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# CLOCK TOWER TIMES

The Newsletter of the the Berne Community Development Corporation

## TOWERING THOUGHTS!

We consider this a once-in-a-lifetime opportunity to forever improve the quality of life in Berne."

Dave Baumgartner, CDC President

## Test panel

Continued from page 3 it all comes together.

Subler said, "This project is a new venture for us. It's architectural concrete, which is a bit more defined. That's why we

wanted to pour a test panel—we needed to conduct a test to work out some of these details."

Schwartz said, "LCI and Berne Ready Mix have both invested heavily in creating this mock-up because we believe in this

project and we know this test is something we need to invest in to produce a finished product that will withstand years of weather and use."

He also said, "The cost of making this panel, in my opinion, is a small fee

when compared to the overall project. This panel lets us know without a doubt that when the time comes, we will be ready to move forward on what will be one of the most exciting projects we've had the privilege to be involved with."



**MOVING DAY**—This home at the corner of Water and Harrison Sts. is off its foundation and was moved on March 25th. The home was relocated to make room for the construction of the Muensterberg plaza and clock tower.



## NEW CENTER OF ATTENTION—

The Muensterberg Plaza and Clock Tower will provide an attractive gathering place for weddings, reunions and receptions, as well as for concerts and Swiss Days events. It will bring increased business, increased employee base, increased income, increased quality of life and increased community pride.

## 2009 fund drive marks final fundraising push

The Muensterberg Plaza and clock tower project is in its final fundraising phase. With more than \$2 million already pledged, the steering committee expects to secure the remaining \$600,000 through a match fundraiser in which every dollar given will generate a dollar match— up to a given point.

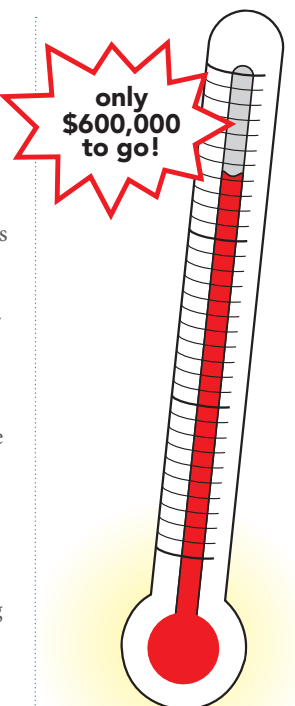
To date, more than 250 donors have made pledges in a campaign that began nearly three years ago. Since that time, donors have faithfully honored their pledges and contributed toward the project.

"People have paid their pledges," said David Baumgartner, CDC president, "and now we're looking forward to building on those three year commitments by seeking out new donors and asking existing donors

to consider extending their pledges in a matching fund drive. We know that many of these initial contributors will join in this final push."

Past and present Berne residents have supported the effort, and the all-volunteer fundraising committee is still working to contact possible donors. The final dollar-for-dollar match fundraiser promises to take donations over the top in meeting the projected goal.

"We are really pleased that so many people have supported this unique effort," said clock tower co-chairman Jim Beitler. "Our task isn't quite complete, but we are confident that through this final matching funds push, people will give and we will reach our goal."



## TOWERING THOUGHTS!

"Berne's efforts to stay connected to its history take a lot of effort, but it's worth it."

Erv Inniger, Senior Associate Athletic Director, North Dakota State University



One of the purposes of the Berne CDC is to assist in the ongoing development and beautification of downtown and US 27 businesses and public properties—making Berne a Community of Distinction and Charm.

making Berne a community of distinction and charm.



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[www.berneclocktower.org](http://www.berneclocktower.org)

# Clock tower Timeline

2005	2006	2007	2008	2009	2010
The project begins	Razing readies plaza plot Businesses pledge support	Swiss visitors pledge support New curbing poured	Phase III begins Pledges reach \$2 million	Final plans made Firm estimates given Test panel pourer	Construction begins Clock Tower dedicated

## Clock tower timeline right on target

With a number of notable community advancements currently in the works, the Berne community is poised for economic growth. The Muensterberg Plaza and Clock Tower is one of those projects, and the timing is precisely right. A date for the start of construction is on the horizon, coinciding with other community development efforts.



Large projects in Berne include the new South Adams Elementary/Middle School and the recently dedicated Art and Gloria Muselman Wellness Pavilion. Another project proposes streetscaping for the downtown area.

Construction of the clock tower will go hand-in-hand with these projects, providing yet another component in the push to boost tourism and economic growth in the Berne area.

"This is a huge project," said co-chairman Roger Muselman, "and we knew when we began that we didn't want to rush it. Now that we're getting close to our fundraising goal, we feel as though the timing is just right."

According to Muselman, it is critical that the committee take the time to get the clock tower design and size exactly right so that in the future it will continue to fulfill its intended purposes of increased tourism, community bonding, and Swiss branding.

The clock tower committee is also aware of the need to balance the rising cost of construction with the cost of borrowing money for the project. The consensus from the start has been to wait for pledges to be paid before beginning the building process, and now, the fund-raising goal is in sight, which means the countdown toward construction has begun.

## Final plans in place

The board of directors for the Berne Community Development Corporation has received final plans and specifications from Prince Alexander Partners Inc. of Indianapolis, the architectural firm working on the clock tower design. Local contractors have also submitted firm estimates for work on the tower, meaning the final details of the project are falling into place.

The projected start date for construction of the clock tower is the spring of 2010, with the dedication set for the 2010 Swiss Days celebration.

In order for construction to begin, the clock tower committee needs to secure just over a half-a-million dollars in additional pledges.

"The board remains

committed to raising the final \$600,000 before construction begins," said CDC President Dave Baumgartner, "and our goal is to raise that amount before the end of 2009 so that the actual work on the clock tower can begin in the early part of 2010."

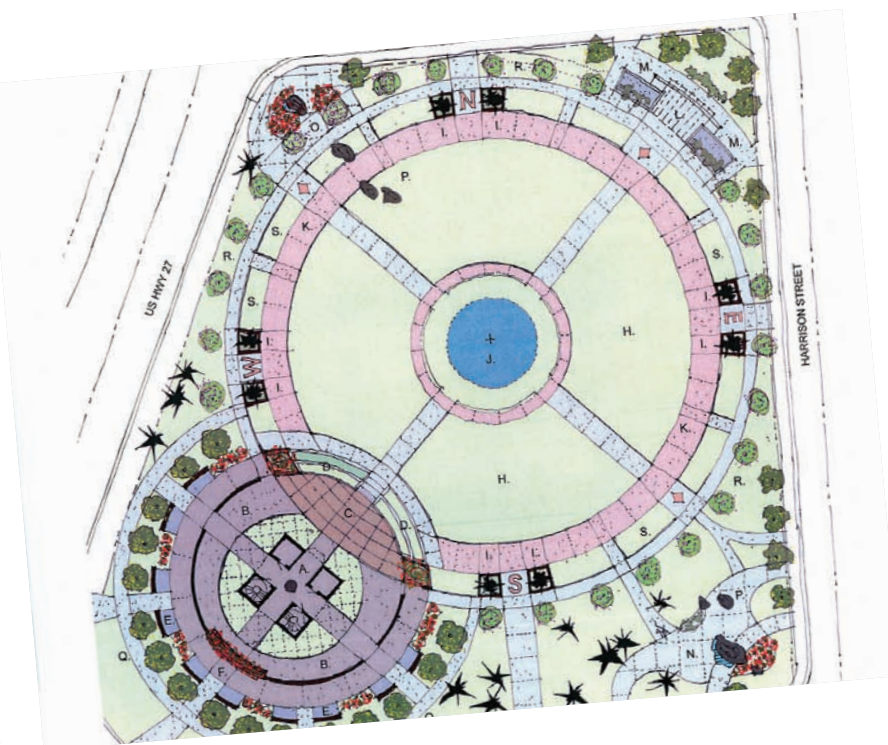
Jim Beitler, co-chairman of the clock tower steering committee, said, "The CDC could have become impatient and downsized the project, but the entire group remains committed to the original plan—even with today's tough economy—because we believe this project will provide a strong stimulus for growth in Berne."

As Dwight Habegger, board member and local businessman put it, "We're only going to build this

once, so we want to do it right."

The year 2009 marks the final community-wide push toward securing the last of the needed pledges, and committee members are confident that area residents will dig a little deeper in order to make this dream a reality.

"We want to make sure everyone has an opportunity to participate in this historic project," said Baumgartner. "Two-million dollars is an amazing amount of money to be raised in a town the size of Berne, but people have been giving—and they continue to give. We want every resident to have the chance to take ownership in what will be accomplished through the construction of the clock tower."



## Architecturally speaking . . .

Prince Alexander Partners Inc. of Indianapolis is working with the Berne CDC on the overall design for the clock tower and plaza, which will include features to make it a one-of-a-kind attraction and an even greater symbol of Berne's founding values.

The proposed Muensterberg Plaza is based on a Swiss timepiece, and will include a performance stage, a gazebo with restrooms, a promenade, a water feature, a settler sculpture and a bear sculpture, and, of course, the clock tower. The plaza will be a popular gathering place for

musical events, festivals, weddings, and other community events.

The overall design of the clock tower has not changed from the original 2005 proposal. It will include an internal multi-media presentation, accessible from a stairway leading to the upper levels of the structure. From the interior of the clock tower, visitors can view Berne from about 70 feet above the ground, and with historical information about Berne, Ind., and Bern, Switzerland, the clock tower will be a popular educational tool and field-trip desti-

nation for area schools.

"We intend to hold a number of special events at the plaza to promote community pride and connectedness," said Dave Baumgartner, CDC president, "and when people drive through Berne and see the activities taking place at the intersection, we'll have the chance to introduce them to the other great things to see and do in Berne."

"It's a brand new way to develop this community," said Roger Muselman, co-chairman of the project steering committee. "It will forever change the face of Berne."

## TOWERING HOUGHTS!

"We believe the clock tower will further establish Berne as a unique destination, and it will strengthen our economic base."

Jim Beitler,  
Steering Committee  
Co-chairman

## Clock tower on the horizon: Contractors pour test panel

Representatives from Berne Ready Mix and Limberlost Construction Inc. met Friday, Feb. 13, 2009, to mark a milestone in the push to construct the Muensterberg Plaza and clock tower. As eight tons of tinted concrete poured into the steel-reinforced frame, the clock tower project moved one step closer to its projected 2010 completion date.

The concrete slab was a test panel, poured to determine the strength and durability of the concrete mix that will form the clock tower. The two companies invested heavily in the test, with Berne Ready Mix contributing the eight tons of concrete and LCI providing hundreds of pounds of steel rebar and lumber.

When asked about the details of the test and the future clock tower, contractors provided the following information:

**Mike Schwartz, Limberlost Construction Inc.:**

**Question: What was the reason for pouring the test panel and how does it represent the composition of the actual clock tower?**

**Answer:** The clock tower structure will consist of 116 precast panels that, when erected, will produce a structure approximately 39 feet square and 75 feet high. The remaining 85 feet will be a prefabricated metal steeple. The test panel measures 8 feet wide by 14 feet tall by 10 inches thick, and though it won't be used in the actual construction of the clock tower, we felt it was important that we do this test to

ensure the integrity and overall quality of the panels that will be poured.

**Question: What role will LCI play in the actual construction of the clock tower?**

**Answer:** We will act as the construction manager for phase one of the Muensterberg Plaza and Clock Tower. We have, at this time, compiled a cost summary for the clock tower and approximately 35 percent of the plaza. We will coordinate and schedule all building components and subcontractors. The first 75 feet of the clock tower be made of precast concrete decorative panels poured into sup-

portive steel frames. The steel frames will be built in our shop and then delivered to Berne Ready Mix, where the concrete will be poured.

**Gene Subler, Berne Ready Mix:**

**Question: What are the advantages to making the precast locally at Berne Ready Mix rather than at a larger outside facility?**

**Answer:** The obvious advantage is that the cost of material will be lower than trucking the materials from a distance. There will also be the hometown pride factor in having made the pieces in Berne. This process could expand the capabilities and expertise of the Berne Ready Mix staff, possibly creating more jobs for Berne residents in the future.

**Question: What type of concrete mix did you use for this test panel?**

**Answer:** We used a self-consolidated concrete (S.C.C.) with a tan dye added for color. The S.C.C. is a flowable mix that makes a denser, stronger concrete. This mix requires very little vibration, and



**TEST PANEL**—Matt Subler, left, of Berne Ready Mix, levels the concrete on a 14' x 8' x 10' clock tower test panel as Mike Schwartz (center) of Limberlost Construction and Gene Subler (right) watch. The mock-up panel was poured Friday, Feb. 13, 2009, to test the strength of the mix to be used for Berne's Swiss clock tower. Samples from the test panel will be sent to an independent tester in Fort Wayne, Ind., to ensure that the concrete will withstand 6,000 pounds of pressure per square inch. When the mix is approved and the clock tower project gets under way, about 120 similar panels will be poured.

when the additive is used it prevents voids, or empty spaces, in the panel. The added color gives the concrete the appearance of natural limestone.

**Question: What will hold the clock tower panels together?**

**Answer:** Before we pour the concrete into the forms, there are advance preparations. First, we will coat the form with a release agent. Second, we will weld two large steel reinforcing rod mats together. The steel will be placed in 20-inch squares

in the form, approximately 4 inches apart with the reinforcing steel 3 inches from the outside of the concrete so that the face of the panel won't bleed rust. On the back side of the panel, we will place galvanized steel plates on the surface with reinforcing steel attached into the concrete. These plates will serve as weld plates to weld the panels together during the erection of the tower. The panels will be numbered and put together like a huge puzzle. It will be interesting to watch when

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