

CITY OF MIAMI COLLEGE OF POLICING

Issue: Vertical accessibility to all rows of seats in a stadium style auditorium.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to a new, 200 seat auditorium in a joint partnership facility owned by the City of Miami Police Department and the Miami-Dade School Board. It is a combined police training academy and a 468 student magnet school. Seating in the auditorium is provided at the front and law rows; however, the accessible seats on the top row are located on the ends. The overall project will cost \$35,400,000 and no cost estimates were submitted with respect to making the auditorium fully accessible.

Project Progress:

The project is complete.

Items to be Waived:

Vertical accessibility to all rows of seats, as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to relieve the owner of any building, structure or facility governed by those sections from the duty to provide vertical accessibility to all levels above and below the occupiable grade level regardless of whether the guidelines require an elevator to be installed in such building, structure or facility, except for:

- (1) Elevator pits, elevator penthouses, mechanical rooms, piping or equipment catwalks and automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (3) Occupiable spaces and rooms that are not open to the public and that house no more than five persons, including, but not limited to equipment control rooms and projection booths.

Waiver Criteria: There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: City of Miami College of Policing/Miami-Dade School of Law Studies, Homeland Security, and Forensic Sciences.

Address: 400 N.W. 2nd Ave. Miami, FL 33128

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Douglas McKenzie

Applicant's Address: AECOM, 800 Douglas Entrance, North Tower, Second Floor, Coral Gables, FL 33134

Applicant's Telephone: 305 444 4691 **FAX:** 305 447 3580

Applicant's E-mail Address: doug.mckenzie@aecom.com

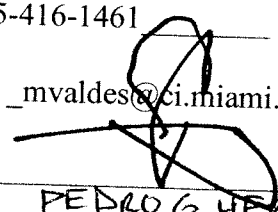
Relationship to Owner: AECOM (formerly Spillis Candela DMJM) is the Architect of Record.

Owner's Name: City of Miami

Owner's Address: 444 S.W. 2nd Avenue Miami, FL 33130

Owner's Telephone: 305-416-1461 **FAX** 305-400-5322

Owner's E-mail Address: mvaldes@ci.miami.fl.us

Signature of Owner: 
PEDRO G. HERNANDEZ, CITY MANAGER

Contact Person: Nelson Cuadras

Contact Person's Telephone: 305-416-1254 **E-mail Address:** ncuadras@miamigov.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

New construction.

Addition to a building or facility.

Alteration to an existing building or facility.

Historical preservation (addition).

Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

The 115,987 sf, five (5) floor facility is a unique partnership between the City of Miami Police Department and the Miami-Dade County School Board. It is a combined Police Training Academy and a 468 student magnet high school. A 200 seat lecture auditorium is included as a shared use space within the facility.

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration): \$35.4M

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

Under Design Under Construction*

In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

The City of Miami Building Department having jurisdictional authority has indicated that in their interpretation, the area in question, while permitted for construction, do not meet the ADA accessibility code.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: _____ Section 553.509, Florida Statutes, "Vertical Accessibility" and Florida Building Code _____
_____ 2001 Section 11-4.1.13. _____

Issue

2: _____

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

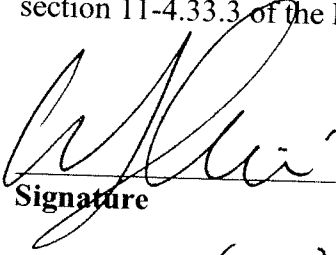
a. _____

b. _____

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

Vertical accessibility is not being provided to every individual row within the 200 seat lecture auditorium. Vertical accessibility has been provided at the top row (Level Two) and bottom row (Level One) where the required wheelchair positions have been located in compliance with section 11-4.33.3 of the Florida Building Code.



Signature

ENRIQUE MACIA

Printed Name

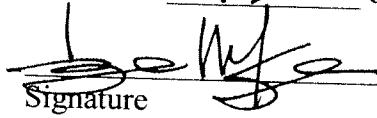
Phone number (305) 447-3515

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this 13th day of NOVEMBER, 2009


Signature

DOUGLAS MCKENZIE
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.

REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.

- a. Section 11-4.1.13 FBC
- b. Section 553.509 F.S.
- c. _____

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes No Cost of Construction \$35,400,000

Comments/Recommendation We recommend approval as presented

Jurisdiction CITY OF MIAMI

Building Official or Designee 
Signature

Mariano V. Fernandez
Printed Name

BU 689
Certification Number

305-416-1107 305-4161060
Telephone/FAX

Address: 444 S.W. 2nd Ave. Miami, FL 33130

EXISTING CHARTER SCHOOL SITE

EXISTING SECURED PARKING

NW 3RD STREET

NW 2ND AVENUE

EXISTING AND BUILDING

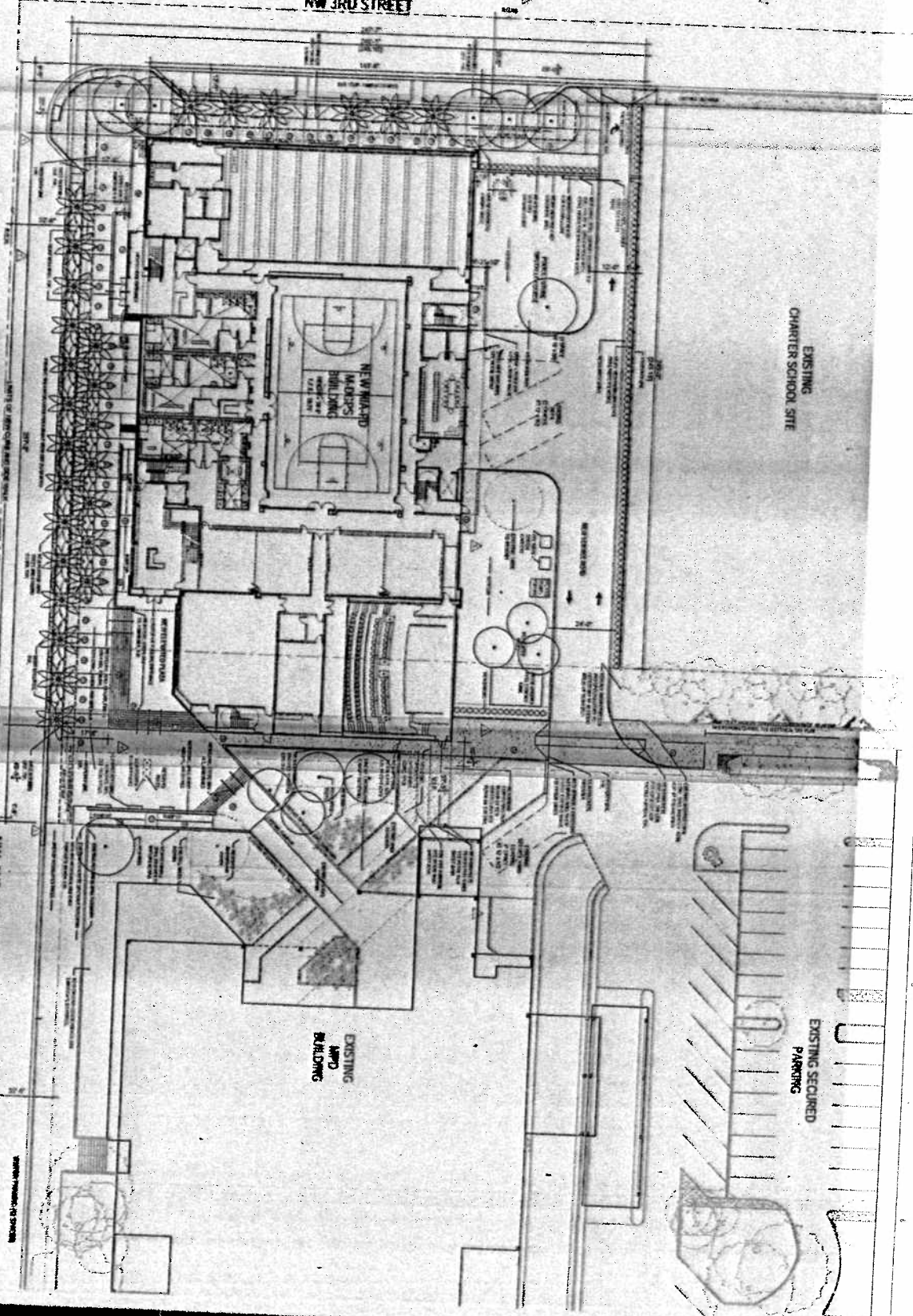


TABLE 1: GENERAL NOTES

GENERAL NOTES	GENERAL NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:	1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOLLOWING CODES AND STANDARDS:
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.	4. ALL UTILITIES SHALL BE PROTECTED AND DEEPER THAN THE EXISTING FINISH GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.	5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.	7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS THROUGHOUT THE PROJECT.
8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.	8. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.	9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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TABLE 2: FINISH SCHEDULE

FINISH SCHEDULE	FINISH SCHEDULE
1. ALL INTERIORS SHALL BE COMPLETED BY THE SPECIFIED DATE.	1. ALL INTERIORS SHALL BE COMPLETED BY THE SPECIFIED DATE.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.	2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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TABLE 3: MATERIAL SCHEDULE

MATERIAL SCHEDULE	MATERIAL SCHEDULE
1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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TABLE 4: UTILITIES SCHEDULE

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TABLE 5: SITE PLAN



TABLE 6: BID SET

BID SET	BID SET
1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.	1. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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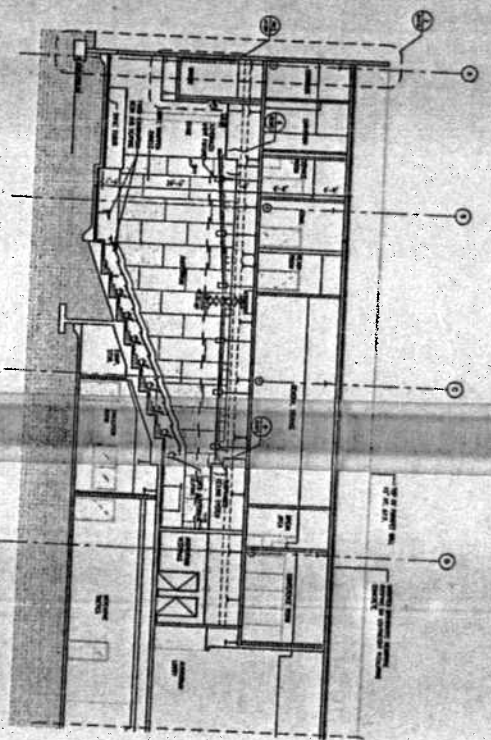
SITE PLAN

SCALE: N.T.S.

Logos for the City of Miami, College of Police, and other related organizations. The text includes 'CITY OF MIAMI', 'COLLEGE OF POLICE', and 'MIAMI-DADE COUNTY PUBLIC SCHOOLS'.

SPRUELL CANDRELL DVM
 1000 Biscayne Boulevard, Suite 1000
 Miami, Florida 33132
 Phone: (305) 375-1000
 Fax: (305) 375-1001
 Website: www.spruellcandrell.com

BID SET



SECTION 5
BUILDING SECTIONS

SECTION 5
BUILDING SECTIONS

NO.	DESCRIPTION	QUANTITY	UNIT	AMOUNT
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BID SET

CITY OF JAMAICA COLLEGE OF POLICE

MANAGER COUNTY ROAD DISTRICT

MANAGEMENT SCHOOL OF POLICE

STILLIS CAMBELA D/M

CONTRACT NO. 2011/000

DATE: 04/20/2011

SCALE: AS SHOWN

PROJECT: COLLEGE OF POLICE

LOCATION: 1000 W. 120th St., Jamaica, N.Y.

DESIGNER: [Faded]

CONTRACTOR: [Faded]

DATE OF BIDDING: [Faded]

TIME OF BIDDING: [Faded]

PLACE OF BIDDING: [Faded]

START OF WORK: [Faded]

COMPLETION OF WORK: [Faded]

CONTRACT VALUE: [Faded]

AMOUNT BIDDING: [Faded]

DEPOSIT: [Faded]

REVISIONS: [Faded]

NO. OF SHEETS: [Faded]

SHEET NO.: [Faded]

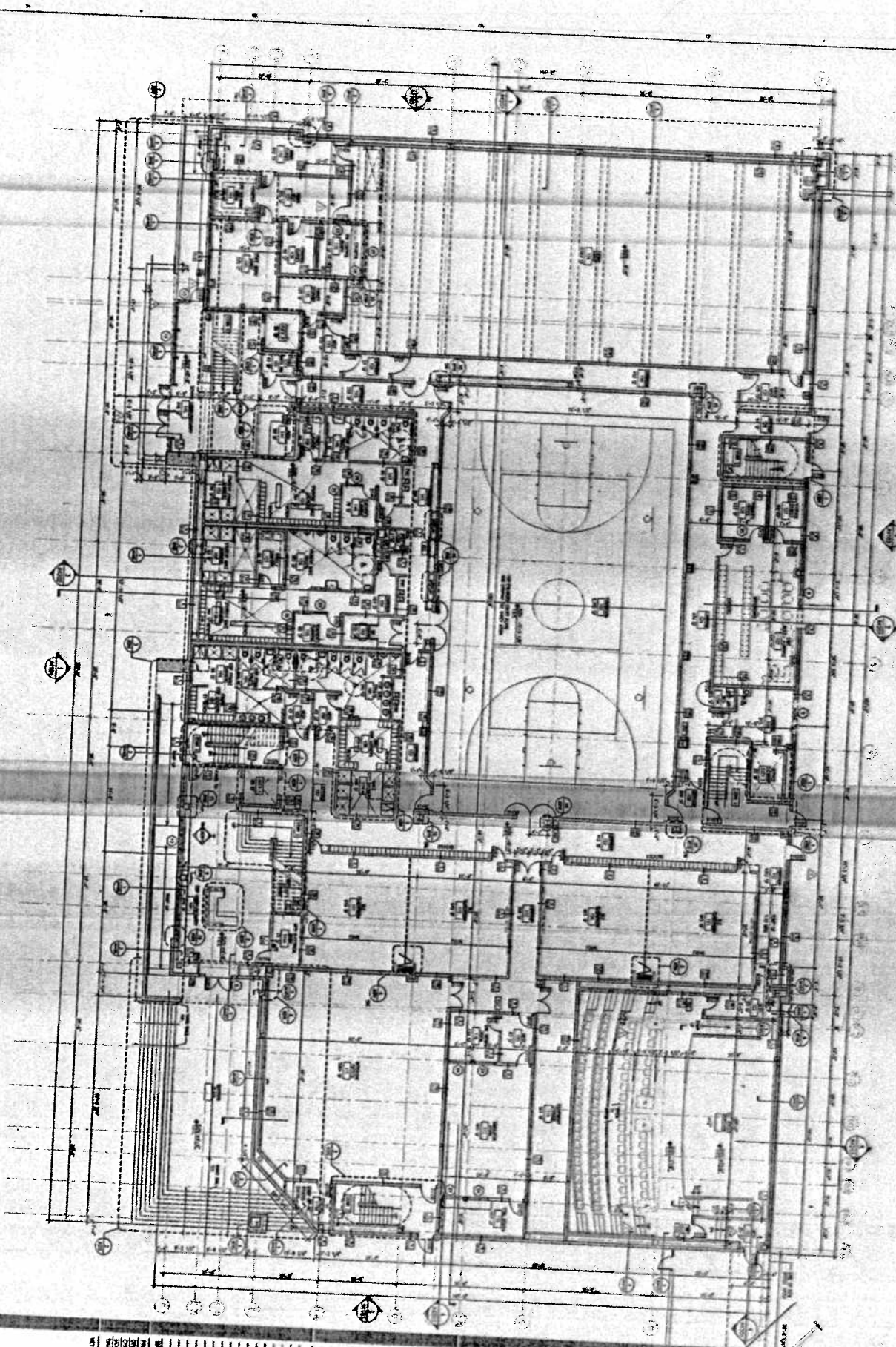
DATE: [Faded]

BY: [Faded]

CHECKED: [Faded]

APPROVED: [Faded]

TITLE: [Faded]



LEVEL ONE - FLOOR PLAN



A-2.2.01

LEVEL ONE
FLOOR PLAN

BID SET

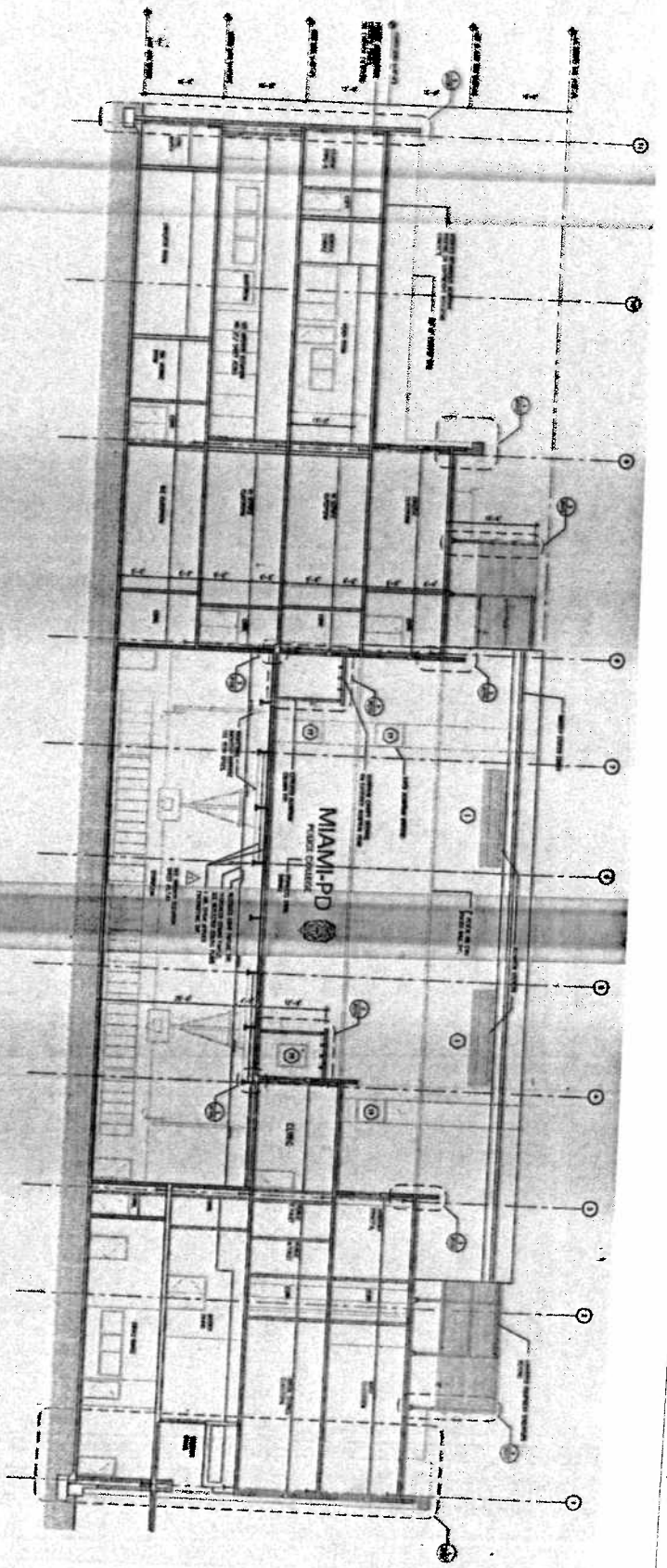
NO.	DESCRIPTION	DATE	BY
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10	REVISION		

CITY OF INMAN
COLLEGE OF POLICE

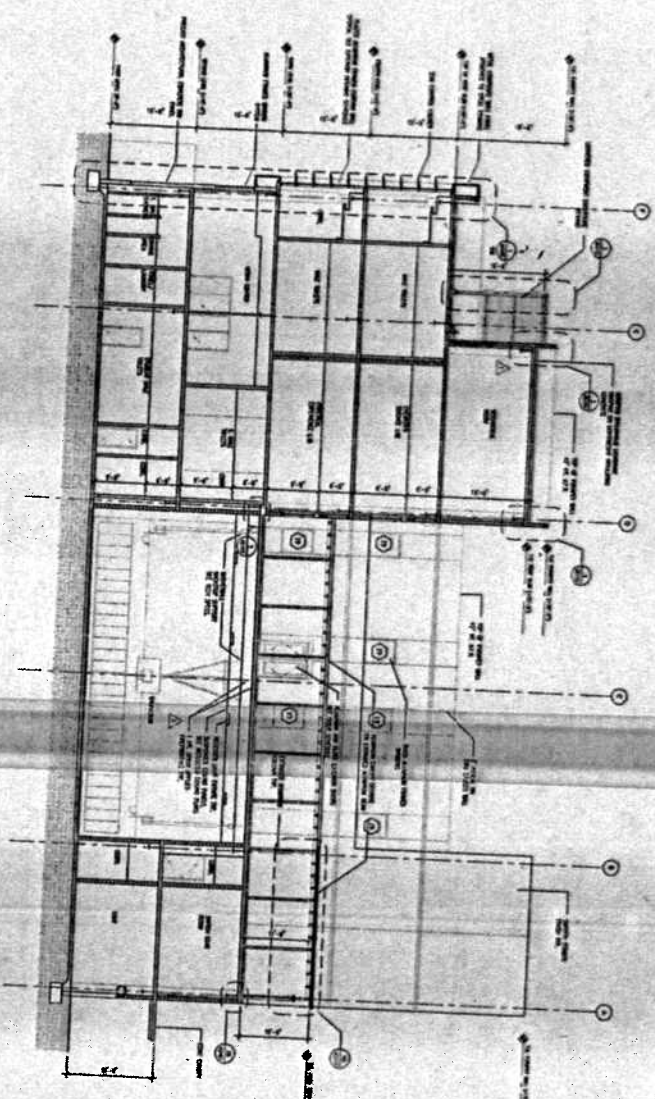
SHULS CAMBERA DRY
 ARCHITECTS

1000 S. 10th Street, Suite 100
 Inman, SC 29652
 Phone: 803.781.1234
 Fax: 803.781.1235
 Website: www.shulscambera.com

CONSULTANTS
 STRUCTURAL: [unreadable]
 MECHANICAL/ELECTRICAL/PLUMBING: [unreadable]
 CIVIL: [unreadable]
 LANDSCAPE ARCHITECTURE: [unreadable]
 INTERIOR ARCHITECTURE: [unreadable]
 HISTORIC PRESERVATION: [unreadable]



SECTION 4



SECTION 3



CITY OF MIAMI
COLLEGE OF POLICE

MIAMI-DADE COUNTY
SCHOOL BOARD
SECURITY AND POLICE
SERVICES

ARCHITECT / ENGINEER / INTERIOR DESIGNER
STULIS CANDELA, INC.
1000 BAYVIEW BLVD., SUITE 1000
MIAMI, FL 33134
TEL: 305-371-1000
WWW.STULISCANDELA.COM

CONSULTANTS
CONSTRUCTION ADMINISTRATION
CONSTRUCTION MANAGEMENT

BID SET

DATE: 08/27/2007

PROJECT NO: 090111001

OWNER: MIAMI-DADE COUNTY SCHOOL BOARD

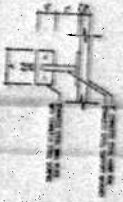
PROJECT: COLLEGE OF POLICE

SECTION: SECTION 3

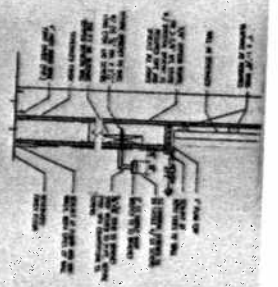
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DATE: 08/27/2007

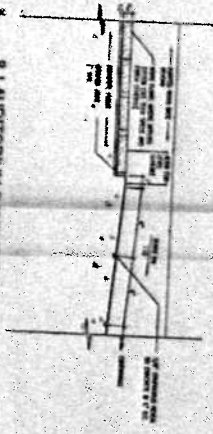
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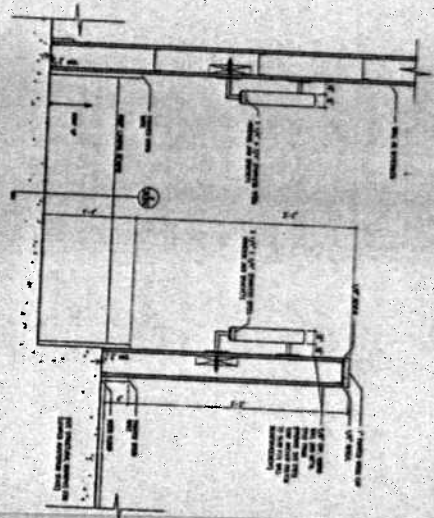
9 AUDITORIUM RAMP DETAIL



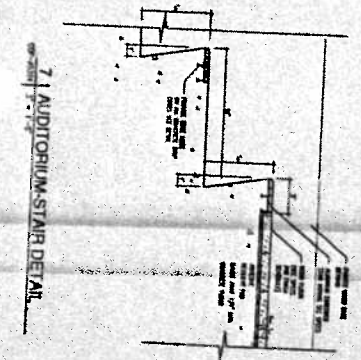
8 LOW WALL SECTION



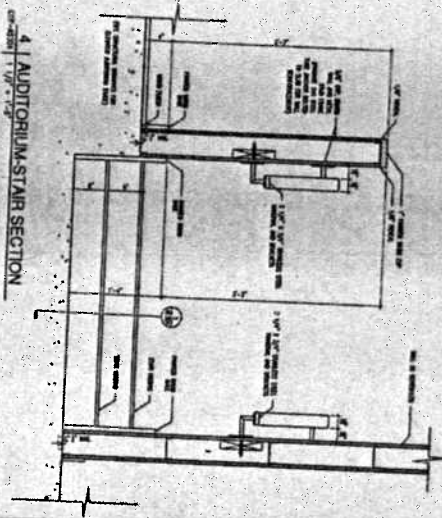
8 AUDITORIUM RAMP DETAIL



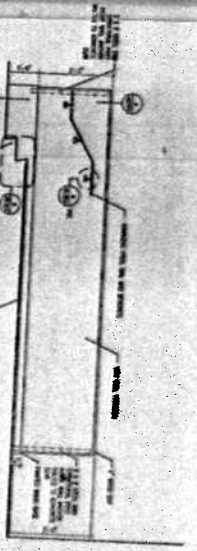
5 AUDITORIUM RAMP SECTION



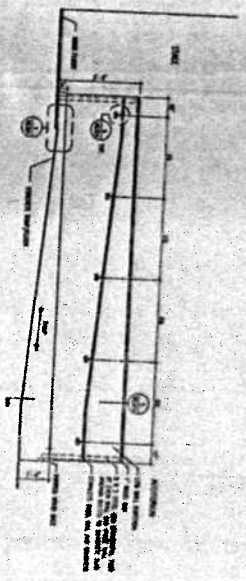
7 AUDITORIUM STAIR DETAIL



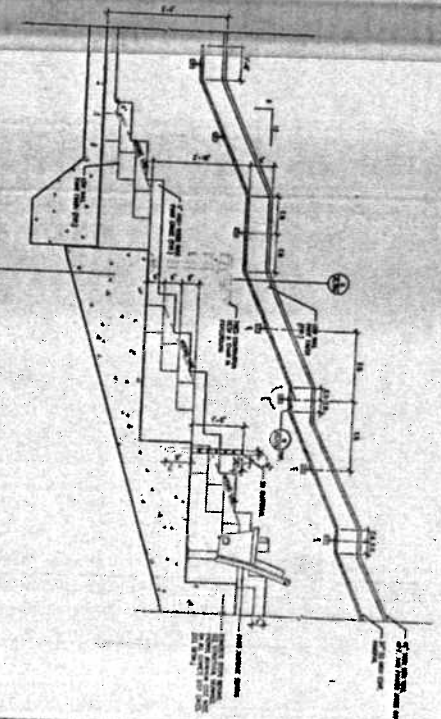
4 AUDITORIUM STAIR SECTION



3 AUDITORIUM STAIR ELEVATION



2 AUDITORIUM RAMP ELEVATION



1 AUDITORIUM PARTIAL ELEVATION



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VERNA LEBENS JENSEN
CONSULTANTS

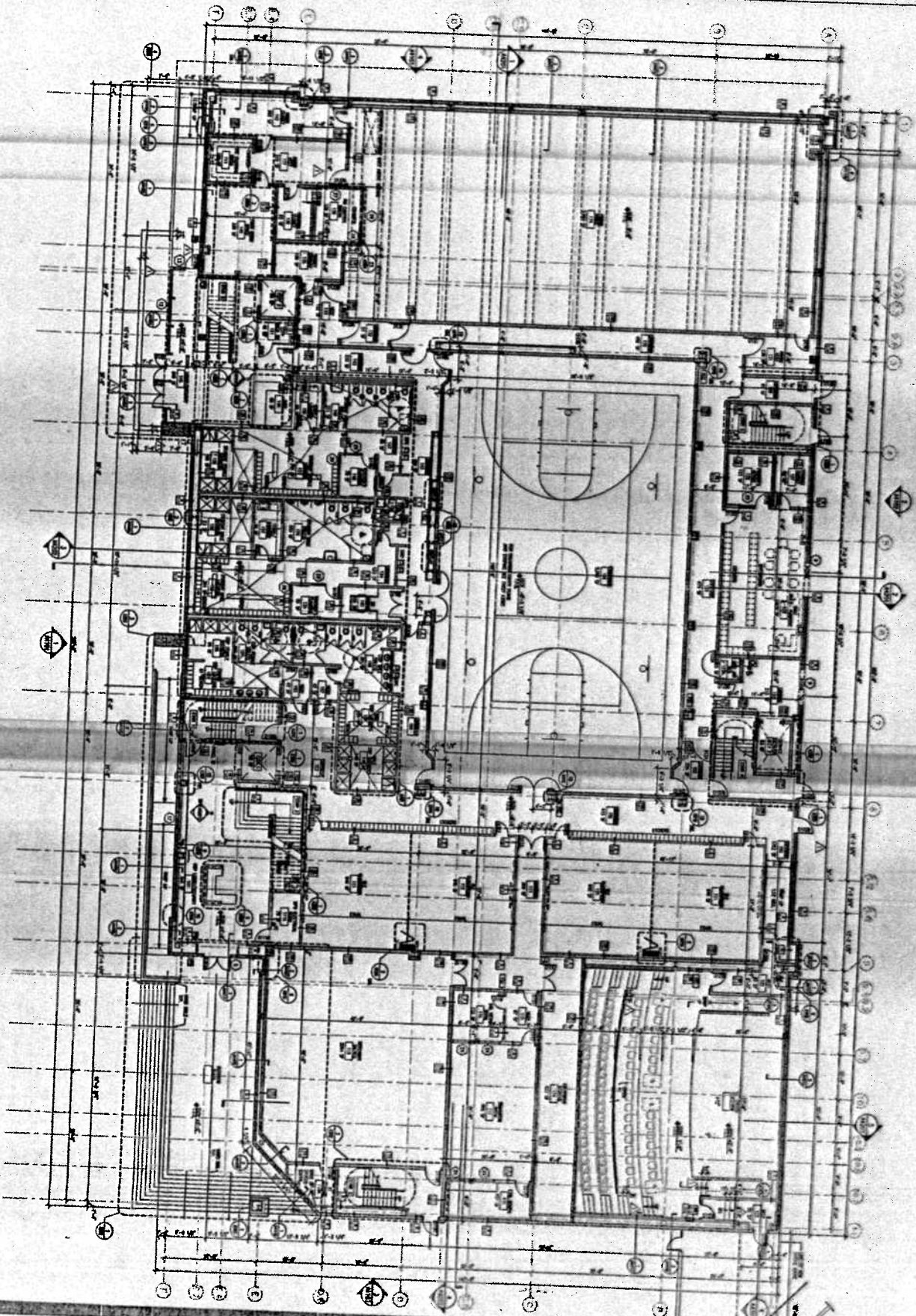
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BID SET

NO.	DESCRIPTION	DATE
1	ISSUED FOR BIDDING	02/15/2007
2	REVISED	02/15/2007
3	REVISED	02/15/2007
4	REVISED	02/15/2007
5	REVISED	02/15/2007
6	REVISED	02/15/2007
7	REVISED	02/15/2007
8	REVISED	02/15/2007
9	REVISED	02/15/2007
10	REVISED	02/15/2007

INTERIOR
ELEVATIONS,
SECTIONS,
AND DETAILS
A-5.3.04



LEVEL ONE - FLOOR PLAN



BID SET

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PAINTER

ROOFER

GLAZIER

IRONWORKER

WELDER

CONCRETE

FOUNDATION

STRUCTURE

MECHANICAL

ELECTRICAL

PLUMBING

PAINTING

ROOFING

GLAZING

IRONWORK

WELDING

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE				
2	FOUNDATION				
3	STRUCTURE				
4	MECHANICAL				
5	ELECTRICAL				
6	PLUMBING				
7	PAINTING				
8	ROOFING				
9	GLAZING				
10	IRONWORK				
11	WELDING				