

## **Attachment 5A, 6A & 8A**

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### **5 A. Project Construction Cost:**

The cost of the stage modification is \$22,107. The cost of the ADA lift added to the stage is \$10,003. The total cost of addition/renovation construction done to the house over the last four years is \$687,724. The cost of ADA improvements done to the house over the last four years is \$161,765. This translates to 22.89% devoted to ADA upgrades.

Note that the building permits that were applied for over four years ago were: \$250,000 for Phase I - Demolition and \$750,000 for Phase II - Addition/Renovation. The Contractor intentionally inflated these anticipated costs for permitting purposes because the project was being done "design/build" and, at the time, the final costs were unknown. The final construction cost for Phases I and II was \$687,724.

### **6 A. Project Status:**

The current Kappa Delta House is totally ADA compliant since the renovation work done several years ago was completed. This project added new construction to a house wing that was added in the 1960's to the original house that was built in the early 1950's. A major part of this work was making the entire building ADA and Life Safety compliant. The work included a new three stop elevator, ADA restrooms and ramps to make all portions of the building accessible. This work was separated into two phases: Phase I was demolition and Phase II was the addition and renovation of the existing building. The Phase I building permit was applied for and issued for \$250,000 and Phase II was applied for and permitted for \$750,000. The actual total cost of both phases was \$687,724. The cost of the ADA upgrades in this work were \$161,765 which translates to 23.52% of the construction cost devoted to ADA improvements prior to this waiver request.

The Sorority finished these two phases only because the Contractor (the husband of one of the building committee), Sperry Construction, allowed the sorority to pay for a part of the work over time with funds obtained from room rentals. This month the sorority made their final payment on this work.

The Sorority desired to have a stage for rush skits as a part of the original work. Because of the funding problems in Phase II they were not able to accomplish this upgrade to the building as a part of the original project. It is important to understand that the dining room addition creates a large space that is divided by columns. For a spectator to properly view the skits it is necessary to elevate the performance platform (stage) for proper viewing. This area of the dining room is the furthest from the kitchen and thus the least desirable for dining seating. There are times, during special meals when the dining room is full and this area is used for its intended dining purpose, but for most meals it is unused. The stage is only used for rush skits, which, at present, are once a year in the fall.

In June 2013 we applied for a variance for the stage. We produced drawings with and without the lift. We had two contractors price the work. Using the lowest prices we compared the cost of the stage without a lift at \$22,107 and the stage with a lift at  $\$22,107 + \$10,003 = \$32,110$  producing a ratio of total cost for ADA compliance of 68.85%. We applied for this variance thinking that this was a new project and that the 20% rule only applied to this work.

In August 2013 we were told that the Variance Board rejected our application because we failed to include the cost of the Phase I and II work in our cost comparison and that this additional construction cost would bring the total project cost under the 20% rule with the lift included. We were also informed that the exit door from the proposed stage needed to have ADA hardware for accessibility from the outside and the accessible route from the handicap parking space to the stage/exit access needed to be described.

In April 2014 we again applied for the stage variance including the Phase I and II construction cost with ADA improvements in addition to the stage without the lift. All of the suggested ADA requirements were included in this application. The total construction cost for this work with the original Phase I and II improvements and the proposed stage without the lift was \$706,724. The ADA improvements were still \$161,765 which translates to a ratio of 22.89% of the construction cost. Because this percentage exceeds the 20% rule the variance should have been approved. We also showed the accessible route and included the hardware upgrade to the exit door.

On 21 June 2014 we were informed that our variance request was again denied because our application was “unclear.”

On 27 June 2014 we reapplied for the same waiver. In August, the Board rejected this waiver application with no explanation.

**8A. Reason for Waiver Request:**

The cost of providing a lift to make the stage accessible and provide ADA accessibility to the exit door and the HC parking space is excessive and exceeds the 20% threshold for required accessibility in a renovation project. The actual ratio of total construction cost to ADA upgrades is 22.89%. The Applicant will make the exit door accessible with new hardware and provide an accessible route from the handicap parking space in this work.