

JHS – PRESS BOX

CASE FOR HARDSHIP WAIVER FOR VERICAL ACCESSIBILITY REQUIREMENTS:

1. **SITE CONFLICT:** The Florida-specific ADA requirement that vertical accessibility be provided for Press Box facilities less than 500 GSF in area, is not possible to implement on our project because the addition of an **elevator tower**, which would extend from grade level up to 35'+ above grade, **will block the current 11'-12' wide route which runs from the existing baseball facilities building and the existing baseball batting cages and facilities.** During scrimmages and practices, the players, coaches and even the maintenance staff must utilize this 11'+/- wide route which is wedged between the baseball outfield fence and the back of the football grandstands, and which runs below the current (and the proposed) press box. **This existing route is critical for the operations of the baseball program, and the new press box is designed on piers to allow pedestrians and golf carts to maintain use of this critical circulation path. There is no location for an alternate path, as the existing facilities are land-locked by existing structures and the property limits of the campus. An elevator tower will block this route.**

Please refer to **Exhibit A**, which shows the location of the existing route on an aerial image, as well as the existing baseball facilities and the location of the press box and grandstand. It is immediately obvious that there is no alternative location for this path other than this current very restricted location. See **Exhibits B + C** for 3D images showing the existing route between the back of grandstands and behind the outfield fence, with the proposed replacement press box in place. Also see **Exhibit F**, which is a building section showing the area which the route passes through.

2. **ALTERNATE MEANS TO ACCOMMODATE AND RECENT HISTORY:** Going back to 2013 Jesuit High School has been engaged in an extensive Campus Master Plan effort to add new modern facilities to a campus that opened its doors in 1956. Much of the focus has been on ADA accessibility to all our buildings, facilities and campus walkways. Moving forward, we are continuing this mode of design in our new Football Press Box and Grandstand project, which has been in development for the past 3 years. **We are excited to provide home grandstands with dual ADA accessible ramps and designated ADA viewing locations (providing 20 wheelchair spaces and 20 companion spaces. See Exhibits D + E).** However, at no point did we envision the need to provide vertical access to our small Football Press Box, due to site conflicts with existing, limited circulation route serving the baseball program; budgetary constraints; and our previous understanding of code exceptions for facilities of this size. (The current project is less than 500 GSF, is greater than 12' above grade, and the grandstand is accessible at only one level.) The Football Press Box is used only to help facilitate gameday operations, and is only used seasonally and only on game days.

As far as programmatic accommodation is concerned, users are provided with alternate locations meeting accessibility requirements. For instance, a coach with an impairment (temporary or permanent) would be assigned to the sideline or lower grandstand in lieu of the press box. Similarly, a student assisting with game broadcast would be assigned to the sideline or lower-level grandstand area. All coaching communication systems are wireless, and therefore flexible in terms of participant location. Similarly, the scoreboard is remotely operated, and video production can take place from the grandstands and the sidelines, as well. Additional programs will be developed as needed to ensure all students can participate.

3. **COST:** Cost to provide an elevator and tower exceeds the funding established prior to our awareness of the Florida-specific waiver requirement. Project was planned 3 years ago and has been reduced in scope and redesigned several times to meet funding limits and increased costs in construction. Current cost estimates are as follows: Press Box, Grandstands and sitework is approximately \$4.6 million. The cost for an elevator tower enclosure of similar construction, approximately 30' in height, is estimated to exceed \$500,000, and will also require complete redesign of the project. Please note that we have been reducing project scope for 3 years to work within our limited budget which is entirely funded by donations. The requirement for an elevator and tower will kill the project. That said, we believe the previous points are more valid than cost alone.

SUMMARY

We believe that site constraints/ conflict, as itemized in item #1, is a reasonable hardship enough to grant a vertical accessibility waiver for this project. It is clear that the school has made, and continues to make, every reasonable provision for accessibility on campus and within all of its facilities, existing and new. We ask you to give this your full consideration and grant this waiver to allow this project to continue. Thank you.