Interior Treatment Recommendations Summary

Recommendations for interior improvements are based upon the direction given by the Hall of Waters Steering Committee which was formed specifically for the assessment and feasibility study. After the flood events of 1993, many spaces within the building were heavily damaged and have never been fully restored. The building has remained only partially utilized for the past 20 years. Currently there are 13 City Employees that work in the Hall of Waters and it is recommended that the City Hall continue to be located within the Hall of Waters with all staff relocated onto one floor. This arrangement would be the most efficient for the public and will help to alleviate wayfinding problems. Additionally, staff members will be able to better interact with each other which will lead to a more collaborative work environment. Operationally, this configuration should also streamline the areas maintenance personnel are responsible for on a daily basis. This new arrangement will also allow for mechanical systems to be upgraded in phases and zoned by floor, and open up the lower floors for redevelopment and rehabilitation.

The Hall of Waters represents over 48,000 gross square feet of space and lends itself easily to divisions of programmatic functions by floor. Additional funding sources are needed to keep the building functional and to preserve and rehabilitate the interior and exterior. Whether this is accomplished through leasing entire floors or individual rooms within the Hall of Waters, or from other sustainable funding sources, finding a way to offset the high maintenance and operations costs is imperative for the continued functionality of the building.

It is highly recommended that all new interior finishes installed on the Ground Floor be 'water resistant', durable materials that could be cleaned/restored should the floor flood again. Gypsum board, plaster and carpeting should be avoided if possible due to their susceptibility to mold and moisture.

Improvement Alternatives
Based upon consensus from the Hall of Waters Steering Committee, preliminary ideas for adaptive re-use and rehabilitation were developed. The following list represents the preferred ideas for future rehabilitation of the Hall of Waters. Schematic plans, prioritization/phasing of future rehabilitation work, and cost estimates for rehabilitation can be found within the Treatment Recommendations Section of this report.

- First Floor (Main Entry Floor)
    - Visitor's Center
    - City Offices (all on one floor)
    - Arts Walk Exhibit Space
    - Heritage Tourism
        - History of the Hall of Waters Guided Tours for a fee.
        - 'Mineral Water' flight (a tasting of several waters) at the Mineral Water Bar.
            - There is a belief by many tourists that the Water Bar still dispenses many types of water however the Water Bar no longer has mineral water connections. Bottled mineral water was sold in the Hall of Springs until 2012 when the bottling operation closed.
            - Siloam Spring (located within the North Terrace Well Room) is the closest mineral water source to the Hall of Waters and consists of Iron Manganese mineral water.

- Other waters which are believed to be located near the Hall of Waters include: Calcium, White Sulfur (which used to fill the pool), manganese, Lithia, among others. At one time, it was believed that there were perhaps as many as 10 types of spring water pumped into the Hall of Springs Water Bar.

- Ground Mezzanine
  - Re-open the Spa as a Heritage Tourism destination
    - Options for the historic spa include traditional hydrotherapy treatments with the natural spring waters.
      - It was noted that very few places in the world have natural spring water therapies.
    - ISPA (International Spa Association) could be a good resource for additional research.
    - If the waters are not available to be piped into the Hall, there are spas that add man-made mineral tablets to the water baths to make them mineral water (Example: Grove Park Inn).
    - The Therapy Pool was discussed as an option for full immersion mineral water treatments, such as, aqua massage and other hydrotherapy treatments.
    - Additional spa treatments could include:
      - Swedish Massage: The building block for many massage techniques/ modalities, generally used for relaxation purposes.
      - Neuromuscular Massage: Various forms of massage (trigger point, myofacia release, deep tissue), for therapeutic purposes.
      - Water Massage, Water dance, Watsu, Aqua Massage - massage techniques performed in a warm pool of water (98-99 degrees).
      - Hydrotherapy Swiss Shower - a shower stall with multiple shower heads from many directions.
      - Scotch Hose - a high pressure water hose.
      - Vichy Shower - a horizontal bar with multiple shower heads.
      - Skin Care: basic cleansing, toning, and moisturizing of the skin. No medical based equipment or products requiring physician oversight. Retail opportunities also exist for product.
    - Other Wellness Professions, Services, and Classes that could be provided include:
      - Herbalist, Acupuncturist, Athletic Trainers, Audiologists, Behavior Analysts, Counselors, Chiropractors, Dentists, Dietitians, Hearing Instrument Specialists, Marriage and Family Therapists, Martial Arts, Occupational Therapists, Optometrists, Physical Therapists, Personal Trainer, Alcohol and Health, Anger Management, Body Image counseling, Caregiving, Communication, Conflict Resolution, Coping with Illness, Ecopsychology, Grief and Loss

counseling, Life Transition counseling, Pain Management, Parenting/Step-Parenting classes, Retirement, Self-Esteem, Sports Performance, Stress Management, Reiki, Reflexology, Spiritual Practitioners, and Wellness Cooking Center.

- National Healing Arts Museum
  - There is a potential source for a museum collection to be housed in the Hall of Waters. A private donor is currently seeking a place to display and archive natural healing artifacts.

- Ground Floor
  - Re-open bottling of the waters at the Hall.
  - Event Space - with partnership with The Elms Hotel & Spa.
    - Potential event spaces are the Hall of Springs and the Pool area (if pool covered with a flooring system).
      - Events will need prep-catering kitchen.
      - Occupancy will depend on final building code review and evaluation of the available space.
  - Micro-Brewery – Income generating business which rents out a floor or several floors for making beer using natural mineral water.
    - Would need a tasting room. Beer could be made available for purchase in the Hall of Springs

- Basement
  - Unoccupied Mechanical Space

While the exploration of the potential local springs is not a part of this report, it would prove useful to have a separate study performed by an experienced contractor to investigate their potential.

- This study might explore several individual wells; the yield of the specific wells, the safety of the water, and the possibility of dispensing it at the Hall of Springs Water Bar, as well as on-site bottling opportunities.
- It is anticipated that local companies could perform the sampling, lower a camera into the well to view the inside, and perform a capacity study of the water.
- The Missouri Department of Natural Resources should be contacted about the viability of the waters if the results of the sample testing indicate the water is allowable for human consumption/bathing to determine what the Water Conservation District encompasses.