

# Warm Mineral Springs

## Historic Renovation Concept Evaluation

September 10th, 2024



# July 25<sup>th</sup> Charette

SWEETSPARKMAN  
ARCHITECTURE & INTERIORS

Kimley»»Horn



SARASOTA ALLIANCE  
FOR HISTORIC PRESERVATION

NorthPort  
FLORIDA



Wharton-Smith, Inc.  
CONSTRUCTION GROUP

SNELL  
ENGINEERING CONSULTANTS

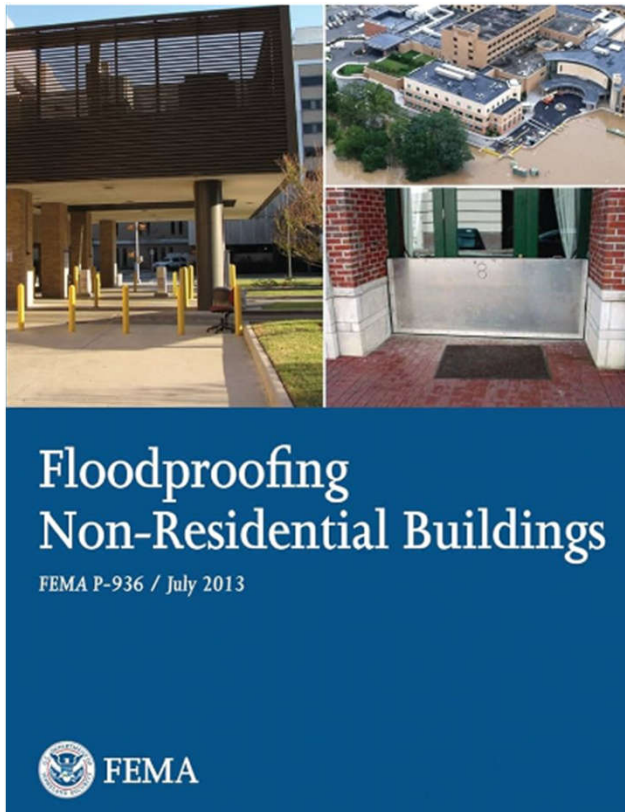


Crawford Williams Engineering, Inc.

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- Reviewed SAHP Proposal
- Reviewed Cost & Feasibility
- Code & Insurance considerations
- Alternate Concept

# FEMA and Floodproofing



## ~~✗~~ Dry Floodproofing

- not structurally feasible

## ~~✗~~ Elevating Buildings

- not structurally feasible and would compromise historic designation

## ✓ Wet Floodproofing

- Compliant with current building code due to Historic Designation of buildings
- Requires minimal structural modification to existing building
- Does not compromise historic character or designation of buildings

# Building Code Considerations

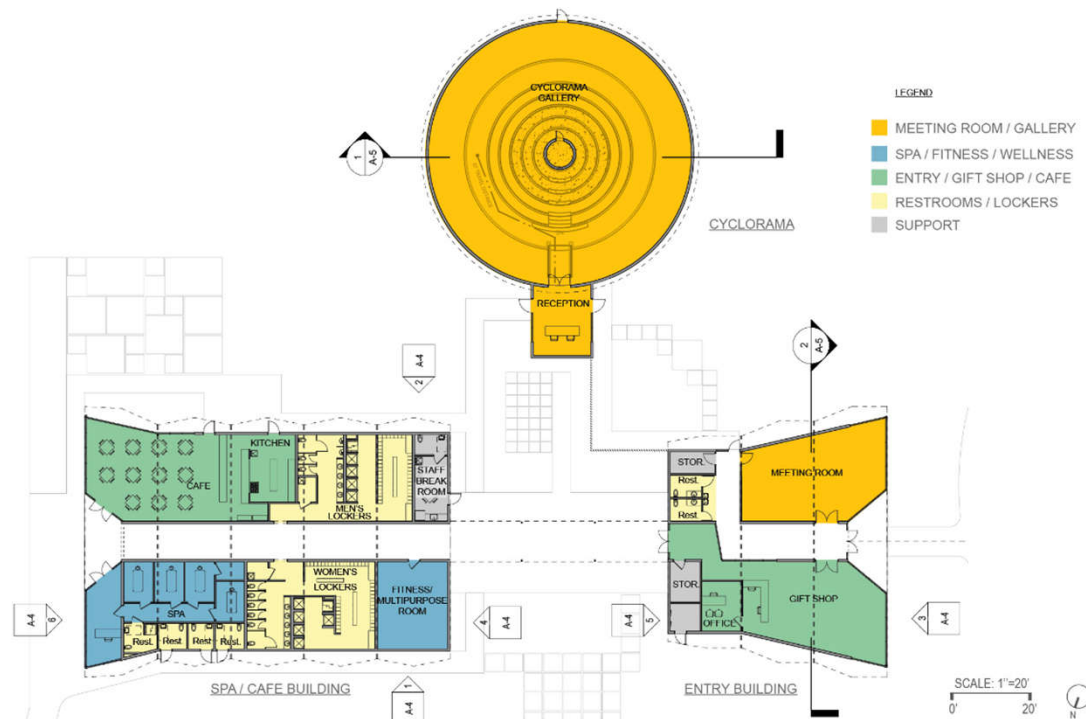
- New door and window openings will meet wind/impact code for new construction
- New roofing will meet code for new construction
- Existing structure will be strengthened
- Buildings will be sprinkled to current code requirements
- Renovated buildings will meet current Florida Building Code for Existing Buildings

**The only way to bring the WMS buildings up to full new construction code would be to rebuild them entirely, which would compromise Historic Designation.**

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# Option 1

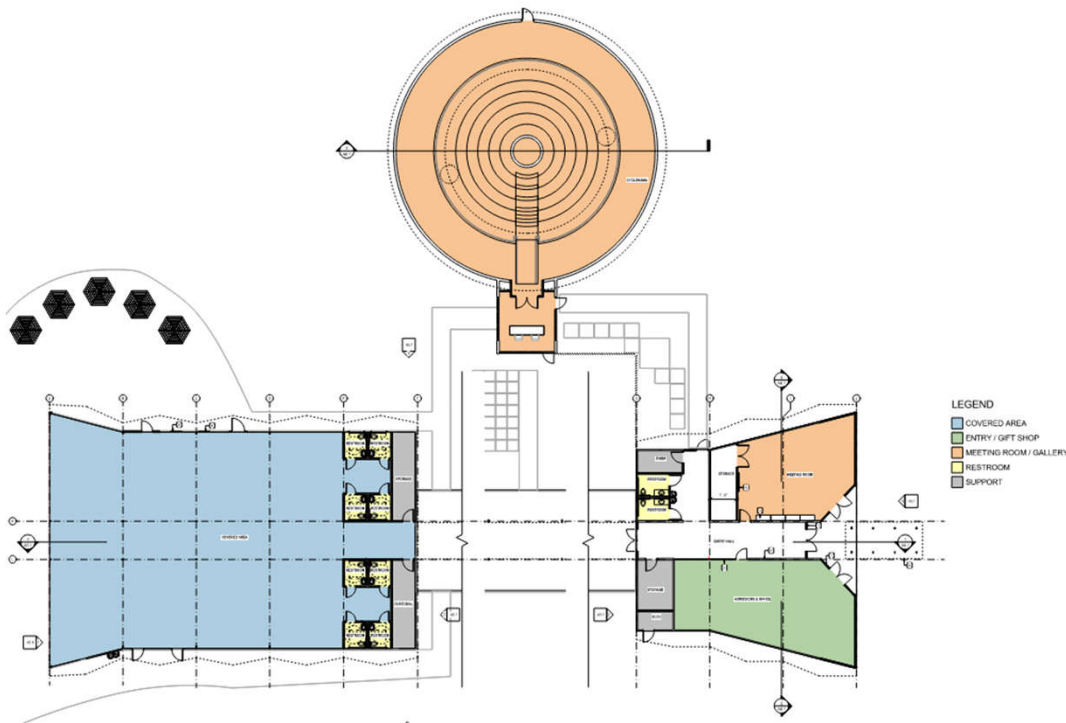
## Original Renovation + Enhanced Structural & Wet floodproofing



- Maintains Historic Designation
- Meets current Existing Building Code
- Costs:
  - \$11M to \$13M building renovation
  - \$500k to \$1M for Enhanced Structural & Wet Floodproofing
  - \$4M site costs
  - \$2M re-design fees (updated plans & structural/floodproofing)
  - **\$17.5M to \$20M Buildings & Site cost**
  - **+ \$4M Utilities**

# Option 2

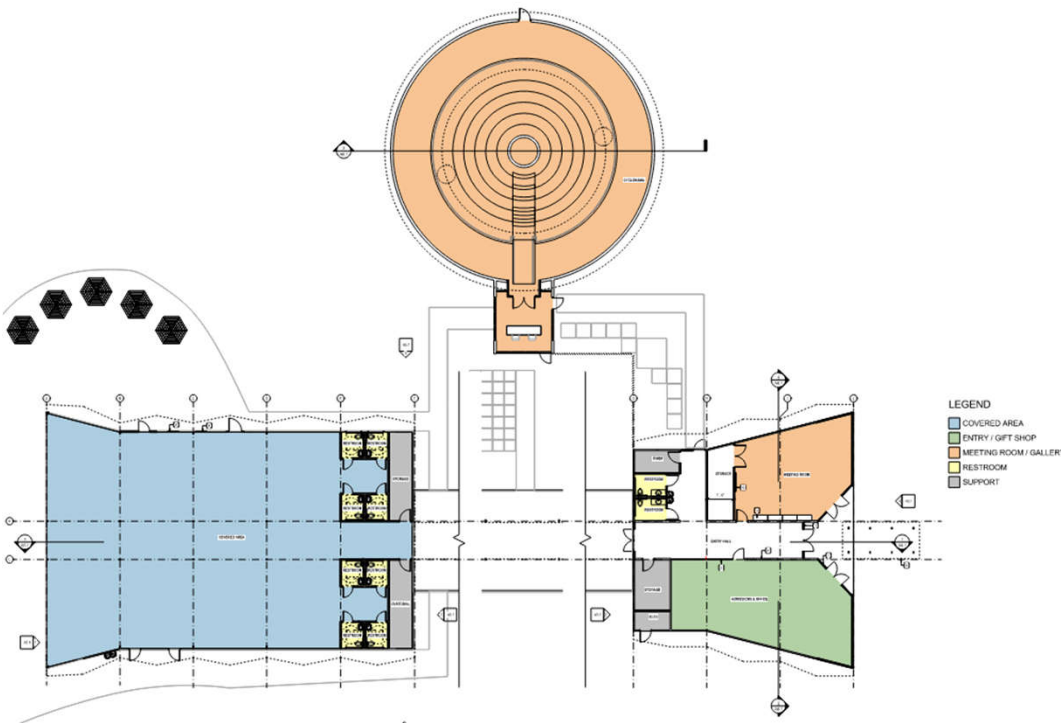
## Reduced Scope + Enhanced Structural & Wet floodproofing



- Maintains Historic Designation
- Meets current Existing Building Code
- Building A
  - Meets current Parks & Rec operational requirements.
  - Simplify finishes for economy and compliance with wet floodproofing guidelines
- Building B
  - Meets current Parks & Rec operational requirements.
  - significantly reduce area of renovation
  - majority of building to be roofed but open area
  - Simplify finishes for economy and compliance with wet floodproofing guidelines
  - Shower towers located on-site, outside of buildings
- Building C
  - replace/repair roof
  - make wet floodproofing accommodations
  - “mothball” structure once structural improvements complete

# Option 2

## Reduced Scope + Enhanced Structural & Wet floodproofing



- Maintains Historic Designation
- Meets current Existing Building Code
- Costs:
  - \$5.5M to \$7.5M building renovation (includes enhanced structural & wet floodproofing)
  - \$3M site costs (reduce to minimum required)
  - \$1M design fees
  - **\$9.5M to \$11.5M Buildings & Site cost**
  - **+ \$2M Utilities**



# Option 2

Reduced Scope + Enhanced Structural & Wet floodproofing

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# Insurance Considerations

Using the City's 2023-2024 rates, a preliminary annual premium estimate for the completed buildings, at an assumed **\$9M value**, is projected at **\$81,000**.

# Cost Summary

	Option 1 – Original Reno +		Option 2 – Reduced Reno Scope	
	Estimated Low	Estimated High	Estimated Low	Estimated High
Bldgs A&B Renovation	\$7,500,000	\$8,900,000	\$4,900,000	\$6,600,000
Bldg C (Cyclorama) Renovation	\$3,500,000	\$4,100,000	\$600,000	\$900,000
Enhanced Structural & Wet Floodproofing	\$500,000	\$1,000,000	included	included
Site Costs	\$4,000,000	\$4,000,000	\$3,000,000	\$3,000,000
Re-design Fees (updated plans & structural/floodproofing)	\$2,000,000	\$2,000,000	\$1,000,000	\$1,000,000
<b>SUBTOTAL</b>	<b>\$17,500,000</b>	<b>\$20,000,000</b>	<b>\$9,500,000</b>	<b>\$11,500,000</b>
Utilities	\$4,000,000	\$4,000,000	\$2,000,000	\$2,000,000
<b>ESTIMATED TOTAL COST (2024)</b>	<b>\$21,500,000</b>	<b>\$24,000,000</b>	<b>\$11,500,000</b>	<b>\$13,500,000</b>
Escalation to 2025 (6%)	\$22,790,000	\$25,440,000	\$12,190,000	\$14,310,000
Escalation to 2026 (6%)	\$24,157,400	\$26,966,400	\$12,921,400	\$15,168,600
Escalation to 2027 (6%)	\$25,606,844	\$28,584,384	\$13,696,684	\$16,078,716