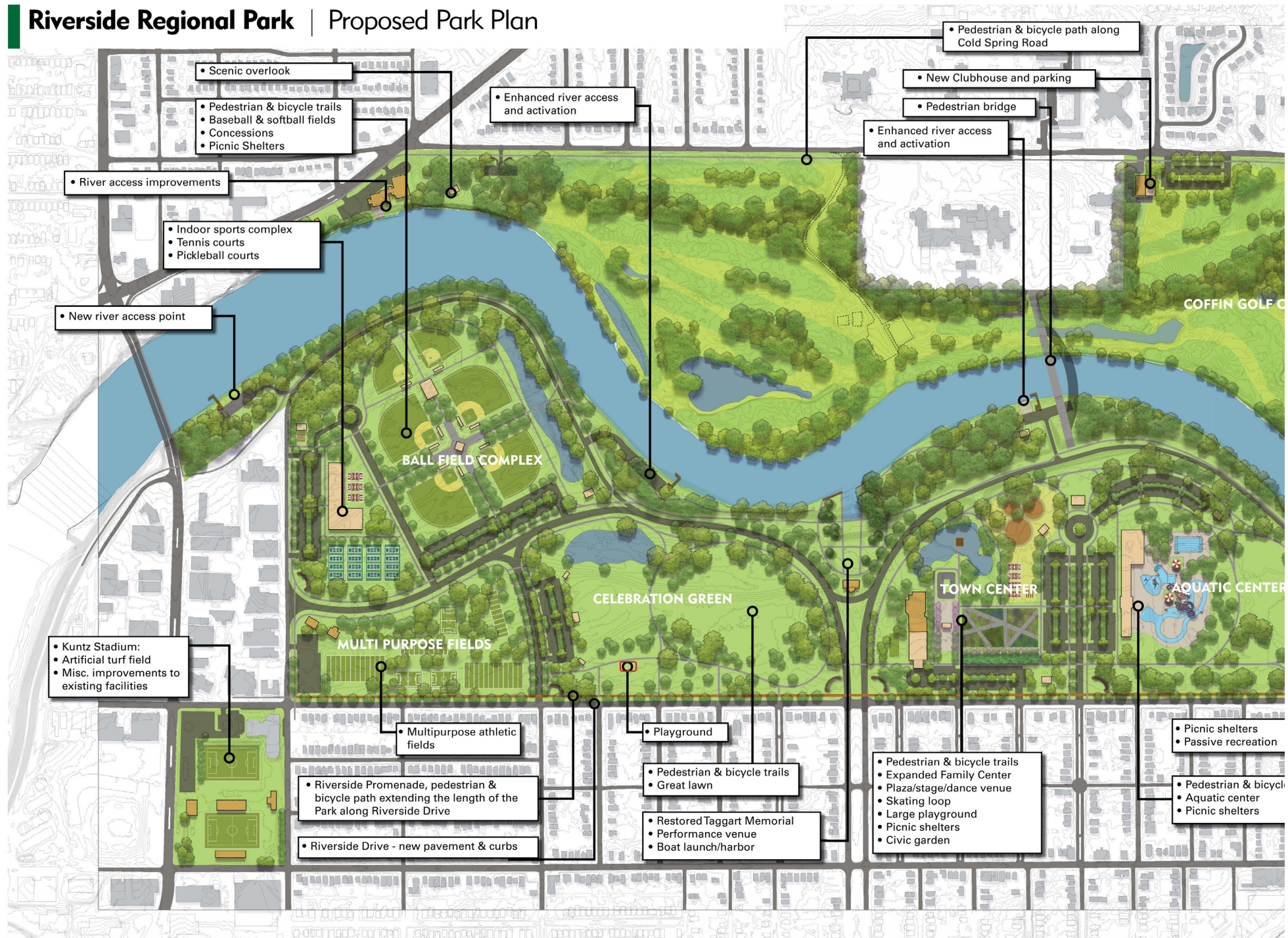
COFFIN GOLF COURSE ENVIRONMENTAL FEATURES

Legend

- 2-Foot Contour Line
- Existing Tree Area
- 100-Year Floodplain
- 500-Year Floodplain
- Wetland



Riverside Regional Park | Proposed Park Plan









04

Historical Overview

04

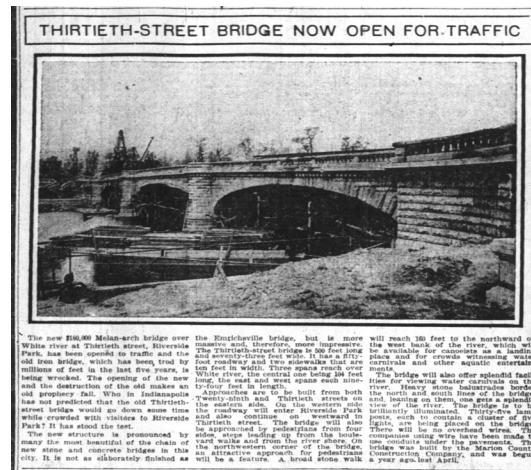
Historical Overview

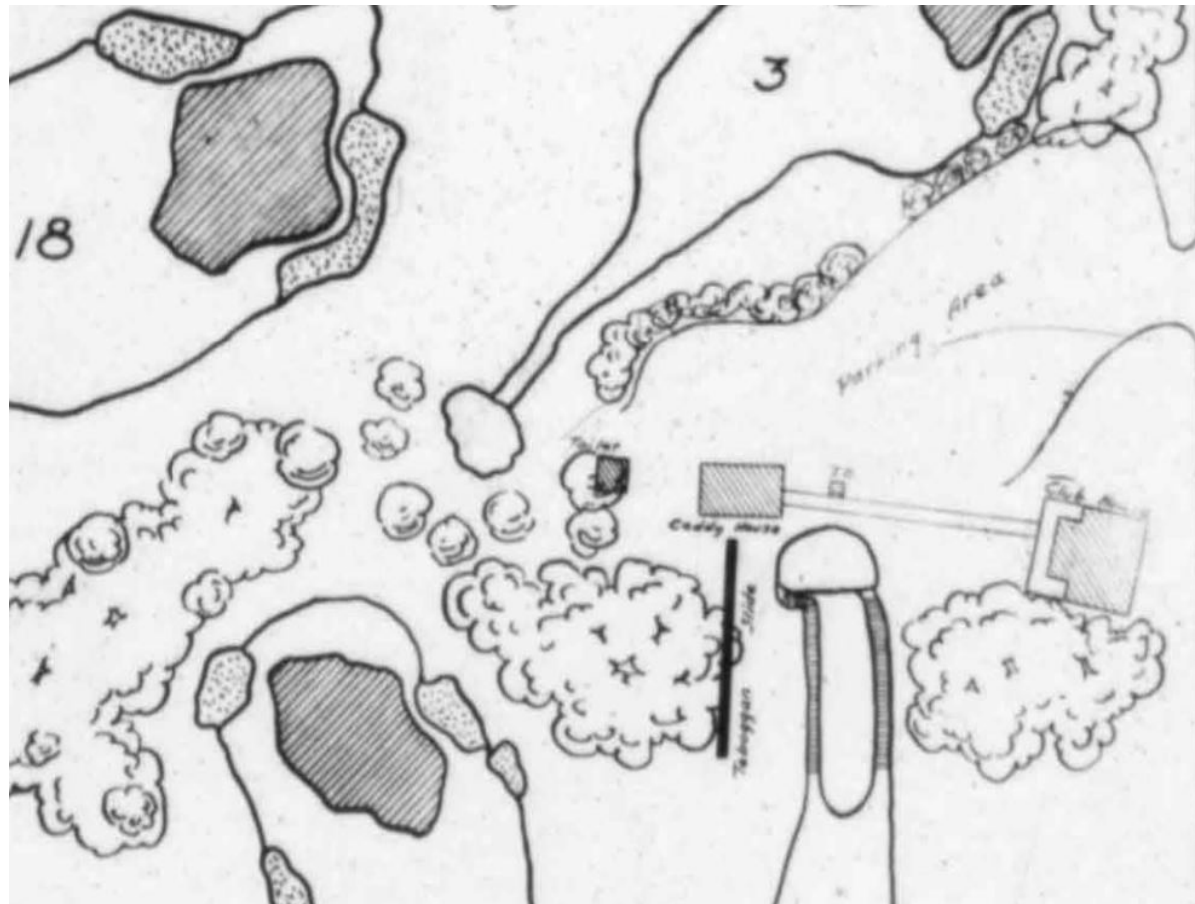
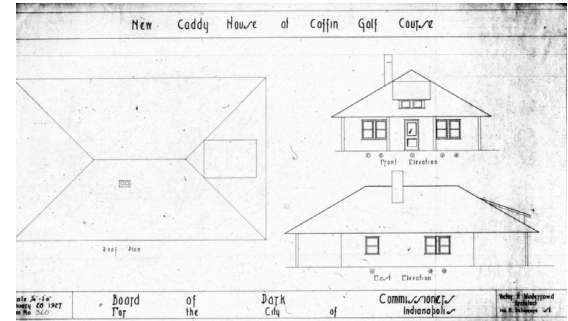
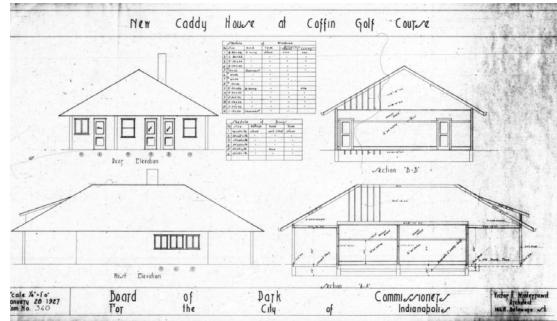
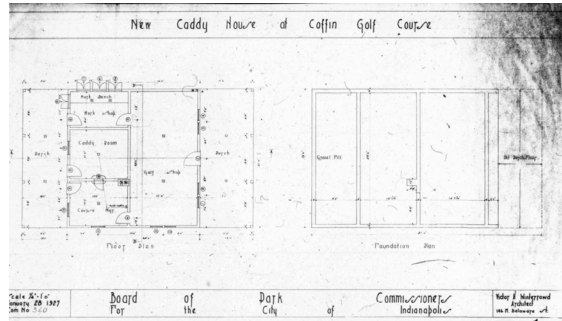
Golf Course History

In 1903, the private Highland Golf Club was organized to lease the southwest part of Riverside Park for use as a Golf Course. The City of Indianapolis leased the land to the club, allowing them to construct a 9-hole Golf Course and a Clubhouse that would eventually become public property. The Golf Course and Clubhouse opened in 1904. A lease renewal in 1908 included space for expansion to an 18-hole course.

Upon the expiration of the final lease in 1921, the property became a municipal Golf Course and the Highland Golf Club relocated to a new 100-acre property near Rocky Ripple.

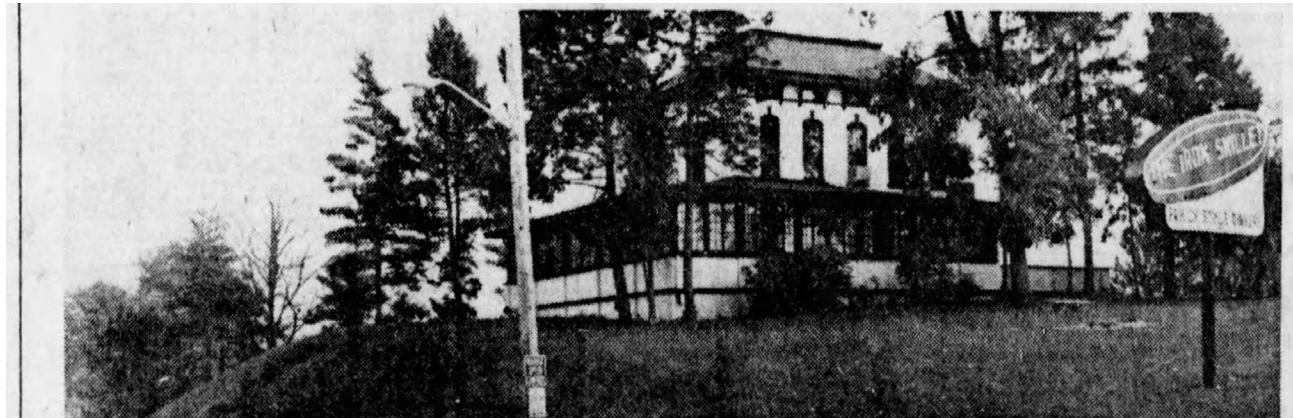
The property has operated as a municipal Golf Course since 1921 and was known as the Charles E. Coffin Golf Course by 1924, honoring Charles E. Coffin (1849-1934), a real estate developer, long-time member of the Board of Park Commissioners, and director of numerous community organizations. The present Clubhouse was built about 1962. The course was redesigned and rebuilt in 1995.





Getting Ready

Hundreds of manhours were spent yesterday in readying the Coffin golf course for the National Public Links golf tournament which starts Saturday. Here Ken Hoy Sr., veteran golf official here, pounds an out-of-bounds stake while Judge John Niblack, chairman of the local USGA committee, cautiously holds it.



Wacker House

SUMMARY

The Wacker House was built in the 1870s by August Wacker, a German immigrant farmer and florist who played a key role in the development of the northwest part of Indianapolis and was remembered as “a community builder.” The house was used as the residence of Park Superintendent J. Clyde Power from 1898 to 1907, as the Clubhouse of the Highland Golf Club from 1909 to 1921, and as the Clubhouse of the Charles E. Coffin Golf Course from 1921 to 1953. It has been leased to the Iron Skillet restaurant since 1953.

The Wacker House / Iron Skillet Restaurant is a contributing resource within the Indianapolis Park and Boulevard System, which was listed in the National Register of Historic Places and the Indiana Register of Historic Sites and Structures in 2003. This

listing opens up the potential to use federal and state rehabilitation tax credits on future rehabilitation projects.

The Wacker House remains in fair condition overall and remains a strong candidate for rehabilitation. The house has seen minimal or deferred maintenance for many years. It has been occupied by the same restaurant tenant for 70 years and does not appear to have undergone a comprehensive rehabilitation since the 1950s. Any new use should anticipate a comprehensive rehabilitation of the building.

A comprehensive rehabilitation may increase the capacity of the first floor while also providing appropriate restroom and kitchen facilities. Reuse of the house could also include the construction of an addition containing a larger event room. A larger event room could be built south of the house, capitalizing on the primary southeast view over the White River valley

and including the downtown skyline. The restrooms and kitchen facilities would likely be placed in a connector between the historic house and the larger event room, allowing them to serve both portions of the facility.

Rehabilitation of the Wacker House would maintain a historic resource for present and future generations while meeting a need in the community and offering a potential source of income. Rehabilitation of the house would also be consistent with current reinvestment in Riverside Park. Demolition of the Wacker House would eliminate a potential source of income while also taking a historic resource away from present and future generations. Demolition would follow the trends seen in the park between the 1950s and the 1980s, where many facilities that had been the pride of the neighborhood and the city were demolished and never replaced.

AUGUST WACKER FAMILY, 1870s-1898

August Wacker (1848-1931) came to Indiana from Wurtemberg, Germany in 1870. He met Louise Ehrensperger (1850-1904) on the voyage. The son of a vineyardist and winemaker, Wacker established his own business as a florist and gardener, supplying fresh vegetables and flowers to customers in Indianapolis.

In the mid-1870s, Wacker purchased a farm near 30th Street (known as Flack Road, Armstrong Street, or 22nd Street until the 1898 renumbering of streets and addresses) and Cold Spring Road (then Meyers Road) from the Emrick family. He gradually expanded the farm from 14 to 90 acres and built a comfortable brick house on a hill with wide views of the White River and Indianapolis in the distance. The family expanded the house shortly after its construction, building the limestone retaining wall around the time the first Thirtieth Street bridge was built across the White River in 1888.

Wacker improved part of his farm as White River Park and made it available for picnics and public gatherings, helping to meet a need in the northwest part of the city, an area lacking public parks. White River Park included bowling and, in the manner of German parks, served beer, making it a popular place for Sunday picnics, especially among the city's large German immigrant population. It also hosted community and church events, including the annual picnic of the German Gardeners' Association.

In 1898 Wacker agreed to sell his property to the City of Indianapolis to allow the creation of Riverside Park. He purchased land on the east side of the new park and laid out Miller & Wacker's Parkway Addition, building his own house at 2663 Riverside Drive (then Parkway Boulevard). This addition featured boulevards with landscaped esplanades and the use of river rock for retaining walls and as features of many houses. Wacker laid out several other additions to the west side of Indianapolis, building roads, streetlights and mass transit service for these neighborhoods. Writing about Wacker in 1919, Indianapolis historian Jacob Piatt Dunn stated,

[T]he greater part of his years have been taken up with handling and developing real estate, and his operations have been of such character and with such resulting benefits to large numbers of people besides himself that he well deserves to be called "a community builder."

Mr. Wacker probably deserves the greatest individual credit for the development and improvement of the northwest quarter of Indianapolis. He has never failed to put himself behind any movement that would add to the wholesomeness and attractiveness, and increase the value of property and better general living conditions in that part of the city.

AUGUST WACKER, 83, ILL ONE YEAR, DIES

August Wacker, 83 years old, a prominent member of the early German colony in Indianapolis, died yesterday afternoon at his home, 2663 East Riverside drive, following an illness of a year.

Mr. Wacker, a native of Grundbach, Germany, came to Indianapolis when he was 21 years old and became a gardener. His truck farm was on the present site of the municipally maintained Coffin golf course, and the present clubhouse is the old Wacker home.

Member of K. P.

Mr. Wacker was a member of the Knights of Pythias, a veteran member of the Indianapolis Gardener's Association and the German Reformed Church. Mrs. Wacker died in 1906.

Surviving are three daughters, Mrs. Louise Wolfiser and Mrs. Bertha Orme, both of Indianapolis, and Mrs. C. J. Firestine of Cristobal, Panama, and three sons, August P. Wacker, Albert H. Wacker and Charles J. Wacker, all of Indianapolis.

Funeral arrangements have not been completed.



PARK SUPERINTENDENT & TENANTS, 1898-1908

The City of Indianapolis purchased the Wacker farm and surrounding properties in 1898 and improved the land as Riverside Park. The Wacker house served as the residence of Park Superintendent J. Clyde Power (1861-1921) from 1899 to 1907. Power was a civil engineer and landscape architect who served as superintendent and engineer for the Board of Park Commissioners from 1895 to 1907. Under Power's leadership, the Indianapolis park system increased from 10 acres to 1,300 acres.

During the time he occupied the Wacker House, Power served as primary landscape architect for Indianapolis' park system, designing much of Riverside Park and several park structures including the Riverside Park Shelter House (1903-1904) and Garfield

Park Pagoda (1903). Power also provided the vision for development of parkway boulevards and led efforts to replace old bridges over Fall Creek and the White River with high-style concrete and stone bridges consistent with the modern City Beautiful movement. Power designed some of these bridges and set a precedent followed by City Engineer H. W. Klausmann and later by George E. Kessler.

Wacker's property included a vineyard and park staff harvested grapes in 1899 with the intent to make wine. The area south of the house was initially cleared of poisonous plants and used as a habitat for deer and elk.

"That house away up on the bluff west of the Thirtieth-street entrance is the home of the park superintendent. Back of the house an acre or so is the deer park, an ideal one, with its hillside and valley, its shade, its grass and spring water." *Indianapolis News*, July 30, 1901

Power was also involved in the private corporation that developed Riverside Amusement Park in 1903. Differences with the Park Board led Power to resign in 1907. He moved out of the Wacker House in December and leased a private office in the Saks Building (where the Parks Department offices also rented space) to open his own landscape architecture and civil engineering firm. Power moved to Los Angeles, California, in 1908 and remained in private practice there until his death in 1921.

The Wacker House sat vacant for four months, until March 1908, when the Park

Board leased it to James E. Kepperley, an Indianapolis attorney and member of the Highland Golf Club.

HIGHLAND GOLF CLUB, 1909-1921

The Highland Golf Club was organized to establish a private Golf Course on unprogrammed land in Riverside Park, taking advantage of an 1899 ordinance that allowed the city to lease park land or buildings until they were required for public use. The club leased the land south of the Wacker House and built a small Clubhouse at the west end of the pedestrian bridge.

The small Clubhouse was outgrown within a few years and, following Power's departure from the Wacker House, the club sought to lease it for use as a Clubhouse. In December 1908, the Highland Golf Club and the City of Indianapolis negotiated a new lease allowing this use of the Wacker House.

"It is the purpose of the club to use the house on the hill as the Clubhouse, for which purpose, and with a few changes, it is well adapted. Situated on a knoll near Thirtieth street, the house commands an excellent view of Riverside Park and the surrounding territory." *Indianapolis News*, December 31, 1908

The club built a locker room building just south of the Wacker House in 1909, allowing the house itself to be used exclusively as a Clubhouse. In 1911, the Board of Park Commissioners awarded a contract to Brandt

Bros. to build a new brick and concrete porch wrapping around three sides of the house.

"It was explained that the old porch on the dwelling had rotted, and the board believed it should build one that would not only be serviceable, but artistic and in keeping with the beauty of the park. The porch will run around three sides of the dwelling, and club members who use it will be able to look down into almost any portion of the park."
Indianapolis News, March 28, 1911

The new porch wrapped around the east, north, and west sides of the house, with an uncovered terrace of matching design wrapping around the south side. Sometime later, the porch was fitted with windows to allow its use in all kinds of weather.

CHARLES E. COFFIN Golf Course, 1921-1953

Upon the expiration of their lease in 1921, the Highland Golf Club built a new course on Fifty-Second Street and the old course in Riverside Park opened to the public as the Charles E. Coffin Golf Course. In 1927, the City hired architect Victor A. Winterrowd to design a new caddy house for the Coffin Golf Course. This building, containing a golf shop, caddy room, and workshop, appears to have been built south of the Wacker House. The Wacker House remained in use as the Golf Course Clubhouse until World War II, when it was used by the military in conjunction with the Naval Armory across the bridge. After the

war, the house returned to use as the Coffin Clubhouse. The Clubhouse appears to have closed in the early-1950s but was eventually replaced by the Community Building at Coffin Golf Course in 1955. The new building, still in use as of 2023, was built on the bottomlands in the south part of the course.



IRON SKILLET RESTAURANT, 1953-present

In 1953, the Wacker House was leased for use as a restaurant known as the Iron Skillet, specializing in family-style fried chicken dinners. The Golf Course locker room building and caddy house appear to have been demolished around this time. In 1956, the business was sold to Charles E. and Patricia Kelso. Charles previously worked as a waiter at the Kopper Kettle restaurant in Morristown, Indiana, which specialized in this type of cuisine. His brother, Hubert, had married the daughter of the owners of the Kopper Kettle and had purchased Hollyhock Hill, another restaurant of this type in northern Marion County, in 1947. The Iron Skillet has changed ownership but has remained in business in the house for 70 years.



Significance of the Site

The Wacker House / Iron Skillet Restaurant is a contributing resource within the Indianapolis Park and Boulevard System, which was listed in the National Register of Historic Places and the Indiana Register of Historic Sites and Structures in 2003. The house is associated with the significance of the park system. It was the residence of Park Superintendent J. Clyde Power, the initial designer of Riverside Park and a key figure—along with Mayor Thomas Taggart and fellow landscape architects George E. Kessler and Lawrence Sheridan—in the development of the city's park system.

In addition to the areas of significance identified in the National Register nomination, the Wacker House is significant in the area of Ethnic Heritage: European, for its association with the German-speaking immigrant community, specifically the community of German American immigrant farmers living on the edge of Indianapolis and providing fresh produce for sale in the city's public markets. August Wacker was also a key figure in the development of the neighborhoods around Riverside Park, as described by Jacob Piatt Dunn in 1919 and in the National Register nomination for the Riverside Drive Historic District.

The Wacker House is the only surviving building within the park predating the city's purchase of the land in 1898 and also the only surviving resource associated with the first phase of Riverside Park's development.

The house is also significant in the area of Entertainment/Recreation for its use as a Clubhouse for the Highland Golf Club and the Coffin Golf Course from 1908 to 1953 and for its use over the past 70 years as the Iron Skillet Restaurant.

The Indianapolis Park and Boulevard System's period of significance is 1873 to 1952, covering the development of the park system up through its peak prior to disinvestment that began in the 1950s.

EVALUATION OF INTEGRITY

Evaluation of the building's historic fabric dating from the period of significance considers the seven aspects of integrity identified in the National Register Criteria for Evaluation: location, design, setting, materials, workmanship, feeling, and association. The retention of essential physical features from the period of significance is necessary for the property to have sufficient integrity to convey its significance. Character-defining features of the house during its period of significance include its shape and form, original fenestration and cornice, the 1911 porch, and surviving interior woodwork.

Feature	Condition	Notes
Brick Walls	Good/Fair	
Main Roof and Gutters	Fair	
Cornice	Good	
Windows	Good/Poor	Replacement windows are in fair/good condition. Wood windows on second floor range from fair to poor.
Exterior Doors	Fair	
Non-historic additions	Fair/Poor	Vestibule addition has a hole in the roof.
Exterior egress deck and stair for second floor	Poor	Deteriorated wood decking, deteriorated metal, and deteriorated finishes
Exterior paint finishes	Fair/Poor	
Site	Fair/Poor	Many trees have grown up against the house and present a risk for future damage. One fell and caused the hole in the vestibule addition roof. The hillside to the north is overgrowth with invasive honeysuckle.
Parking Lot and Walkways	Fair	The parking lot is in fair condition, with many potholes. A large sinkhole was recently repaired. Walkways are in fair condition. The existing entrance ramp does not appear to comply with the requirements of the Americans with Disabilities Act of 1990 or current Indiana accessibility code.
Basement	Fair	Basement space has been used for storage by the restaurant tenant since the 1950s.
First Floor Interior	Fair	Older wallpaper, carpet, and ceiling tile have seen heavy use. Cramped kitchens inside a non-historic addition date from the 1950s with limited updates and are in poor condition overall.
Second Floor Interior	Fair	Used mainly for storage, this floor also contains two toilet rooms in fair/poor condition.
Mechanical system	Fair	The boiler is a recent replacement. Steam pipes appear to date from the 1950s or earlier and the tenant reports multiple steam leaks. Some have been patched but the piping is past its expected life. Steam leaks damaged a section of the first-floor flooring at the entrance and the tenant recently replaced that flooring. Some pipe insulation may contain asbestos.
Electrical system	Fair	Based on the condition of other systems, it should be assumed that the electrical system would be replaced in its entirety during any comprehensive rehabilitation.
Plumbing system	Fair	Based on the condition of other systems, it should be assumed that the plumbing system would be replaced in its entirety during any comprehensive rehabilitation.
Fire Protection system	N/A	The property is not provided with a fire suppression system.

LOCATION

The building remains in its original location and has never been moved.

DESIGN

The building retains a moderate to high degree of integrity of design at the exterior. The historic form, fenestration, and cornice remain visible. The windows of the 1911 porch have been replaced but give a similar overall effect. Unsympathetic additions to the east and north are small in scale.

SETTING

The building retains a high degree of integrity of setting. The surrounding land remains part of Riverside Park. Overgrowth of invasive honeysuckle currently obscures part of the historic vista overlooking the White River, but the house's setting retains largely intact.

MATERIALS

The building retains a moderate degree of integrity of materials. These include the original brick walls, wood cornice, and some interior woodwork.

WORKMANSHIP

The building retains a moderate degree of integrity of workmanship. The brick walls, exterior cornice, and interior woodwork are all representative of the workmanship of the craftspeople who built the house.

FEELING

The building retains a moderate degree of integrity of feeling in its present condition. Feeling is an intangible quality of a historic property that evokes the sense and experience of the period of significance. The building's exterior and interior character and exterior and interior materials contribute to its integrity of feeling.

CONDITION ASSESSMENT

The Wacker House remains in fair condition overall and remains a strong candidate for rehabilitation. The house has seen minimal or deferred maintenance for many years. It has been occupied by the same restaurant tenant for 70 years and does not appear to have undergone a comprehensive rehabilitation since the 1950s. The first floor is the primary public space and has been maintained in better condition. The basement and second floor are mostly used for storage. Any new use should anticipate a comprehensive rehabilitation of the building.

IndyParks provided a copy of a condition assessment prepared by the Rosk Group in 1999. Of the work items identified in that report, IndyParks staff report that replacement of the first-floor porch windows and replacement of the boiler are the only items that were ever completed.

REUSE POTENTIAL

The Wacker House remains a strong candidate for reuse. The existing configuration of the interior dates from the 1950s and reflects restaurant trends of that period. At the time of the site visit, the three existing dining rooms were set for 84 guests, with tables ranging from two to eight seats. Dining rooms consist of the north part of the front wing, most of the north and west legs of the historic porch, and the south part of the rear wing.

During a comprehensive rehabilitation, it may be possible to increase the seating capacity of the first floor by relocating the kitchen and coat room spaces that currently occupy almost half of the historic porch space. Replacement of the non-historic vestibule addition could free up more of the interior of the front wing for seating. Relocation of the kitchen could also allow rehabilitation of the east side of the historic porch as additional event space with a view of the White River, Thirtieth Street Bridge, and Naval Armory/Riverside High School. A comprehensive rehabilitation would likely include demolition of the non-historic kitchen and vestibule additions and construction of a sympathetic addition to the south side of the house to accommodate a vestibule, restrooms, and a functional kitchen.

The second floor is not recommended for public use. Its small floor area and the challenges of providing access make it better

suited for non-public uses including office space. The existing staircase, which appears to date from a 1950s remodeling, could be removed to free up more space in the first-floor event room and could be replaced with a new staircase in the north part of the rear wing.

Reuse of the house could also include the construction of an addition containing a larger event room. A larger event room could be built south of the house, capitalizing on the primary southeast view over the White River valley and including the downtown skyline. The restrooms and kitchen facilities would likely be placed in a connector between the historic house and the larger event room, allowing them to serve both portions of the facility.

One local precedent is Eli Lilly's Chinese House on the grounds of Conner Prairie. While the historic house had been rented for meetings and reception since 1983, Conner Prairie desired to improve it to better serve as a meeting and reception venue. The historic house was rehabilitated and its first-floor rooms and glassed-in porch overlooking the White River accommodate smaller events. A large new banquet and ballroom addition that seats up to 350 guests can be used in combination with the historic house. This addition, sympathetically designed to blend with the historic building, allows the property to host weddings and other large events. It is now known as The Bluffs at Conner Prairie and is operated by Ritz Charles.

Rehabilitation of the Wacker House would maintain a historic resource for present and future generations while meeting a need in the community and offering a potential source of income. Rehabilitation of the house would also be consistent with current reinvestment in Riverside Park. Demolition of the Wacker House would eliminate a potential source of income while also taking a historic resource away from present and future generations. Demolition would follow the trends seen in the park between the 1950s and the 1980s, where many facilities that had been the pride of the neighborhood and the city were demolished and never replaced.

Because the house is listed in the National Register of Historic Places as a part of the Indianapolis Park and Boulevard Historic District, historic rehabilitation tax credits could be used on a rehabilitation if the property is leased to a for-profit operator. This arrangement has been used in Indianapolis, including for the rehabilitations of Herron Riverside High School and Butler University's Hinkle Fieldhouse. The federal historic tax credit is 20% of qualified expenditures. Negotiations are currently underway to reinstate Indiana's historic tax credit of 25% of qualified expenditures for income-producing properties. These incentives help to offset the costs of rehabilitation projects and to create jobs in the community.



Eli Lilly Chinese House, Conner Prairie



South side elevation showing existing unsympathetic vestibule and restroom addition.



The non-historic kitchen addition is in fair to poor condition.



Dining room and lobby inside front wing of house, facing south.



The 1950s kitchen additions were built to the west, blocking the view of the White River valley. The hillside west of the house is now covered with invasive honeysuckle.



The 1950s kitchen additions were built to the west, blocking the view of the White River valley. The hillside west of the house is now covered with invasive honeysuckle.



Dining room in enclosed porch, facing south.



View east from the Wacker House looking across Coffin Golf Course and White River valley. Riverside High School is in the distance at left.



View southeast from the Wacker House looking across Coffin Golf Course and White River valley. The downtown skyline is partially visible.



Dining room in south part of rear wing, facing southeast.



Dining room and lobby inside front wing of house, facing northwest.



Part of the historic porch, formerly used as a coat room, is now used as a storage and mechanical room.



Existing kitchen facilities have been in use for 70 years with piecemeal updates.



Dining room in enclosed porch, facing east.



Hole in roof of non-historic vestibule addition caused by falling tree. This has been temporarily covered with a tarp but continues to leak.



Minor damage to restroom ceiling in non-historic addition.



Dining room in south part of rear wing, facing northwest.



While the boiler itself is relatively new, it connects to deteriorated steam piping with many leaks and old patches.



Patch at leak in deteriorated steam pipe.





05

Inventory & Analysis

Existing Conditions



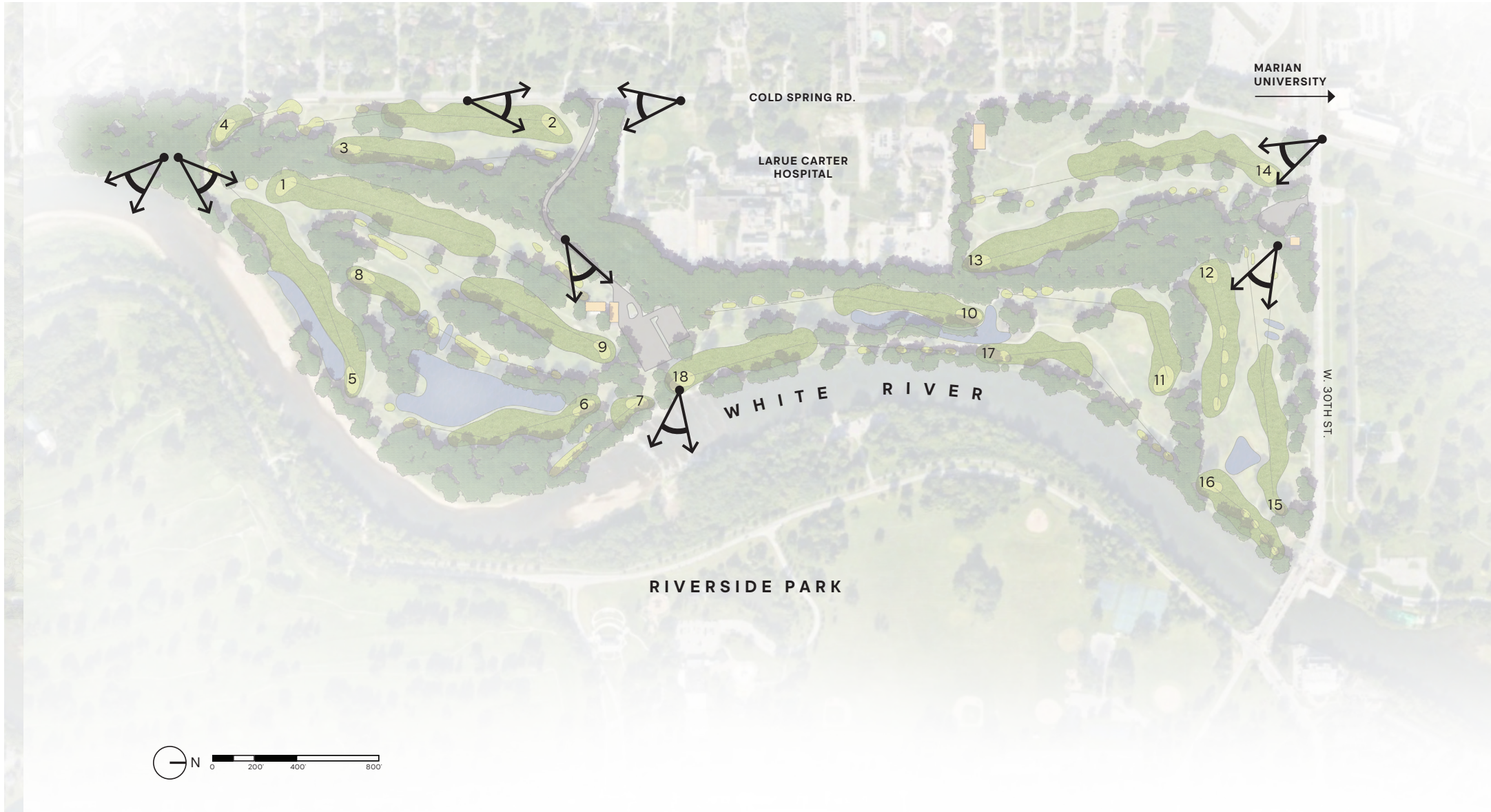
Existing Floodplain



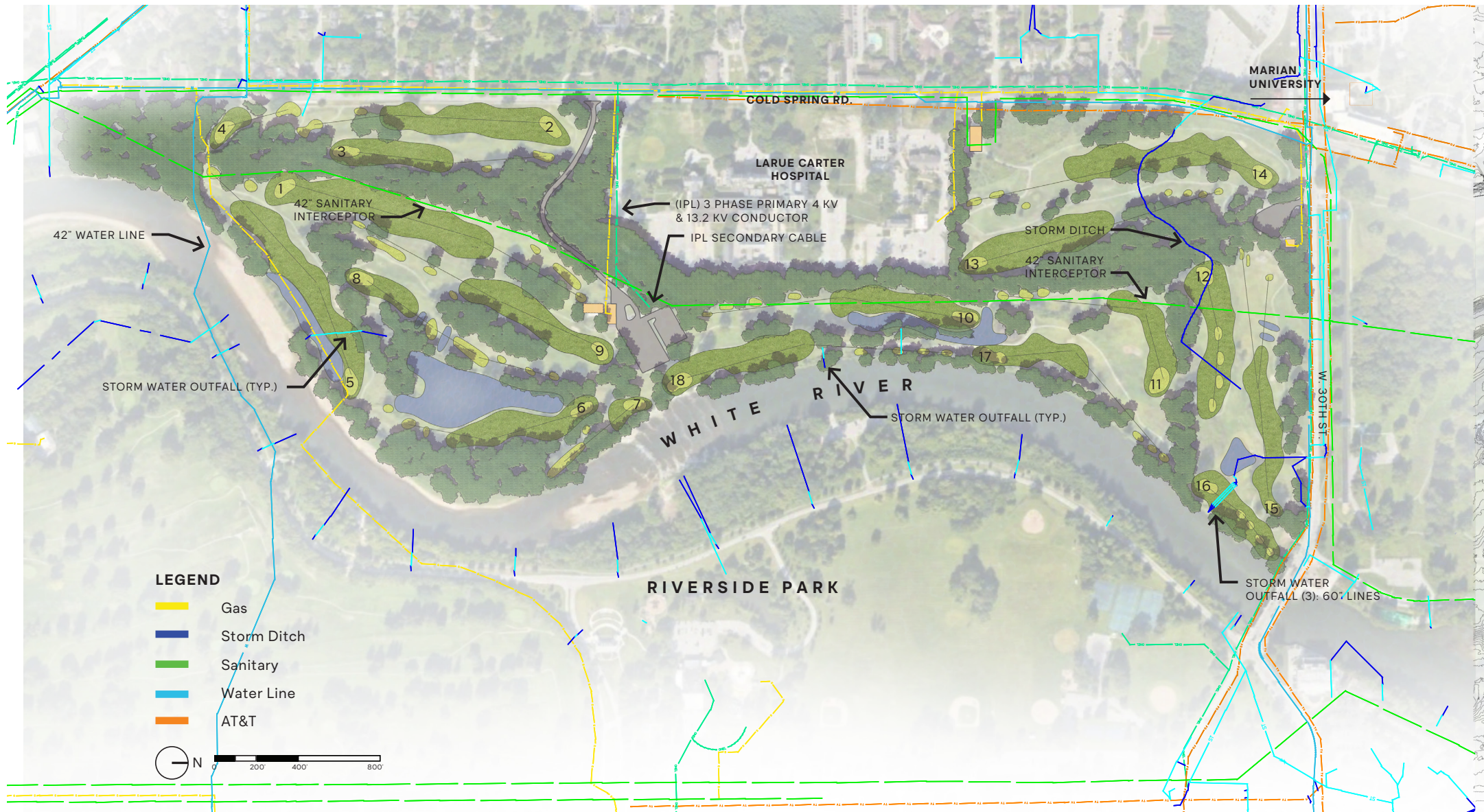
Existing Vegetation



Important Views



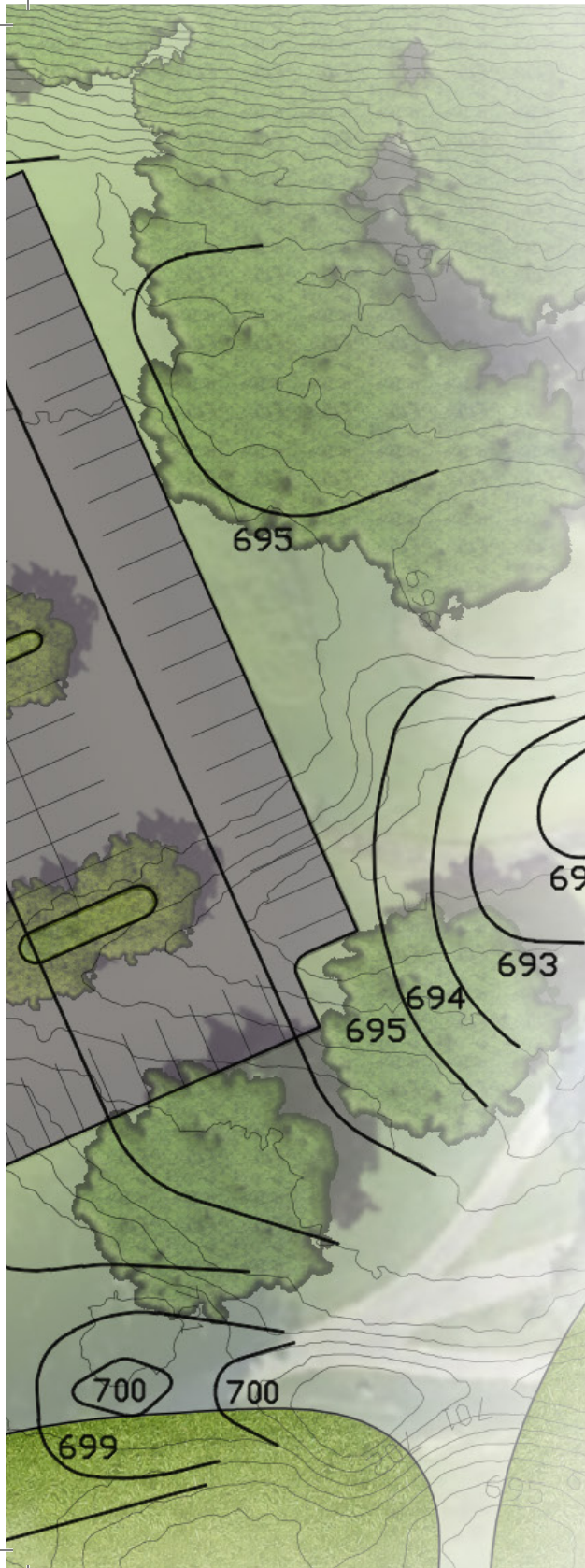
Existing Utilities



Existing Topography







06

Proposed Design

Proposed Plan



06 Proposed Design

The plan at left depicts the proposed improvements to the Golf Course. At the Clubhouse site, drawings show two alternatives - one with a new Clubhouse and Event Center, and one with a new Clubhouse with an assumption that an Event Center would be accommodated at the Wacker House site. Several alternatives were studied at the Wacker House site. Two explore adaptive re-use of the Wacker House and two explore opportunities if the existing building was removed and replaced. The alternatives provide Indy Parks with flexibility as partnerships are developed.

Clubhouse

For the purpose of the study, the design team was directed to assume that the existing Clubhouse would not be renovated or expanded. While this could potentially be studied further in the event the overall investment in new facilities is deemed too costly, the general consensus is that the Clubhouse no longer meets the needs of the Golf Course. Several locations for the Clubhouse were considered, including adjacent to the existing maintenance building on Cold Spring Road (from the 2017 Riverside Regional Park MP), on the Larue Carter Campus, and on the course near the north end of the Larue Carter campus. While there were some advantages to these locations, ultimately the fundamental requirements of Golf Courses dictated that the Clubhouse remain adjacent to the 1st and 10th tees and 9th and 18th greens.

Golf Course

The course layout depicted assumes that every hole is redesigned to provide a safer, more playable experience. The design team developed an option that explored turning the front nine into a nine-hole par 3 experience and renovating the back nine into a better nine hole course. The logic behind this was that there is a trend toward increased attendance at nine hole courses, and a par 3 course would be a more community friendly way to become exposed to the game. Ultimately, it was determined that the par 3 course at the Golf Academy at the northern end of Riverside Park would make an additional par 3 course at Coffin redundant. The direction ultimately was to make Coffin the best 18 hole traditional course in the urban core. This is consistent with the Riverside Regional Park Plan and the 2019 Golf Facilities Study. Another challenge identified by the design team was that it can be difficult to host a tournament at Coffin because it does not include a driving range - generally considered critical to tournaments. One option explored integrating a driving range, but the amount of space required was so significant that it would have required the removal of large numbers of trees and would have complicated the improvement of remaining holes. The plan at left seeks to strike a balance between safety, tree preservation, accommodation of new program elements, better visibility and player experience.

Wacker House Site

The Wacker House has been a part of the Riverside Regional Park landscape and story since the park's late 1800's origin. A part of the team's charge was to develop options and associated costs for what to do with the building. No doubt many members of the community may feel strongly that Wacker House should be preserved, and the design team devoted a significant amount of time to exploring ways this could be done. To make the building useful to the City's current needs and the park's program, the structure would require significant renovation. There are many local and national examples of how this can be accomplished successfully. The design team explored four alternatives to the Wacker House Site. These alternatives are all tied to the concept of having an Event Center within Coffin Golf Course - either at the Wacker Site or adjacent to the Clubhouse. Two of the alternatives consider adaptively re-using the structure and two explore what opportunities present themselves if it was taken down. Ultimately, the City will need to weigh the options and determine what path best serves the community's needs, what represents the wisest investment, and what option is most likely to bring vitality and stability to Riverside Regional Park. The following pages illustrate in further detail the proposed changes to the course and the options studied for the Clubhouse, Event Center and Wacker House site.

Front Nine



Back Nine

R
D



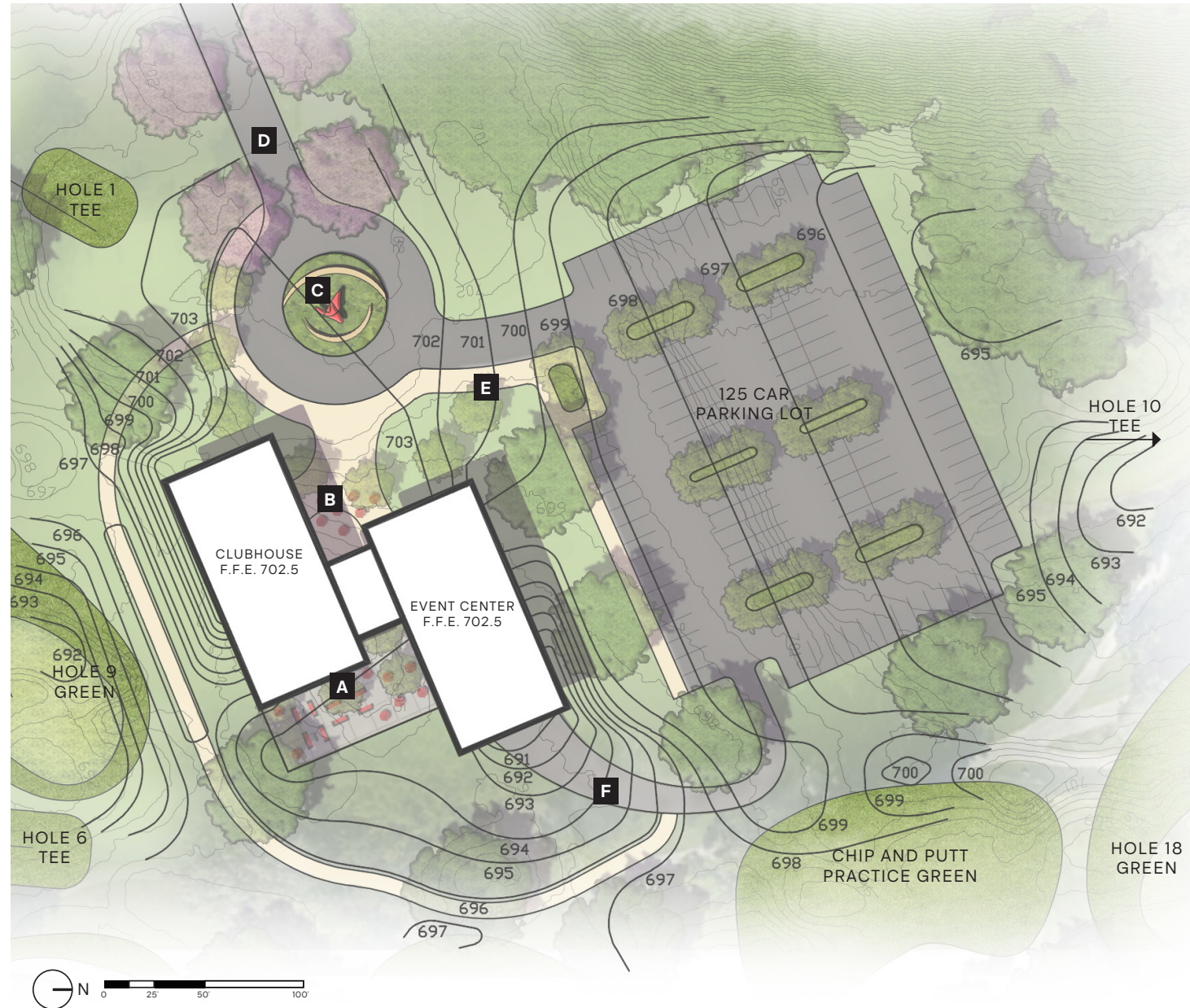
Clubhouse

OPTION A

- Plan depicts removal of old Clubhouse and construction of one building with two wings for the Clubhouse and Event Center
- Parking on one level
- Entry court creates strong sense of arrival
- Golf cart parking below Event Center
- Parking capacity supports full course (72 cars) and 53 Event Center spaces. A full event may need to use additional parking at Wacker House site. Maintenance staff park at Maintenance building.

LEGEND

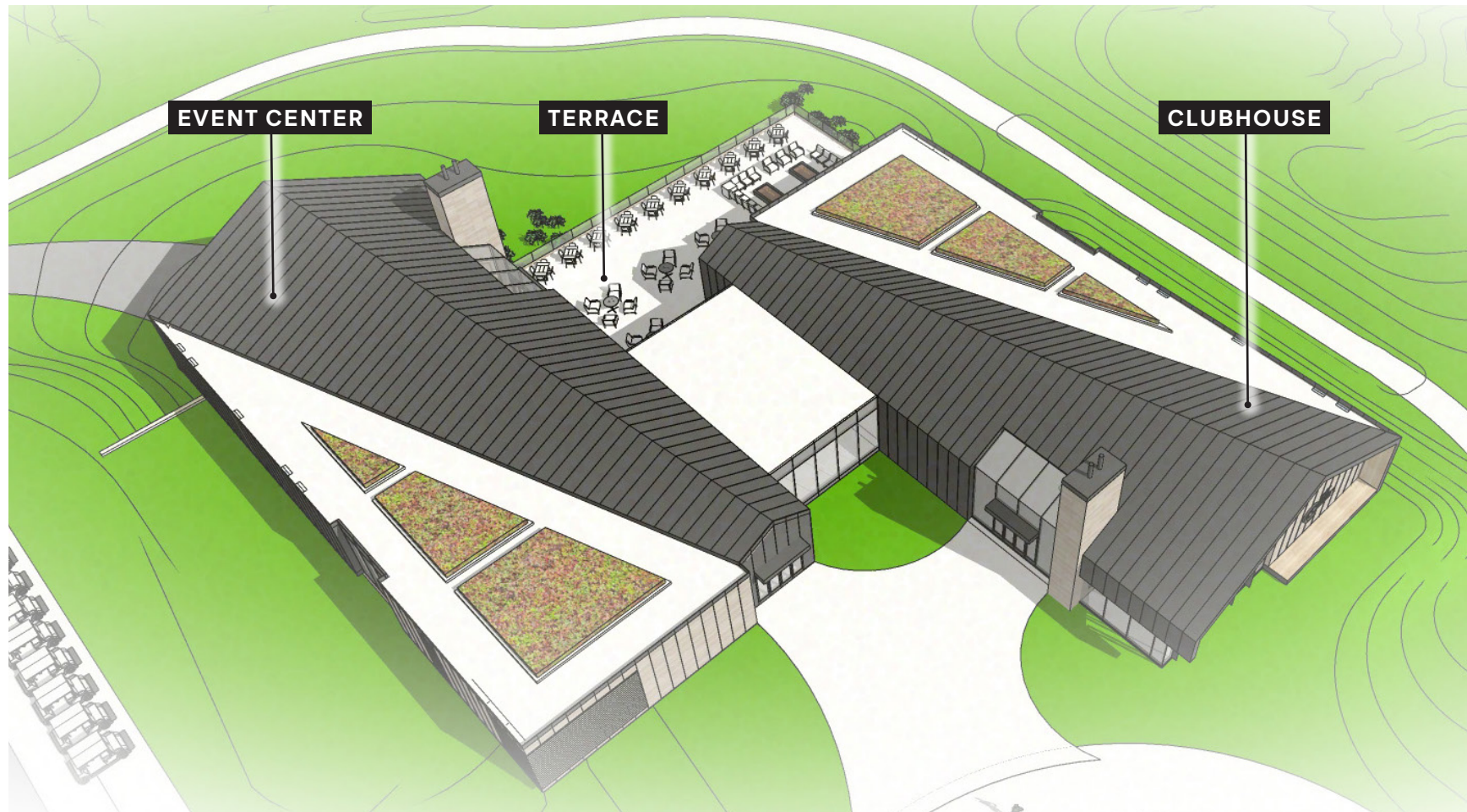
- A. Outdoor Terrace
- B. Entry Plaza
- C. Decorative stone walls and community sculpture
- D. Widened boulevard entry drive
- E. Sloping walk collector from parking lot
- F. Service drive to golf cart parking under Event Center



Clubhouse Option A

The programs for the Clubhouse and the Event Center require approximately the same quantity of square feet. This concept explores that by organizing two equal volumes around a shared core. A benefit of this idea is that if an Event Center is preferred at the Wacker House site, the Clubhouse can be shifted to the north, or Event Center, side of the building. The concept has been developed to include a dedicated entry for each use.

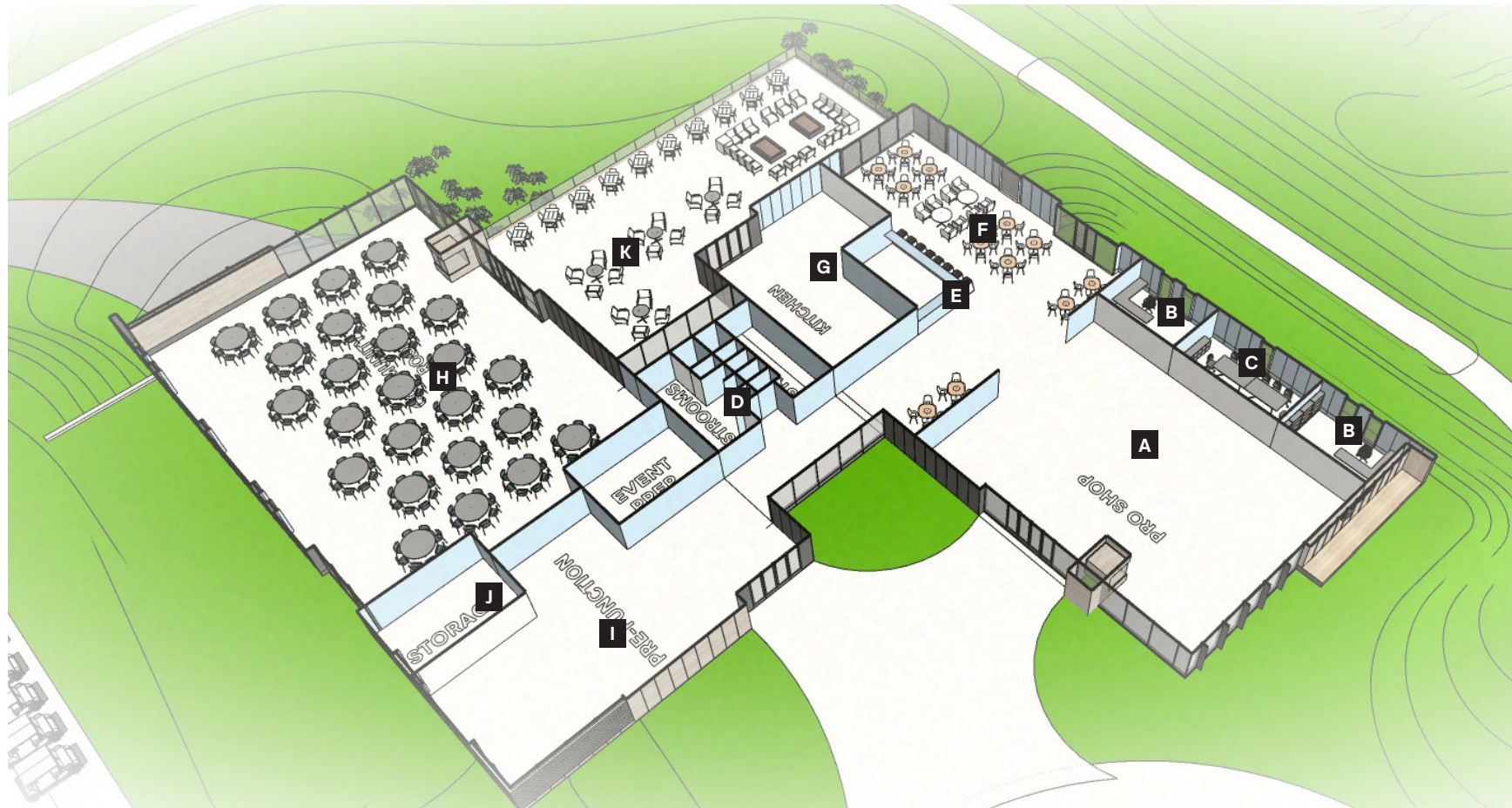
A terrace is envisioned that could serve the Clubhouse and Event Center. It has been positioned to take advantage of views of the river.



Clubhouse Option A

LEGEND

A. Pro Shop	E. Bar	I. Event Center
B. Office	F. Dining	J. Storage
C. Conference Room	G. Kitchen	K. Storage
D. Bathrooms	H. Event Center	



Clubhouse Option A

The proposed design sets up a more ceremonial arrival experience.



Clubhouse Option A

View from the 4th green.



Clubhouse Option A

The terrace acts as an additional venue for the Clubhouse and Event Center, and is elevated to take advantage of views of the White River and adjacent tees and greens.



Clubhouse Option A

View from roughly the first tee.





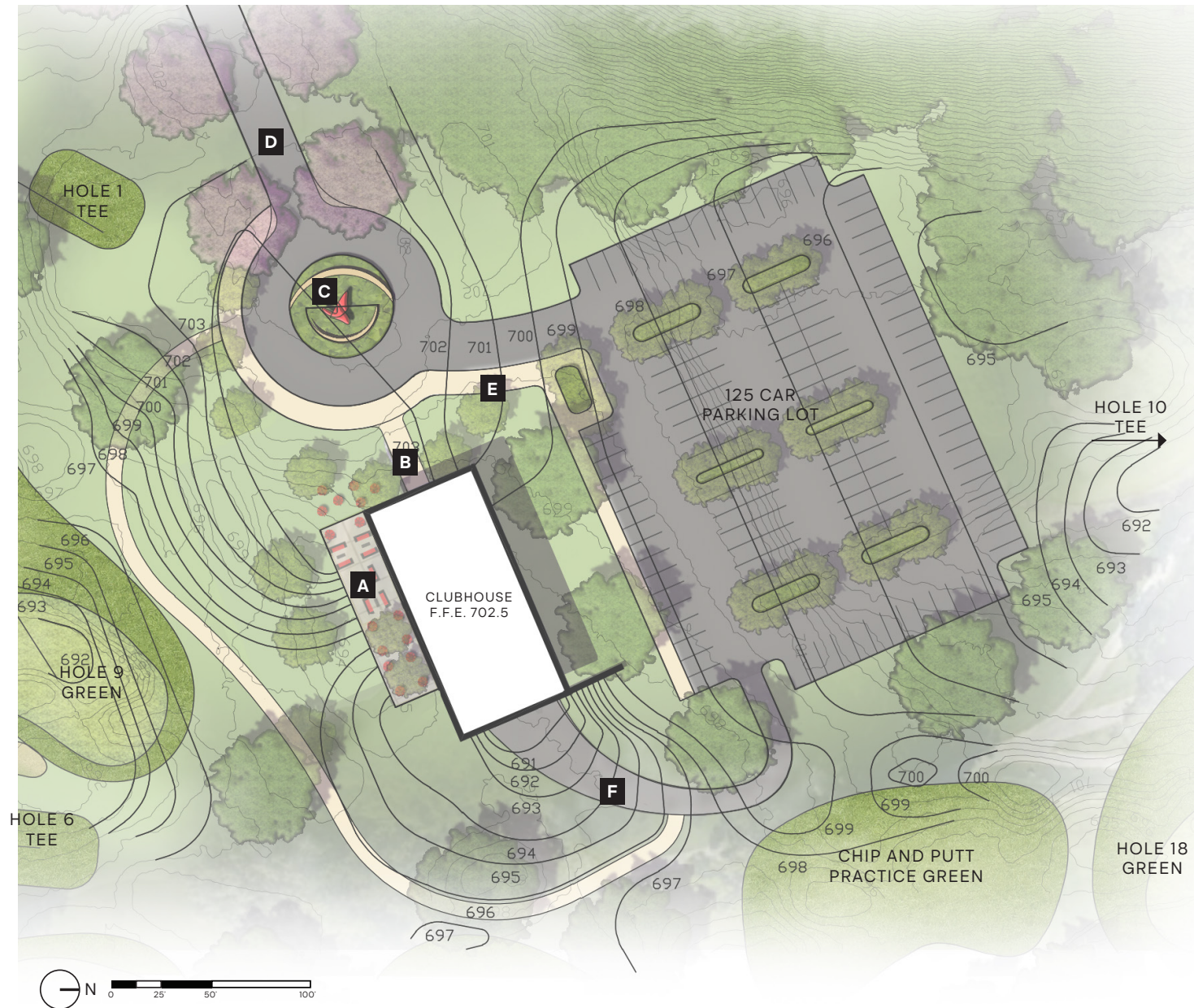
Clubhouse

OPTION B

- Plan depicts removal of old Clubhouse and construction of one building for the Clubhouse
- Plan assumes Event Center occurs at Wacker House site
- Parking on one level
- Entry court creates strong sense of arrival
- Golf cart parking below Clubhouse
- Parking capacity supports full course (72 cars) and 53 Event Center spaces. A full event may need to use additional parking at Wacker House site. Maintenance staff park at Maintenance building.

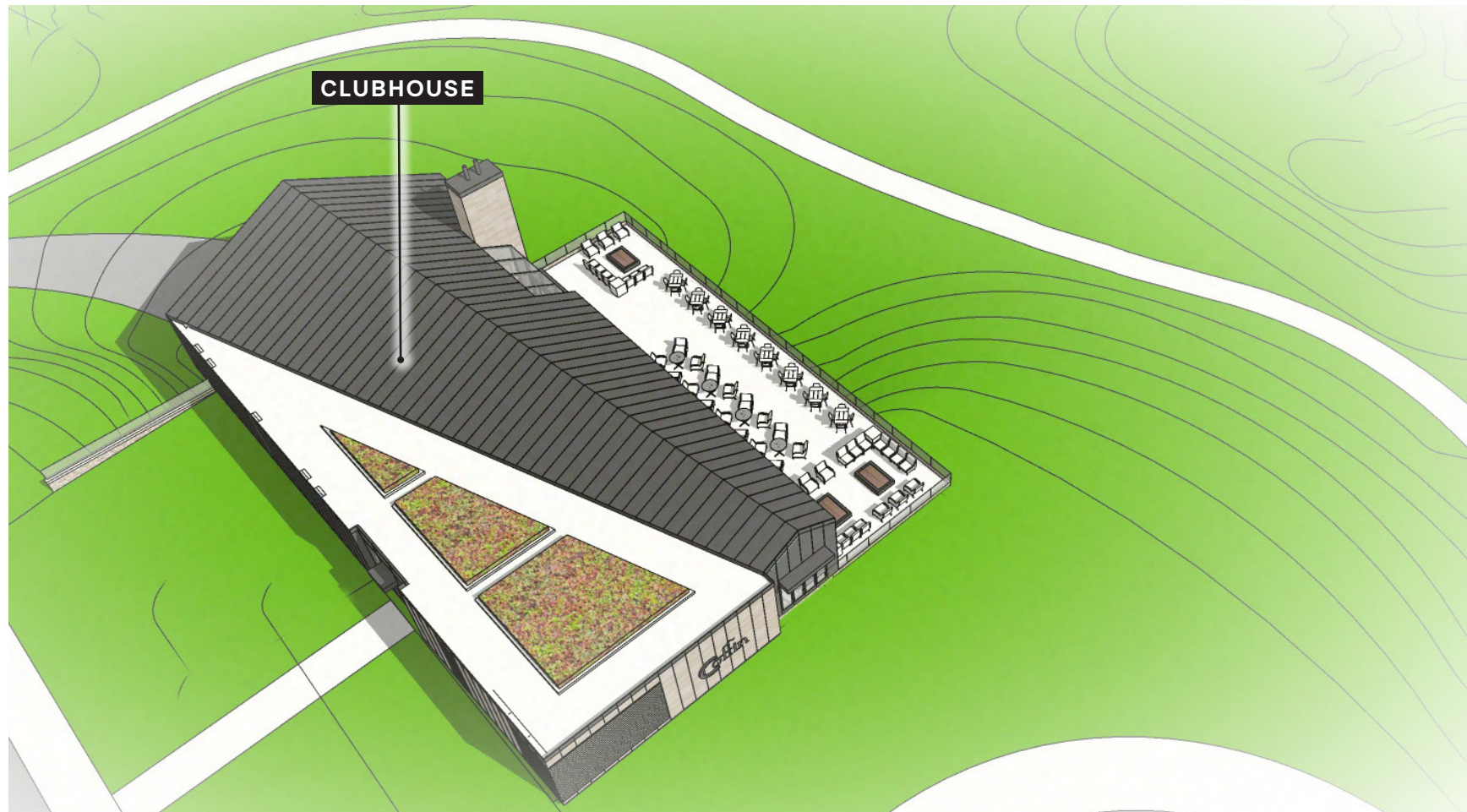
LEGEND

- A. Outdoor Terrace
- B. Entry Plaza
- C. Decorative stone walls and community sculpture
- D. Widened boulevard entry drive
- E. Sloping walk collector from parking lot
- F. Service drive to golf cart parking under Clubhouse



Clubhouse Option B

Option B explores the impact of locating the Event Center at the Wacker House Site. In this concept, golf carts are parked below the Clubhouse. The terrace shifts to the south side of the Clubhouse and still affords great views of the river and adjacent tees and greens. Placing the Event Center at the Wacker House site brings more flexibility to this site should the regulatory issues surrounding the floodplain become problematic.



Clubhouse Option B

LEGEND

A. Pro Shop

D. Bathrooms

G. Kitchen

B. Office

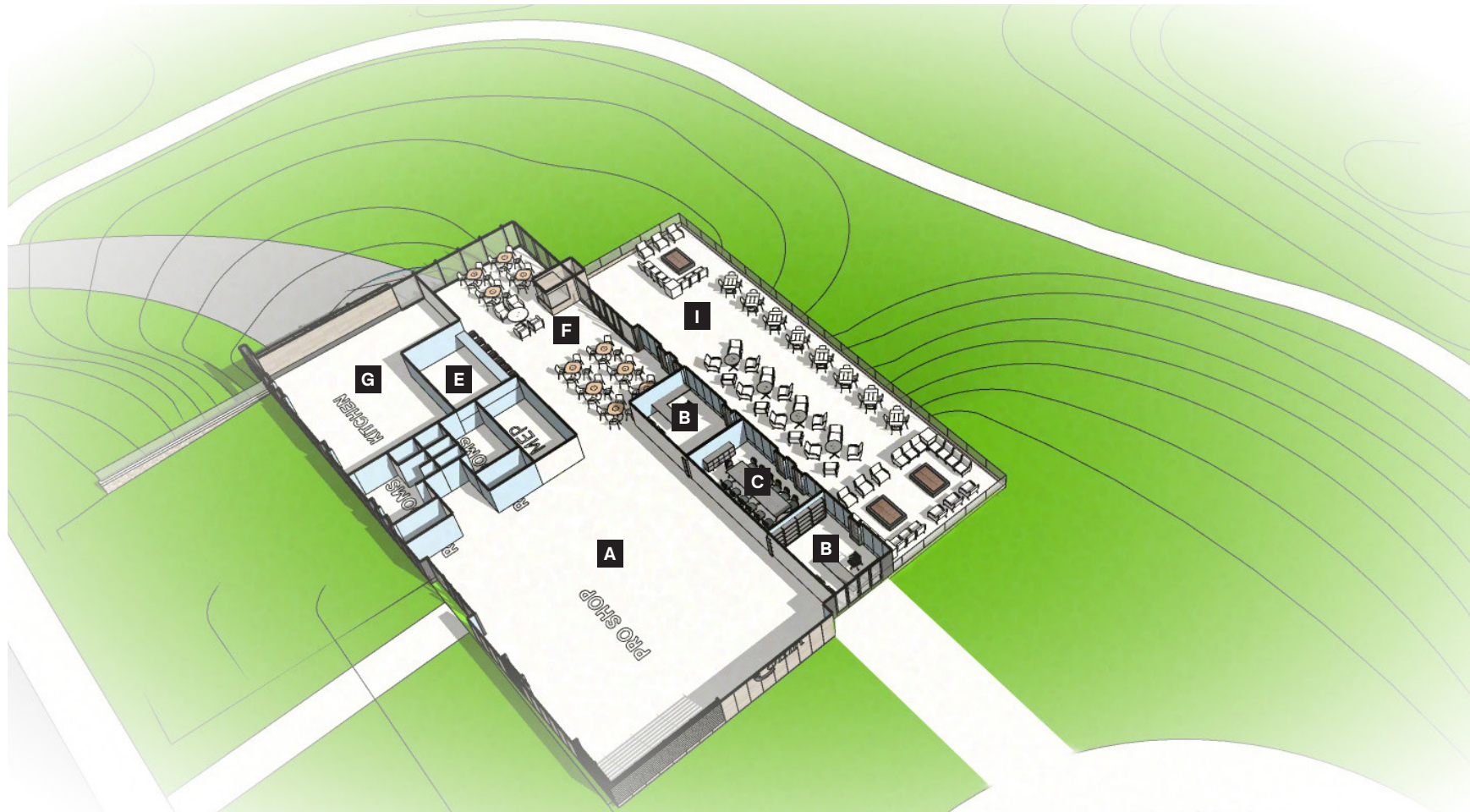
E. Bar

H. MEP

C. Conference Room

F. Dining

I. Terrace



Clubhouse Option B

The proposed design sets up a more ceremonial arrival experience.



Clubhouse Option B

The proposed design sets up a more ceremonial arrival experience.



Clubhouse Option B

View from roughly the 18th green.



Clubhouse Option B

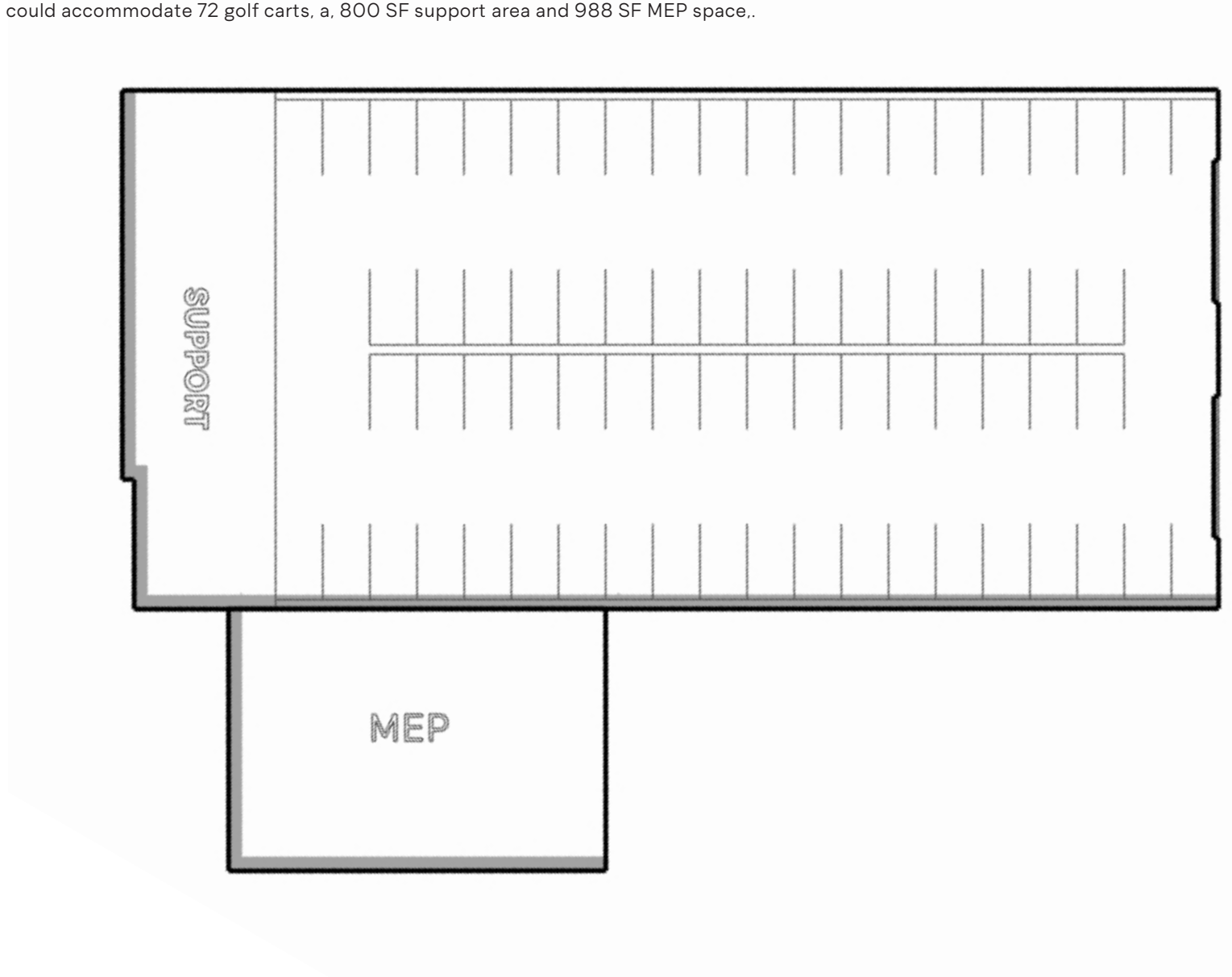
View from roughly the first tee.





Lower Level Cart Storage

A key concept behind the proposed Clubhouse plan is that a lower level cart storage area is envisioned below the Event Center wing on Concept A, or below the Clubhouse in Concept B. Further study is needed to fully understand the ramifications of the flood plan to this concept, but if it is possible to accomplish it would consolidate the buildings required in immediate vicinity of the Clubhouse and free land up for Golf Course improvements. The lower level could accommodate 72 golf carts, a 800 SF support area and 988 SF MEP space..





Wacker House

PAVILION CONCEPT

This concept studies one potential use of the site if the Wacker House was removed and replaced with a small pavilion. The pavilion would include meeting space for up to 50 people, bathrooms and mechanical areas. A large roof floats over both the pavilion and an outdoor space that could serve as a revenue generating venue. Other site improvements like a water feature, plantings and seating areas set the space up as a destination that takes advantage of significant views. The plan depicts a new parking lot that would accommodate more cars, be better organized and enhance accessibility. The plan anticipates underground stormwater management below the parking lot.

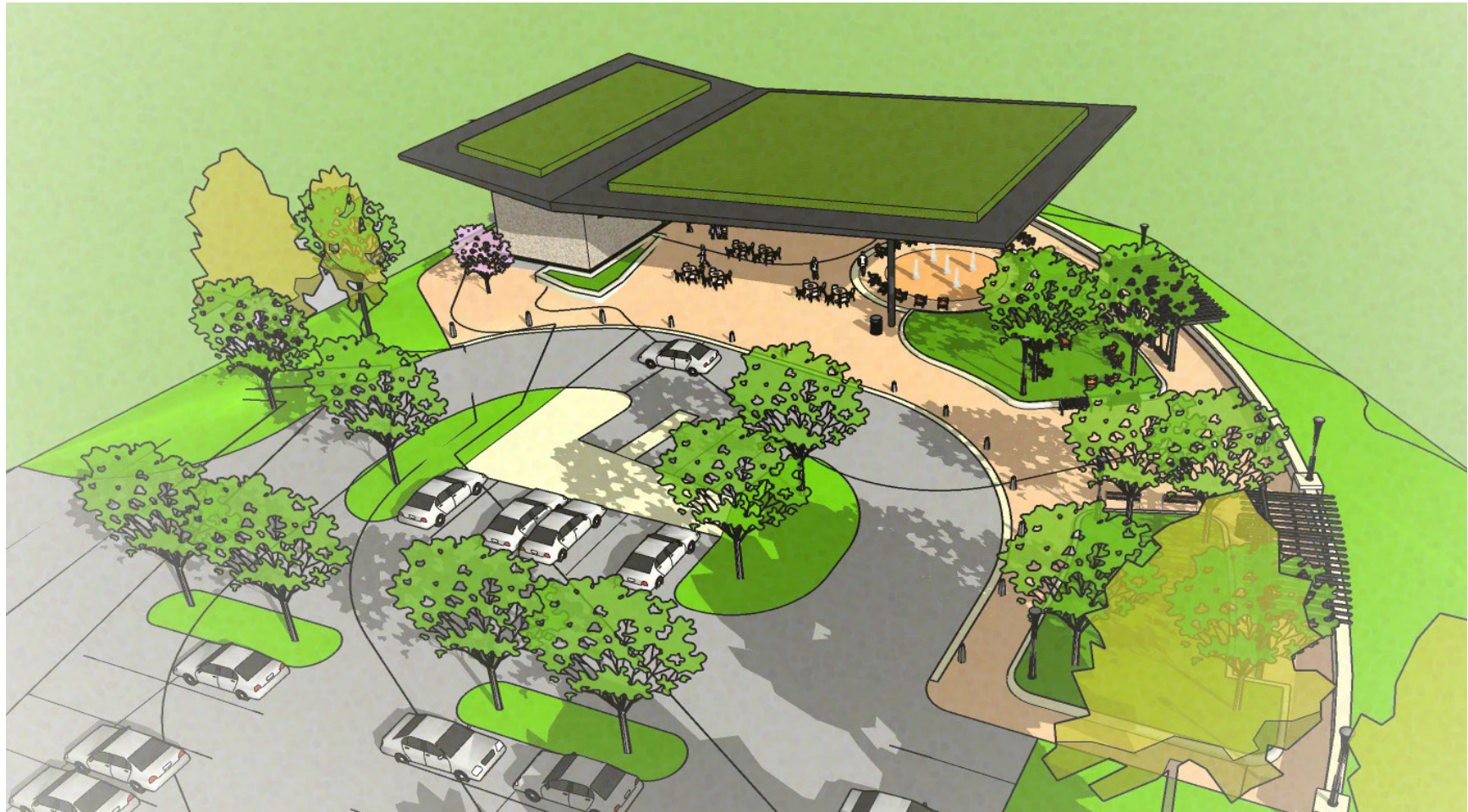
LEGEND

- A. New Pavilion
- B. Shelter
- C. Water Feature / Ceremony Circle
- D. Swings
- E. Sun Decks
- F. Gardens
- G. Stormwater Management



Pavilion Concept

In the event that it is determined that the Wacker House cannot be renovated to a useful purpose, a new pavilion could provide a flexible, accessible, iconic community-based destination with Riverside Park. This concept assumes that an Event Center is built adjacent to the Golf Course Clubhouse.



Pavilion Concept

The concept explores the idea of a very large roof projecting from the building, creating the potential for two or more revenue-generating spaces. The pitched roof capitalizes on the dramatic views to the south east and south. The entry drive could be set up as a curb-free universally accessible space.



Pavilion Concept

The large roof creates opportunities for several groups to use the space at the same time. A water feature is depicted as a potential program element but could also be a play space of more area for tables and chairs.



Pavilion Concept

The concept features swing seating that capitalizes on the dramatic view and lawns for informal gathering.



Pavilion Concept

The concept explores the idea of a site wall to define the space. The wall presents an opportunity to integrate Riverside neighborhood stone into the design. The application of the stone helps strengthen the identity of the Golf Course as a part of the larger Riverside Regional Park - a major recommendation of the Park Master Plan.



Pavilion Concept

A new pavilion presents an opportunity to show Indy Parks' commitment to sustainability by handling stormwater in an interesting and innovative way. This image explores the possibility of using a rain garden feature to capture and treat rain water coming from the roof.



Pavilion Concept

Envisioned character of the public park space to the south of the pavilion.



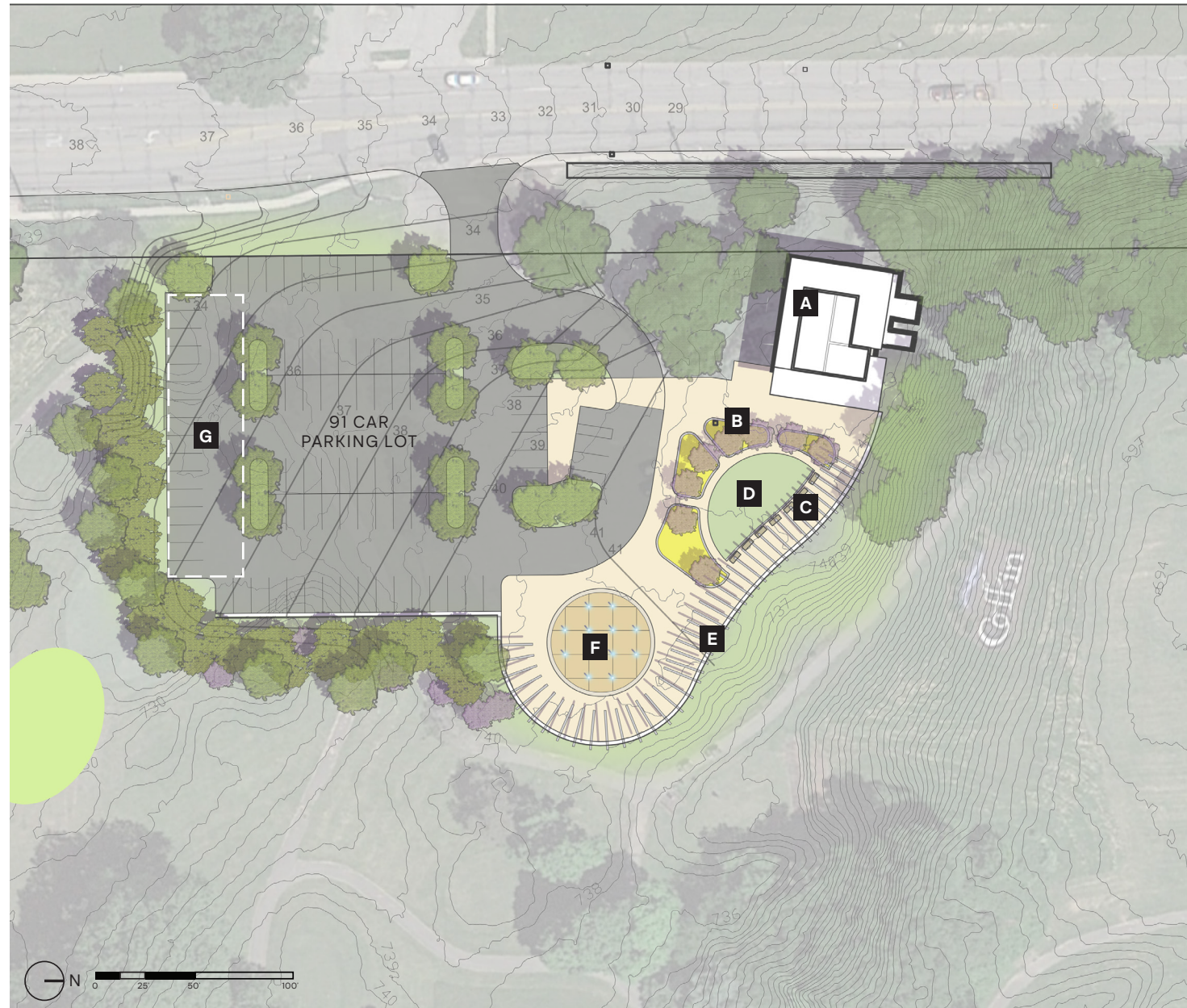
Wacker House

PARKS OFFICE CONCEPT

One potential use of the Wacker House would be as new administrative offices for Indy Parks. The building could accommodate about 20 people and would require significant renovations. This plan explores the possibility of developing amenities to the south of the building to make it an appealing destination. These spaces could potentially generate revenue. As in the other concepts, the parking lot is expanded and improved and would help cover overflow parking for the Event Center at the Clubhouse. The plan anticipates underground stormwater management below the parking lot.

LEGEND

- A. Renovated Wacker House
- B. Gardens
- C. Seating
- D. Event Lawn
- E. Pergola
- F. Water Feature
- G. Stormwater Management



Parks Office Concept

Renovations to the house could potentially include the development of porches on the south and east sides of the building.



Parks Office Concept

The site's potential as a desirable public space would be enhanced by using movable seating in order to maximize options for users and to create as much flexibility as possible.



Parks Office Concept

The south end of the site could be designed to serve as a revenue generating venue on some days, and on others it could be a small plaza. In this scenario, the space features a sprayground.



Parks Office Concept

In the event a water feature is not desired, the space could feature a large play structure.



Parks Office Concept

View of the approach to the Parks offices from the parking lot.



Parks Office Concept

View from the porch of the Parks offices to the south with the Golf Course in the background. The drawing depicts the integration of a small coffee or juice kiosk that could include a gender-neutral bathroom.



Parks Office Concept

Aerial view of the proposed site design looking to the north east.



Wacker House

EVENT CENTER CONCEPT

The design team studied how the Wacker Site could be the location for the Event Center. In this concept, the Event Center is conceived as a renovation and significant expansion of the Wacker House. As in other concepts, the idea includes renovation of the parking lot and outdoor spaces that could at time serve as revenue generating venues. The plan anticipates underground stormwater management below the parking lot.

LEGEND

- A. Renovated Wacker House
- B. Lobby
- C. Storage
- D. Banquet Room w/Rooftop terrace
- E. Pavilion
- F. Gardens
- G. Stormwater Management



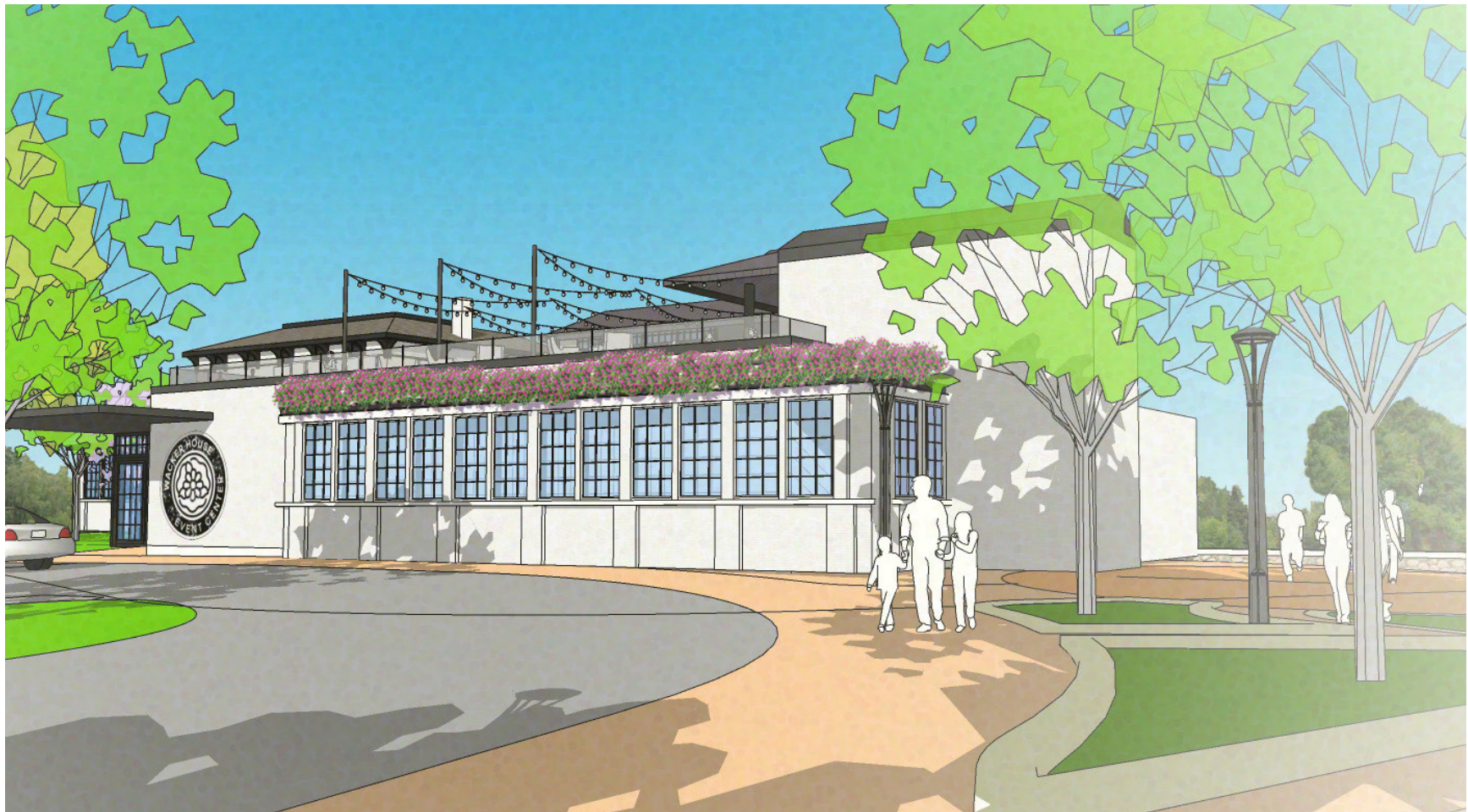
Event Center Concept

This drawing depicts how an Event Center could look as an expansion of the existing Wacker House. The concept shown would be large enough to accommodate 220 people and features a roof deck showcasing the prominent views to the south and east toward downtown. A park space to the south of the Event Center becomes another rentable revenue generating space. This concept assumes that the Wacker House is renovated to serve as another event space option and a business office for the Event Center.



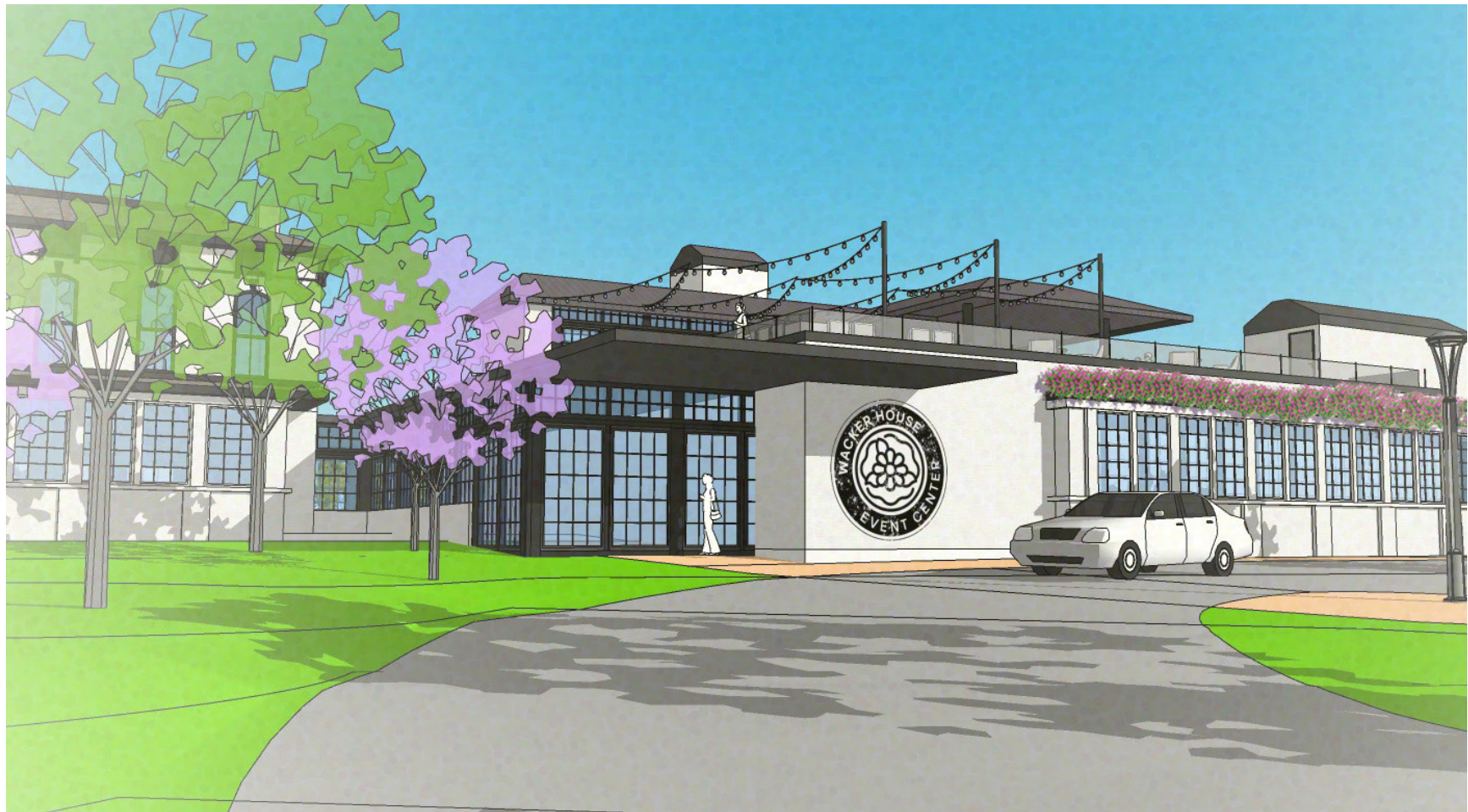
Event Center Concept

The concept explores the idea of naming the Event Center after August Wacker, who came to Indianapolis from Germany to grow flowers. This piece of history could be fun to integrate into the branding and character of the building.



Event Center Concept

The concept explores how the character of the Wacker House could be integrate into the design of a large addition. The materials studied include white painted brick, black or very dark gray metal widow frames and mullions, and divided light windows.



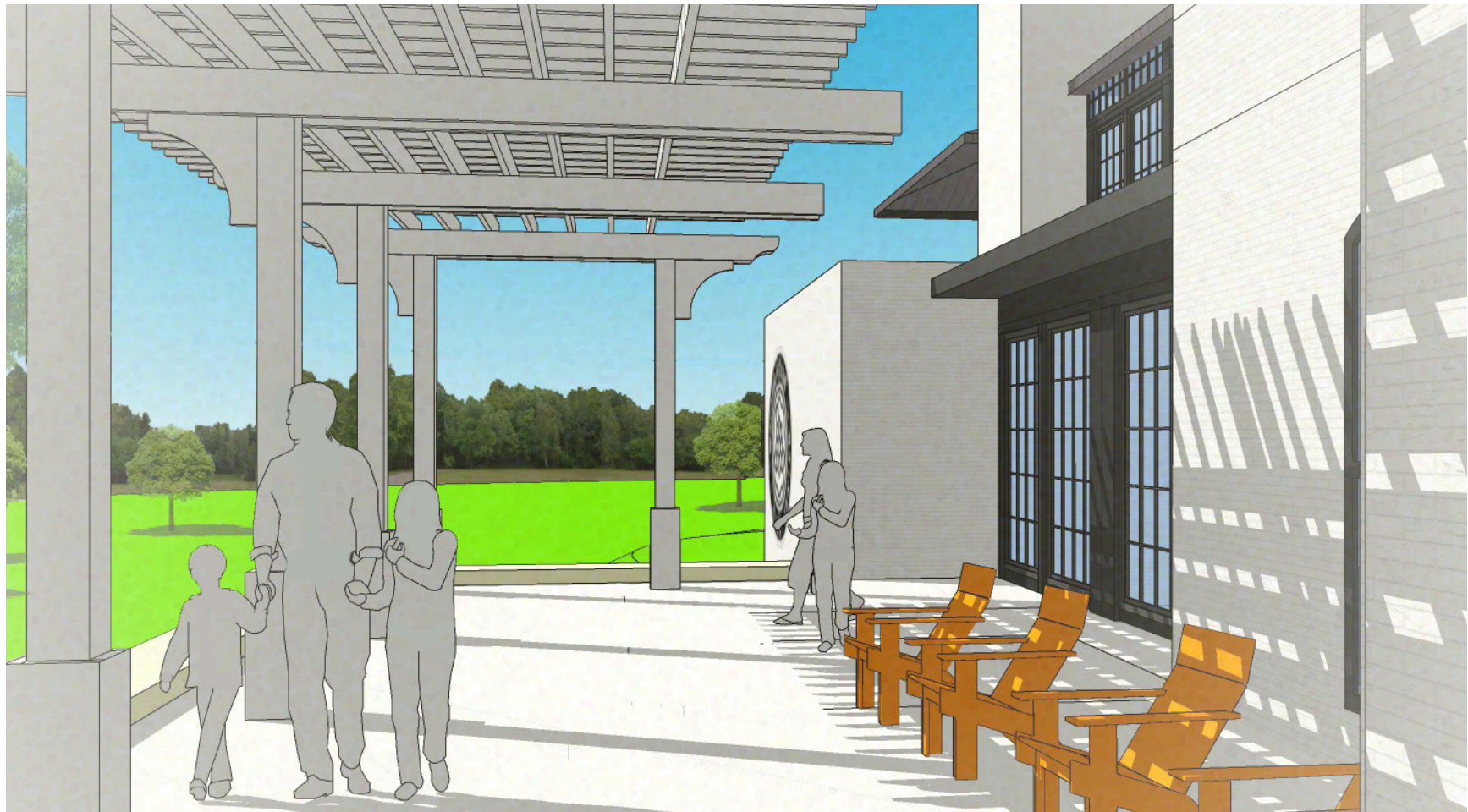
Event Center Concept

View depicting the potential character of the roof deck.



Event Center Concept

Renovation of the Wacker House into an Event Center could include the creation of a new porch and trellis on the east side of the home that capitalizes on the dramatic views of the Golf Course and White River to the east.



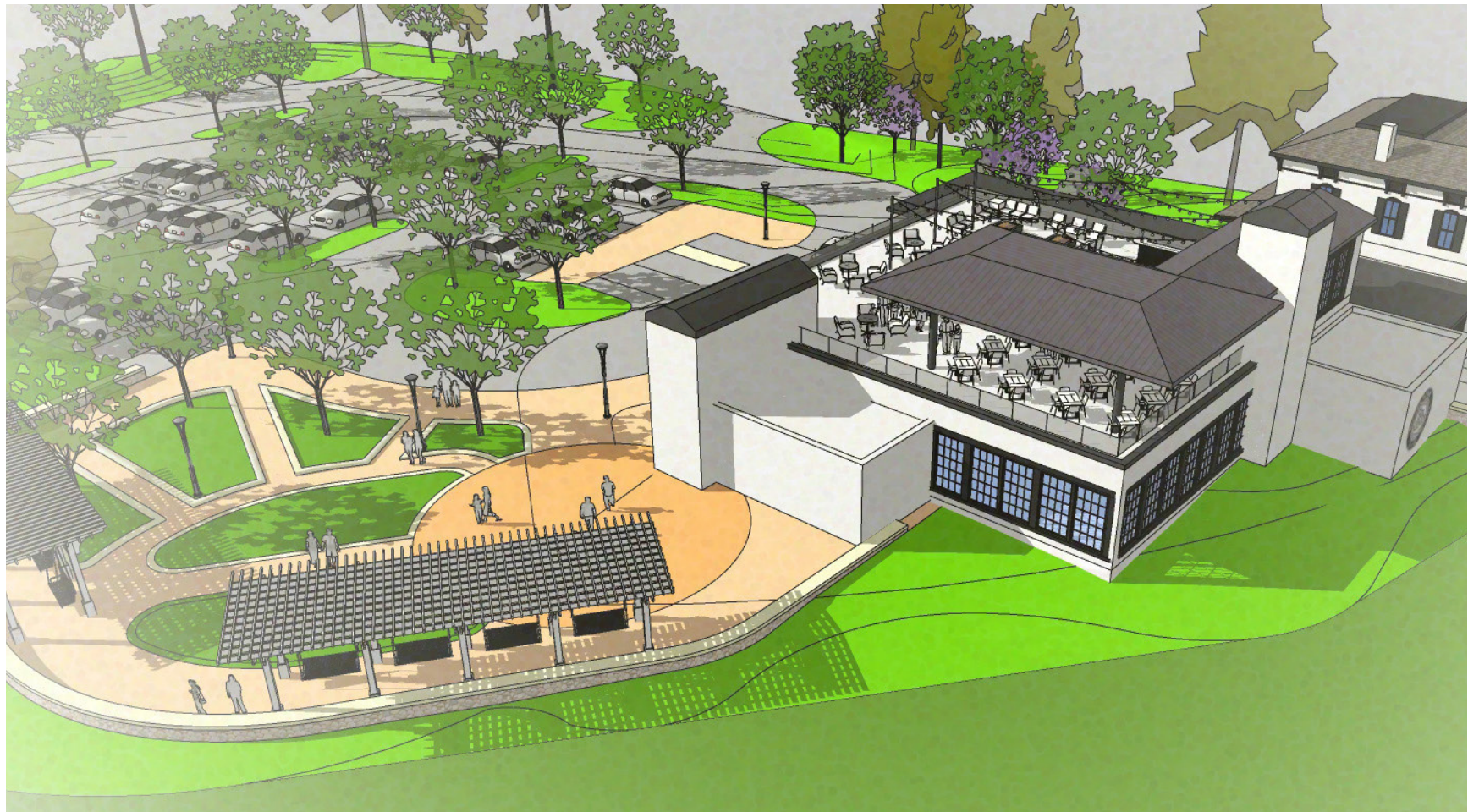
Event Center Concept

By referencing the roof lines and proportions of the Wacker House in the new architecture, the mass of the Event Center addition can be broken down to feel like a large residence.



Event Center Concept

The Event Center most likely requires a kitchen. In this concept, the kitchen is shown as the volume on the south side. This location presents the opportunity to service it easily from the parking area to the west. Careful shaping of the park to the south can ensure that the service area for the building can be accommodated and even potentially used as part of the program area for the park.



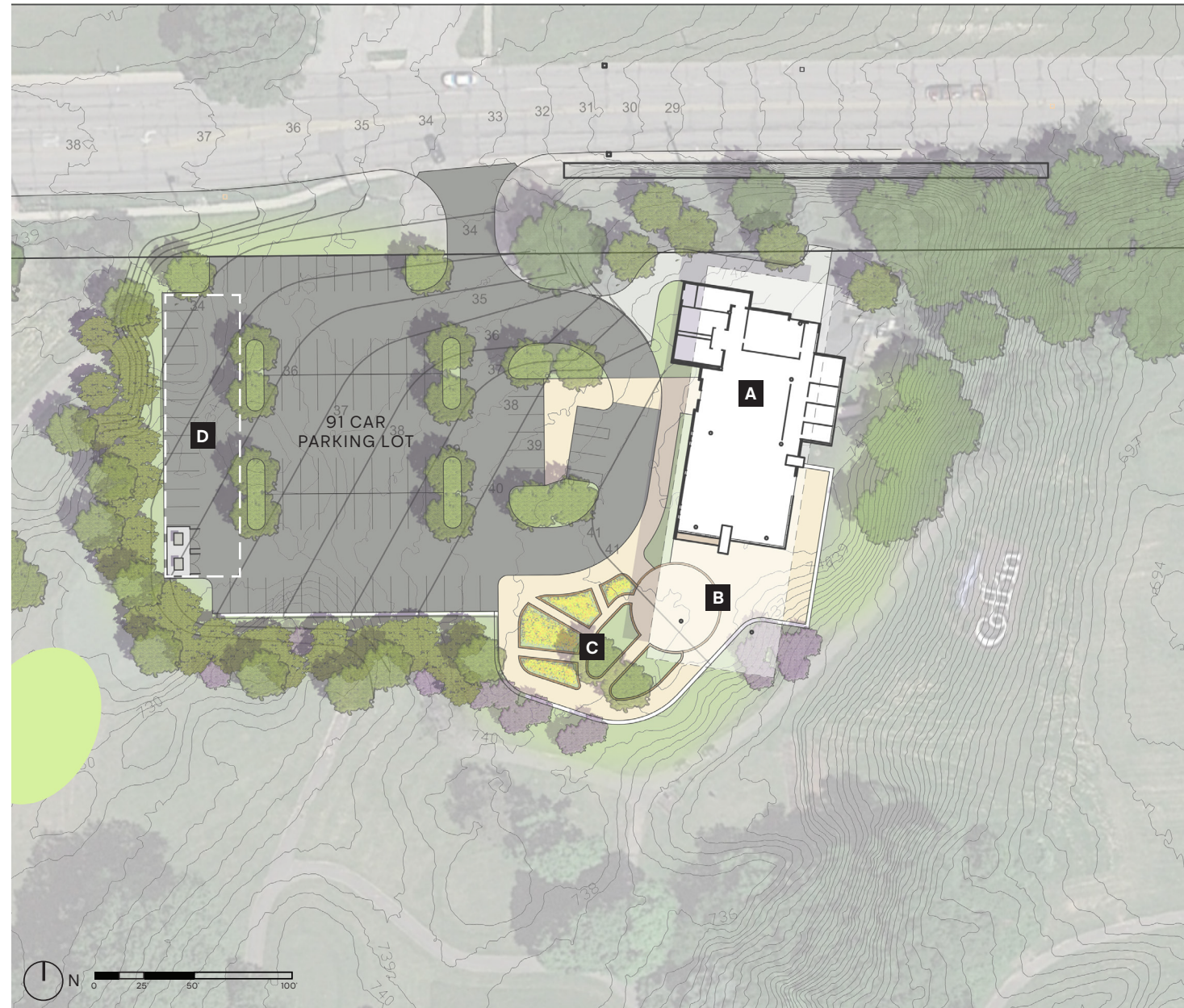
Wacker House

WELCOME & EVENT CENTER CONCEPT

The last concept explores removing the Wacker House and replacing it with a building that would serve as a Welcome Center for Riverside Park and also an Event Center. The Event Center could accommodate groups of about 190 people. Similar to the Pavilion Concept, the design employs a large projecting roof to create an additional outdoor space that could periodically serve as a revenue generating venue. The plan anticipates underground stormwater management below the parking lot.

LEGEND

- A. Welcome & Event Center
- B. Sheltered Plaza
- C. Gardens
- D. Stormwater Management



Welcome & Event Center Concept

The building has been developed to show how it could share characteristics of the Golf Course Clubhouse and in doing so help to create a unified identity for the park. This concept recognizes that removal of the Wacker House means the loss of an iconic building within Riverside Regional Park - as such, it's replacement must be iconic, flexible and of great benefit and utility to the community.



Welcome & Event Center Concept

View of the approach to the building from the parking lot.



Welcome & Event Center Concept

As in each of the other concepts, the design has been developed to include outdoor spaces that can be enjoyed by the community and periodically serve as revenue generating venues.



Welcome & Event Center Concept

The concept includes a porch on the east side of the building. While this view is to the south, views to the east and north east would include the new 30th Street Bridge, Parks Alliance offices and Riverside Adventure Park.



Welcome & Event Center Concept

View looking south toward the Golf Course. The large projecting roof creates a flexible sheltered space that could be designed to accommodate several groups of users at the same time.



Welcome & Event Center Concept

Successful public spaces include a variety of things to do. In this view, ping-pong tables and a performance stage help to activate the space. A large hearth could help to make the park more comfortable in the shoulder seasons.



Welcome & Event Center Concept

First impression of the Welcome and Event Center from the entry off of 30th Street.



Welcome & Event Center Concept

View of this concept from the golf course.



Welcome & Event Center Concept

Impression of the Welcome and Event Center west bound on 30th Street, showing the direct access to the warming kitchen and staff offices with views of the golf course to the left.



Welcome & Event Center Concept

View of the the information desk and waiting area. A small cafe space activates the welcome center when there aren't other events planned.



Welcome & Event Center Concept

View of the flexible event space showing 8-top tables. When set up this way the space could accomoidate about 190 people.



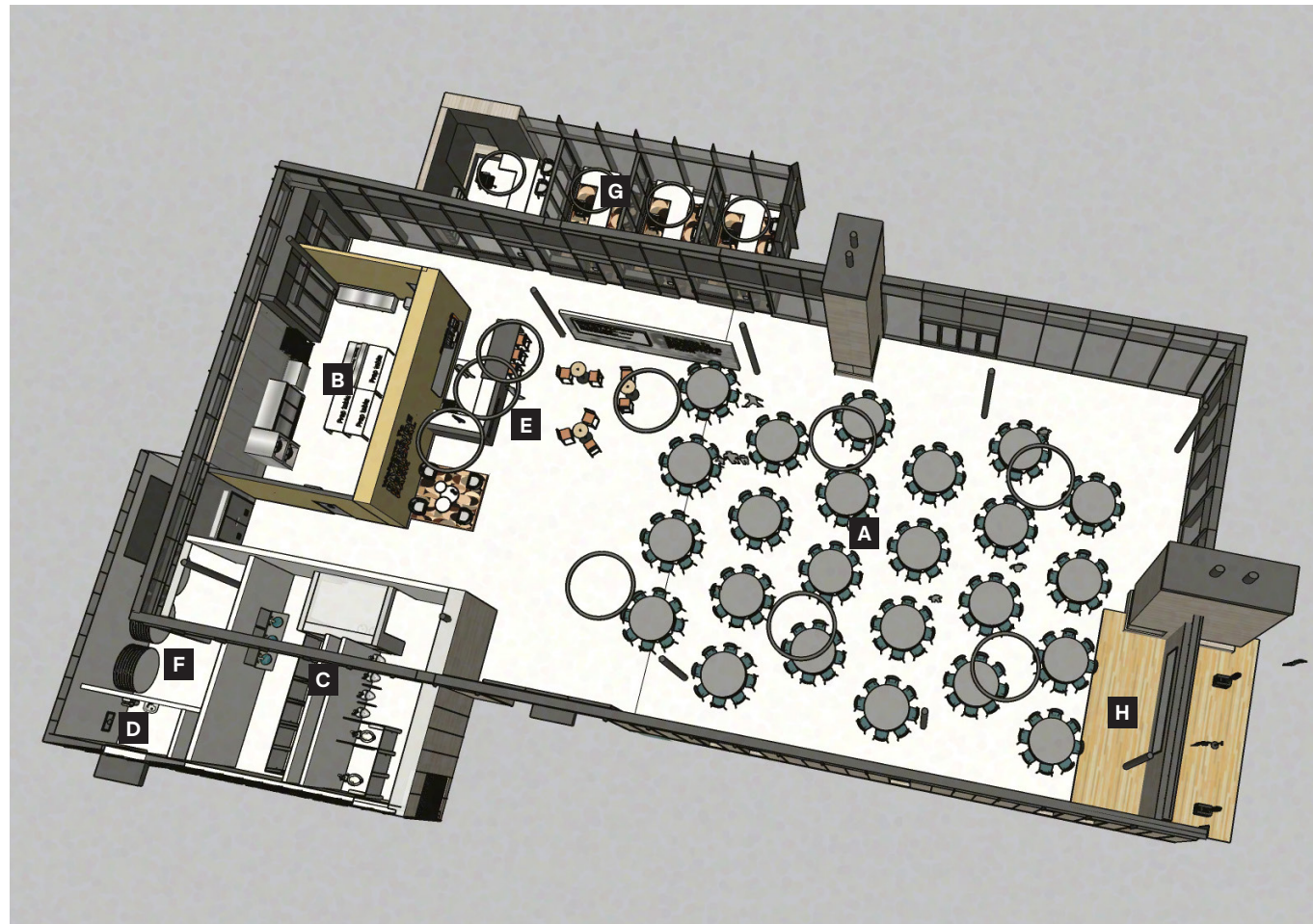
Welcome & Event Center Concept

Interior of the the event center featuring the view of the golf course landscape beyond. A stage to the right and a large screen would facilitate presentations.



Welcome & Event Center Concept

Proposed general arrangement of the Welcome and Event Center program elements. The arrangement of the assembly space portrays seating for 192.



LEGEND

- A. Assembly Space
- B. Warming Kitchen
- C. Bathrooms
- D. Public Access Gender Neutral Bathroom
- E. Information Desk and Cafe
- F. Storage and Mechanical Area
- G. Staff Offices (4)
- H. Stage





07 Cost Estimate

OPINION OF PROBABLE COST

The design team explored several options for the redevelopment of the Golf Course and the Wacker House site:

Base Scope

The Base Scope assumes the existing Clubhouse is removed and replaced with a new Clubhouse and Event Center. In this scenario, the Wacker House is demolished and replaced with a large Park Pavilion and site improvements at the Wacker House site.

Alternate 1

This scope assumes that the Wacker House is renovated into Indy Parks Administrative Offices for 20 people. It includes site improvements at the Wacker House site.

Alternate 2

This scope assumes the existing Clubhouse is removed and replaced with a new Clubhouse but no Event Center. In this scenario, the Wacker House is renovated and expanded to become the Event Center.

Alternate 3

This scope assumes the existing Clubhouse is removed and replaced with a new Clubhouse but no Event Center. In this scenario, the Wacker House is demolished and replaced with a new Welcome Center and Event Center.

In each case, the cost opinions include the anticipated construction costs along with soft costs, permitting, contingencies and escalation (assuming a 2027 construction schedule).

All estimates have been based on schematic designs and should be considered rough order of magnitude costs. They are not detailed takeoffs of materials or hard bids. The costs have been estimated by the design team and are based on 2025 market conditions and projects with similar scopes of work.

A summary of the anticipated costs for the various options is at right, and a breakdown of the various project components is on the following pages.

BASE SCOPE:

- Demolish existing clubhouse, build new Clubhouse and Event Center at existing Clubhouse site, renovate Golf Course.
- Demolish Wacker House, build Park Pavilion at Wacker House site.

Total Project Cost Opinion: **\$44,223,532**

ALTERNATE 1:

- Demolish existing Clubhouse, build new Clubhouse and Event Center at existing Clubhouse site, renovate Golf Course.
- Renovate Wacker House into Indy Parks Administrative Offices for 20 people.

Total Project Cost Opinion: **\$44,499,083**

ALTERNATE 2:

- Demolish existing Clubhouse, build new Clubhouse without Event Center, renovate Golf Course.
- Renovate Wacker House and expand into Event Center.

Total Project Cost Opinion: **\$49,482,791**

ALTERNATE 3:

- Demolish existing Clubhouse, build new Clubhouse without Event Center, renovate Golf Course.
- Demolish Wacker House and build park Welcome + Event Center.

Total Project Cost Opinion: **\$45,673,508**

BASE SCOPE BREAKDOWN

Item		Units	Unit Cost	Total	Notes
Base Scope: Existing clubhouse is demolished and rebuilt as a clubhouse + event center, Iron Skillet demolished and replaced with Pavilion Concept					
Golf Course Renovation					
Mobilization	1	Allow	\$ 60,000	\$ 60,000	
Demolition	1	Allow	\$ 300,000	\$ 300,000	
Erosion control	1	Allow	\$ 250,000	\$ 250,000	
Earthmoving	1	Allow	\$ 500,000	\$ 500,000	
Shaping	1	Allow	\$ 325,000	\$ 325,000	
Storm Drainage	1	Allow	\$ 1,500,000	\$ 1,500,000	
Irrigation	1	Allow	\$ 3,500,000	\$ 3,500,000	
Green Construction	1	Allow	\$ 1,500,000	\$ 1,500,000	
Bunker Construction	1	Allow	\$ 1,200,000	\$ 1,200,000	
Asphalt Cart Paths	1	Allow	\$ 1,500,000	\$ 1,500,000	
Finish Shaping	1	Allow	\$ 125,000	\$ 125,000	
Grassing	1	Allow	\$ 1,000,000	\$ 1,000,000	
Bonds (Erosion Control and Performance)	1	Allow	\$ 30,000	\$ 30,000	
Estimated Construction Cost Total				\$ 11,790,000	
Golf Course Clubhouse + Event Center (New Construction)					
Demo Existing Clubhouse	6,000	SF	\$ 22	\$ 132,000	
Clubhouse	7,000	SF	\$ 700	\$ 4,900,000	
Event Center	7,000	SF	\$ 700	\$ 4,900,000	
Basement Cart Storage	6,000	SF	\$ 200	\$ 1,200,000	
Parking	110	Spaces	\$ 3,800	\$ 418,000	
Stormwater Management	1	Allow	\$ 3,000,000	\$ 3,000,000	
Entrance Road	1	Allow	\$ 200,000	\$ 200,000	
Estimated Construction Cost Total				\$ 14,750,000	
Combined Golf Course and Clubhouse + Event Center Construction Cost				\$ 26,540,000	
Soft Costs	15%			\$ 3,981,000	Survey, Geotech, Design Services, etc.
Contingency	15%			\$ 3,981,000	
TOTAL				\$ 34,502,000	
Demo Iron Skillet and Replace with Park Pavilion					
Pavilion Structure + Site Improvements	1	Allow	\$ 9,721,532	\$ 9,721,532	Total project cost. See Breakdown for detail
Base Scope Est. Project Cost Total				\$ 44,223,532	

ALTERNATE 1 BREAKDOWN | See Following Pages for Wacker House Detail

Item	Units	Unit Cost	Total	Notes
Alternate 1: Existing clubhouse is demolished and rebuilt as a clubhouse + event center, Iron Skillet renovated into Indy Parks Administrative Offices (20 person capacity)				
Golf Course, Clubhouse and Event Center			\$ 34,502,000	
Indy Parks Administrative Offices + Site Improvements	1 Allow	\$ 10,397,083	\$ 10,397,083	Total project cost. See Breakdown for detail
Alternate 1 Est. Project Cost Total			\$ 44,899,083	

ALTERNATE 2 BREAKDOWN | See Following Pages for Wacker House Detail

Item	Units	Unit Cost	Total	Notes
Alternate 2: Existing clubhouse is demolished and rebuilt as a clubhouse without event center, Iron Skillet renovated into Event Center				
Golf Course, Clubhouse			\$ 29,602,000	
Event Center at Iron Skillet Site + Site Improvements	1 Allow	\$ 19,880,791	\$ 19,880,791	Total project cost. See Breakdown for detail
Alternate 2 Project Cost Total			\$ 49,482,791	

ALTERNATE 3 BREAKDOWN | See Following Pages for Wacker House Detail

Item	Units	Unit Cost	Total	Notes
Alternate 3: Existing clubhouse is demolished and rebuilt as a clubhouse without event center, Iron Skillet demolished and new park Welcome and Event Center constructed on the site				
Golf Course, Clubhouse			\$ 29,602,000	
Welcome + Event Center at Iron Skillet Site	1 Allow	\$ 16,071,508	\$ 16,071,508	
Alternate 3 Project Cost Total			\$ 45,673,508	

WACKER HOUSE SITE | BASE BID: Pavilion Concept

	Qty	Units	Unit Cost	Subtotal	Notes
Pavilion Concept					
Site Clearing	1	Allow	100000	\$ 100,000	Remove building and all paving
Pavilion Building	2000	SF	\$ 700	\$ 1,400,000	
Pavilion Shelter Roof	12800	SF	\$ 150	\$ 1,920,000	
Gardens/Terrace	19000	SF	\$ 75	\$ 1,425,000	
Water Feature	1	Allow	\$ 300,000	\$ 300,000	Jets in pavement
Walls	2300	SF	\$ 60	\$ 138,000	Assuming average of 5' high, field stone
Parking	91	Each	\$ 3,800	\$ 345,800	Includes paving, drainage, lighting, signage, etc.
Trees	50	Each	\$ 800	\$ 40,000	
Lawn Establishment	1	Allow	\$ 5,000	\$ 5,000	
Irrigation	1	Allow	\$ 50,000	\$ 50,000	
Drainage	1	Allow	\$ 300,000	\$ 300,000	Assuming underground detention
FF&E	1	Allow	\$ 30,000	\$ 30,000	\$15/SF of the Building
Subtotal			\$	6,053,800	
Design Contingency		15%	\$	908,070	
Constr. Contingency		15%	\$	908,070	
General Conditions			\$	100,000	\$50/SF of the Bulding
Soft Costs		15%	\$	908,070	Design services, survey, geotech, testing
Permits		Allow	\$	5,000	
Total Project Cost			\$	8,883,010	
If CM, Add:		4%	\$	205,829	
Escalation:			\$	632,692	Assumes Not Bid/Constructed Until 2027
Total Including CM and Escalation			\$	9,721,532	Assumes Not Bid/Constructed Until 2027

WACKER HOUSE SITE | ALTERNATE 1: Parks Offices Concept

	Qty	Units	Unit Cost	Subtotal	Notes
Park Offices Concept					
Site Clearing	1	Allow	100000	\$ 100,000	Remove building and all paving
Renovate Iron Skillet	5500	SF	\$ 600	\$ 3,300,000	
Gardens/Terrace	17000	SF	\$ 100	\$ 1,700,000	
Water Feature	1	Allow	\$ 300,000	\$ 300,000	Jets in pavement
Walls	2300	SF	\$ 60	\$ 138,000	Assuming average of 5' high, field stone
Parking	91	Each	\$ 3,800	\$ 345,800	Includes paving, drainage, lighting, signage, etc.
Trees	50	Each	\$ 800	\$ 40,000	
Lawn Establishment	1	Allow	\$ 5,000	\$ 5,000	
Irrigation	1	Allow	\$ 50,000	\$ 50,000	
Drainage	1	Allow	\$ 300,000	\$ 300,000	Assuming underground detention
FF&E	1	Allow	\$ 82,500	\$ 82,500	\$15/SF of the Building
Subtotal			\$	6,361,300	
Design Contingency		15%	\$	954,195	
Constr. Contingency		15%	\$	954,195	
General Conditions			\$	275,000	\$50/SF of the Building
Soft Costs		15%	\$	954,195	Design services, survey, geotech, testing
Permits		Allow	\$	5,000	
Total Project Cost			\$	9,503,885	
If CM, Add:		4%	\$	216,284	
Escalation:			\$	676,914	Assumes Not Bid/Constructed Until 2027
Total Including CM and Escalation			\$	10,397,083	Assumes Not Bid/Constructed Until 2027

WACKER HOUSE SITE | ALTERNATE 2: Event Center Concept

	Qty	Units	Unit Cost	Subtotal	Notes
Event Center Concept					
Site Clearing	1	Allow	20000	\$ 20,000	
Renovate Iron Skillet	5500	SF	\$ 600	\$ 3,300,000	
Addition	7500	SF	\$ 700	\$ 5,250,000	Connector, event space, kitchen, restrooms, stair
Roof Deck Roof and Shelter	806	SF	\$ 250	\$ 201,500	
Roof Deck	4463	SF	\$ 250	\$ 1,115,750	Paving, furnishings, lighting
Gardens/Terrace	7800	SF	\$ 150	\$ 1,170,000	
Walls	1500	SF	\$ 60	\$ 90,000	Assuming average of 5' high, field stone
Parking	91	Each	\$ 3,800	\$ 345,800	Includes paving, drainage, lighting, signage, etc.
Trees	50	Each	\$ 800	\$ 40,000	
Lawn Establishment	1	Allow	\$ 5,000	\$ 5,000	
Irrigation	1	Allow	\$ 50,000	\$ 50,000	
Drainage	1	Allow	\$ 300,000	\$ 300,000	Assuming underground detention
FFE	1	Allow	\$ 195,000	\$ 195,000	\$15/SF of the Building
Subtotal			\$	12,083,050	
Design Contingency			15% \$	1,812,458	
Constr. Contingency			15% \$	1,812,458	
General Conditions			\$	650,000	\$50/SF of the Building
Soft Costs			15% \$	1,812,458	Design services, survey, geotech, testing
Permits		Allow	\$	5,000	
Total Project Cost			\$	18,175,423	
If CM, Add:			4% \$	410,824	
Escalation:			\$	1,294,544	Assumes Not Bid/Constructed Until 2027
Total Including CM and Escalation			\$	19,880,791	Assumes Not Bid/Constructed Until 2027

WACKER HOUSE SITE | ALTERNATE 3: Welcome + Event Center Concept

	Qty	Units	Unit Cost	Subtotal	Notes
Welcome and Event Center Concept					
Site Clearing	1	Allow	100000 \$	100,000	Remove building and all paving
Welcome/Event Center	7742	SF	\$ 800	\$ 6,193,600	Higher sf cost anticipates more technology, better finishes
Green Roof Allowance	8500	SF	\$ 50	\$ 425,000	
Shelter Roof Extension	4416	SF	\$ 250	\$ 1,104,000	
Gardens/Terrace	10685	SF	\$ 100	\$ 1,068,500	
Walls	1876	SF	\$ 60	\$ 112,560	Assuming average of 5' high, field stone
Parking	91	Each	\$ 3,800	\$ 345,800	Includes paving, drainage, lighting, signage, etc.
Trees	50	Each	\$ 800	\$ 40,000	
Lawn Establishment	1	Allow	\$ 5,000	\$ 5,000	
Irrigation	1	Allow	\$ 50,000	\$ 50,000	
Drainage	1	Allow	\$ 300,000	\$ 300,000	Assuming underground detention
FF&E	1	Allow	\$ 116,130	\$ 116,130	\$15/SF of the Building
Subtotal			\$	9,860,590	
Design Contingency			15% \$	1,479,089	
Constr. Contingency			15% \$	1,479,089	
General Conditions			\$	387,100	\$50/SF of the Building
Soft Costs			15% \$	1,479,089	Design services, survey, geotech, testing
Permits			Allow \$	5,000	
Total Project Cost			\$	14,689,956	
If CM, Add:			4% \$	335,260	
Escalation:			\$	1,046,292	Assumes Not Bid/Constructed Until 2027
Total Including CM and Escalation			\$	16,071,508	Assumes Not Bid/Constructed Until 2027

THIS PAGE WAS INTENTIONALLY LEFT BLANK

**Design
for
Impact.**

INDIANAPOLIS
CHICAGO
DENVER
RALEIGH
CHAMPAIGN, IL
MILWAUKEE

RATIO ARCHITECTS, LLC

AFFILIATES

RATIO STATES, LLC
RATIO STATES, PLLC
RATIO USA, LLC
RATIO USA, PLLC
RATIO/smdp, LLC

RATIODESIGN.COM