

REMINGTON COLLEGE TAMPA CAMPUS

Issue: Vertical accessibility to all rows of seats in a tiered classroom.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to all rows of seats in a \$3,000,000 alteration to a college classroom building. The applicant is undertaking the alteration to the 49 seat criminal justice classroom to create tiered seating which is believed to facilitate better sight lines and an improved learning experience. Five accessible seating locations have been provided on the first level, which is accessible directly from the corridor. An estimate of \$50,256 was provided to install a lift and \$6,586 for an inclined stair lift (not an acceptable option).

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: Remington College - Tampa Campus

Address: 6302 E. Martin Luther King Jr. Blvd

Tampa, Florida

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: Remington Colleges

Applicant's Address: 500 International Parkway Suite 200

Applicant's Telephone: 407-562-5539 FAX: 407-264-6537

Applicant's E-mail Address: Raymond.Zedler@Remingtonadmin.edu

Relationship to Owner: Tenant

Owner's Name: 6302 E. MLK Blvd. Associates

Owner's Address: 1911 US Highway 301W, Suite 320, Tampa, FL 33619
813

Owner's Telephone: 813-620-4783 FAX 628-0163

Owner's E-mail Address: ssteale@TaylorMathis.com

Signature of Owner: Sheri Steele AAF

Contact Person: Sheri Steele, Property Manager

Contact Person's Telephone: 813-620-4783

E-mail Address: ssteale@taylormathis.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.)

_____ *"B" Business Occupancy – Technical Trade School, Tenant Improvement of _____*
_____ *an existing building.* _____

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

_____ *\$3,000,000* _____

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.

_____ *Post Construction, the tenant is of the opinion that raised platform seating will provide _____*
_____ *better viewing and improved learning experience. Currently the floor in the Criminal _____*
_____ *Justice Courtroom (179) is flat. With the approval of this wavier, we understand a new _____*
_____ *building permit is required for construction of the tiered seating and that the construction _____*
_____ *documents must show conformance to the conditions approved within this wavier.* _____

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

Issue

1: Vertical Accessibility – FBC Section 553.509

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.

The Accessible seating is proposed to be provided within the first row of seating which
is at the main finished floor elevation. This provides the best sight and hearing
opportunity and most convenient location for maneuvering. In our opinion accessibility
to all levels would be difficult to achieve & reduce the available seating area.

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

The cost of adding wheelchair lifts to the room would cause the tenant to incur up
to \$50,250 of additional construction costs and will cause the tenant to remove

___ seating from within the classroom which will cause loss of revenue. _____

[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.

___ Please see attached quotes for the addition of the wheelchair lift equipment to comply with ___

___ FBC 553.509 _____.

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.

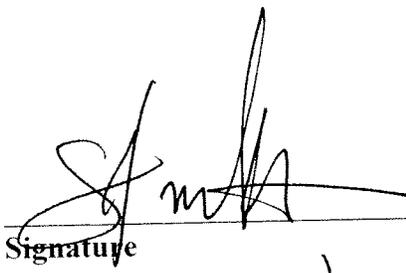
___ Providing vertical accessibility to each raised platform would substantially _____

___ increase the overall size needed to implement the proposed platform seating feature. _____

___ Space to do so is not available. Seats would have to be removed to accommodate _____

___ the vertical accessibility device which would cause the client to incur loss of revenue. _____

___ The best accessible seats are proposed to be provided within the front row. _____



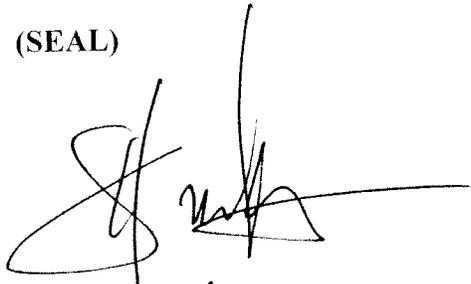
Signature

SCOTT MAVENOCK

Printed Name

Phone number (407) 287-0720

(SEAL)



1/05/09

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 5th day of December, 20 08

Raymond J Zedler
Signature

Raymond J Zedler
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.

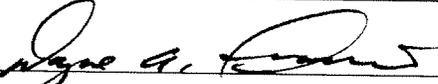
- a. 553.512 FLORIDA STATUTE
- b. _____
- c. _____

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 \$ 2,800,000.00

Comments/Recommendation FOR CONSIDERATION BY THE
FLORIDA BUILDING COMMISSION (COMMENTS, RESERVED)

Jurisdiction HILLSBOROUGH COUNTY

Building Official or Designee 
Signature

WAYNE A. FRANCIS
Printed Name

BY 1625
Certification Number

813 276-8334 (813-307-4442)
Telephone/FAX

Address: 5701 E. HILLSBOROUGH AVE. SUITE 1140
TAMPA FLORIDA 33610

MAPP

CONSTRUCTION, LLC

1800 Pembroke Dr., Ste. 120
Orlando, Florida 32810
PHONE: 321.441.2000
FAX: 321.441.2006
MAPPconstruction.com

BATON ROUGE • NEW ORLEANS • DALLAS • ORLANDO • HOUSTON

January 5, 2009

Jim Carten
Architect
Michael Brady, Inc.
100 Colonial Center Parkway
Suite 230
Lake Mary, FL 32746
Telephone: 407-585-0330
Facsimile: 407-585-0336
e-mail address: jimc@mbiarch.com

RE: Budget Proposal
Handicapped lift in Criminal Justice Court
Tampa, FL

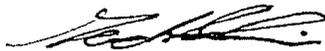
Dear Jim:

Thank you for giving MAPP the opportunity to provide budget pricing for construction of the Handicapped lift at Remington College in Tampa, FL. We have built this budget using the sketches you have provided dated December 30, 2008 and the quality subcontractors who are familiar with doing business with MAPP Construction, LLC.

We've obtained pricing from these contractors and feel confident that the construction services for the scope of work represented in the documents provided can be completed within a budget of \$50,256.00 (Fifty Thousand Two Hundred Fifty-Six Dollars). We have included general conditions and fee to cover a project duration of one (1) week once the lift equipment is received. The lift itself can be onsite 60 days from the date of approved shop drawings

Again thank you for the opportunity to provide this budget. At MAPP Construction it is our desire to be your preferred contractor so please let us know what we can do to please you with regard to this project. We look forward to discussing this budget soon.

Sincerely,
MAPP Construction, LLC



Gordon Davis
Director of Preconstruction
Florida Division

cc: Sean Gerlin, MAPP Construction, LLC
John Lackey, MAPP Construction, LLC
Dana Emberton, MAPP Construction, LLC



PROPOSAL LETTER

January 5, 2009

Mr. Jim Carten
Michael Brady, Inc.
100 Colonial Center Parkway, Suite 230
Lake Mary, Florida 32746
(407) 585-0330 (Office)

RE: Remington College— Tampa, Florida

Transmitted Via: e-mail: jimc@mbiarch.com
One (1) page, including this cover letter

Dear Jim:

Thank you for the opportunity to provide you with a proposal for the above referenced project.

Based on the floor plan drawing A1.1 and proposed tiered seating plan, the total estimated cost to furnish and install the inclined stair lift including all electrical, labor, material, equipment, taxes, insurance, and any other appurtenances is as follows:

PROJECT TOTAL: \$ 6,586.00

This price shall remain valid for sixty (60) days from the date of this Estimate.

If you have any questions regarding this estimate, or would like to discuss this matter further, please do not hesitate to call me on my cell phone at (407) 448-8119.

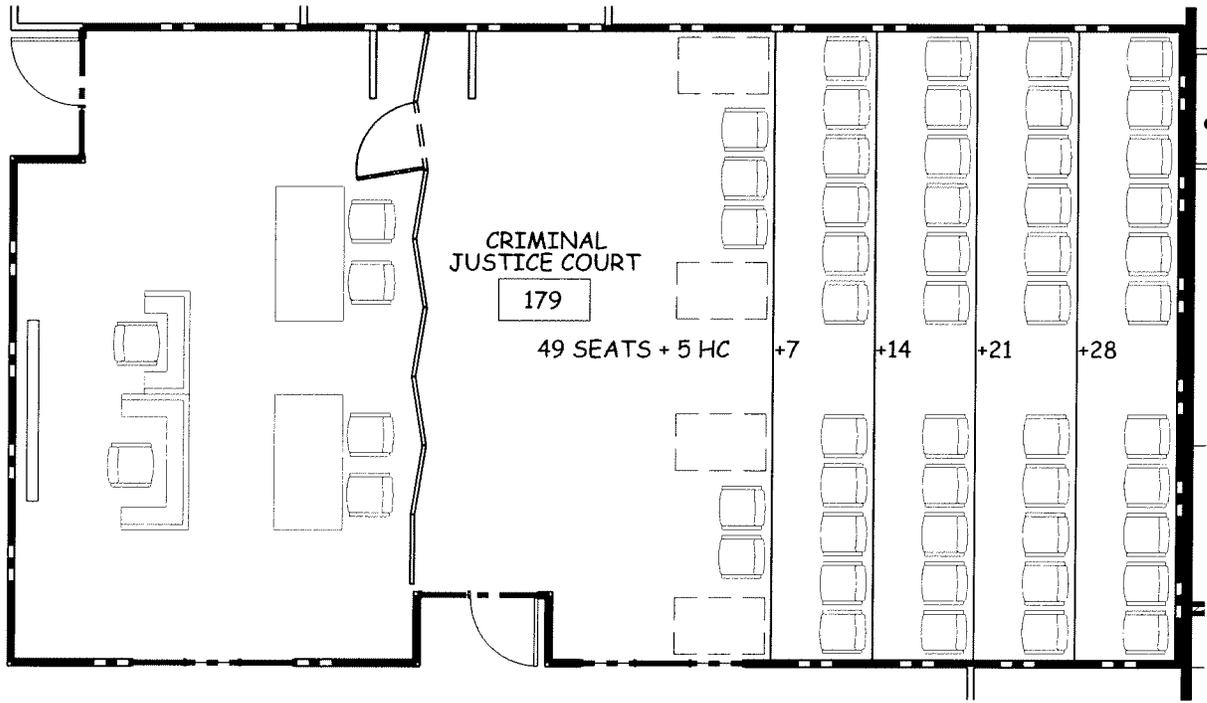
I look forward to speaking with you soon, and appreciate the opportunity to provide you with this information.

Sincerely,

Kevin M. Beil
Project Manager
Bayshore Construction Group, LLC

Cc: Estimate File: Remington College- Estimate

❖ 1200 West S.R. 434, Suite 228 Longwood, FL 32750 Phone (321) 251-7580
❖ 3440 Conway Blvd., Suite 3B Port Charlotte, FL 33952 Phone (941) 883-3000
❖ 255 Alhambra Circle, Suite 325 Coral Gables, FL 33134 Phone (305) 445-6161



John A. Flans
BY 1625

DRAWING TITLE:

PROPOSED TIERED SEATING

PROJECT:

REMINGTON COLLEGE
TAMPA CAMPUS

COMM. NO.

SM07779

DATE:

12/30/08

DRAWING NO.

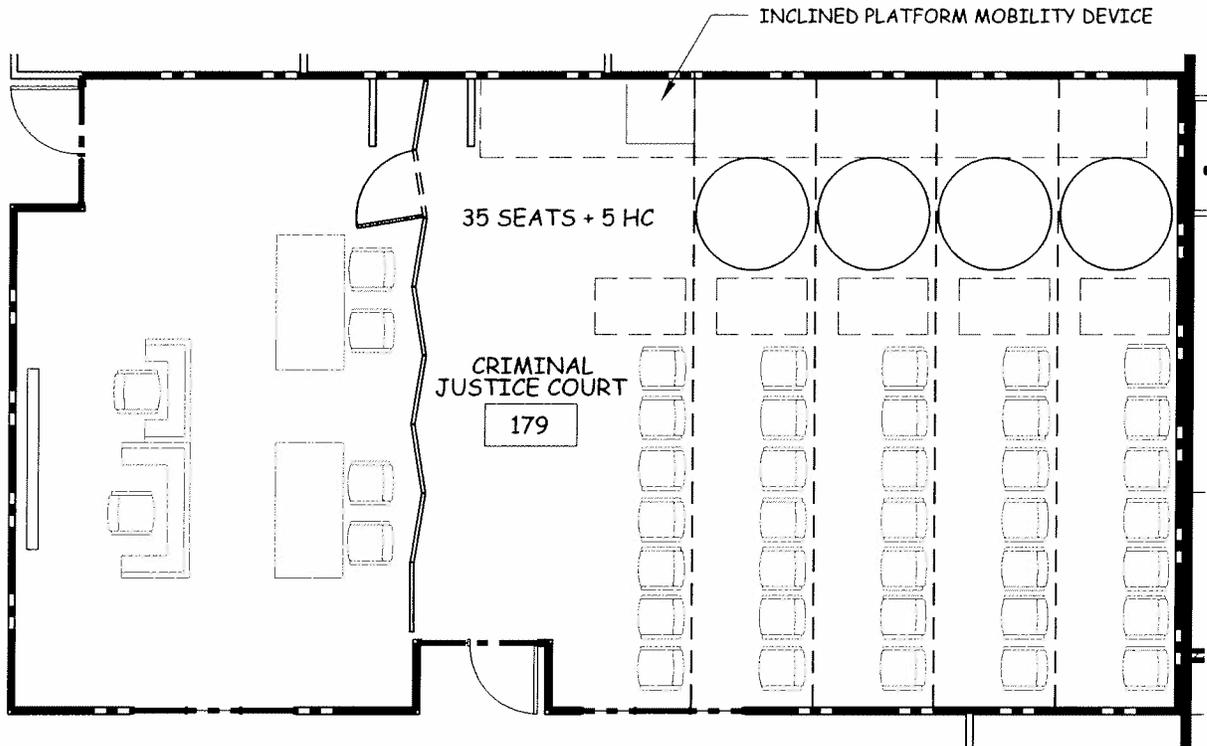
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100 COLONIAL CENTER PKWY
SUITE 230
LAKE MARY, FL 32746
PHONE: 407 585 0330
FAX: 407 585 0336
www.michaelbradyinc.com

MBI

michael brady inc.

architecture, engineering, interiors, landscape architecture
AA26000826 25914 B26000665 LC26000272



Wyle A. Adams
841625

DRAWING TITLE:

PROPOSED SEATING W/ ACCESS. EQUIP

PROJECT:

REMINGTON COLLEGE
TAMPA CAMPUS

COMM. NO.

SM07779

DATE:

12/30/08

DRAWING NO.

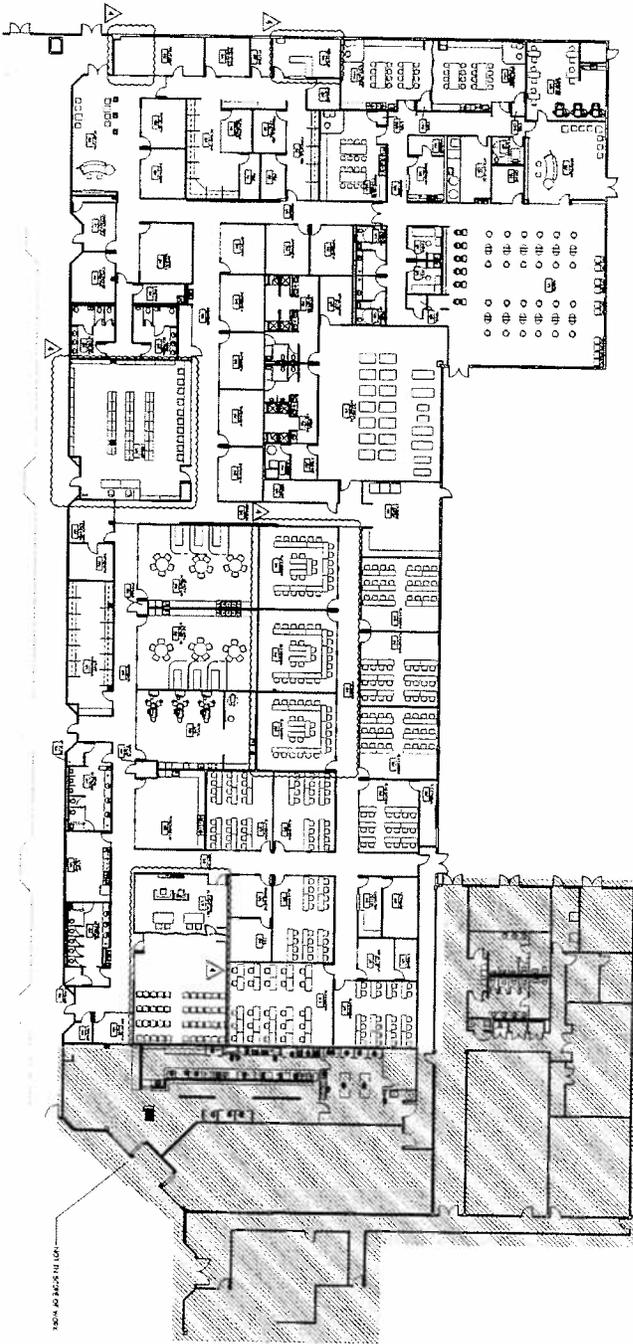
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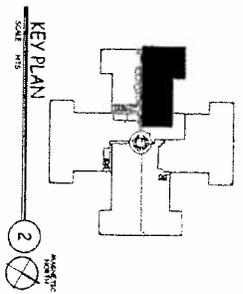
architecture, engineering, interiors, landscape architecture
AA26000828 25914 EB26000685 LC26000272



OVERALL FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

John A. Brady
24/12/25

- GENERAL NOTES**
1. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS OF THE WORK AREA PRIOR TO THE START OF WORK. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE START OF WORK.
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR PROTECTING THEM THROUGHOUT THE PROJECT.
 6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING ADJACENT AREAS AND STRUCTURES.
 8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING ADJACENT AREAS AND STRUCTURES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.



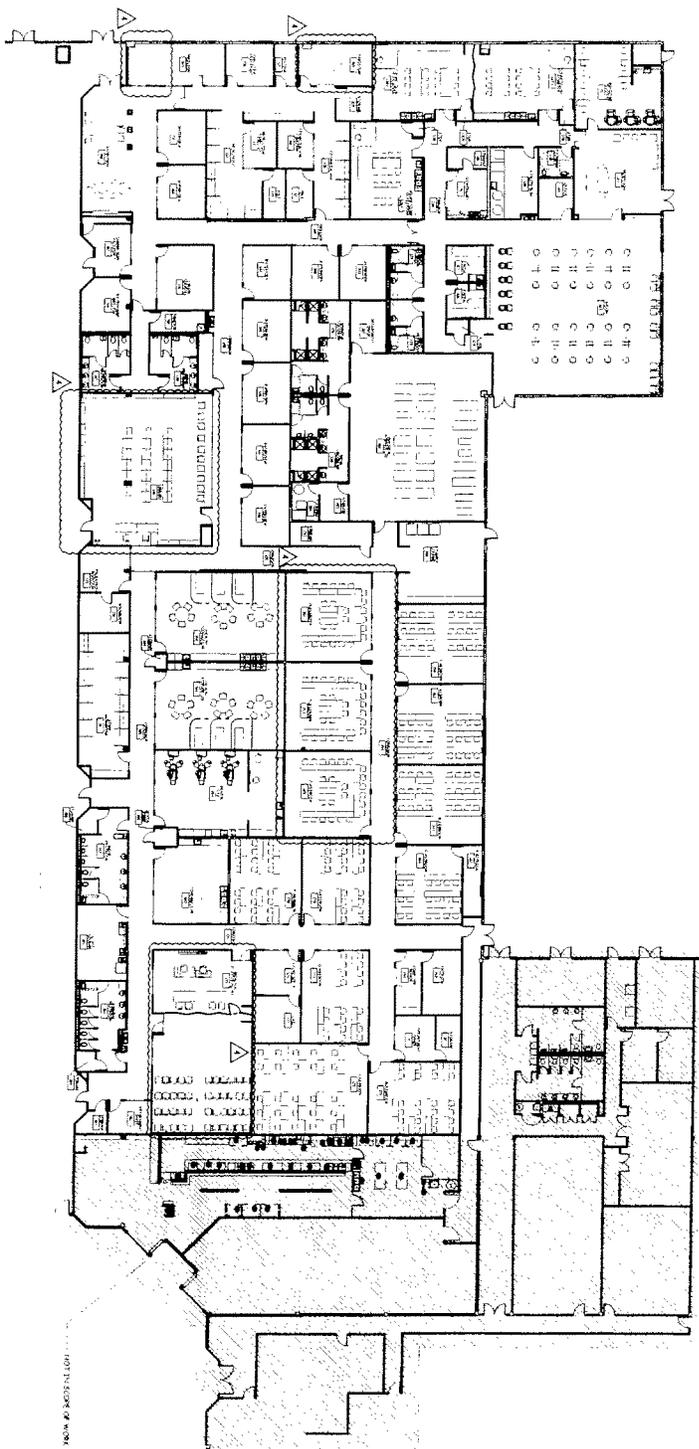
KEY PLAN 2
SCALE: 1/8" = 1'-0"

DATE: 2/15/25
 DESIGNED BY: JTB
 DRAWN BY: JTB
 CHECKED BY: JTB
 PROJECT NO.: 2402779
 SHEET NO.: 111
 OF 111
 MBI
 MICHAEL BRADY INC.

REVISIONS
 NO. DATE DESCRIPTION
 1 2/15/25

A TENANT IMPROVEMENT FOR
REMINGTON COLLEGE
TAMPA CAMPUS
 6302 EAST DR. MARTIN LUTHER KING JR. BLVD
 TAMPA, FLORIDA

MBI
 michael brady inc.
 6302 EAST DR. MARTIN LUTHER KING JR. BLVD
 TAMPA, FLORIDA 33610
 PHONE: 813.288.1111
 FAX: 813.288.1111
 WWW.MBIINC.COM

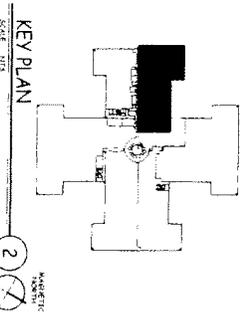


OVERALL FLOOR PLAN 1
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE UNLESS SPECIFICALLY NOTED OTHERWISE.
2. VERIFY THE EXISTING CONDITIONS AT LOCALITIES SHOWN AND/OR CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION.
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5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS.
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11. VERIFY THE EXISTING CONDITIONS AT LOCALITIES SHOWN AND/OR CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION.
12. VERIFY THE EXISTING CONDITIONS AT LOCALITIES SHOWN AND/OR CHECKED BY THE ARCHITECT BEFORE CONSTRUCTION.

By: [Signature]



KEY PLAN 2
SCALE: 1/8" = 1'-0"

DATE: 2/15/08
DESIGNED BY: JEC
DRAWN BY: JER
CHECKED BY: SWM
CADD: SWM
DATE: 2/15/08

REVISIONS:
NO. DESCRIPTION
1. 02/15/08
2. 02/15/08
3. 02/15/08
4. 02/15/08
5. 02/15/08

A TENANT IMPROVEMENT FOR
**REMINGTON COLLEGE
TAMPA CAMPUS**
6302 EAST DR. MARTIN LUTHER KING JR. BLVD
TAMPA, FLORIDA

PROJECT NO. 08-001
DATE: 02/15/08
SCALE: 1/8" = 1'-0"

MBI
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