



"Linenbroker, Mike"
<mike.linenbroker@pgav.com
>

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To <Mary-Kathryn.Smith@dca.state.fl.us>

cc "Shellenberg, Marie" <marie.shellenberg@pgav.com>, "Bandre, Emily" <emily.bandre@pgav.com>, "Kasman, John" <john.kasman@pgav.com>

bcc

Subject SWF 2007 Expansion ADA Wavier

BGW Expansion 2007

PGAV# 62040-00

Mary-Kathryn

We met with the OCBD today to discuss the SeaWorld's Expansion 2007 Accessibility Wavier application.

The requirement for the waiver has been lifted by the OCBD, please remove our application from the July 10 review meeting agenda.

If you have any questions or need any further information, please let me know.

Thanks,

Mike Linenbroker
PGAV Architects

Please note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

**REQUEST FOR WAIVER FROM ACCESSIBILITY REQUIREMENTS
OF CHAPTER 553, PART V, FLORIDA STATUTES**

Your application will be reviewed by the Accessibility Advisory Council and its recommendations will be presented to the Florida Building Commission. You will have the opportunity to answer questions and/or make a short presentation, not to exceed 15 minutes, at each meeting. The Commission will consider all information presented and the Council's recommendation before voting on the waiver request.

1. Name and address of project for which the waiver is requested.

Name: Sea World Florida – Attraction 2007

Address: 7007 Sea World Drive, Orlando, FL 32821

2. Name of Applicant. If other than the owner, please indicate relationship of applicant to owner and written authorization by owner in space provided:

Applicant's Name: Peckham, Guyton, Albers & Viets, Inc.

Applicant's Address: 200 North Broadway, Suite 1000, St. Louis, MO 63102

Applicant's Telephone: 314.231.7318 **FAX:** 314.231.7433

Applicant's E-mail Address: mike.linenbroker@pgav.com

Relationship to Owner: Professional Architectural Firm

Owner's Name: Sea World Florida, Inc.

Owner's Address: 7007 Sea World Drive, Orlando, FL 32821

Owner's Telephone: 407.363.2120 **FAX:** 407.363.2129

Owner's E-mail Address: Timothy.Schwering@Anheuser-Busch.com

Signature of Owner: _____

Contact Person: Mike Linenbroker

Contact Person's Telephone: 314.231.7318 **E-mail Address:** mike.linenbroker@pgav.com

This application is available in alternate formats upon request.
Form No. 2001-01

3. Please check one of the following:

- New construction.
- Addition to a building or facility.
- Alteration to an existing building or facility.
- Historical preservation (addition).
- Historical preservation (alteration).

4. Type of facility. Please describe the building (square footage, number of floors). Define the use of the building (i.e., restaurant, office, retail, recreation, hotel/motel, etc.)

Five (5) Water Slide Platforms/Towers and Two (2) Water Activity Structures

5. Project Construction Cost (Provide cost for new construction, the addition or the alteration):

\$4,400,000

6. Project Status: Please check the phase of construction that best describes your project at the time of this application. Describe status.

- Under Design Under Construction*
- In Plan Review Completed*

* Briefly explain why the request has now been referred to the Commission.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Accessibility to exterior slide platforms.

Issue

2: _____

Issue

3: _____

8. **Reason(s) for Waiver Request:** The Florida Building Commission may grant waivers of Florida-specific accessibility requirements upon a determination of unnecessary, unreasonable or extreme hardship. Please describe how this project meets the following hardship criteria. Explain all that would apply for consideration of granting the waiver.

The hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.

Providing an exterior elevator that is water-resistant and able to withstand hurricane forces is an extreme hardship to the project.

Substantial financial costs will be incurred by the owner if the waiver is denied.

The cost of providing an accessible means of vertical access to all slide towers is cost-prohibitive.

The owner has made a **diligent investigation** into the costs of compliance with the code, but cannot find an efficient mode of compliance. Provide detailed cost estimates and, where appropriate, photographs. Cost estimates must include bids and quotes.

9. **Provide documented cost estimates for each portion of the waiver request and identify any additional supporting data which may affect the cost estimates.** For example, for vertical accessibility, the lowest documented cost of an elevator, ramp, lift or other method of providing vertical accessibility should be provided, documented by quotations or bids from at least two vendors or contractors.

a. Per KONE on November 28, 2005: The cost of a single exterior water-resistant two-stop traction elevator is approximately \$450,000. The cost of providing vertical access to all slides would be over 50% of the total slide cost.

b. Per Otis Elevator Company on November 29, 2005: The cost of a water resistant two-stop traction elevator is approximately \$350,000. The cost of providing vertical access to all slides would be over 50% of the total slide cost.

c. _____

10. **Licensed Design Professional:** Where a licensed design professional has designed the project, his or her comments **MUST** be included and certified by signature and affixing of his or her professional seal. The comments must include the reason(s) why the waiver is necessary.

The inclusion of exterior elevators to all slide platforms is not only a substantial initial cost as stated above but also a significant maintenance cost. The inclusion of elevators is also a unique hardship for water slides as indicated by the inclusion of water slides as a general exception to accessible areas per the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, September 2002.

Signature

James Moorkamp
Printed Name

Phone number: 314.231.7318

(SEAL)

CERTIFICATION OF APPLICANT:

I hereby swear or affirm that the applicable documents in support of this Request for Waiver are attached for review by the Florida Building Commission and that all statements made in this application are to the best of my knowledge true and correct.

Dated this _____ day of _____, 20_____

Signature

Michael Linenbroker
Printed Name

By signing this application, the applicant represents that the information in it is true, accurate and complete. If the applicant misrepresents or omits any material information, the Commission may revoke any order and will notify the building official of the permitting jurisdiction. Providing false information to the Commission is punishable as a misdemeanor under Section 775.083, Florida Statutes.