



March 3, 2015

Mary-Kathryn Smith
Department of Business and Professional Regulation
FLORIDA BUILDING COMMISSION
1940 North Monroe Street
Tallahassee, Florida 32399

DESIGN PROFESSIONAL'S COMMENTS:

Boys Town of North Florida, 3555 Commonwealth Blvd., Tallahassee, Florida

Dear Mary-Kathryn,

The existing building was built in 1988, and was constructed such that the top level is at grade with an accessible entry at the front entrance to the building. The bottom level is a half floor basement-like area, and due to the slope of the grade, *also has an accessible entry*. Even though both levels have accessible entries at grade, the existing building does not meet accessibility requirements because there is no vertical, internal accessibility between the two levels. As previously mentioned, there is accessibility between the two levels; however it is exterior to the building, via paved driveways. The area being renovated on the lower level will include a new accessible restroom.

The construction value associated with the project, as confirmed by the General Contractor, is \$80,000.00. It has been confirmed that less than \$5,000 of work has taken place in the last three years. 20% of this construction value translates to approximately \$17,000, and 20% of this amount is not enough to construct internal vertical accessibility.

Therefore, it is our professional opinion that \$112,500 for the installation of a new passenger elevator, \$42,600 for a chair-lift, will exceed the 20% threshold set-aside for accessibility improvements, as described in the 2010 FAC Section 202.4; thereby representing a disproportionate cost to the overall alteration.

If you have any questions please don't hesitate to contact me at (850) 878-8784.

Sincerely,

Michael A. Conn, AIA, NCARB
Architect
Project #14-244
Design Prof Comments.docx

