



Legislation Text

File #: 17-0925, **Version:** 1

TO: Honorable Mayor & Members of the North Port Commission

FROM: Jonathan R. Lewis, ICMA-CM, City Manager

TITLE: Warm Mineral Springs Buildings

Recommended Action

Commission to provide direction to retain, preserve or replace each of the three Warm Mineral Springs buildings.

Background Information

On February 23, 2016, Commission authorized a work assignment to DMK Associates, Inc. to prepare a historical evaluation of the two (2) main buildings and Cyclorama at Warm Mineral Springs.

At the July 29, 2016 Commission workshop, the Commission directed staff to move forward with Task 2 of the scope of services with DMK Associates, Inc. for the structural assessment of the buildings at Warm Mineral Springs.

Staff clarified at this meeting the buildings are identified as:

- Building 1 consisting of the retail center, general store and front offices
- Building 2 consisting of the changing rooms, restrooms and lockers, treatment rooms and restaurant space
- Building 3 is the Cyclorama which is an exhibit and specific purpose area of assembly

At the October 21, 2016 Commission workshop, DMK Associates, Inc. presented their findings and recommendations to the Commission. DMK recommended that the City should select a hybrid solution involving:

- 1) Retain Building 1 as historic and maintain its function as an entrance to the facilities.
- 2) Preserve Building 3 Cyclorama as it provides an excellent example of the original springs facility in use during the Quadricentennial Celebration.
- 3) Replace Building 2. The additional cost of replacement would be recovered in the additional services that it would provide as changing rooms, restrooms and lockers, treatment rooms and restaurant facility. The building would be designed using modern architecture and though it may never be deemed historic, the building would be a valuable asset to the operations of the Springs facility. If replacement of Building 2 is chosen, DMK suggested that the new building be placed over the existing foundation and that the facility operate in the same capacity as the original design.

At that meeting, Commission directed staff to provide them with the necessary agenda item to designate the historic value of the buildings at Warm Mineral Spring. Neighborhood Development Services is presenting Resolution 2017-R-07 nomination and inclusion of Warm Mineral Springs spa and Cyclorama structures to the City of North Port local register of Historic Sites and Structures on the March 7, 2017 agenda.

Upon Commission direction to retain, preserve or replace the three buildings, staff will prepare a formal solicitation for design services, followed by a formal solicitation for construction/renovation services.

Strategic Plan

Financially Responsible City Providing Quality Municipal Services

Financial Impact

DMK prepared an associated cost estimate by Building:

Historic Renovation Building #1	\$794,000
New Construction Replacing Building #1	\$764,000
Historic Renovation Building #2	\$1,326,000
New Construction Replacing Building #2	\$1,359,000
Historic Renovation Building #3 Cyclorama	\$611,000

Based upon Commission direction a corresponding Capital Improvement Plan modification, identification of a funding source, and budget appropriation will be required to begin the Historic Renovations and Construction projects. In the FY16/17 budget \$500,000 is appropriated in project WM17RB towards the design/implementation of these improvements. Dependent upon Commission direction, additional funding will be needed to fully renovate/replace the buildings at Warm Mineral Springs.

Procurement

Attachments:

1. Phase 1, Historic and Architectural Evaluation Report
2. Phase 2, Structural Assessment
3. Warm Mineral Springs PP Presentation

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