

OKEECHOBEE HIGH SCHOOL STADIUM PRESSBOX

Issue: Vertical accessibility to a pressbox.

Analysis: The applicant is asking for a waiver from providing vertical accessibility to a pressbox addition to an existing stadium using for viewing sports events. The pressbox will have 42r square feet and is constructed on a slab above the bleachers. According to the contractor, the pressbox will cost \$35,548 and estimates submitted indicate it will cost an additional \$102,750-138,233 for an elevator to reach the pressbox level 34 feet above grade. NOTE: Although this is a Title II facility, the Commission may waive the vertical accessibility requirement for Florida law **only**, provided it is clear this provides no safe harbor from compliance with the provisions of federal law.

Project Progress:

The project is under design.

Items to be Waived:

Vertical accessibility to a pressbox, 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: Okeechobee High School – Stadium Pressbox
Address: 2800 Highway 441 North
Okeechobee, FL 34972

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: Dale Barrett, for Okeechobee County School Board

Applicant's Address: 700 S.W. 2nd Avenue, Okeechobee, FL 34974

Applicant's Telephone: 863-462-5000 **FAX:** 863-462-5012

Applicant's E-mail Address: barrettd@okee.k12.fl.us

Relationship to Owner: Director of Operations

Owner's Name: Okeechobee County School Board

Owner's Address: 700 S.W. 2nd Avenue, Okeechobee, FL 34974

Owner's Telephone: 863-462-5000 **FAX:** 863-463-5013

Owner's E-mail Address: N/A

Signature of Owner:  , Superintendent
Phoebe Raulerson

Contact Person: Dale Barrett

Contact Person's Telephone: 863-462-5000, **e. 236 E-mail Address:** barrettd@okee.k12.fl.us

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 Pressbox is 54' x 9' ½", with interior square footage of 424 sq. ft. The Pressbox would sit on a slab at the top of the center bleacher section. Height from finish grade to top of Pressbox floor slab is 34' 0". Structure used for game announcements, press

broadcasts, Home and Visiting team coaches.

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

Contractor's deduct for Pressbox -- \$ 34,548, Architect's estimate for elevator to Pressbox -- \$50,000 (Because Pressbox was not built during initial construction of stadium, actual cost today is considerably higher.) (See contractor estimates)

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 new stadium (Final Completion June 3, 2002) was built without the pressbox due to Florida Accessibility Code Elevator Requirement.

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

Issue

1: Request waiver of Elevator to Pressbox Requirement, Vertical Accessibility,
Section 553.509, Florida Statutes

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.

Initial cost estimate from Architect for elevator to Pressbox was \$50,000. This additional cost (requirement) would have jeopardized the funding of the Stadium Project.

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.

The Owner, considering the Architect's estimate for the elevator, and the "Deduct" for the Pressbox decided to eliminate the Pressbox due to budget constraints. During the plans review By Mr. Bob Raynor of D.O.E., no alternatives were found that would satisfy the Florida Accessibility Codes. D.C.A. indicated (at the time) that a waiver would not be an option.

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.

The pressbox for a stadium is a viable element for sports activities. The users for the pressbox are the scorekeeper and coaches. The use by a handicapped person would be extremely unlikely or at best, very rare. I recommend granting this waiver.

 Charles E. Koykendall
Signature Printed Name

Phone number 941.365.6056

(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 24th day of January, 2003



Signature

Phoebe Raulerson, Superintendent of Schools

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. 4.13 Accessible Buildings; New Construction

b. Exception:

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 Pressbox was deleted from stadium project due to cost of elevator requirement.

Comments/Recommendation

Jurisdiction Okeechobee County School Board

Building Official or Designee

B. W. Huddle
Signature

B.W. Huddle
Printed Name

BU 0001140
Certification Number

863-462-5000 , 863-462-5012
Telephone/FAX

Address: 700 SW 2nd Avenue

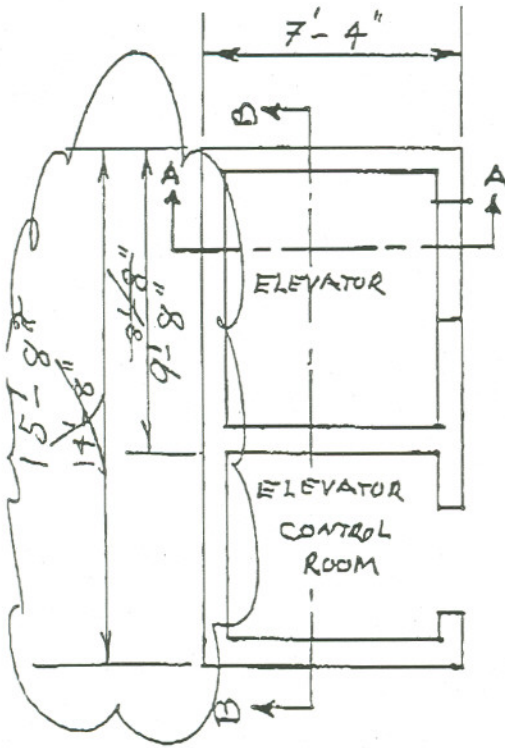
Okeechobee, FL 34974

URBAN BUILDING SYSTEMS, INC.
 3573 SW CORPORATE PARKWAY
 PALM CITY, FL 34990

EXHIBIT "A"				
OKEECHOBEE H.S. STADIUM ELEVATOR ESTIMATE				
OKEECHOBEE, FLORIDA				
CSI	DESCRIPTION	COST	PROFIT 10.00%	TOTAL
1000	GENERAL CONDITIONS	\$ 6,500.00	\$ 650.00	\$ 7,150.00
2000	SITE WORK	\$ 1,000.00	\$ 100.00	\$ 1,100.00
3000	CONCRETE	\$ 26,500.00	\$ 2,650.00	\$ 29,150.00
4000	MASONRY	\$ 10,800.00	\$ 1,080.00	\$ 11,880.00
6000	CARPENTRY	\$ 500.00	\$ 50.00	\$ 550.00
7000	SINGLE FLY ROOFING	\$ 10,880.00	\$ 1,088.00	\$ 11,968.00
8000	ELEVATOR CONTROL ROOM DOOR & LOUVER	\$ 1,200.00	\$ 120.00	\$ 1,320.00
9000	FINISHES			
	STUCCO	\$ 6,800.00	\$ 680.00	\$ 7,480.00
	PAINTING	\$ 1,500.00	\$ 150.00	\$ 1,650.00
	ELEVATOR FLOOR	\$ 200.00	\$ 20.00	\$ 220.00
14000	ELEVATOR	\$ 45,000.00	\$ 4,500.00	\$ 49,500.00
16000	ELECTRIC	\$ 2,000.00	\$ 200.00	\$ 2,200.00
	SUB TOTAL	\$ 112,880.00	\$ 11,288.00	\$ 124,168.00
	CONTINGENCY(10%)	\$ 11,288.00	\$ 1,128.80	\$ 12,416.80
	SUB TOTAL	\$ 124,168.00	\$ 12,416.80	\$ 136,584.80
	PAYMENT & PERFORMANCE BOND			\$ 1,639.02
	TOTAL	\$ 124,168.00	\$ 12,416.80	\$ 138,223.82
NOTES:				

OKEECHOBEE H.S.
PRESSBOX ELEVATOR

SECTION A-A



CMU 2

EXISTING SLAB,
TOP OF STADIUM
@ PRESSBOX

12'

CMU

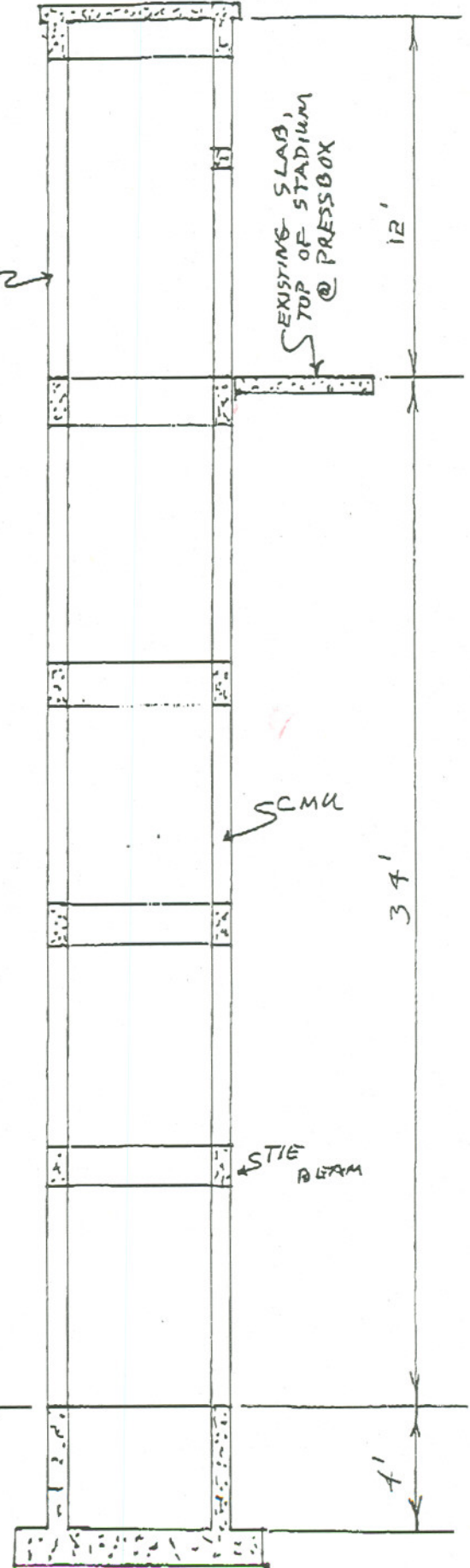
34'

STIE PLATE

1/4" = 1'-0"

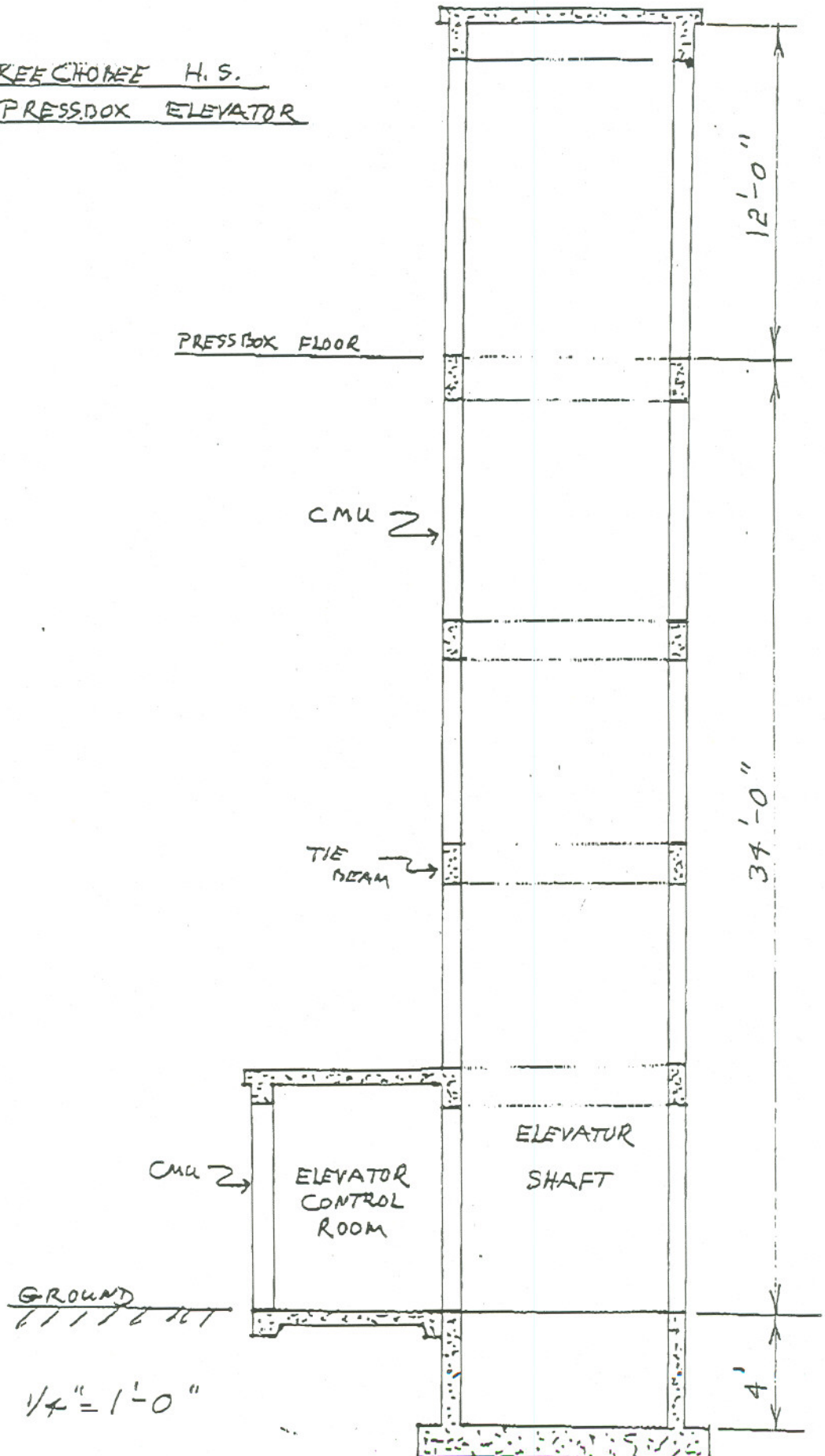
GROUND

4'



ORECHONEE H.S.
PRESSBOX ELEVATOR

SECTION B-B



AD received
09/18/02



9000 Burma Road, Suite 101 Palm Beach Gardens, FL 33403 561.626.9960 Fax: 561.626.9980

September 17, 2002

Mr. Dale Barrett
Okeechobee County Schools

Re: **Elevator to Press Box – Conceptual Budget Proposal**
Okeechobee High School - Okeechobee, Florida

Dear Mr. Barrett:

We offer the following budget to furnish all supervision, labor, materials and equipment necessary to perform all work associated with the referenced project. We have based this proposal upon phone conversations with you, as well as Barger + Dean drawings of the existing stadium and pressbox dated 5/16/01. This budget is based upon our construction experience and on our best assumptions as to the final design of the future elevator tower, which is not designed at this time. We further base our proposal on the Clarifications and Exclusions identified on our Attachment 'A'.

Our BUDGET based on Conceptual Plans is: **\$102,750.00** -- One Hundred Two Thousand Seven Hundred Fifty Dollars.

ATTACHMENT 'A'

The following Clarifications, Exclusions and Value Engineering proposals shall apply to our enclosed Bid for the Okeechobee High School Press Box Elevator project:

1. We exclude the cost of all necessary building permits and any costs associated with impact fees or any other special assessments or utilities connection fees.
2. We include costs for materials and soils density testing services as needed.
3. We exclude removal or remediations of any items that may be buried underground and are not clearly identified on the bid documents to be removed by the G.C. (I.E.- Muck, rock, conduits).
4. We have included the cost of a Performance and Payment bond in our budget.
5. We do not include the cost of the premium for a Builder's Risk Insurance policy.

David Brooks Enterprises, Inc.

Daniel W. Getson
Project Manager/Estimator

9/17/2002
Date

C:\MSWORD\mydocs\bllding\Okee HS '01\Okee Elevator.doc

Superintendent
Patricia G. Cooper,
Ed.D.



Okeechobee County School Board

863-462-5000
Suncom 761-5000

700 S.W. Second Avenue
Okeechobee, Florida 34974

Fax 863-462-5012

Chairperson
David Williams
Vice Chairperson
Joe Arnold
Members
Gay Carlton
Kelly Owens
India Riedel

November 17, 2005

Mary-Kathryn Smith
Department of Community Affairs
Florida Building Commission
2555 Shumard Oak Blvd.
Tallahassee, FL 32399-2100

Re: Okeechobee High School Accessibility Waiver

Dear Ms. Smith,

The total construction cost for the Okeechobee High School Stadium Bleachers and Concessions Project amounted to \$2,053,467.21.

The two cost estimates for accessibility were secured from contractors in September and November, 2002. I would estimate that current costs for the accessibility to the Okeechobee High School Stadium would be increased by 25% over the 2002 estimates.

Thank you for your consideration.

Sincerely yours,

Dale Barrett
Director of Operations

Enclosures

FROM : URBAN BUILDING SYSTEMS INC

FAX NO. : 17722883446

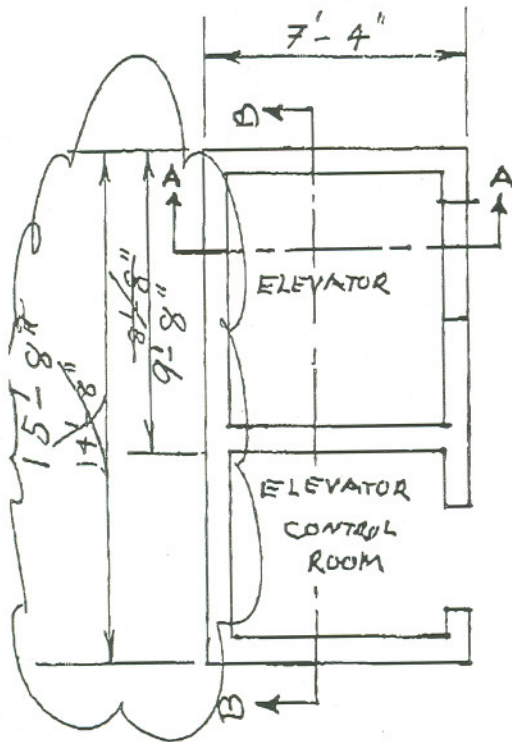
Nov. 07 2002 11:52AM P2

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PALM CITY, FL 34990

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TOP OF STADIUM
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12'

SCMU

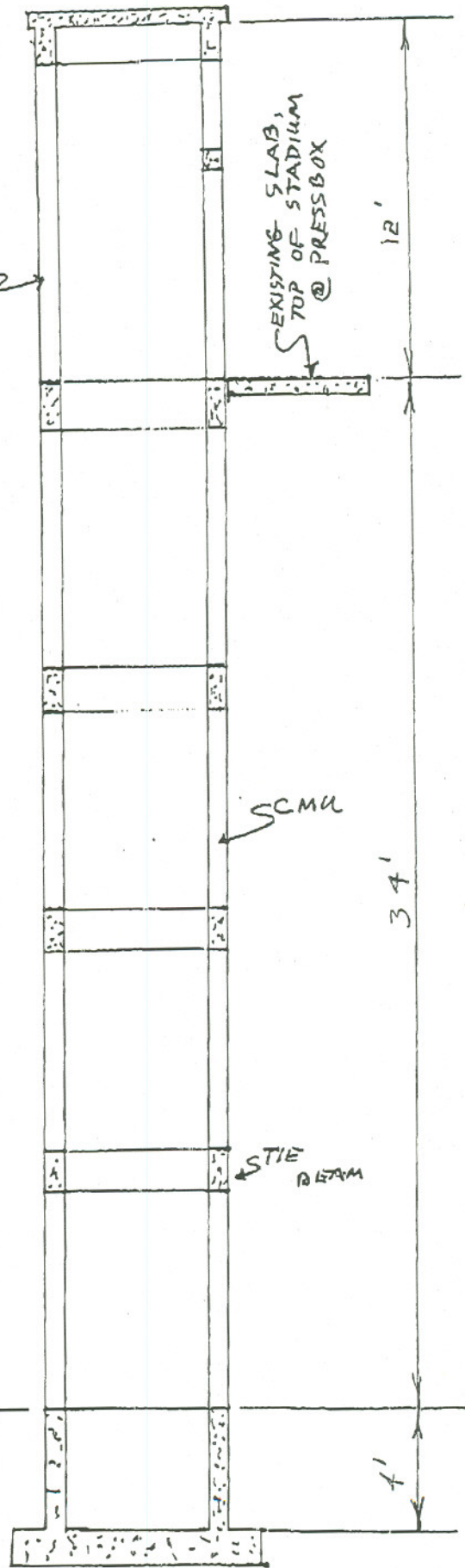
34'

STE BEAM

1/4" = 1'-0"

GROUND

4'



SECTION B-B

OKER CHOME H.S.
PRESSDOX ELEVATOR

PRESSDOX FLOOR

CMU \rightarrow

TIE BEAM \rightarrow

CMU \rightarrow

ELEVATOR
CONTROL
ROOM

ELEVATOR
SHAFT

GROUND

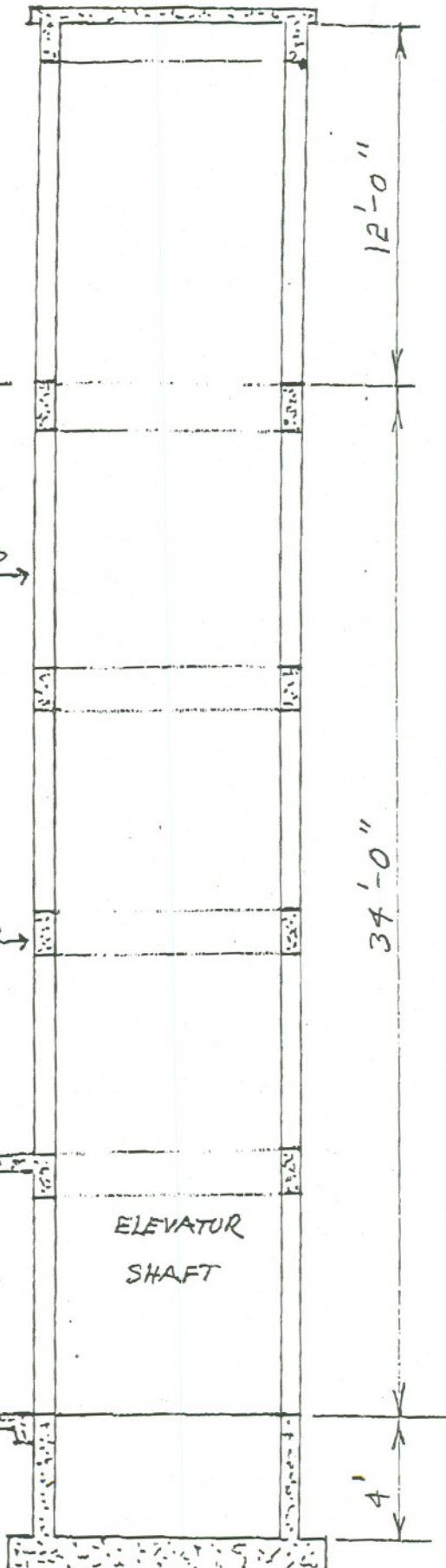


1/4" = 1'-0"

12'-0"

34'-0"

4'



received
09/18/02



9000 Burma Road, Suite 101 Palm Beach Gardens, FL 33403 561.626.9960 Fax: 561.626.9980
September 17, 2002

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David Brooks Enterprises, Inc.

Daniel W. Getson
Project Manager/Estimator

9/17/2002
Date

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