

## **SEMINOLE COMMUNITY COLLEGE**

**Issue:** Vertical accessibility to all levels of seats in an auditorium.

**Analysis:** The applicant is requesting a waiver from providing vertical accessibility to all four levels of seats in an auditorium located in a new, 100,481 square foot multipurpose building costing \$21,900,000. Services located in the building will include a bookstore, food service, dining, library, student services, computers, offices and other miscellaneous administrative and classroom areas. According to the applicant, the auditorium was designed using tiers because of Educational Specification Requirements requiring the use of tables and chairs. The first row will be fully accessible and comprises 35 percent of the auditorium's floor space. Estimates were submitted indicating it would cost an additional \$196,974 to construct three ramps or \$134,930 for installation of three lifts.

### **Project Progress:**

The project is in plan review.

### **Items to be Waived:**

Vertical accessibility to all rows of seats as required by Section 553.509, Florida Statutes.

553.509 Vertical accessibility. Nothing in Sections 553.501-553.513 or the guidelines shall be construed to 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 regardless of whether the guidelines 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 automobile lubrication and maintenance pits and platforms;
- (2) Unoccupiable spaces, such as rooms, enclosed spaces and storage spaces that are not designed for human occupancy, for public accommodations or for work areas; and
- (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.

**Waiver Criteria:** There is no specific guidance for a waiver of this requirement in the code. The Commission's current rule, authorized in Section 553.512, Florida Statutes, provides criteria for granting waivers and allows consideration of unnecessary or extreme hardship to the applicant if the specific requirements were imposed.

This application is available in alternate formats upon request.

**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:** Seminole Community College Altamonte Springs Campus, Altamonte Springs, Florida

**Address:** 850 S. State Road 434, Altamonte Springs, Florida

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**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:** Zofia O. Jurewicz AIA, HuntonBrady Architects

**Applicant's Address:** 800 N. Magnolia Avenue, Suite 600, Orlando, Florida 32803

**Applicant's Telephone:** 407-839-0886

**FAX:** 407-839-1709

**Applicant's E-mail Address:** [zjurewicz@huntonbrady.com](mailto:zjurewicz@huntonbrady.com)

**Relationship to Owner:** Member of the Consultant's Team : Project Manager

**Owner's Name:** District Board of Trustees, Seminole Community College  
Joseph A Sarnovsky, Vice President for Administrative Services and CFO

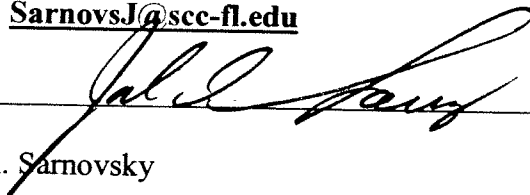
**Owner's Address:** 100 Weldon Boulevard, Sanford, Florida 32773-6199

**Owner's Telephone:** (407) 708-2001

**FAX:** (407) 708-2232

**Owner's E-mail Address:** [SarnovsJ@scc-fl.edu](mailto:SarnovsJ@scc-fl.edu)

**Signature of Owner:** \_\_\_\_\_



**Contact Person:** Joseph A. Sarnovsky

**Contact Person's Telephone:** (407) 708-2001

**E-mail Address:** [SarnovsJ@scc-fl.edu](mailto:SarnovsJ@scc-fl.edu)

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.)

The 4-story, 100,481 square foot Community College building will include the following programs:

- a.) Shared Services including: Bookstore, Food Service, Faculty Dining, Print Services and Strategic Planning Center.
- b.) Library
- c.) Student Success Services
- d.) Career programs including Allied Health Classrooms and Labs.
- e.) Adult Education and English Language Studies Labs and Classrooms.
- f.) Arts and Sciences Classrooms and Labs.
- g.) Computing Services.
- h.) Faculty Offices.
- i.) Building Services

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

\$ 21,900,000.00

**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. The ADA Waiver was submitted during the Plan Review process and reviewed at the May 1<sup>st</sup> 2006 meeting

The project includes a Teaching Auditorium – Room A120. The floor of the Auditorium had to be stepped due to the Educational Specification Requirements – use of tables and chairs. The

Auditorium has four levels and a stage. First and fourth levels are ADA Accessible and the stage (platform) has an ADA Accessible ramp. Two levels are not ADA Accessible. The dispersed locations of the ADA Accessible seating is shown on the floor plan Drawing A112.

Please note that this project was presented at the Accessibility Advisory Council Meeting on May 1<sup>st</sup> 2006 and that the A.C. comments to provide an ADA accessible ramp to the fourth level of the auditorium were implemented.

To provide ADA access to the second and third levels of the stepped auditorium seating, the following options will have to be incorporated:

Option 1: Additional ADA ramps – three ramps with landings totaling 900 square feet of Gross Building Area;

Option 2: Handicap Lifts – three handicap lifts with additional space for landing totaling 500 square feet of Gross Building Area.

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

**Issue**

**1: Vertical ADA Accessibility to the second third and fourth level of the stepped Auditorium.**

Florida Building Code 2004, Section 11-4 – Accessible elements and spaces: Scope and technical requirements paragraph: 11-4.1 Minimum requirements

(1) General

(a) All areas of newly designed on newly constructed buildings and facilities required to be accessible by Section 11-4.1.2 and Section 11-4.1.3 and altered portions of existing buildings and facilities required to be accessible by Section 11-4.1.6 shall comply with this code, Section 11-4.1 through Section 11-4.35 unless otherwise provided in this section or as modified in a special application section.

**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.

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

The drawing A112 demonstrates that over 45% of the floor area of the Auditorium is ADA accessible, with dispersed seating arrangement that offers a very good choice for a handicapped person: in the front row, in the second row in both sections of the Auditorium as well as in the fourth level of the Auditorium .The number of the ADA seats provided exceeds the number of seats required by the Florida Building Code.

The implementation of the ADA Accessibility on the second and third step of the Auditorium will cost a substantial increase in the construction cost of the project. 100% of the funding for this project comes form the Florida Department of Education as a fixed amount and college will not receive additional funds. The implementation of the full ADA compliance will therefore

result in the reduction of the size of the building and in the reduction of the Educational Programs offered in the Auditorium. The criteria for the programs offered in the Auditorium (Nursing Programs) require this space to accommodate a number of seats and tables as shown as well as the flexibility to re-configure desks for the various training purpose.

Please note that we have presented this project at the Accessibility Advisory council meeting on May 1st 2006 and that we have implemented A.C. comments to Provide an ADA Accessible ramp to the fourth level of the Auditorium.

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

The substantial financial cost incurred by the Owner if the waiver is denied can be calculated as follows:

Option 1: Additional ADA ramps – three ramps with landing totaling 900 square feet of Gross Building Area: \$196,974

Option 2: Handicap lifts – three handicap lifts with additional space for landing totaling 500 square feet of Gross Building Area: \$134,930

Please note, that the above noted construction costs were provided by Centex Construction, a Construction Manager (CM) that provided a Guaranteed Maximum Price (GMP) for the project. The Owner has no contingency money to cover this cost.

[X] 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.

Please refer to the previous information.

**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. Quote provided by Centex Construction (CM).

**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 Design Team has made a diligent investigation into the cost of compliance and cannot find an efficient mode of compliance that preserves the Educational Use of this space and meets the College's fixed budget.

Signature

Andy Sexton, V.P.  
Printed Name ; Andy Sexton, AIA, Vice President

Phone number 407-839-0886

(SEAL)

*Andy Sexton*  
6/9/00

**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 7<sup>th</sup> day of June, 2006

Signature

Zofia O. Jurewicz

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.

**REVIEW AND RECOMMENDATION BY LOCAL BUILDING DEPARTMENT.**

Please state why the issue is being referred to the Florida Building Commission as well as a recommendation for disposition. The Building Official or his or her designee should review the application and indicate that to the best of his or her knowledge, all information stipulated herein is true and accurate. Further, if this project is complete, explain why it is being referred to the Commission. The Building Official or his or her designee should sign a copy of the plans accompanying this application as certification that such plans are the same as those submitted for building department review. Please reference the applicable section of the Accessibility Code.


- a. I CONCUR WITH THE ATTACHED APPLICATION, CODE
- b. SECTIONS AND REASONS FOR THE REQUEST
- c. \_\_\_\_\_

Has there been any permitted construction activity on this building during the past three years? If so, what was the cost of construction?

Yes  No Cost of Construction NEW CONSTRUCTION / BUILDING

Comments/Recommendation RECOMMEND APPROVAL OF THE REQUEST

Jurisdiction CITY OF ALTAMUNTE SPRINGS

Building Official or Designee   
Signature

ANTHONY C APPELDECH  
Printed Name

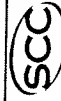
BV1052  
Certification Number

407-571-8437/8445  
Telephone/FAX

Address: 225 NEWBURYPORT BLVE ALTAMUNTE SPRINGS  
FLORIDA 32701



GENERAL NOTES:  
 1. ARCHITECTURAL  
 2. MECHANICAL  
 3. ELECTRICAL  
 4. PLUMBING  
 5. STRUCTURAL  
 6. LANDSCAPE ARCHITECTURE  
 7. CIVIL ENGINEERING  
 8. ENVIRONMENTAL ENGINEERING  
 9. CONSTRUCTION MANAGEMENT  
 10. PROJECT MANAGER



SEMINOLE COMMUNITY COLLEGE  
 ATLANTIC CITY CAMPUS

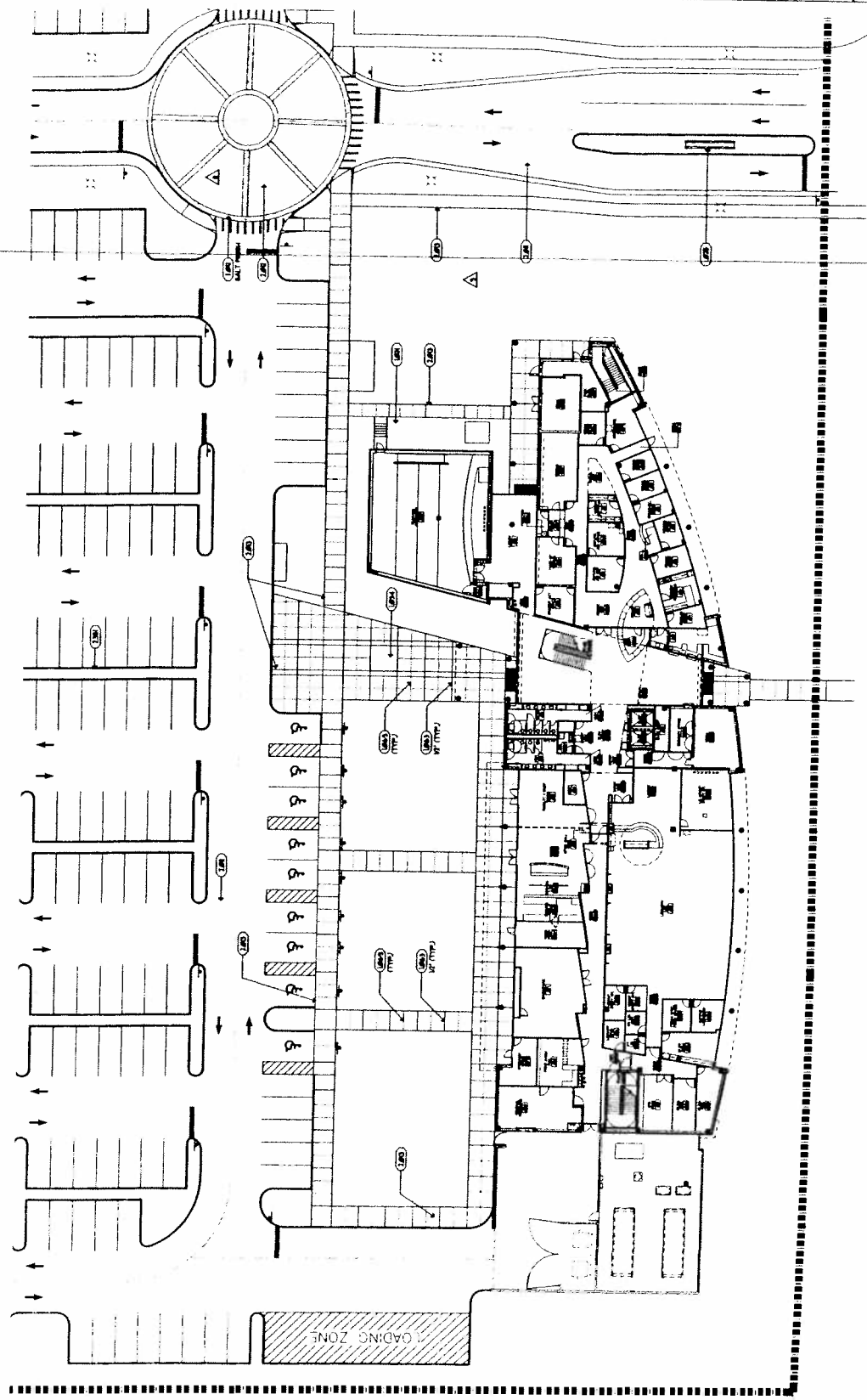
HuntonBrady  
 ARCHITECTS

DATE: 10/15/14  
 DRAWING NO.: 14-001  
 PROJECT: ATLANTIC CITY CAMPUS  
 SHEET: A101

ARCHITECTURAL SITE PLAN

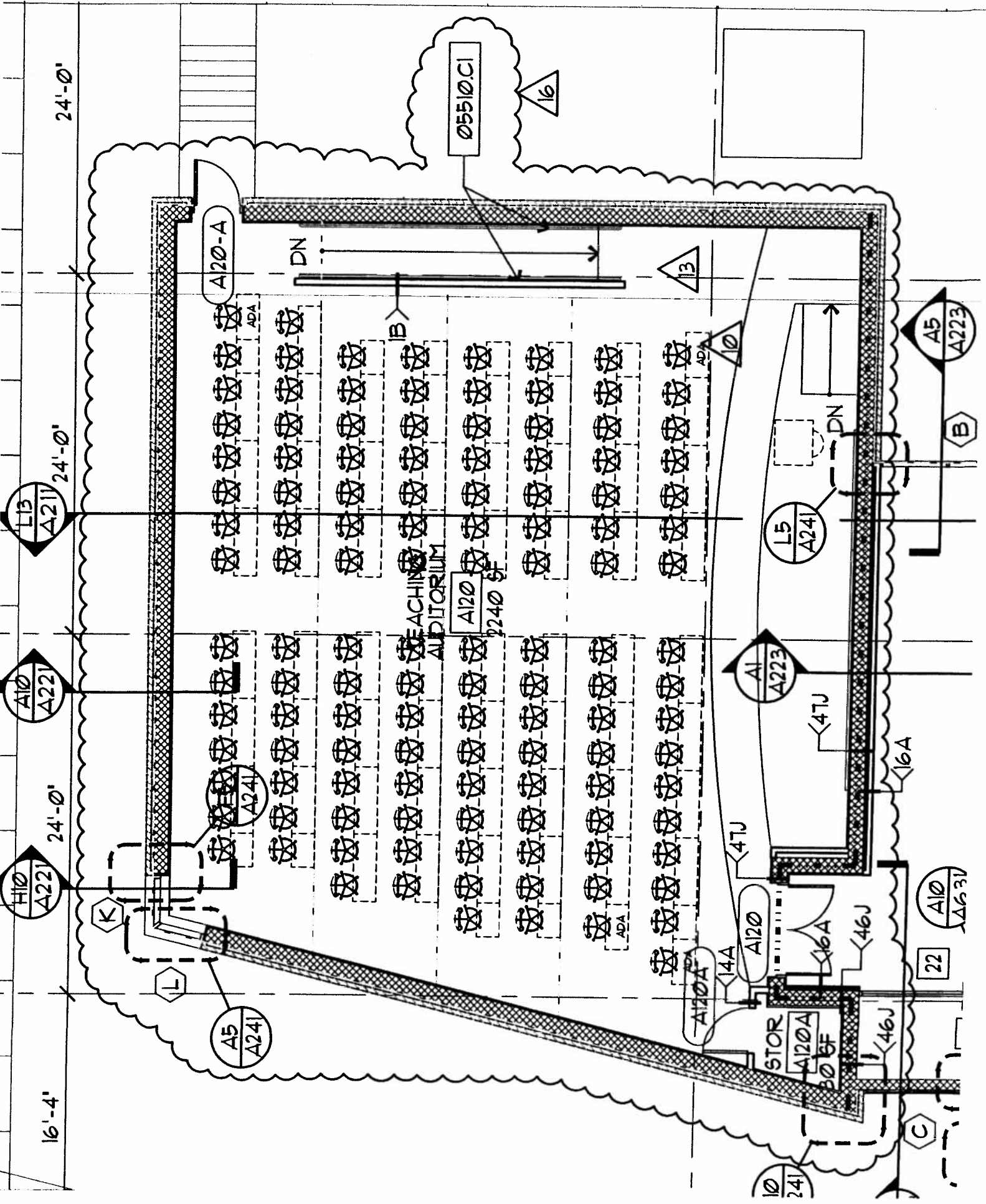
PROJECT NO.: 14-001  
 SHEET NO.: A101

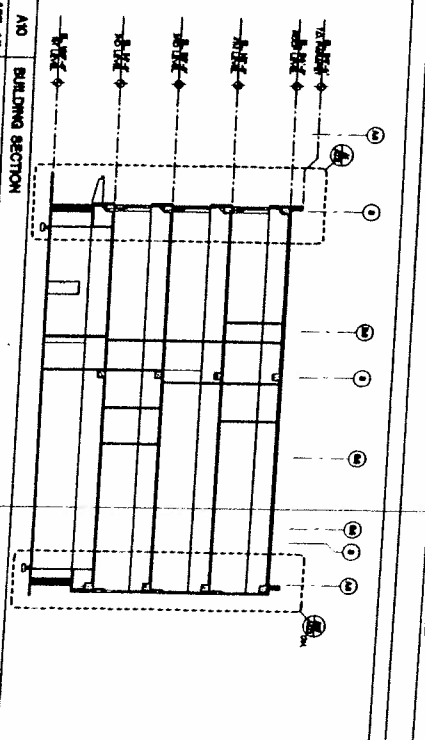
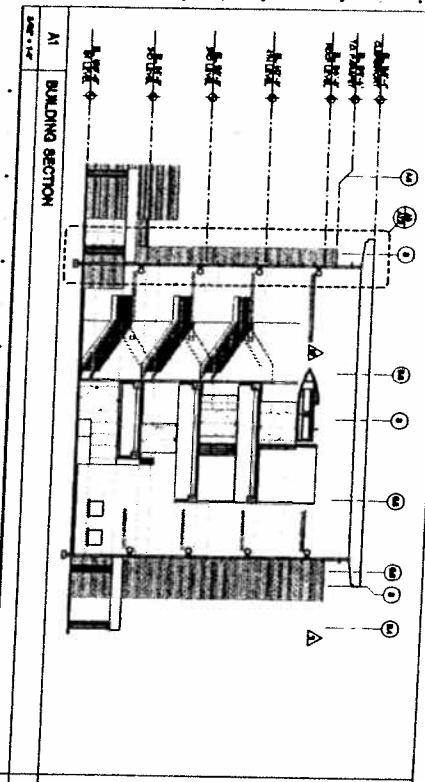
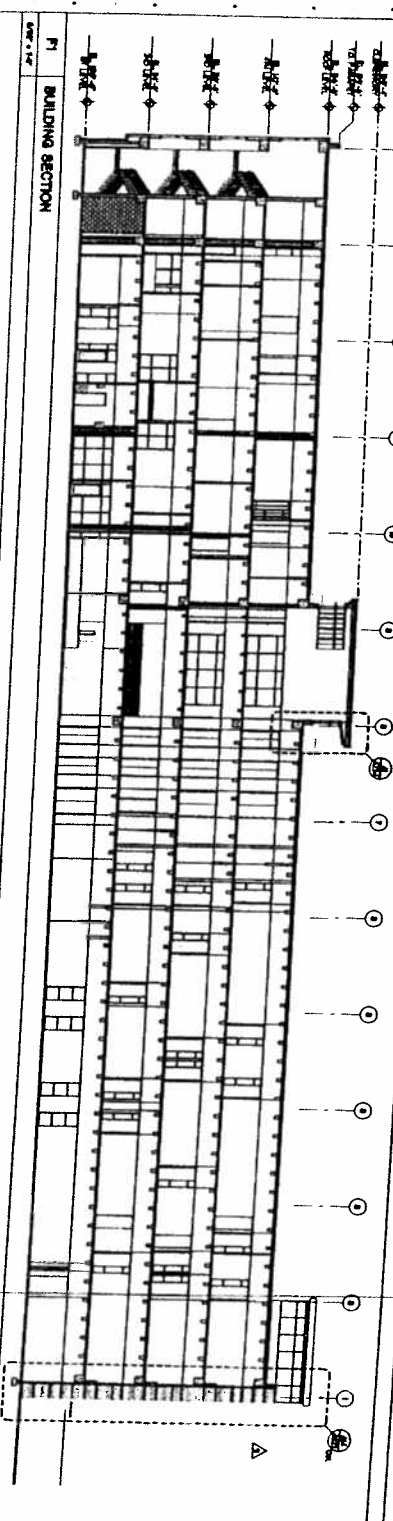
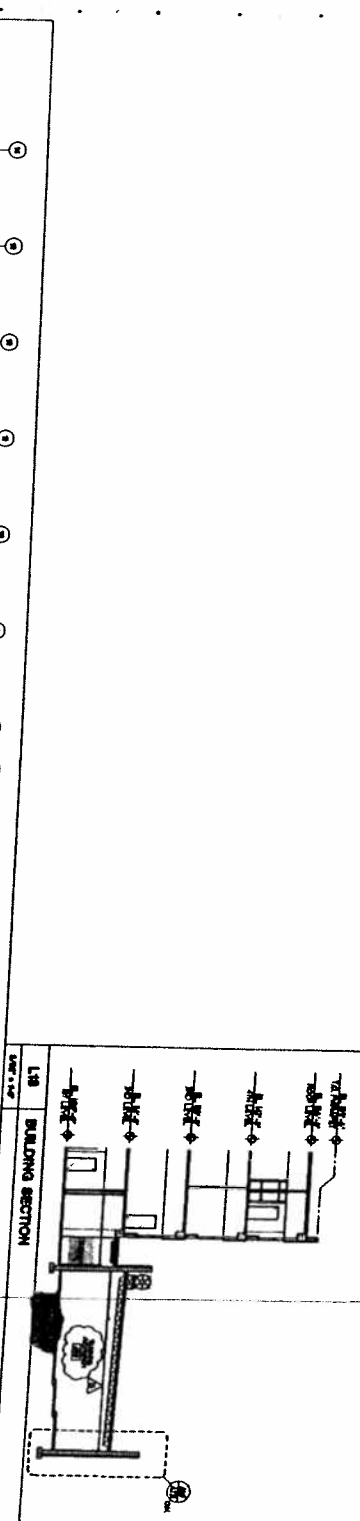
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A1 ARCHITECTURAL SITE PLAN

10/15/14



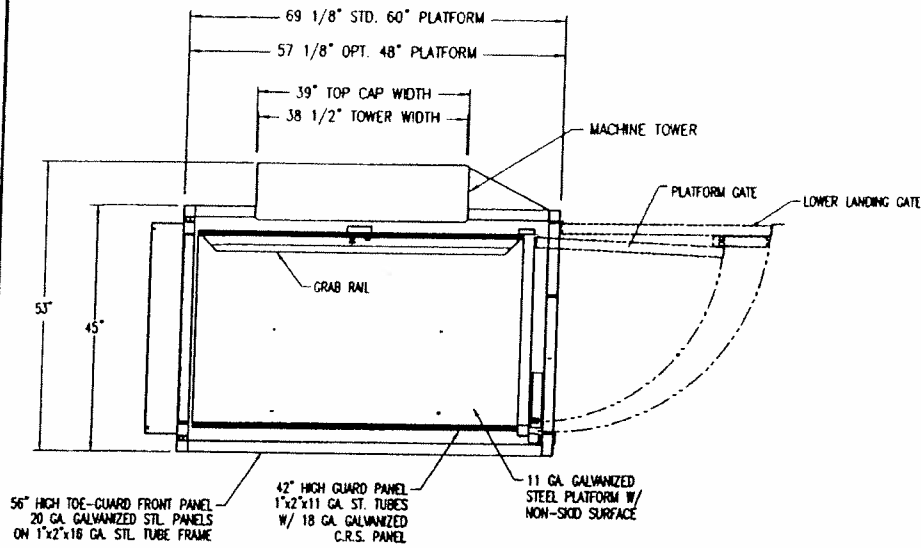



  
**HuntonBrady**
  
 ARCHITECTS

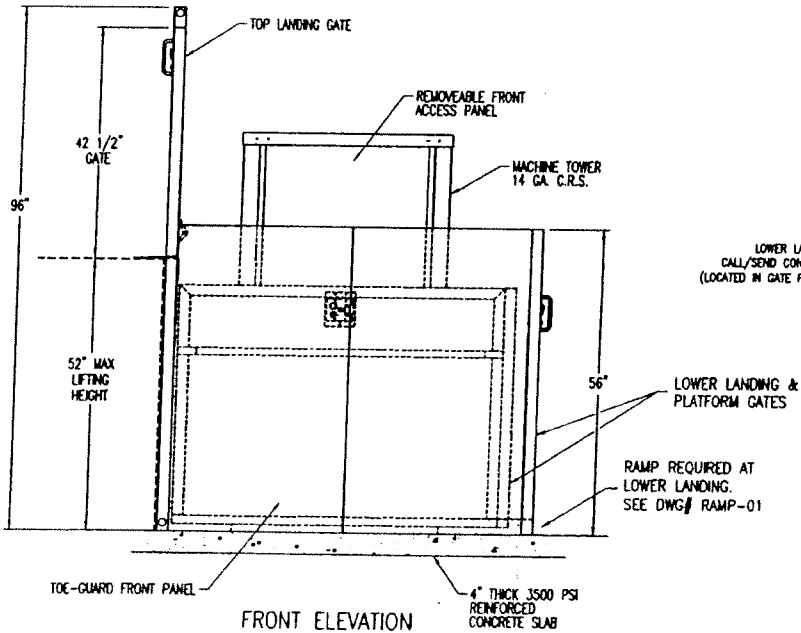
NATIONAL ARCHITECTURAL COLLEGE
   
 NATIONAL ARCHITECTURAL SOCIETY

BUILDING SECTIONS
   
 A2H

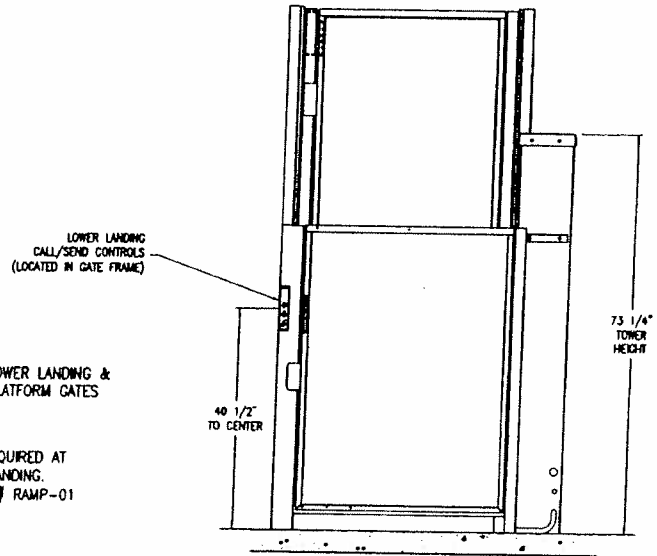
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PLAN VIEW



FRONT ELEVATION



LOWER LANDING SIDE ELEVATION

|   |          |               |  |
|---|----------|---------------|--|
| ThyssenKrupp Access                         |          | MODEL:        |  |
| ThyssenKrupp                                |          | DEALER:       |  |
| <b>PORCHLIFT.</b><br>VERTICAL PLATFORM LIFT |          | CUSTOMER:     |  |
| PL-TG Straight-thru Platform<br>Floor Mount |          | JOB or P.O.#: |  |
| SCALE:                                      | DATE:    | ORDER NUMBER: |  |
| NTS   | 10/25/00 | PL-TG 02      |  |

## CENTEX CONSTRUCTION, LLC

DATE 7/11/2005

### DIRECT PURCHASE INFORMATION

Polk Community College/USF -Lakeland Campus  
 Joint Use Facility  
 Centex Construction, LLC

**SUBCONTRACTOR**

Name: ThyssenKrupp Elevator  
 Address: 6215 A 29th Street East  
Bradenton, FL 34203  
 Phone: 941-753-4787  
 Fax: 941-754-0468

**VENDOR**

Name: ThyssenKrupp Access CONTACT PERSON: Angelia Diamond  
 Address: 1001 E. 138th Street  
Granville, MO 64030  
 Phone: 1-800-925-3100  
 Fax: \_\_\_\_\_

**DESCRIPTION OF ITEM**

Porch-Lift vertical wheelchair platform lift  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

|                                  |    |                 |  |  |
|----------------------------------|----|-----------------|--|--|
| Cost of Item (no tax included):  | \$ | <u>6,388.00</u> |  |  |
| 6% tax applied to total amount   | \$ | <u>382.08</u>   |  |  |
| 1% tax applied to 1st \$5,000.00 | \$ | <u>50.00</u>    |  |  |

TOTAL

**56,800.08**

Please use this form for each material supplier you intend on procuring materials from. This form will be forwarded to PCC for the issuance of a purchase order directly to the vendor. When purchase order is received from the PCC, a change order will be issued to reduce your contract by the total above.

**FOR CENTEX OFFICE USE ONLY:**

REQUEST # 28R

| PCC/USF SPLIT       | PCC        | USF        | TOTAL      |
|---------------------|------------|------------|------------|
| PARKING LOT (86/13) |            |            |            |
| BUILDING (62/38)    | \$3,948.16 | \$2,419.84 | \$6,368.00 |
| P.O. TOTAL          | \$3,948.16 | \$2,419.84 | \$6,368.00 |

JUL 1 2005 9:28AM THYSSENKRUPP ELEV.  
Parish Lit PL-T3 Dealer Cost

NO. 711 P. 2/2  
Effective Feb 1, 2005



Date: 7/1/2005

Attn:

Dealer #:

Dealer:

Customer/Job: PCC/USF JOINT USE FACILITY

Markup Choices:  % Freight  
 % Profit

% BASE Price (Unit onl)  
 % OPTIONS  
 % Installation

\$6,368 Dealer Cost  
\$8,168 Selling Price  
Gross Profit  
Gross Profit Margin  
Excludes Permits, Taxes, Preventative  
Maint. and any other costs added to the  
Consumer Quote Sheet



Model

|  |         |         |
|--|---------|---------|
| <input checked="" type="radio"/> PL-T3 SC                            | \$4,960 | \$4,960 |
| Drive System:  |         |         |
| <input type="checkbox"/> Ballscrew                                   | Std     |         |
| <input checked="" type="checkbox"/> Battery Operated Ballscrew (BOS) | 582     | 582     |
| <input type="checkbox"/> Hydraulic Drive                             | 582     |         |

Call/Send Controls

|  |     |     |
|--|-----|-----|
| <input type="checkbox"/> Base Frame Mnt with Key Locks                                 | Std |     |
| <input type="checkbox"/> Add E-Stop and Alarm to Base Call/Sends                       | 51  |     |
| <input type="checkbox"/> Flush Surface Mnt with Key Locks                              | 81  |     |
| <input checked="" type="checkbox"/> Flush Surface Mnt with Key Locks, E-Stop and Alarm | 128 | 128 |

Gate / Door at Upper Landing

|  |          |    |
|--|----------|----|
| <input checked="" type="radio"/> Gate with VDR Interlock           |          |    |
| <input type="checkbox"/> Acrylic Insert in Gate                    | Std      | 89 |
| <input type="radio"/> 6'8" Flush Mount Fire Rated Door             |          |    |
| <input checked="" type="checkbox"/> VDR Interlock                  | 1,339    |    |
| <input type="checkbox"/> Flush Mount Electric Strike               | 1,339    |    |
| <input type="radio"/> 6'8" Flush Mount Non-Fire Rated Door         |          |    |
| <input type="checkbox"/> VDR Interlock                             | 1,250    |    |
| <input type="checkbox"/> Flush Mount Electric Strike               | 1,250    |    |
| <input type="radio"/> Flush Mnt Electric Strike for Door by others | N/C      |    |
| <input type="checkbox"/> Keyed Dead Latch                          | 68       |    |
| <input type="checkbox"/> AutoOpener™                               | 944 /ea. |    |

Platform

|  |          |     |
|--|----------|-----|
| <input type="radio"/> 36"x48" Platform                                     |          |     |
| <input checked="" type="radio"/> 36"x48" Platform                          | Std      | n/a |
| <input type="radio"/> 90" Exit Platform                                    |          |     |
| <input type="checkbox"/> Platform Safety Pin                               | 493      |     |
| <input type="checkbox"/> Acrylic Insert in Lower Landing and Platform Gate | 138      |     |
| <input type="checkbox"/> Acrylic Insert in Front Guard Panel               | 179      |     |
| <input type="checkbox"/> AutoOpener™ at Lower Landing Gate                 | 230      |     |
|  | 844 /ea. |     |

Miscellaneous

|  |         |     |
|--|---------|-----|
| <input type="checkbox"/> Internal Battery Disconnect       | 85      |     |
| <input type="checkbox"/> External Battery Disconnect       | 178     |     |
| <input type="checkbox"/> Pressure Gauge                    | 47      |     |
| <input type="checkbox"/> Remote Emergency Lowering Switch  | 68      |     |
| <input type="checkbox"/> Tower Shades (qty. 2)             | 43      |     |
| <input type="checkbox"/> 36" wire Over-The-Step Bridge     | 116 /ft |     |
| <input checked="" type="checkbox"/> Pk Switch              | 68      | 68  |
| <input type="checkbox"/> Telephone Jack on Platform        | 47      |     |
| <input type="checkbox"/> Electric Eyes at Platform Opening | 582 /ea |     |
| <input type="checkbox"/> Braille Plate                     | 47 /ea  |     |
| <input type="checkbox"/> Special Order Colors              | 584     |     |
| <input checked="" type="checkbox"/> Freight                | 530     | 630 |
| <input type="checkbox"/> S O R:                            |         |     |

Installation  
 Installation

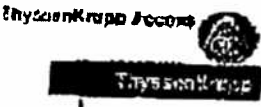
Quote Valid Thru: \_\_\_\_\_  
Quoted By: \_\_\_\_\_

**TOTAL PRICE \$8,368**  
includes \$165 shipping

CENTEX CONSTRUCTION  
JUL 1 1 2005  
RECEIVED

TAX NOT INCLUDED

fax = 816-763-4467



Order price is dealer based on a fixed pricing or modification sheet are a limited risk.  
All the responsibility for Access Industries are common trade practices.  
Therefore, a 5% price is quoted after a detailed order form is received for pricing.  
All quotes are dealer net. The dealer has full responsibility for retaining the specifications  
and training equipment to meet the specifications.

\* Angelia Diamond

ThyssenKrupp Access  
Company name

1-800-925-3100 Contact  
4001 E. 138th St, Grandview, MO 64030

**CENTEX**  
CONSTRUCTION

850 S.R. 434 South  
Altamonte Springs, Florida 32714  
QB 36475  
CGC 005623

March 10, 2006

Zofia Jurewicz  
Hunton Brady Architects PA  
800 North Magnolia Ave.  
Suite 600  
Orlando, Florida 32803

Re: Job 323 - Seminole Community College Altamonte

Subj: ADA Additional Pricing

Dear Ms. Jurewicz:

Zofia,

In response to your request to provide an estimate for the additional ADA items that the Seminole Community College- Altamonte Campus may need to have in the Auditorium, we have the following to submit:

Option 1: Provide additional ADA ramps of three (3) ramps with landings totaling an additional 900sf of Gross Building Area:

Based on price per square foot of \$218.86 \* 900sf = **\$196,974.00**

Option 2: Provide three (3) Handicap Accessible Lifts with additional space for landings totaling 500sf of Gross Building Area:

Based on price per square foot of \$218.86 \* 500sf = **\$109,430.00**

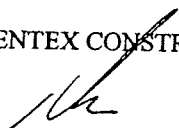
ThyssenKrupp Elevator quote for lift at \$6,800.00 each + Centex Markup = **\$25,500.00**

**TOTAL Option 2 = \$134,930.00**

As you can see, these costs would be substantial adds to the contract value for the Owner. Please also note that these prices include Centex's overhead and profit and any applicable taxes that may be incurred. Should you have any questions regarding any of the above or require assistance with this matter, please do not hesitate to contact this office.

Sincerely,

CENTEX CONSTRUCTION LLC

  
Nathan Aldous  
Assistant Project Manager

cc:

Corr. File, T. Ferris