

## **RUBY DIAMOND AUDITORIUM RENOVATION AND EXPANSION**

**Issue:** Vertical accessibility to all rows of seats in a tiered auditorium and the upper level parterres.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all rows of seats and the upper level parterres in a \$33,371,691 alteration. The auditorium previously had one accessible entrance that was at the side of the building rather than in conjunction with the main entrance accessed by a monumental staircase. Accessibility features in the project included six accessible entrances; a drop off area at a major entry; three additional elevators and renovation of the existing Westcott (contiguous office building next to the auditorium); connector providing additional access to the stage, orchestra level, main lobby and north annex; accessible dressing rooms and green room; access to stage from the front of the house and back of house; and an accessible orchestra pit and pit lift. There are 1,280 seats in the facility, requiring 16 wheelchair locations; however, 26 seats as well as seats in the lower parterres and orchestra pit lift. There are a total of 9 seating areas in the facility. The total project cost included not only the auditorium renovation, but also extensive alterations to the Westcott building and construction of a new annex. The base cost for Ruby Diamond only is \$10,474,216. A breakdown of expenditures for accessibility features for the auditorium indicates the applicant spent \$4,003,834 to make the facility more accessible.

### **Project Progress:**

The project is under construction.

### **Items to be Waived:**

Vertical accessibility to all tiers of seats and the upper parterres, 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.

**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:** Ruby Diamond Auditorium Renovation & Expansion

**Address:** Westcott Building, Florida State University, 222 South Copeland St., Tallahassee, FL 32306

**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:** Larry Rubin, RA

**Applicant's Address:** Facilities Design & Construction, 109 MMA, Florida State University, Tallahassee, FL 32306-4152

**Applicant's Telephone:** 850-644-2843    **FAX:** 850-644-8351

**Applicant's E-mail Address:** lrubin@admin.fsu.edu

**Relationship to Owner:** employee (Director, Facilities Design & Construction, Florida State University)

**Owner's Name:** Florida State University

**Owner's Address:** (see above; same as for Applicant)

**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.)

Ruby Diamond Auditorium (RDA) was constructed in 1955 adjacent to Westcott Hall, the university's administration building, built in 1911. Ruby Diamond Auditorium was originally built to serve as a multi-purpose facility and provided approximately 1,400 seats. The renovation project will transform the auditorium into a premier performance hall providing 1,280 seats; upgrading all major building systems, audience chamber acoustics and theater functions. Lobby space serving the auditorium will be increased,

and displaced staff will be relocated to a building addition. Ancillary spaces will be improved, including the provision of a new receiving area/loading dock and remodeling all support spaces, including dressing rooms, storage (instruments, costumes, equipment, etc.) green room, catering room, staff offices.

By code the RDA is an assembly occupancy and the Westcott Building is an office occupancy. They are classified by the building official as one building. The same main entrance is used for both the RDA hall and the Westcott Building. Many of the same egress and accessibility routes, exits, restrooms, corridors and utility spaces serve both. The building forms are wedded together which required the need for a special building code consultant to help resolve accessibility, life safety, fire sprinkler and building component fire rated issues in the planning of the current project. The area of the building is summarized below:

Ruby Diamond Auditorium renovated	36,847 GSF
RDA Addition	24,464 GSF
Westcott Renovated	25,050 GSF
Westcott building (not in Contract)	48,454 GSF
Westcott Annex Addition	9,568 GSF
<b>Total Facility</b>	<b>144,383 GSF</b>

The Westcott Building and its front plaza, historical fountain and front gates are “the front” of the university, the main entrance of which also serves RDA. The building’s presence is the most iconic image for the university. The Westcott Building and RDA are surrounded on south, west and north by other historic campus buildings that define the quad concept the university is known for. Accessibility up the front steps in this entrance prior to this project was non-existent. The only wheelchair access was from the south end corridor of the Westcott building. A new accessible roundabout and drop-off are to be provided by this project.

ADA enhancements provided by the project include:

- extensive sitework providing an additional six accessible entrances into the building
- an accessible drop off area at a major building entry (north side)
- three additional elevators and complete renovation of the existing Westcott elevator to make it code compliant
- new accessible entry at front of Westcott
- North connector providing additional access to stage, orchestra level, main lobby and north annex
- Completely accessible dressing rooms
- Accessible green room
- Access to stage from front of house and back of house
- Accessible orchestra pit and pit lift

**5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):**

The current contract amount for the project is \$33,371,691.00. The cost includes the new and renovated construction as well as the site work and accessible drop-off. See Exhibit A for base project cost and associated 20% expenditure requirement.

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 project is under construction at this time. Permitting was completed with accessibility compliance based on FBC chapter 11. The FBC 553.512 waiver was not a requirement for the building permit. FSU Building Code Enforcement has asked that the 553.512 waiver be sought at this time.

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

#### 1. ISSUE

##### ***11-4.1.3 Accessible buildings: new construction.***

*(5) One passenger elevator complying with Section 11-4.10 shall serve each level, including mezzanines, in all multistory buildings and facilities unless exempted below. If more than one elevator is provided, each full passenger elevator shall comply with Section 11-4.10.*

*Vertical accessibility shall be provided to all levels above and below the occupiable grade level, regardless of whether the code requires 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. However, as provided in Section 553.509, Florida Statutes, buildings, structures, and facilities must, at a minimum, comply with the requirements of ADAAG. Therefore, facilities subject to the ADA may be required to provide vertical access to areas otherwise exempt under Section 11-4.1.3(5)(3) of the code.*

The issue is the requirement to provide vertical accessibility to all stepped levels including 5 platform levels in the orchestra level seating and 11 platform levels in the balcony and upper box area.

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.

The issue of the vertical accessibility requirement as mandated by Florida Statute 553.509 Vertical Accessibility poses a severe financial hardship to the project.

**553.509 Vertical accessibility.--**

*(1) Nothing in ss. 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*

This requirement, however, is excessive in stepped seating facilities as levels are dictated by sightlines. It seems the intent of this code provision is to provide vertical accessibility to all stories, mezzanines and platforms. It is not clear whether the legislation contemplated stepped seating facilities when drafting and implementing the law. The statute imposes a severe hardship to the applicant that is unique to the situation and specific to the requirement of all seating levels be made accessible.

Theater designers throughout the country are placing accessible seating locations in accordance with FBC 11-4.33 - providing "a choice of admission prices and lines of sight comparable to those for members of the general public".

**11-4.33.3 Placement of wheelchair locations.** *Wheelchair areas shall be an integral part of any fixed seating plan and shall be provided so as to provide people with physical disabilities a choice of admission prices and lines of sight comparable to those for members of the general public. They shall adjoin an accessible route that also serves as a means of egress in case of emergency. At least one companion fixed seat shall be provided next to each wheelchair seating area. When the seating capacity exceeds 300, wheelchair spaces shall be provided in more than one location. Readily removable seats may be installed in wheelchair spaces when the spaces are not required to accommodate wheelchair users.*

**Exception:** *Accessible viewing positions may be clustered for bleachers, balconies, and other areas having sight lines that require slopes of greater than 5 percent. Equivalent accessible viewing positions may be located on levels having accessible egress.*

This section requires that wheelchair areas be an integral part of any fixed seating plan and provide people with a disability a choice of admission prices and sightlines comparable to the general public. Seating areas shall be clustered and shall adjoin an accessible route that also serves as a means of egress in an emergency. Fixed companion seats shall be available and when the seating capacity exceeds 300, multiple clusters are required. Balconies where seating sightlines exceed 5° viewing positions may be clustered and equivalent viewing positions may be located on accessible levels.

Florida State University requests that the project be permitted to provide accessible seating meeting the ADA provisions of chapter 11-4.33 while limiting excessive construction expenses. A cross aisle design at stage level was developed to provide high quality accessible seating. The expense and resultant loss of seats of the cross aisle design were determined to be reasonable in light of the seating and stage access accessibility improvements. Providing vertical accessibility to all stepped seating levels, however, was deemed financially impractical. An early design scheme studied a second level corridor which could have provided access to the lower balcony front, but it was abandoned due to budget constraints. The costs for ramping and the additional story providing elevated corridors to serve the balcony tiered levels exceeded the budget of the project.

The project incorporates the following ADA accessible strategies (see Exhibit B for associated costs):

- Accessibility to Westcott and RDA lobby directly from Westcott Plaza, thereby resolving a nearly 100-year accessibility issue. This was accomplished by adding a door adjacent to the main entry stairs and a ramp.
- All floor levels in Westcott, RDA and the stage house are accessible. The project includes three new elevators and resolves the existing problems concerning multiple independent floor levels. In all, there are 10 floor levels that are addressed in the project for accessibility. The project also renovates the existing Westcott elevator, bringing it up to meet current ADA standards.
- All dressing rooms are completely accessible, as well as the green room and back stage storage areas.
- The project includes 1,280 seats, thereby requiring 16 accessible seats. The project includes 26 ADA seat locations with companion seat capability. In addition to these 26 seats, additional accessible seating will be available in the side parterres and on the orchestra pit lift, which are areas of moveable seats. The cross aisle provides additional flexibility and can accommodate additional accessible seats at any time. The inclusion of a cross aisle eliminated 80 seats from the orchestra level. While this cannot be quantified in terms of cost, it represents a revenue loss over the life of the building. This loss, however, was deemed worthwhile in light of the enhanced accessibility and stage access.
- Nine clusters of accessible seating are provided in the hall. These clusters are disbursed throughout and offer varying admission prices and sightlines. Seven clusters are at the orchestra level and two clusters are at the balcony level/upper box seating. Two areas at the front of house are available using existing slope which is  $\frac{3}{4}$ "/foot.
  - **Left and right rear orchestra level** – accessed through the rear sound and light locks from the main lobby. Sightlines are flat.
  - **Left, center, and right cross aisle** – accessed through a sound and light lock from the North Foyer of the North connector. Sightlines are flat.
  - **Left and right parterre seating** – accessed through a sound and light lock from the north foyer of the north connector. The parterre seating areas are privately owned but when used publicly by the university, will be ticketed at the same price as orchestra level seating. Sightlines are flat.
  - **Left and right rear balcony seating** – accessed from the 3<sup>rd</sup> floor lobby. Sightlines are 12 degrees to the center of the stage.
  - **Left and right front of house seating**. Access to the front of house seating is through the ramped floor. This existing route does not technically meet the ramp gradient of FBC chapter 1, but is accessible using existing slope which is  $\frac{3}{4}$ "/foot.
- FBC 11.4.33.5 **Access to performing space** – provided by the cross aisle
- FBC 11.4.33.6 **listening systems** – an infrared listening device system is provided for the hearing impaired in accordance with this code.

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

The upper box seating is privately sold to donors but when used publicly by the university, will have a ticket charge the same as the main balcony. These seats are not optimum for viewing, as sightlines in the upper boxes are 21 degrees to the front of the stage. Leaning rails are provided due to the poor sightlines. A major consideration for the inclusion of these boxes was the provision of the irregular surfaces, which enhance acoustics in the hall. The balcony and upper box seating are accessed through the RDA 2<sup>nd</sup> and 3<sup>rd</sup> floor lobbies. There is a remote stair exit from the lobby through the upper boxes which resolves a long standing fire code problem with the existing balcony. The code requires access to seating to be located off of an accessible route. The access to the lower portion of the balcony seating and upper boxes was reviewed in schematics but found to be technically infeasible due to cost. These additional floors were estimated and determined to be too costly and disproportionate for the limited purpose they would have served.

[ X ] 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.

See #9 below.

**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.

Below are cost estimates provided by the contractor for providing access to the lower balcony and upper boxes.

- Second level North corridor connector for access to lower balcony seating platform (\$480,000)
- Wheelchair lifts for access to the house right upper box. (2 lifts @ \$16,000 each)
- Demolition of existing toilet room in Westcott building (\$6,500)
- Addition of new toilet room displaced by second level connector corridor. (\$45,000)
- Foundation and 2<sup>nd</sup> level connector at south side of building (Open -- \$230,000 / Closed & Conditioned Space -- \$515,000)
- Wheel chairlifts for access to the house left upper box. (2 lifts @ \$16,000 each)
- Redesign of existing toilet room and addition of doorway for connection to south balcony and upper box. (\$35,000)

It should be noted that these items estimated would have provided access to up to four additional ADA seating clusters, but would still not provide access to all stepped levels of the balcony.



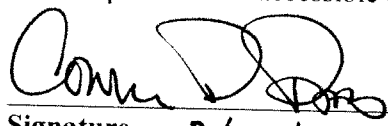
10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The project is primarily the renovation of Ruby Diamond Auditorium and stage house. The renovation also includes a new lobby for RDA. The lobby displaced several administration offices which are shifted into new construction. A primary program requirement for the project is to provide accessibility to Westcott and RDA.

RDA/Westcott's primary access is up the Westcott plaza monumental steps. These steps and the monumental Westcott facade are iconic to FSU, but they precluded wheelchair access to the building. The only wheelchair access was from the south end corridor of the building. RDA included two levels of seating: the orchestra level and the balcony. The pre-renovated accessibility was primarily at the rear of the orchestra level and the 3<sup>rd</sup> floor of the balcony. The balcony was accessed through a vomitory from the 2<sup>nd</sup> floor lobby via a set of stairs and a steep ramp. The stage and lobby had a 5'-0" difference in height. This height change required that a mechanical lift be used by persons with disabilities for stage access. The existing vertical accessibility to the building was limited by stairs and only two accessible seating clusters were available.

The cross aisle was proposed to provide complete access to the stage and the audience chamber. The cross aisle design provides good accessibility with superior sightlines, and it allows for additional accessible seating which exceeds the code minimums. Although it results in reduced seating, it is nonetheless a good solution and especially valuable in existing theaters. Review of additional access to the balcony and upper boxes was investigated early in design but eliminated by budget constraints. The accessibility goals of the design team are summarized as follows:

- Provide direct accessibility from the Westcott plaza
- Provide a new accessible drop off and approach to the lobby from the north
- Provide elevator access to all Westcott and RDA floor levels. This includes backstage areas such as dressing rooms and the rehearsal room
- Provide accessibility to the stage. A former wheelchair lift was discarded as it required access through a back stage space
- Provide clustered ADA seating offering choices of sightlines and admission price
- Maintain balcony accessibility at the 3<sup>rd</sup> level accessed from the lobby elevator, including the provision of accessible bathrooms at that level

  
Signature 3/18/10

Connor Ross  
Gilchrist Ross Crowe Architects, P.A.

Phone number: 850-222-8100

(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 17th day of March, 2010



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Larry R. Rubin, Director  
Facilities Design & Construction  
Florida State University

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. Renovated Facility does not provide Vertical Accessibility to "All" levels as required by FS 553.509.

b. \_\_\_\_\_

c. \_\_\_\_\_

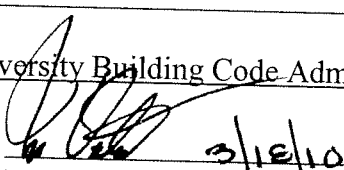
Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction: 2008-Window Replacement (\$300,000) 2009-Fresh air duct replacement (\$4,000)

**Comments/Recommendation** Approve Request

Jurisdiction Florida State University Building Code Administration

Building Official or Designee

  
Signature

Tom C. Deckert, CBO  
Printed Name

(FL) BU 1157  
Certification Number

(850) 644-7686  
Telephone/FAX

Address: 124 Mendenhall "A", Florida State University, Tallahassee, FL 32306-4154

EXHIBIT A

**RUBY DIAMOND AUDITORIUM**  
**Project Costs**

Item #	Description	Sq. ft.	cost/sq. ft	Subtotals	TOTALS
<b>Ruby Diamond (Renovated)</b>					
1A-B	Auditorium and lobby (incl. upper boxes)	27,825	384	10,678,956	
1C	Stage House	6,487	384	2,489,646	
1D	Dressing Rooms	2,200	384	84,434	
Total Ruby Diamond (Renovated)					13,253,036
<b>Ruby Diamond (New)</b>					
2A	Stage House expansion	3,256	477	1,554,284	
2B	Connector Lobby	3,090	644	1,989,095	
Total Ruby Diamond (New)					3,543,379
<b>Westcott (Renovated)</b>					
3	Basement & 1st floor offices, main stairs 2nd floor corridor	12,462	279	3,482,466	
<b>Westcott Annex (New)</b>					
4A	2nd and 3rd floors (new admin. offices)	12,348	345	4,256,356	
4B	Rehearsal room (1st floor)	6,174	345	2,128,178	
<b>Westcott Building (Bldg. not in contract)</b>					
5	Fire alarm system (only)			176,039	176,039
6	<b>Cost of Theater Equipment &amp; Chairs</b>			2,637,180	
7	<b>Cost of Mechanical/Electrical/Plumbing</b>			3,861,058	
Total Project					33,337,691

<b>PROJECT COST BASIS FOR 20% FACTOR</b>	
<b>Summary</b>	
Items 1 + 2 + 5	\$ 16,972,454
Deduct Items 6 + 7	6,498,238
Base RDA Cost	10,474,216
<b>20% factor</b>	<b>\$ 2,094,843</b>

EXHIBIT B

**RUBY DIAMOND AUDITORIUM  
ADA Expenditures**

<b>Description</b>	<b>Sq. ft.</b>	<b>cost/sq. ft</b>	<b>Subtotals</b>	<b>TOTALS</b>
<b>Site Work</b>				
N. roundabout/HC drop off			200,000	
Rehearsal room walks			2,400	
West walks to W. stage door			6,300	
South walks to W. stage door			4,200	
RDA exit/stair 4 discharge walks			12,000	
<b>Total Site Work</b>				<b>224,900</b>
<b>Westcott Lobby ADA Entrance</b>				
Demo & install new door			7,000	
New Walk			3,000	
New Ramp			9,600	
<b>Total Westcott Lobby ADA Entrance</b>				<b>19,600</b>
<b>North Connector</b>				
				<b>2,641,196</b>
Ramped corridor connecting Westcott basement and RDA basement				
Elevator 2 & three elevator lobbies (provides access to stage, basement and main lobby)				
Elevator 3 and five elevator lobbies (provides access to RDA and North annex)				
First floor connector, providing access to RDA cross aisles, NE exit from RDA, stage, elevator 3 and North annex				
<b>Westcott Elevator 1</b>				
				<b>87,200</b>
provides access to Westcott floors 1-4 and RDA 3rd floor balcony				
<b>Cross Aisle &amp; Lower Parterre seats</b>				
				<b>350,016</b>
<b>Orchestra Pit Lift</b>				
				<b>494,883</b>
Provides add'l ADA seating when lift is in up position; makes orchestra pit fully accessible				
<b>A/V System Costs for Hearing Impaired</b>				
				<b>10,000</b>
<b>Fire Alarm Upgrade</b>				
				<b>176,039</b>
<b>TOTAL EXPENDITURE</b>				<b>\$4,003,834</b>
(Req'd expenditure \$2,094,843)				



March 18, 2010

Ms. Lisa Durham  
Senior Project Manager  
Facilities Design and Construction  
Room 109 Mendenhall Building  
Florida State University  
Tallahassee Florida 32306-1096

RE: Ruby Diamond auditorium Renovation and Expansion FS-264  
Florida State University

SUBJECT: RDA stepped seating accessibility waiver--estimates

Dear Ms. Durham:

Per your request, LLT Building Corporation is providing the cost estimates for the Ruby Diamond Auditorium and Westcott Building renovations, as shown on our previous e-mail. (copy attached).

If you should have any questions following your review of this document, please do not hesitate to call.

Sincerely

A handwritten signature in black ink that reads "Paul Boyle". The signature is written in a cursive style with a large initial "P".

Paul Boyle  
LLT Building Corporation

LLT BUILDING CORPORATION  
CONSTRUCTION • MANAGEMENT • RENOVATION

402 West College Avenue Tallahassee, FL 32301-1407 voice 850-222-5062 fax 850-222-6962  
Lic. #CG C009845 [www.lltblgd.com](http://www.lltblgd.com)

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**From:** Paul Boyle [mailto:pb@lltbldg.com]  
**Sent:** Monday, March 08, 2010 10:00 AM  
**To:** 'Connor'; pb@lltdevelopment.com  
**Cc:** 'Durham, Lisa'; 'Ron Drapeau'  
**Subject:** RE: RDA stepped seating accessibility waiver - estimates

Connor and Lisa, this is what we came up with for a draft. We broke down Square foot numbers for each area. Please review and make changes as necessary.

West addition---10,048 sq. ft @ 477.36  
North addition including rehearsal hall---18,522 Sq. ft. @ 344.70  
Connector addition---4,103 sq. ft. @ 643.72  
Auditorium and lobby--- 39,872 sq. ft. @ 383.79  
Westcott office renovations 1<sup>st</sup> floor and basement--- 12, 462 sq. ft. @ 279.44

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**From:** Connor [mailto:cross@architects-gca.com]  
**Sent:** Thursday, March 04, 2010 1:51 PM  
**To:** Connor; pb@lltdevelopment.com  
**Cc:** Durham, Lisa  
**Subject:** RE: RDA stepped seating accessibility waiver - estimates

This may help

**Connor D. Ross AIA LEED AP**  
**Gilchrist Ross Crowe Architects**  
413 All Saints Street Tallahassee, Florida 32301  
Phone 850-222-8100 Fax 850-681-9149

**From:** Connor  
**Sent:** Thursday, March 04, 2010 1:49 PM  
**To:** pb@lltdevelopment.com  
**Cc:** 'Durham, Lisa'  
**Subject:** RE: RDA stepped seating accessibility waiver - estimates

Paul,

Call me on this ...thanks

We are listed below the ADA features which need a construction price

#### **PROJECT COST SUMMARY**

1. Ruby Diamond – renovated (36,847GSF)
  - a. Hall
  - b. Lobbies

- Hall and lobbies----27,825 sq. ft. X 383.79= 10,678,956.00
- c. Stage house
  - 6,487 sq. ft. X 383.79= 2,489,645.73
- d. Dressing rooms
  - 2200 sq. ft. X 383.79= 84,433.80
  - Connector lobby---3090sq. ft. X 643.72= 1,989,095.00
- 2. Ruby Diamond -- new construction (24,467GSF)
  - a. Stage house expansion
    - 3256 sq. ft. X 477.36= 1,554,284.16
  - b. Upper box seats
    - Included in 1-a&b above.
- 3. Westcott Renovated (25,050GSF)
  - a. Lobby
    - Included in 1-A&B
  - b. Basement & First floor office space
  - c. Main stairs
  - d. 2<sup>nd</sup> floor corridor
    - 12,462 sq. ft. X 279.44=3,482,466.00
- 4. Westcott Annex (9,568GSF)
  - a. 2<sup>nd</sup> and 3<sup>rd</sup> floor
    - 12,348 sq. ft. X 344.70= 4,256,355.60
  - b. Rehearsal room
    - 6174 sq. ft. X 344.70= 2,128,177.80
- 5. Westcott Building NIC (48,454GSF)
  - a. Fire alarm cost only
    - 176,039.04
- 6. Cost of Theatre equipment and chairs
  - And performance sound -----2,637,180.00
- 7. Cost of Mechanical Electrical
  - 22.9874% of job total----3,861,058.00
- 8. COST SUMMARY
  - a. RDA Item (1+2+3a)-(6+7)

1 A&B=10,678,956.00  
           1,989,095.00  
 1 C=      2,489,645.00  
 1 D=       84,433.00  
  
 Total= 16,796,413  
       (1,659,820.00) Theatre Equipment  
       (559,460.00) Performance Sound  
       (417,900.00) Seating  
       (3,861,058.00) Electrical/Mechanical

Total= 10,298,175.00

- b. ADA at 20% of item 8A above
  - 10,298.175.00
  - X.          .20= 2,059,635.00



## COST FOR ADA IMPROVEMENTS

9. Site work not including utility work =224,900.00
  - a. Price for North round-about and HC drop off= 200,000.00
  - b. Price for walks heading toward Rehearsal room =5x40x12.00 sq. ft.=2,400.00
  - c. Price for walks heading toward North annex entrance
  - d. Price for west walks heading toward west stage door= 105x5x12.00= 6,300.00
  - e. Price for south walks heading toward west stage door=70x5x12.00= 4,200.00
  - f. Price for walks heading toward RDA exit and Stair 4 discharge  
175x8x12.00=12,000.00
10. Westcott Lobby ADA entrance=19,600.00
  - a. Price for demolition and installation of new door=2,000.00 demolition---5,000.00 door
  - b. Price for new walk=5x50x12.00=3,000.00
  - c. Price for ramp heading south=Demo 1,800.00---retaining walls---3,000.00---ramp & pavers=4,800.00
11. Price for North connector = 2,641,196.00
  - a. Ramped corridor connecting Westcott basement and RDA basement
  - b. Elevator No 2 and three elevator lobbies Provides access to Stage, basement and Main Lobby
  - c. Elevator No.3 and 5 elevator lobbies provides access to RDA and North annex
  - d. First floor connector providing access to:
    - i. RDA cross aisles
    - ii. NE exit from RDA
    - iii. Stage
    - iv. Elevator No. 3
    - v. North annex
12. Price for Westcott elevator no. 1 renovation provides access to:= 87,200.00
  - a. Westcott floors 1 thru 4
  - b. RDA third floor balcony ADA seats
  - c.
13. Cross aisle and lower parterre seats 2,280 sq. ft. x 40% of sq. ft. cost (153,51) = 350,016.00
  - a. Demolition and re-shaping of the existing floor
  - b. Cross aisle construction
  - c. New ramps connecting cross aisle to FOH orchestra level
  - d. Side parterre foundations and concrete work
  - e. New ramps to control room
14. Orchestra pit lift Demolition, foundation work and equipment cost = 840 sq. ft. x 383.79= 322,383.00 +  
Pit Lift= 172,520.00----Total= 494,883.00
  - a. provides ADA additional FOH ADA seating
  - b. Provides ADA access to or chest pit
15. A/V cost for hearing impaired=10,000.00
16. Fire alarm upgrade ?? 176,039.00

9. Site	= 224,900.00
10. Westcott lobby area	= 19,600.00
11. North connector	= 2,641,196.00
12. Elevator 1	= 87,200.00
13. Cross Aisle	=350,016.00
14. Pit Lift	=494,883.00
15. AV	=10,000.00
16. Fire alarm	=176,039.00
 Total	 =4,003,834.00

**Connor D. Ross AIA LEED AP**

**Gilchrist Ross Crowe Architects**

413 All Saints Street Tallahassee, Florida 32301  
 Phone 850-222-8100 Fax 850-681-9149

**From:** Durham, Lisa [mailto:LDurham@admin.fsu.edu]  
**Sent:** Tuesday, March 02, 2010 7:11 PM  
**To:** Connor; Mary-Kathryn.Smith@dca.state.fl.us; Deckert, Tom  
**Subject:** RDA stepped seating accessibility waiver

Attached is a draft of the waiver form which we will be discussing tomorrow.

Lisa A. Durham  
 Sr. Project Manager  
 Facilities Design & Construction  
 Florida State University  
 109 Mendenhall  
 Tallahassee, FL 32306-4152  
 ph: (850) 644-8313  
 fax: (850) 644-8351  
[ldurham@admin.fsu.edu](mailto:ldurham@admin.fsu.edu)

**From:** Connor [mailto:cross@architects-gca.com]  
**Sent:** Monday, March 01, 2010 10:20 AM  
**To:** Mary-Kathryn.Smith@dca.state.fl.us; Deckert, Tom  
**Cc:** Durham, Lisa  
**Subject:** RE: RDA stepped seating accessibility waiver

Mary-Kathryn, Tom

Lisa, and I are close to finalizing the ADA waiver request. Do you have some time this week to review the draft of the RDA ADA waiver? I'm available this afternoon and anytime Wednesday or Thursday. I am out of town tomorrow.

Thanks

**Connor D. Ross AIA LEED AP**

**Gilchrist Ross Crowe Architects**

413 All Saints Street Tallahassee, Florida 32301

Phone 850-222-8100 Fax 850-681-9149

**From:** Mary-Kathryn.Smith@dca.state.fl.us [mailto:Mary-Kathryn.Smith@dca.state.fl.us]

**Sent:** Tuesday, February 16, 2010 8:16 AM

**To:** Connor

**Subject:** RE: RDA stepped seating accessibility waiver

Just let me know when it's convenient for you. I'll be glad to discuss this with you at any mutually agreeable time. MK

The Department of Community Affairs is committed to maintaining the highest levels of service and values your feedback. Please take a few moments to complete our Customer Service Survey by visiting <http://www.dca.state.fl.us/CustomerServiceSurvey/>. Thank you in advance for letting us know what you think.

The Florida Discount Drug Card is designed to lower the cost of prescriptions for certain Florida residents. To learn more, visit <http://www.FloridaDiscountDrugCard.com> or call toll-free 1-866-341-8894 or TTY 1-866-763-9630.

Florida has a broad public records law and all correspondence, including email addresses, may be subject to disclosure.

**Durham, Lisa**

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**From:** Mark Winger [markw@lltbldg.com]  
**Sent:** Wednesday, March 03, 2010 7:52 AM  
**To:** Durham, Lisa; pb@lltbldg.com; 'Ron Drapeau'  
**Cc:** 'Connor'  
**Subject:** RE: RDA\_ADawaiverform.doc  
**Attachments:** RDA\_ADawaiverform.doc

Lisa,

Please see below. Our cost estimates are in red next to each item.

We are providing sketches and cost estimates for providing access to the lower balcony and upper boxes. The sketches illustrate the following construction elements required for the added balcony access.

- Second level North corridor connector for access to lower balcony seating platform (\$480,000)
- Wheelchair lifts for access to the house right upper box. (2 lifts @ \$16,000 each)
- Demolition of existing toilet room in Westcott building (\$6,500)
- Addition of new toilet room displaced by second level connector corridor. (\$45,000)
- Foundation and 2<sup>nd</sup> level connector at south side of building (Open -- \$230,000 / Closed & Conditioned Space -- \$515,000)
- Wheel chairlifts for access to the house left upper box (2 lifts @ \$16,000 each)
- Redesign of existing toilet room and addition of doorway for connection to south balcony and upper box. (\$35,000)

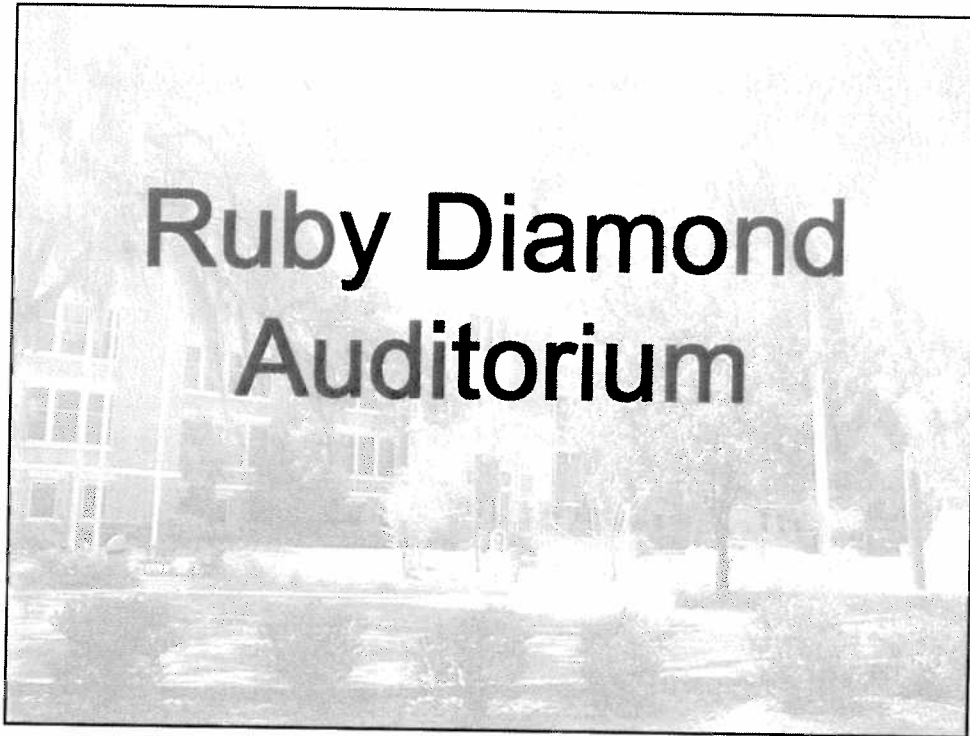
Thanks,

*Mark Winger, LEED AP  
LLT Building Corporation  
FSU Ruby Diamond Auditorium Project  
(850) 561-9106 office  
(850) 561-9109 fax  
(850) 519-1728 mobile*

**From:** Durham, Lisa [mailto:LDurham@admin.fsu.edu]  
**Sent:** Monday, March 01, 2010 6:19 PM  
**To:** Mark Winger; pb@lltbldg.com; Ron Drapeau  
**Cc:** Connor  
**Subject:** RDA\_ADawaiverform.doc

Please review p. 9, (question 8) list of items requiring an estimate for our waiver request. Please call to discuss.

Lisa



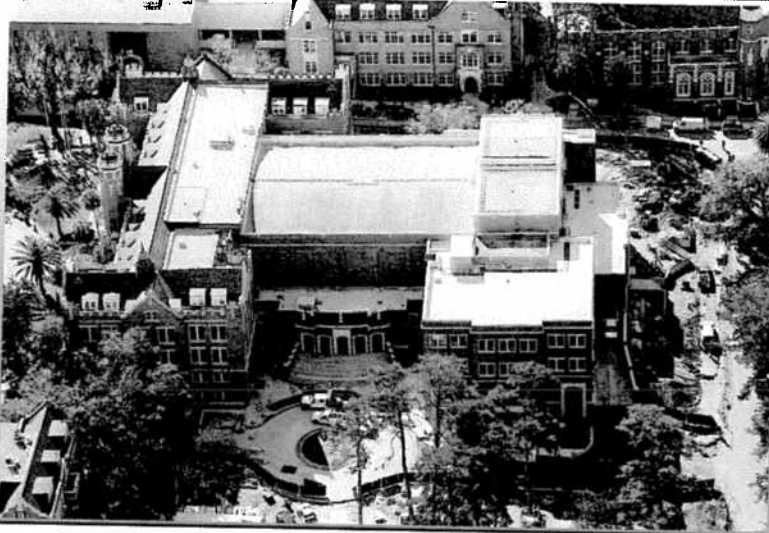
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## **Ruby Diamond Auditorium**

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- **Addition to Westcott Hall, FSU Administration building, built in 1911**
- **Current auditorium added in 1955**

# Ruby Diamond Auditorium



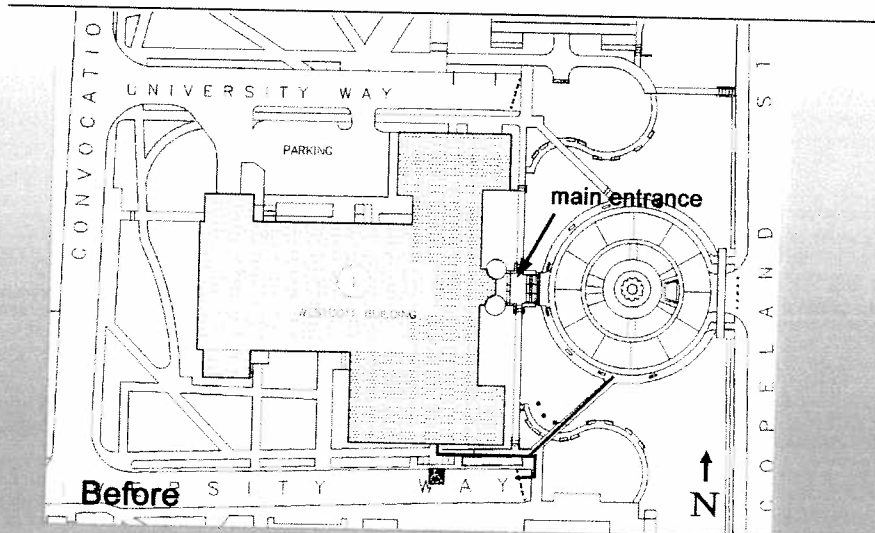
# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



## Ruby Diamond Auditorium



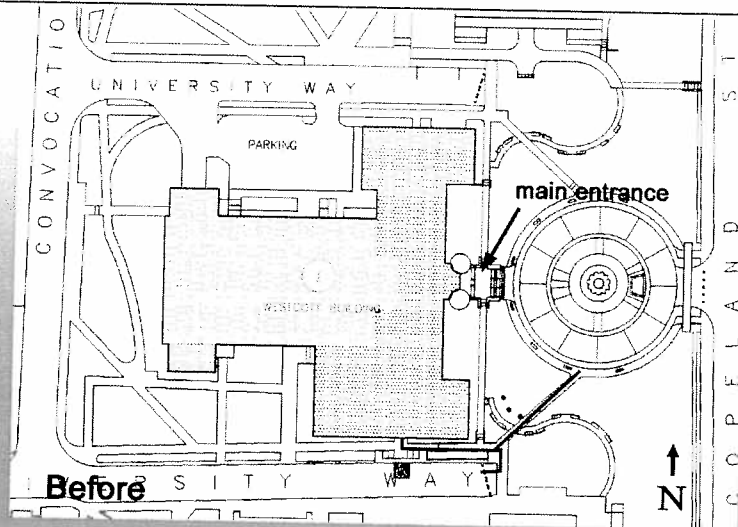
## Ruby Diamond Auditorium



BEFORE: Westcott/RDA's only accessible entrance was on the south side



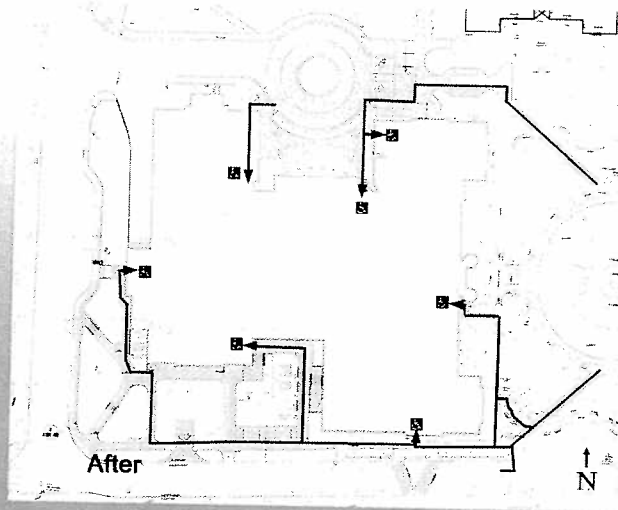
# Ruby Diamond Auditorium



# Ruby Diamond Auditorium Main entrance



## Ruby Diamond Auditorium



Project will add  
6 accessible  
entries for a  
total of 7

## Ruby Diamond Auditorium

Areas of Westcott/RDA formerly inaccessible via approved accessible routes, to be accessible:

- Westcott – NE basement suite
- RDA – stage
- RDA – dressing rooms
- RDA – orchestra pit
- RDA – green room
- RDA – administrative offices
- RDA – backstage storage

## Ruby Diamond Auditorium



Dressing Rooms – BEFORE  
not accessible



## Ruby Diamond Auditorium



All dressing rooms to be accessible



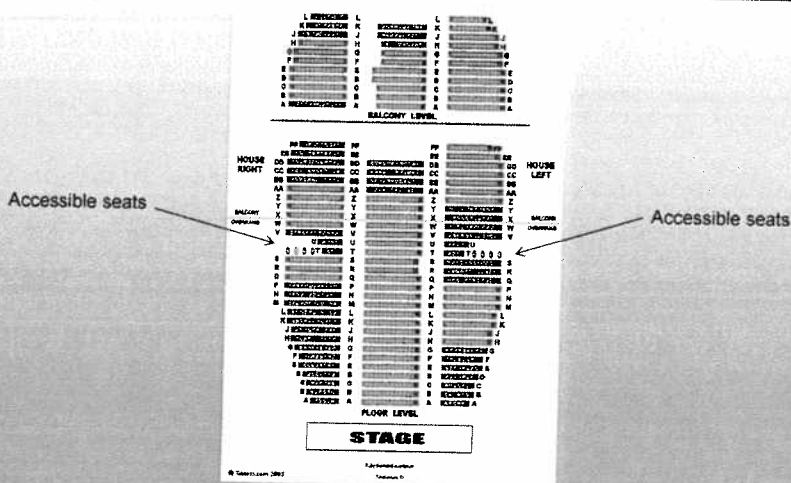
# Ruby Diamond Auditorium

Number of accessible seats in auditorium:

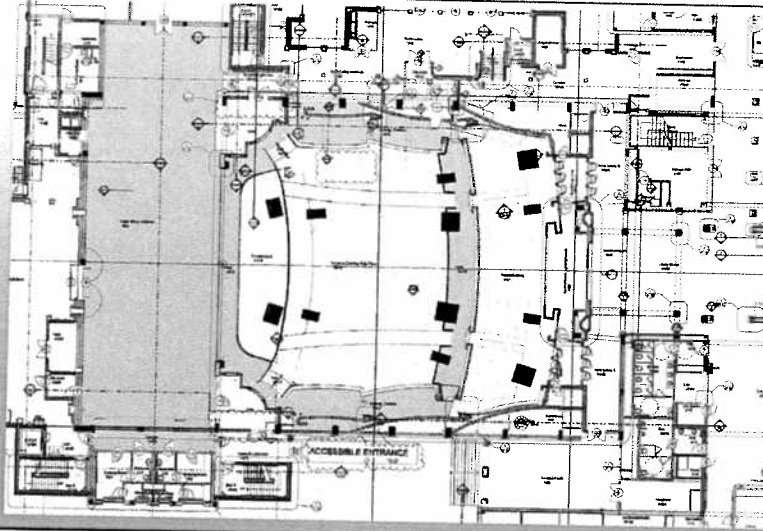
Before: **8** (total of 1,400 seats); all on orchestra level

After: **26** (total of 1,280 seats); orchestra level (20)  
balcony (6). Additional seating available in  
site parterres, and on top of orchestra pit lift, where  
seats are not fixed.

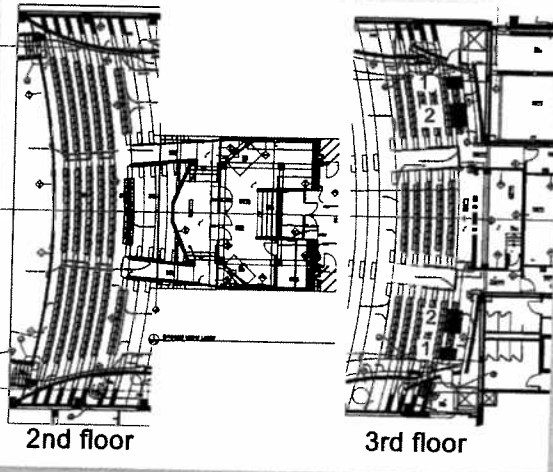
# Ruby Diamond Auditorium former seating chart



# Ruby Diamond Auditorium

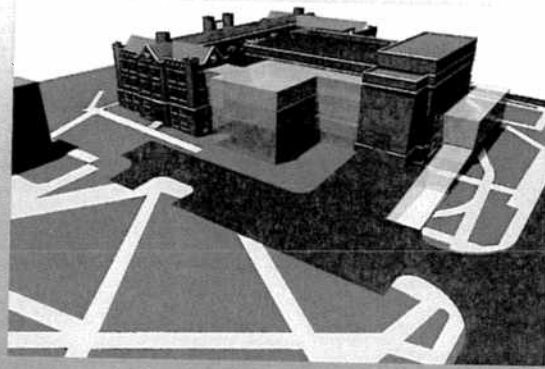


# Ruby Diamond Auditorium Balcony

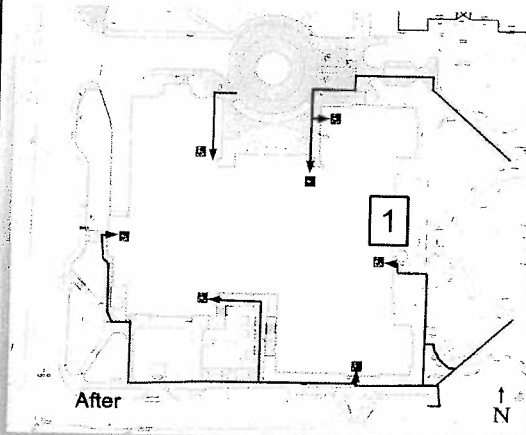


## Ruby Diamond Auditorium

Early design scheme, discarded in favor of scheme with accessible drop-off



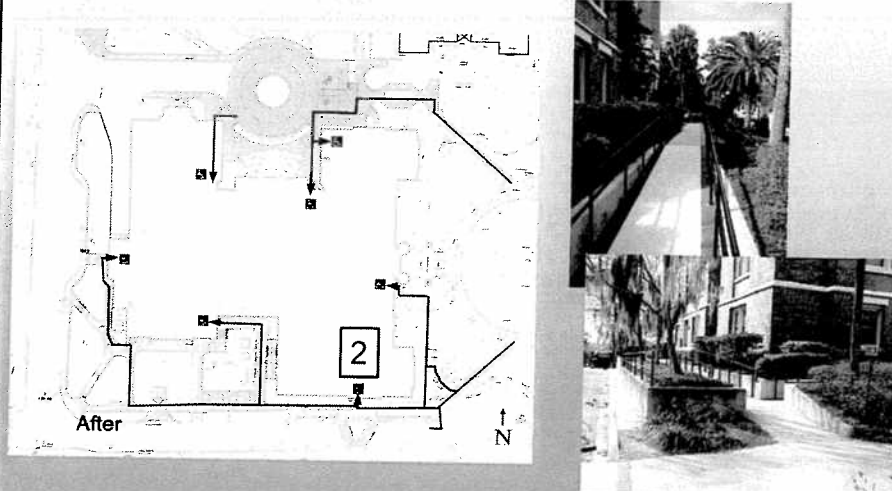
## Ruby Diamond Auditorium



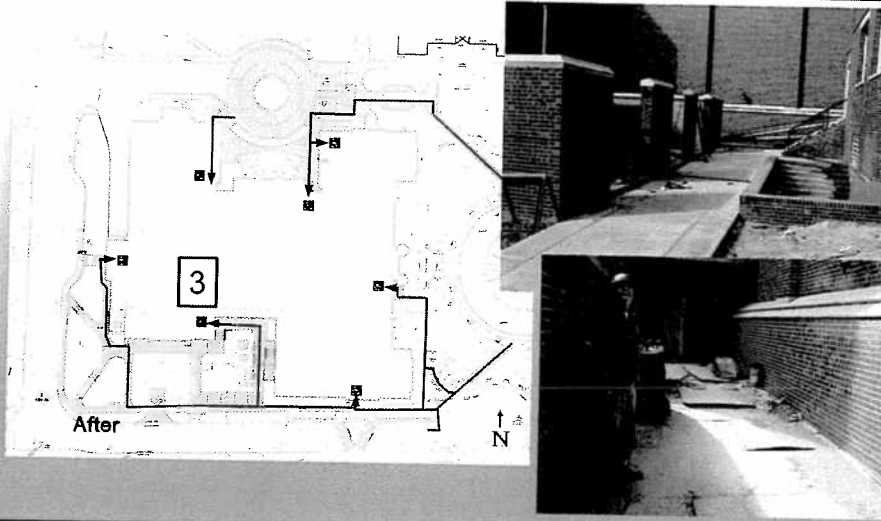
# Ruby Diamond Auditorium



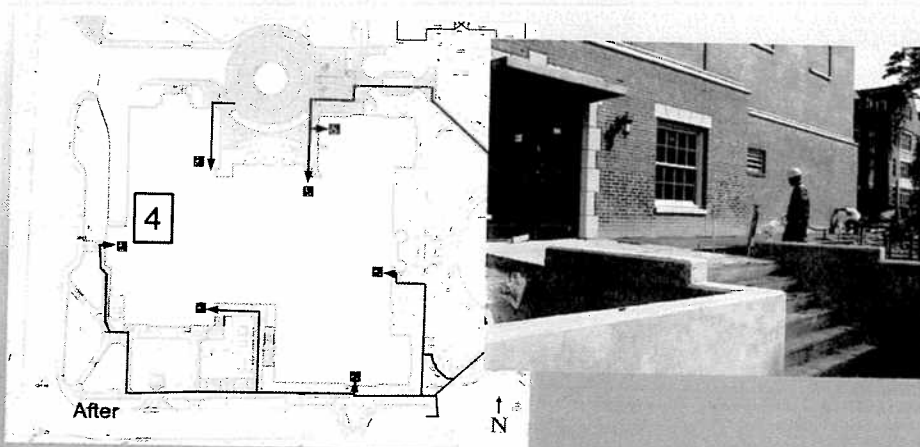
# Ruby Diamond Auditorium



# Ruby Diamond Auditorium

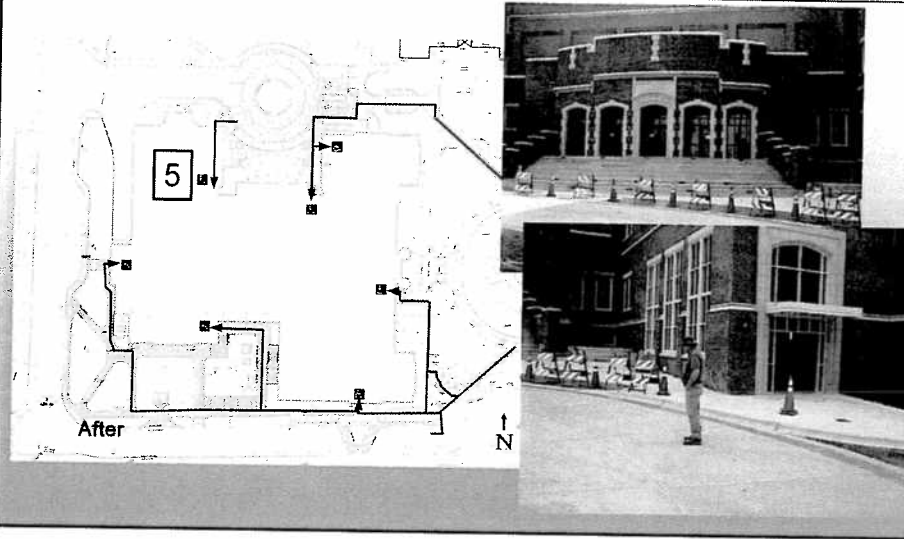


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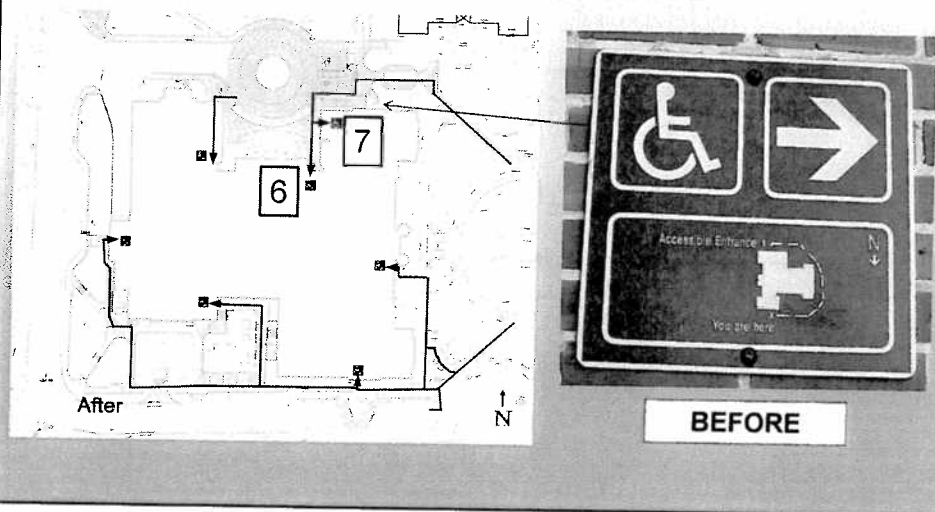




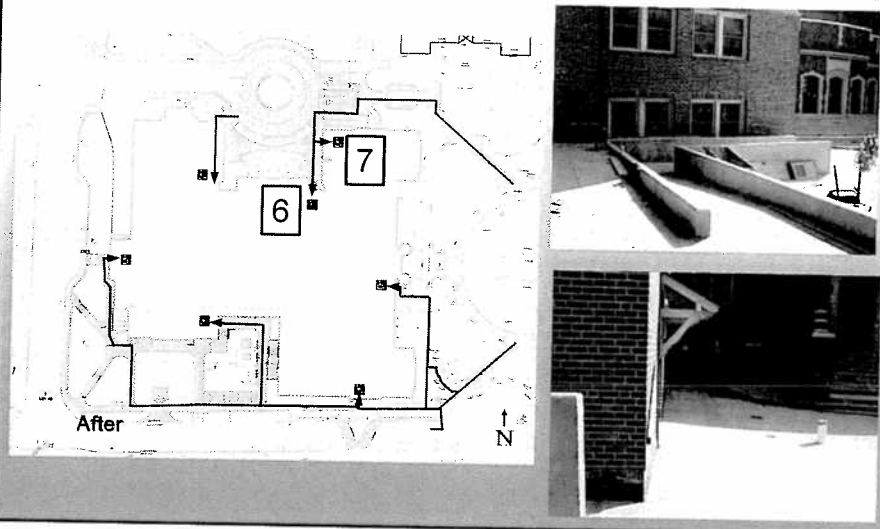
# Ruby Diamond Auditorium



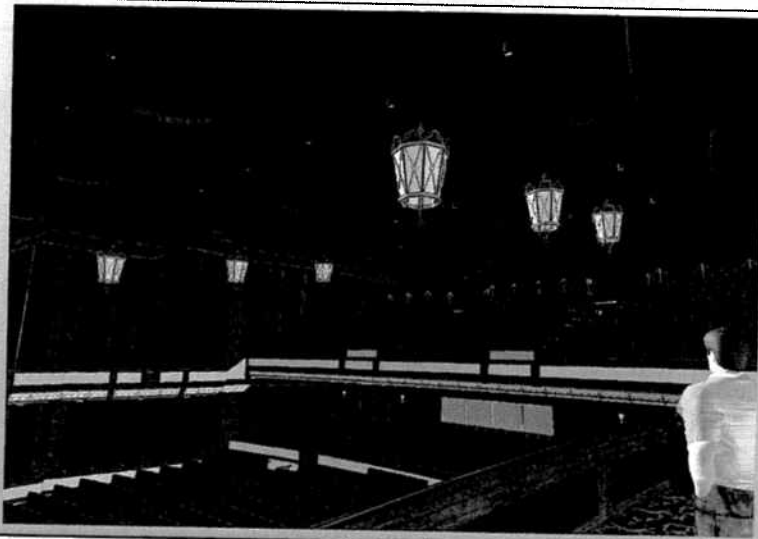
# Ruby Diamond Auditorium



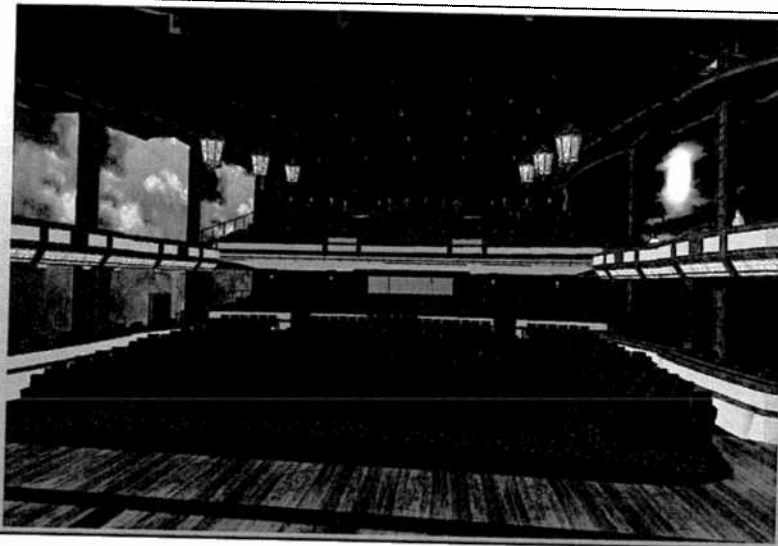
# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



# Ruby Diamond Auditorium



# Ruby Diamond Auditorium

