From: Brooke Robbins
To: Parola, Guy
Cc: Wallace, Aundra; Jim McCarthy; Elizabeth Guthrie
Subject: RE: Brewster - accessibility waiver
Date: Monday, March 26, 2018 10:18:28 AM
Attachments: Robbins_FL_Arch License.pdf

Guy,
Please see the responses below. Feel fee to edit as needed and please let me know if you need anything else.

- Project Construction Cost & scope
  - $334,881
  - The scope of work includes interior modifications per tenant use; including the addition of new Breakroom cabinetry, a new wet bar location, interior office door location modifications, new ada compliance water coolers, and making adjustments to previously installed items to bring the building into ada compliance, such as adjusting grab bar heights, toilet and sink install locations, door hardware, additional signage, new handrails at the front entry, etc. Additionally power and data drops shall be adjusted as needed by the tenant. Exterior scope includes a new asphalt paved parking area including the required ada space, and a new sidewalk around to the front of the building from the parking area. Additionally, since the building is not on grade level, a pre-fabricated aluminum ramp and stair shall be added to the rear entry of the building immediately from the parking area to allow for accessible entrance to level 1.
- Elevator costs (x2 cost estimates)
  - Elevator add: $206,837
  - Lift Add: $109,086
- Explanation for Waiver
  - We are seeking a waiver to eliminate the requirement for vertical accessibility due to the historic nature of the project and the impact on cost. The building will be occupied by a single tenant and the first floor will have equal accommodations for staff and visitors. The Accessible restrooms will be located on the main floor, along with the museum room, the breakroom, office spaces, and meeting rooms. Therefore both visitors and any staff who may have accessible needs will be accommodated on the first floor. A ramp is being added from the parking area for direct access to the building to provide accessible entrance. There is not enough room to accommodate an interior stair wheelchair lift due to the existing placement of the historic stair and proximity to the front entrance. Adding an elevator or lift on the interior of the building would be a detriment to the historic character of the building and would incur significant cost. Also, per discussion with the local historic commission, the addition of an elevator on the exterior of the building would not be preferable due to the impact on the exterior façade of the building. Additionally, I would state that we are asking for an expansion of the exemption noted below in 201.1.1 (3) that allows an exception for vertical accessibility for occupiable spaces that are not open to the public and house no more than 5 people. The 2nd floor is for staff use, since thee are meetings rooms on level 1, however there are more than 5 staff members on this floor.

- Section of building code to be waived and a description(note: this section has boxes to check for general areas to be waived, I checked the “vertical accessibility” box)
    - *Florida Accessibility Code*
        - *201 APPLICATION*
        - *201.1 Scope. This code establishes standards for accessibility to places of public accommodation and commercial facilities by individuals with disabilities. This code shall also apply: to state and local government facilities pursuant to Section 553.503, F.S.; to private clubs pursuant to Section 553.505, F.S.; and to residential buildings pursuant to Section 553.504(2), F.S., and the ADA Standards for Accessible Design. All new or altered public buildings and facilities, private buildings and facilities, places of public accommodation and commercial facilities subject to this code shall comply with this code.*
        - *This code applies to: All areas of newly designed and newly constructed buildings and facilities as determined by the ADA Standards for Accessible Design; portions of altered buildings and facilities as determined by the ADA Standards for Accessible Design; a building or facility that is being converted from residential to nonresidential or mixed use as defined by the Florida Building Code where such building or facility must, at a minimum, comply with s. 553.508, F.S., and the requirements for alterations as determined by the ADA Standards for Accessible Design; buildings and facilities where the original construction or any former alteration or renovation was carried out in violation of applicable permitting law.*
        - *201.1.1 Vertical accessibility. Sections 553.501-553.513, F.S., and the ADA Standards for Accessible Design do not 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 regard-less of whether the Standards 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 auto-mobile lubrication and maintenance pits and platforms.*
            - *(2) Un-occupiable spaces, such as rooms, enclosed spaces and storage spaces that are not de-signed for human occupancy, for public accommodations or for work areas.*
            - *(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.*
            - *(4) Theaters, concert halls, and stadiums, or other large assembly areas that have stadium-style seating or tiered seating if sections 221 and 802 are met.*
            - *(5) All play and recreation areas if the requirements of chapter 10 are met.*
            - *(6) All employee areas as exempted by 203.9.*
            - *(7) Facilities, sites and spaces exempted by section 203.*

- Your credentials (i.e. professional license)

See attached.

Thank you,

Brooke A. Robbins, AIA, LEED AP
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ROBBINS DESIGN STUDIO

From: Parola, Guy <GParola@coj.net>
Sent: Thursday, March 22, 2018 12:05 PM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Cc: Wallace, Aundra <AWallace@coj.net>; Jim McCarthy <JMcCarthy@northfloridalandtrust.org>
Subject: RE: Brewster - accessibility waiver

We're not relying solely on cost, it's kind of a 2nd reason. We're relying on the damage it would do to the historic nature of the structure, so I think the 2 estimates we have are fine.

From: Brooke Robbins [mailto:brooke.robbins@robbinsdesignstudio.com]
Sent: Thursday, March 22, 2018 11:12 AM
To: Parola, Guy
Cc: Wallace, Aundra; Jim McCarthy
Subject: RE: Brewster - accessibility waiver

Thanks Guy,
I will start working on this info for you. I'll need to get with Danis on some of the budgeting items. For the elevator, does this mean you need 2 estimates, or do you think the lift cost vs. a full elevator cost would suffice?

Brooke A. Robbins, AIA, LEED AP
Principal Architect & Interior Designer
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ROBBINS DESIGN STUDIO

From: Parola, Guy <GParola@coj.net>
Sent: Thursday, March 22, 2018 10:58 AM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Cc: Wallace, Aundra <AWallace@coj.net>; Jim McCarthy <JMcCarthy@northfloridalandtrust.org>
Subject: RE: Brewster - accessibility waiver

Brooke,

Good morning. As I'm going through the application, I'm coming across fields that offer me an option to upload documents or populate a text box. I'll need your help with:

- Project Construction Cost & scope
- Elevator costs (x2 cost estimates)
- Explanation for Waiver
- Section of building code to be waived and a description(note: this section has boxes to check for general areas to be waived, I checked the "vertical accessibility" box)
- Your credentials (i.e. professional license)

Also, I'm told I'll have keys to the building for you all by 1:30 today, which I'll take to mean by COB.

Kindest regards,

Guy Parola, AICP
Operations Manager
Downtown Investment Authority
117 W. Duval Street, Suite 310
Jacksonville, Florida 32202
Office: (904) 630-3448

Mobile: (904) 451-9313
http://dia.coj.net

From: Brooke Robbins [mailto:brooke.robbins@robbinsdesignstudio.com]
Sent: Wednesday, March 21, 2018 12:47 PM
To: Parola, Guy
Subject: RE: Brewster - touching base

Sure. Just email it over and I will take a look.

Thank you,

Brooke A. Robbins, AIA, LEED AP
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From: Parola, Guy <GParola@coj.net>
Sent: Wednesday, March 21, 2018 12:33 PM
To: Brooke Robbins <brooke.robbins@robbinsdesignstudio.com>
Subject: RE: Brewster - touching base

I'm going to work on this this week, can I run it by you Friday for comments?

From: Brooke Robbins [mailto:brooke.robbins@robbinsdesignstudio.com]
Sent: Monday, March 19, 2018 8:37 AM
To: Parola, Guy
Subject: Brewster - touching base

Good morning Guy,
Just touching base – was the application submitted to the state for the elevator waiver? If so, when

do you anticipate a response?

Thank you,

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