



Edward Martos, Partner
emartos@wsh-law.com

January 8, 2021

SUBMITTED ONLINE AT FLORIDABUILDING.ORG

Florida Building Commission
Accessibility Advisory Council
Attn: Chip Sellers
2601 Blair Stone Road
Tallahassee, Florida 32399

Re: Amended Letter In Support of Application for Vertical Accessibility Waiver #464-R0 for Bernard Cap Warehouse Renovations at 620 W 27 Street, Hialeah, Florida¹

Honorable Council Members:

My firm represents Bernard Cap, LLC (“Bernard Cap”), operator of the warehouse facility at 620 W 27 Street in Hialeah, Florida. In accordance with Section 553.512 of the Florida Statutes and related regulations, Bernard Cap hereby requests a wavier of vertical accessibility requirements in connection with renovations of the its warehouse.

Bernard Cap specializes in the manufacture of fine quality uniform headwear and apparel for the armed services, law enforcements entities, security firms, and similar institutions. The work performed there is largely completed by hand or with simple sewing machines. As a result, all work by employees can be performed in any portion of the building—whether on the first floor or the second floor. The facility is not open to the public.

Bernard Cap’s two-story warehouse is approximately 42,905 square feet in area. According to public records with Miami-Dade County, it was constructed in 1960 and expanded in 1968. The ongoing renovations will update the facility and add some additional floor area on the second floor.

Compliance with accessibility requirements, including vertical accessibility, will add at least between 22% and 30% to overall costs. Construction costs before compliance are estimated at \$204,376. After seeking multiple estimates for the cost of installing a lift or elevator to provide access for both floors of the warehouse (*see* Exhibits 3 and 4). Under the least expensive option—a simple lift by Nationwide Lifts—cost of compliance will rise to \$261,943 (as 22% increase). The least expensive enclosed elevator—by Mobility Elevator & Lift—will push cost of compliance up to \$292,708 (as 30% increase).

¹ This amended letter supersedes our original letter dated October 27, 2020. The amended letter provides additional detail requested by staff.

Attn: Robert Benbow
January 8, 2021

	Quote by Nationwide Lifts	Quote by Mobility Elevator & Lift Co.
Costs <i>Without</i> ADA Compliance	\$204,376	\$204,376
Costs <i>With</i> ADA Compliance	\$261,943	\$292,708
Difference as a %	22%	30%

Accordingly, Bernard Cap requests a vertical accessibility waiver because providing elevator will present a substantial financial costs amounting to an economic hardship.

Thank you for your help in reviewing and processing this application. We look forward to presenting our application to the advisory council.

Very truly yours,



Edward Martos

Enclosures