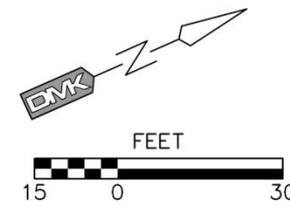
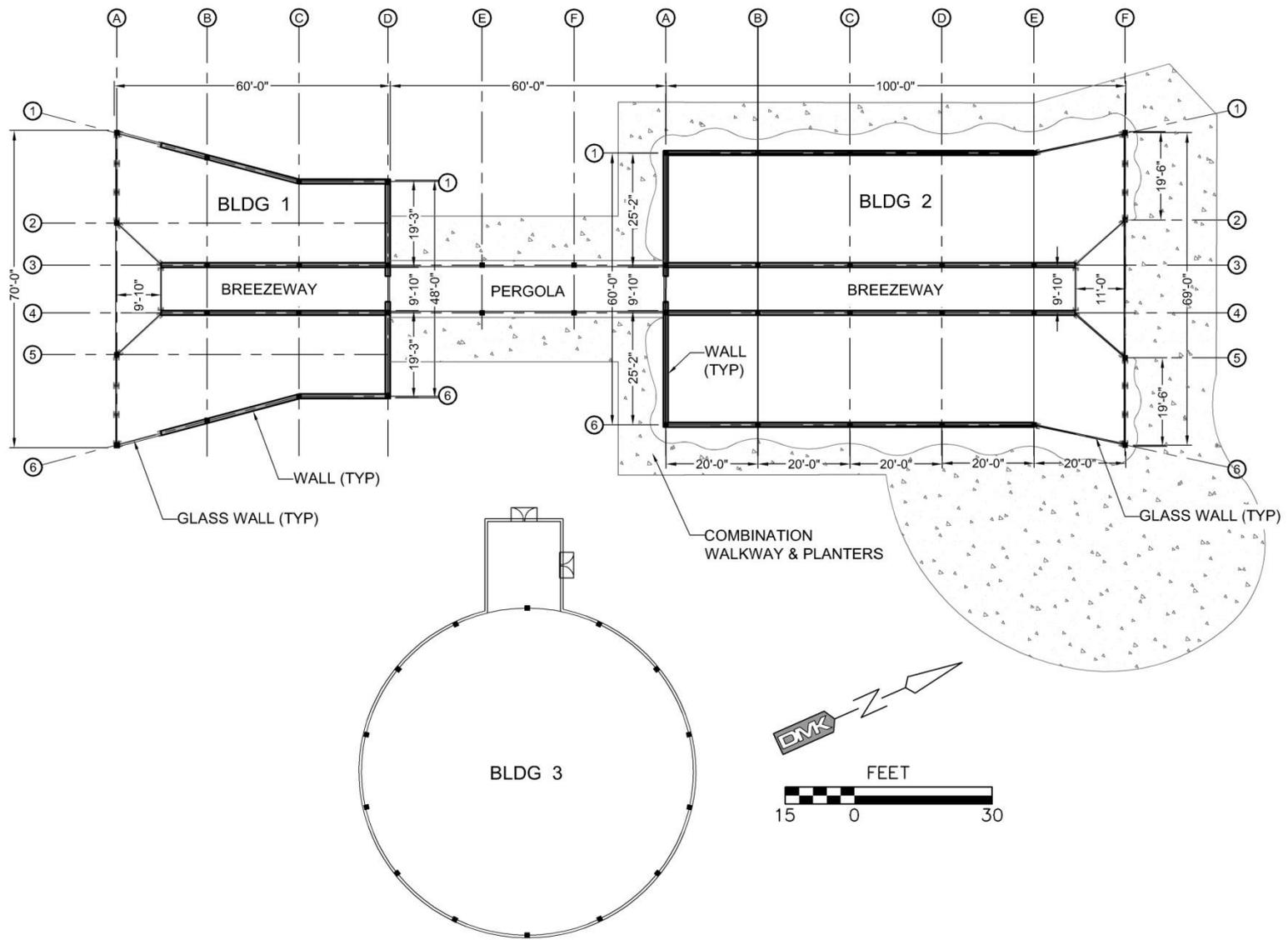




WARM MINERAL SPRINGS EXISTING BUILDINGS



DMK ASSOCIATES
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EXHIBIT C
WARM MINERAL SPRINGS
OVERALL SITE AND FLOOR PLAN

SHEET No.

1

Project Timeline

- March 23, 2016 Initial Authorization to DMK Engineering to evaluate the buildings
- April 6, 2016 Initial Inspection by DMK, SSA, ACI & City
- May 20, 2016 Phase I Report Issued
- July 29, 2016 Phase I Report Presentation at Workshop
- August 9, 2016 Phase II Authorization Received
- Sept. 12, 2016 Formal Request for Historic Eligibility
- Sept. 29, 2016 Phase II Report

Project Timeline



- Oct. 7, 2016 National Register Eligibility Letter Received
- Oct. 21, 2016 Phase II Report Presentation at Workshop
- Feb. 16, 2017 Planning Presentation to Planning & Zoning Advisory Board for Historic Designation
- March 7, 2017 Commission Presentation

Purpose

- Phase I:
 - ▣ Historical Significance. Report Issued April, 2016.
 - ▣ Eligibility. Consultants Believed Buildings Were Relevant.
 - ▣ Phase II Was Authorized Through Consensus July 29, 2016. Leading to Staff Meeting on August 9, 2016.
- Phase II:
 - ▣ Complete Historical Significance Determination.
 - ▣ Compare “Rehabilitate and Maintain” vs. “Construct New” or Any Other Combined Solution.
 - ▣ Under All Scenarios, the Roof is in Total Disrepair and Beyond it’s Economic Life.

Opinion of Cost

Cost Issues – Summary Table

	Renovate	New
Building 1	\$794K	\$764K
Building 2	\$1,326K	\$1,359K
Building 3	\$611K	N/A
Site	\$108K	\$108K

Recommendation of DMK

- Building 1 Function Can Be Met Upon Rehabilitation.
- Building 2 Restrooms and Restaurant Would Function at a Higher Level if Replaced.
- Per SHPO Historic Eligibility May Be Maintained by Rehabilitating Building 1 and Replacing Building 2 with Limitations.
- Cyclorama Should Be Restored and a Beneficial Use Determined by the City.

Recommendation continued

- A New Building 2, as the Most Functional Element, Could Be Designed to Modernism Style Similar to the Jack West Design.
- Maintain Historic Integrity of the Entry, Building 1. Plans to be Approved by the SHPO.
- Grant Funding for Design and Construction May Be Available Through an Application Process.

OPINIONS OF COST*

- Renovate Building 1, \$794,000. (Maintain Eligibility)
- Improve Site Features, \$108,000.
- Construct a Similar Sized Building 2, \$1,359,000.
- Renovate the Cyclorama, \$611,000.

*All Estimates are Preliminary Opinions of Probable Cost and Include Design and Permitting but Contain NO Provision for Commercial Kitchen Equipment or Contingencies.

Questions?

