



February 27, 2018

Department of Business and Professional Regulation  
Florida Building Commission  
2601 Blair Stone Road  
Tallahassee, Florida 32399

## DESIGN PROFESSIONAL’S NARRATIVE

### CSC Global, 1201 Hays Street, Tallahassee, Florida

The existing 2-story block building was constructed in 1973, and is located at 1201 Hays Street in Tallahassee, Florida. The building is located in an Office-Residential (OR) district within the city limits. The building was designed for use as an office space. The building footprint is 51'-0" x 147'-0" and fronts a right-of-way on the north and west with parking and other office buildings to the south and east. Both first and second floors are approximately 7,500 square feet each.

Currently, the main access to the second floor is via a single, centrally located, internal stair. There are also two fire-rated stairs on east and west sides of the building. Most of the tenant improvements consist of removing existing walls and adding minimal new walls. To increase the ADA compliance of the building, a family ADA-compliant restroom shall be added. This is in addition to the compliant, accessible parking and ramp improvements installed in 2017 under a separate permit, costing \$14,571.00. The building is to be occupied by a single tenant, so any functions on the second floor may be duplicated and/or accommodated on the fully accessible street level.

It is my professional opinion that due to the limitations the small site footprint, that the installation of a passenger elevator will invoke a hardship for ‘technical infeasibility’, as described in the 2017 FAC Section 202.3. Please see the attached floor plans and site plan.

The proposed improvements are estimated to be \$184,000.00 as described in the Contractor’s estimate. Florida Statutes require 20% of the \$184,000.00 construction cost to be allocated to accessibility improvements. The available budget for accessibility improvements, therefore, is \$36,800.00. CSC Global intends to spend \$12,000.00 to add an ADA compliant restroom on the first floor. This leaves \$24,800 to provide vertical accessibility. The cost of a new exterior shaft and passenger elevator has been estimated by the Contractor to be \$132,000.00 and a recent estimate for a vertical wheelchair lift in a similar building was estimated to be \$71,200.00 (on 12-18-2017). Either estimate for vertical accessibility qualifies for a ‘disproportionate cost’ waiver from Florida accessibility requirements. I look forward to a favorable decision to grant this accessibility waiver. If you have any questions please don’t hesitate to contact me at (850) 878-8784.

Sincerely,

Michael A. Conn, AIA, NCARB  
Architect

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