



July 9, 2013

Mr. Ed Watson
Midwest Studios
5742 N. Post Road
Indianapolis, IN 46216

Hello Ed,

As you know your original renovation plan was not approved. The findings were based on the Design and Construction Phase Requirements contained within the Master Reuse Plan Implementation Strategy for the FHRA. Your proposed project was subjected to a scoring matrix associated with this strategy because you are located in District 1-a. For your project to score enough points to permit a full review and be considered for approval a number of variances will have to be granted.

Listed below you will find the required variances and the cost savings associated with that change.

- 1) Permitting the rear area to not have a sloped roof. The front area and areas facing Post Road have a 12:12 slope. The variance will have to consider all the buildings roofs to have a 12:12 slope. Cost Savings = \$203,700.
- 2) Permitting the building to exceed the uninterrupted wall length requirement by allowing the rear area and the large area to have uninterrupted wall over 40 feet. The south wall is proposed to be 92 feet and the west wall is 156 feet. The variance will allow the wall to meet the 32 feet and under length requirement. Cost Savings = \$31,500.
- 3) Permitting Exterior Installation and Finish System (EIFS) to be substituted for brick on the south and west walls of the large work area and considering the building 100% brick. Cost Savings = \$89,400.
- 4) Permitting the site to exceed the landscape area requirement. The current proposal has approximately 38% landscape. Cost Savings = \$45,000.
- 5) The current design does not have windows or doors at 16' on center. Cost Savings = \$120,736.

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Our preliminary cost saving projection is listed below.

Midwest costs for historical requirements -	\$ 691,563
FHRA granted variances	-490,336
* Water Tower maintenance	<u>-150,000</u>
Difference	\$ 51,227

If you need any additional information about Architectural Control Guidelines I will be more than happy to send them to you. Please remember Ed, any demolition plans must be submitted and approved thru the Department of Natural Resources. The small structure just east of your main entrance is protected and cannot be demolished. As always feel free to call. I'm sure you know we want you to be a part of the Fort Family for a very long time.

Sincerely,

A handwritten signature in dark ink, appearing to read "F. E. Burrus". The signature is fluid and cursive, with the first name "Freddie" and last name "Burrus" clearly distinguishable.

Freddie E. Burrus
Executive Director