STATE COLLEGE OF FLORIDA (FKA MANATEE COMMUNITY COLLEGE)

Issue: Vertical accessibility to tiered seating in two lecture halls.

Analysis: The applicant is requesting a waiver from providing vertical accessibility to four rows of seats in two 75 seat lecture halls undergoing a $277,161 alteration. The remodeling is being done to enhance the acoustics, to eliminate the 1:10 sloped floor and upgrade fire code requirements. Each if the auditoriums will have four accessible seating areas in the front and rear with companion seats; however, the accessible seats are located on the ends of the rows. Estimates of $60,080 and $66,682 were submitted as the cost to provide lifts, which exceeds 20 percent of the cost of the alteration.

Project Progress:

The project is under construction.

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.

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: State College of Florida – Mathematics Building #27

Address: 5840 26th Street West

Bradenton, FL 34207

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: Renker Eich Parks Architects, Gareth N. Eich, AIA, ARA, President

Applicant's Address: 1609 Dr. Martin Luther King Jr. St. North, St. Petersburg, FL 33703

Applicant's Telephone: 727-821-2986 ext. 204 **FAX**: 727-896-4911

Applicant's E-mail Address: geich@reparch.com

Relationship to Owner: Owner's Architect

Owner's Name: State College of Florida – Nick Phillips, Arch., Owner's Representative

Owner's Address: 5840 26th Street West Bradenton, FL 34207

Owner's Telephone: 941-752-5578 **FAX** 941-758-4801

Owner's E-mail Address: philln@scf.edu
Signature of Owner: [signature]

Contact Person: Gareth N. Eich

Contact Person's Telephone: 727-821-2986 ext. 204 **E-mail Address:** geich@reparch.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.

[**X**] 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 facility is a one story Mathematics Building. Two lecture halls at the south end are being remodeled to enhance acoustical characteristics, eliminate 1:10 sloped floor and replace A/V electronics. Work includes fire code upgrades. Seating capacity is 75 per lecture hall. New (4) tiers with 2 accessible positions w/ 2 companion seats at ground floor level and 2 accessible positions w/ 2 companion seats at top level.

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

$277,161.50

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

[ ] Under Design [**X**] Under Construction*

[ ] In Plan Review [ ] Completed*

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

The building permit has been issued conditionally based on a vertical accessibility waiver being granted by the Florida Building Commission. The certificate of completion will not be issued without an approved waiver. Should the waiver be denied, the facility will need to be brought into compliance with Chapter 11 of the Florida Building Code – Building.

7. **Requirements requested to be waived.** Please reference the applicable section of Florida

law. Only Florida-specific accessibility requirements may be waived.

Issue

1: Section 11-4.1.3 (5) Accessible Building / FL Statute 553.509. We request that the requirement to provide vertical accessibility to all rows of seating in the (2) Lecture Halls be waived.

Issue

2: Section 11-4.1.6(2). Construction cost exceeds 20% of the total value of the improvements. We request a waiver also based on "Disproportionate" cost.

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.

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

11-4.1.3 requires the owner to provide vertical accessibility to all levels above or below a habitable grade. We do no believe that this type of building was contemplated by the legislation in the drafting and implementation of the law and that the statue itself would impose a hardship on the applicant that is unique to the situation and more specifically to its use, nor that they meant every level, tiers within a space, to be served by vertical lift.

Hardships due to physical existing building constraints are numerous. This is an existing structure that had a 1:10 slope from the front of the lecture hall to the secondary means of egress at the rear. According to FACBC and ADA, the seating shall adjoin an accessible route that also serves as means of egress in case of emergency. This would require the lift to be located along the existing exit way. We have cut out the excessive slope and have designed a tiered approach that will seat 75 persons in non fixed seating on four tiers with (2) accessible seats with (2) companion seats on grade level & (2) accessible seats with (2) companion seats on top level. See drawings, Exhibit B – A1.2. Due to existing exit doorway being elevated, existing footings not being able to be depressed due to structural infeasibility and existing level landings required outside by many code sections, we designed a compressed solution for optimizing sightlines for a lecture hall audience that facilitates participation by optimizing interaction between students and professors and between students in the classroom. To create a slope of 1:12 to access each tier would not create enough rise to exit the rear exit door. The depth of the existing room is fixed and can not be modified due to structural infeasibility.

Ingress & egress from rear seating directly to exterior landing will be accomplished per State College of

Florida's plan attached Exhibit D for a temporary period of one year until area can be redesigned & construction can occur to include ADA access ramp.

To install a lift along the exit access, assume lift is in operation during an emergency as building official is requiring and provide normal exit access creates an unnecessary, unreasonable hardship of reducing the teaching capacity of the lecture hall. Seating would then be reduced to 67 persons, see Exhibit B – A1.4 and Exhibit E. This would diminish the college's ability to educate students at a reasonable lecture hall size, effectiveness, functionality of a large teaching environment and value of the space.

This real hardship is the lack of teaching space on this Campus. With a projected growth rate of double digits on an already crowded campus, one only has to look at the classroom usage to learn that more space is needed. The need for the two planned classrooms of this type do not currently exist and are required to support new technologically advanced programs designed to take full advantage and make full use of the advanced A/V equipment to be housed in these two rooms.

SCF needs all the seating capacity for what it feels will be a popular program. The requirement for meeting accessibility requirements will be satisfied with the required seating and companion seating on the lower level (2) and on the upper tier (2) level. Easy access to exits exists. Installing lifts would reduce the number of student seating thus making this curriculum unavailable to a few students because of lack of seating.

In general our design meets the intent of the Florida Building Code's accessibility requirements. For reasons noted above we have attempted to meet the intent of the FBC by providing adequate accessible seating comparable to those of the general public.

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

Cost of vertical lift exceeds 20% of construction cost & is "Disproportionate". The College would also be loosing the tuition and other fees that would be received by having the additional students. Percentage is 21.6%.

[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.

Find attached the construction cost from the contractor, Exhibit "A". Also attached are Lift costs from two companies, Exhibit C-1 & C-2. The lowest bid came from "Accessibility Lifts" for $60,080. Construction cost is $277,161.50. Percentage of lift cost is 21.6% creating disproportionate cost. No new construction is anticipated for the next 3 years.

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. See Exhibit (A); Estimate of scope from Jon F. Swift, General Contractor - $277,161.50

b. Exhibit (B); Cover Sheet / Site Layout, A1.1 Building Plan, A1.2 Enlarged Plan / Section, A1.3 Building Plan if lift were installed, A1.4 Enlarged Plan with lift to each row.

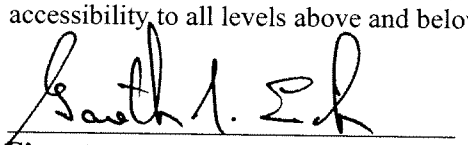
c. Exhibit (C-1, C-2); Two quotes for vertical lifts - $60,080.00

d. Exhibit (D); State College of Florida Ingress / Egress Temporary Plan

e. Exhibit (E); Accessible Lift Brochure

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.

We feel in general our design meets the intent of the Florida Building Code's accessibility requirements considering these are two existing lecture halls with structural limitations and occupant limitations needed to conduct reasonable teaching capacity. We therefore respectfully request a Waiver from Accessibility Requirements of Chapter 553, Part V, Florida Statutes, for the specific requirement to provide vertical accessibility to all levels above and below occupiable grade within the two lecture halls.



Signature

Gareth N. Eich, AIA, ARA
Printed Name

Phone number 727-821-2986 ext. 204

(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 2 day of August, 20 09

Signature

Gareth N. Eich
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. Florida Statute 553.509 requirement to provide vertical access to all levels.

b. _____

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 [X] No Cost of Construction _____

Comments/Recommendation No other construction in the last three years other than the present project, the cost of which is indicated on Jon F. Swift's proposal (Exhibit "A") of $277,161.50. *Please see additional comment below.

Jurisdiction State College of Florida

Building Official or Designee Signature James M Paleveda Jr

James M. Paleveda Jr.
Printed Name

BU1515
Certification Number

Telephone: (813) 514-6222; Fax: (813) 354-2613
Telephone/FAX

Address 2522 N. Dale Mabry Highway Tampa, Florida 33629

*Please note that a "conditional" building permit has been issued and the college has been put on notice that a certificate of completion will not be issued until an approved waiver from the Florida Building Commission for vertical accessibility to all levels of classrooms 105 and 140 has been received.

Estimate Summary

Manatee Community College - Building #27 Math Department Renovations for ADA

7/29/2009

BU	Description	#	Units	$/Unit	Extra	Tax	Burden	Sub not used	Sub-Name	Extension
General Conditions										
	Mobile phone	6.5	wk	75		0	0	N/A		$ 487.50
	Super vehicle	6.5	wk	150		0	0	N/A		$ 975.00
	Super gas	6.5	wk	125		0	0	N/A		$ 812.50
	Housekeeping materials	1	ls	90		0	0	N/A		$ 90.00
	Housekeeping labor	32	hr	21.5		0	0	N/A		$ 688.00
	Temporary Enclosure	1	ls	100		0	0	N/A		$ 100.00
	Tools & supplies	1	ls	675		0	0	N/A		$ 675.00
	Dumpster charges	4.5	ls	495		0	0	N/A		$ 2,227.50
	Misc. materials	1	ls	65		0	0	N/A		$ 65.00
	Misc. labor	68	hr	21.5		0	0	N/A		$ 1,462.00
	Project Manager	68	hr	87		0	0	N/A		$ 5,916.00
	Superintendent	280	hr	62		0	0	N/A		$ 17,360.00
	Misc. corrective	1	ls	185		0	0	N/A		$ 185.00
	As-built drawings	1	ls	88		0	0	N/A		$ 88.00
	SafetyProgram	1	ls	105		0	0	N/A		$ 105.00
	General Conditions Total								**$ 31,236.50**	
	Final Clean	1	ls	1270	200	0	0	N/A		$ 1,215.00
	Demolition	1	bid	4930		0	0	N/A		$ 4,105.00
	Bug Poison	1	ls	1475		0	0	N/A		$ 1,300.00
	Core Drill/Bench Legs	1	ls			0	0	N/A	**By Owner**	
	Concrete									
	Faulkner, Inc.	1	bid	16950	1350	0	0	N/A		$ 17,050.00
	Williams Const.	1	bid	17234		0	0	N/A		
	Simm-Tac	1	bid	21180		0	0	N/A		
	Cabinetry									
	Jamro Const.	1	bid	2950		0	0	N/A		$ -
	Drs./Frames & Hardware									
	Suncoast Comm.	1	bid	22272		0	0	N/A		$ 22,272.00
	Hollow Metal Specs.	1	bid			0	0	N/A		
	Cardinal Dr.&Hardware	1	bid			0	0	N/A		
	Metal Stud & Drywall									
	J & J Framing	1	bid	20800	1850	0	0	N/A	$ 22,650.00	$ 19,675.00
	Gun For Hire	1	bid	24950	2150	0	0	N/A	$ 27,100.00	
	Todd Wendell	1	bid	26390		0	0	N/A	$ 26,390.00	

EXHIBIT "A"

	Hand Rails									
	All Steel Consultants	1	bid	3990		0	0	N/A		$ 1,840.00
	Chair Rail/Carpentry	1	ls	1575		0	0	N/A	Jamro Const.	$ 1,575.00
	Windows/Storefront									
	Key Glass	1	bid	8550		0	0	N/A		
	Miller	1	bid	4980		0	0	N/A		$ -
	City Glass	1	bid	7245		0	0	N/A		
	Fire Rated Glass	1	ls	566		0	0	N/A		$ 566.00
	Door Louvers									
	Miller	1	bid	NIC		0	0	N/A	**Plan Change/NIC**	
	Flooring									
	Aldrich	1	bid	19165		0	0	N/A		$ 16,775.00
	Stucco									
	JMC Stucco	1	bid	11750		0	0	N/A	$ 11,750.00	$ 11,750.00
	Brown's Plastering	1	bid	10930	1635	0	0	N/A	$ 12,565.00	
	Commercial Plastering	1	bid	21400		0	0	N/A	$ 21,400.00	
	Painting									
	Jade Mailloux & Sons	1	bid	3350		0	0	N/A		$ 2,925.00
	Acoustical Ceiling									
	Dolphin	1	bid	13064	705	0	0	N/A	$ 13,769.00	
	Davidson	1	bid	16818	1096	0	0	N/A	$ 17,914.00	
	Miller	1	bid	13525		0	0	N/A		$ 13,103.00
	Acoustical Wall Panels									
	Davidson	1	bid	17276		0	0	N/A	AVL Systems	
	Dolphin	1	bid	13769		0	0	N/A	Fabric Wall	$ 13,769.00
	Miller	1	bid	15245		0	0	N/A	Fabric Wall	
	Desk/Table Installation	1	ls			0	0	N/A	**By Owner**	
	White Board	1	bid	2300		0	0	N/A	Florida Visual	$ 2,300.00
	Plumbing									
	Horne Construction	1	bid	9259		0	0	N/A		
	Wyman Bros.	1	bid	4885		0	0	N/A		
	Lagasse Plmbg.	1	bid	4152		0	0	N/A		$ -

	HVAC									
	Horne Construction	1	bid	14964		0	0	N/A		$ 14,964.00
	Custom Air	1	bid	19547		0	0	N/A		
	Action Air	1	bid	16125		0	0	N/A		
	HVAC Controls									
	Boyd Bros.	1	bid	2915		0	0	N/A		$ 2,915.00
	HVAC Test & Balance									
	By Owner					0	0	N/A	**By Owner**	
	Electric									
	NCN Electric	1	bid	47575		0	0	N/A		
	Claxton Electric	1	bid	57500		0	0	N/A		
	Bay Area Electric	1	bid	43989		0	0	N/A		
	All Phase	1	bid	43187	3576	0	0	N/A		$ 43,263.00
	Fire Alarm	1	ls			0	0	N/A	**None Shown/NIC**	
	Contingency	1	ls			0	0	N/A		$ 22,000.00

	Subtotal	$ 213,362.00
2%	**Const.M. Fee**	$ 4,267.00
10%	**Profit and Overhead**	$ 21,763.00
	General Conditions	$ 31,236.50
1.20%	**Insurance**	$ 3,248.00
1.20%	**Bond**	$ 3,287.00
	Total Bid	**$ 277,161.50**

CONSTRUCTION DOCUMENTS

FOR

BUILDING #27
MATH DEPARTMENT RENOVATIONS AT

MANATEE COMMUNITY COLLEGE

5840 26 TH ST. WEST
BRADENTON, FLORIDA

BGA, Inc.

[illegible] W. MARTIN LUTHER KING JR. BOULEVARD
SUITE 110 TAMPA, FLORIDA [illegible]
OFFICE [illegible] FAX (813) [illegible]
CERTIFICATE OF AUTHORIZATION [illegible]

ARCHITECTS

RENKER EICH PARKS ARCHITECTS

DRAWING INDEX

CODE SUMMARY INFORMATION

FLORIDA BUILDING CODE ---------- 2007 EDITION
FLORIDA MECHANICAL CODE ---------- 2007 EDITION
FLORIDA PLUMBING CODE ---------- 2007 EDITION
FLORIDA FIRE PREVENTION CODE ---------- 2007 EDITION
FLORIDA ENERGY CODE ---------- 2007 EDITION
FLORIDA ACCESSIBILITY CODE ---------- 2007 EDITION
FLORIDA EXISTING BUILDING CODE ---------- 2007 EDITION

CONSTRUCTION TYPE: FBC 2007 TYPE [illegible] EXISTING
OCCUPANCY CLASSIFICATION: B - BUSINESS
AREAS: EXISTING [illegible] S.F. - TABLE 503 & 506.1 = [illegible] ALLOWABLE
DESIGN CRITERIA NOTES: NO CHANGE TO EXIT WAYS
TABLE [illegible] CORRIDORS = 1 HR.

LATERAL LOADS:
DESIGN WIND VELOCITY: [illegible] MPH (3 SEC. GUST)
WIND IMPORTANCE FACTOR: [illegible]
BUILDING CATEGORY: [illegible]
WIND EXPOSURE CATAGORY: [illegible]
[illegible] ENCLOSED
CLADDING: [illegible]

GENERAL SCOPE OF CONSTRUCTION WORK

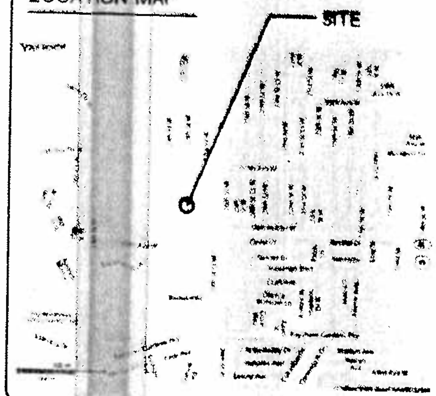
NOTE: REFER TO DRAWINGS FOR COMPLETE SCOPE OF WORK.

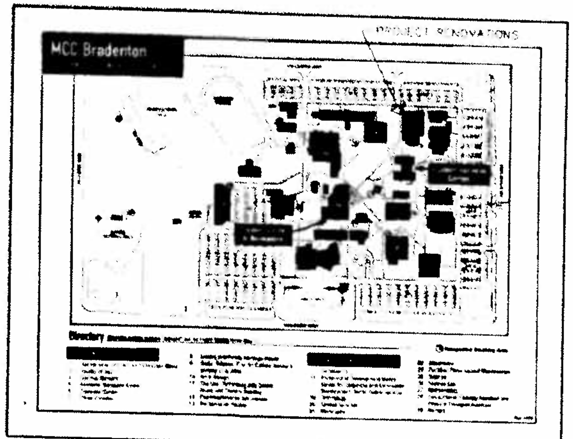
1. REFER TO ARCHITECTURAL DRAWINGS FOR COMPLETE SCOPE OF ARCHITECTURAL WORK.

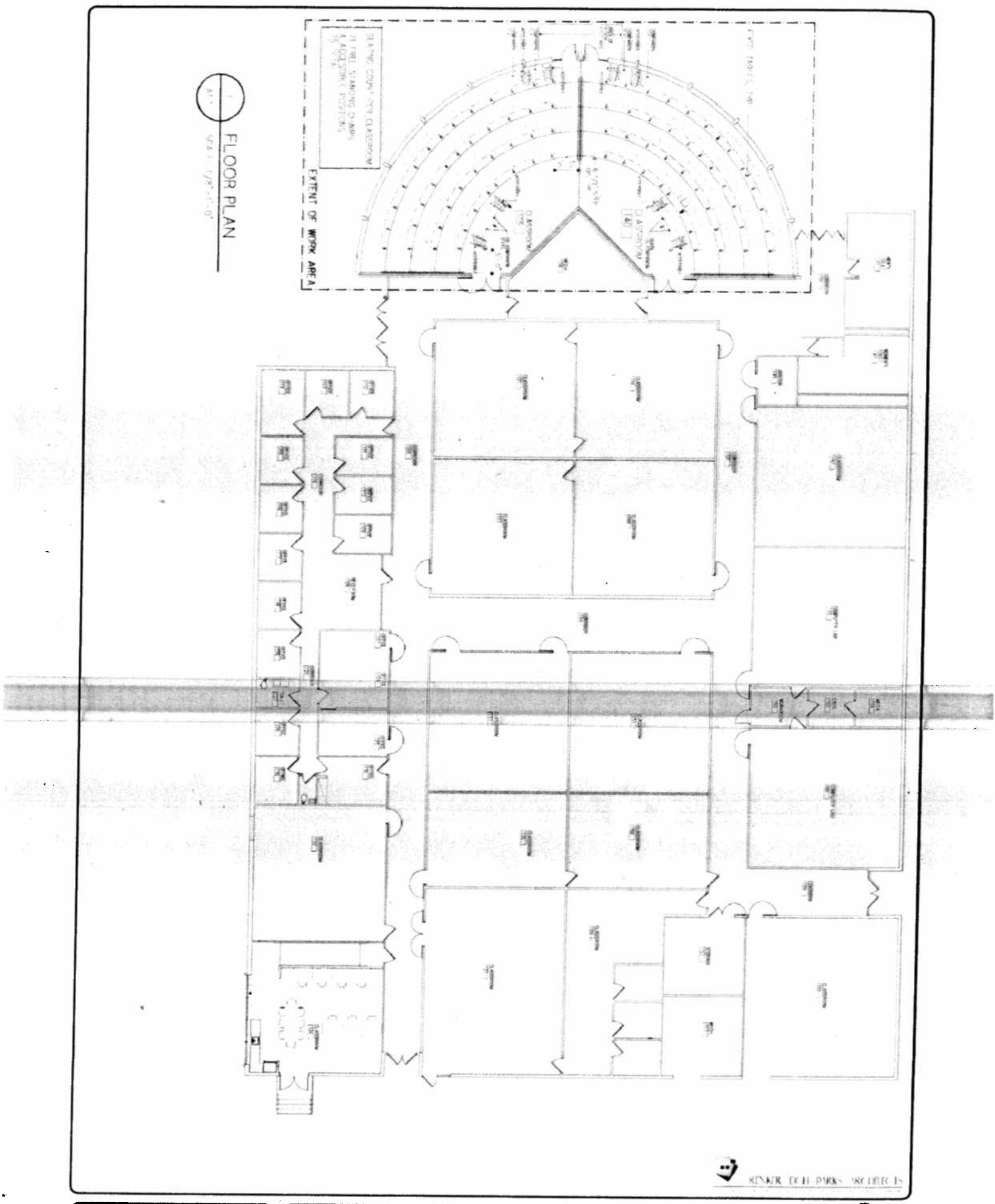
2. NEW AND REVISED HVAC, PLUMBING, AND ELECTRICAL ADDITIONS AS DESCRIBED IN ENGINEERING DOCUMENTS.

3. ALL CONSTRUCTION TO MEET FACILITIES PLANNING & MAINTENANCE DEPT. DESIGN & CONSTRUCTION STANDARDS [illegible] MANATEE COMMUNITY COLLEGE [illegible]

LOCATION MAP





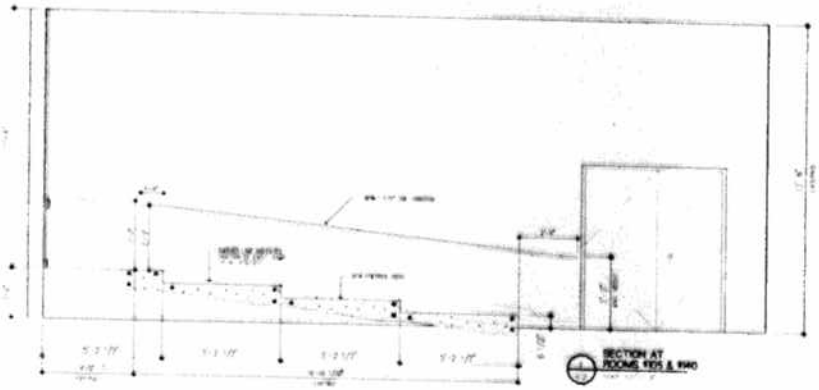


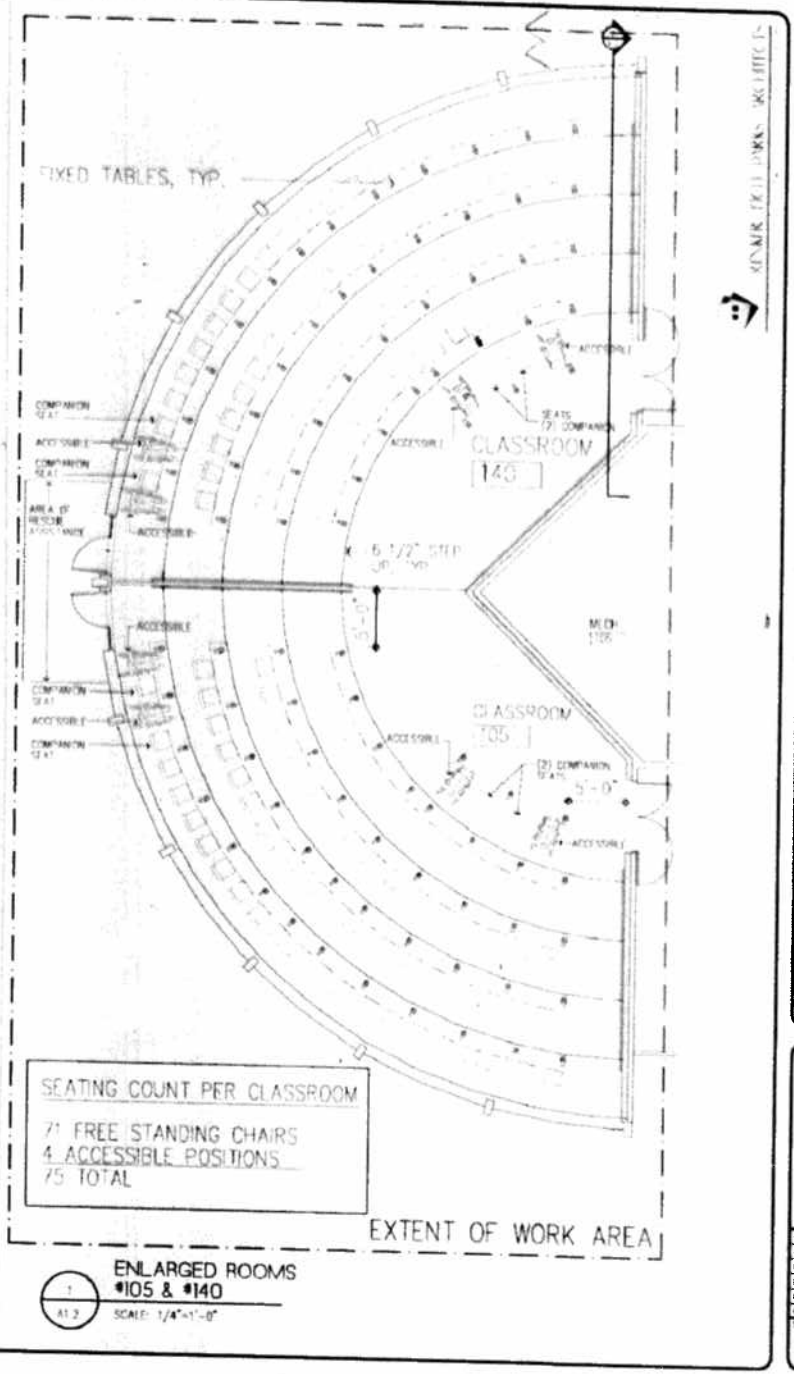
RENKER EICHELPARK ARCHITECTS

A1.1

BUILDING #27 – MATH DEPARTMENT
RENOVATIONS AT
MANATEE COMMUNITY COLLEGE
BRADENTON, FLORIDA

BGA, Inc.



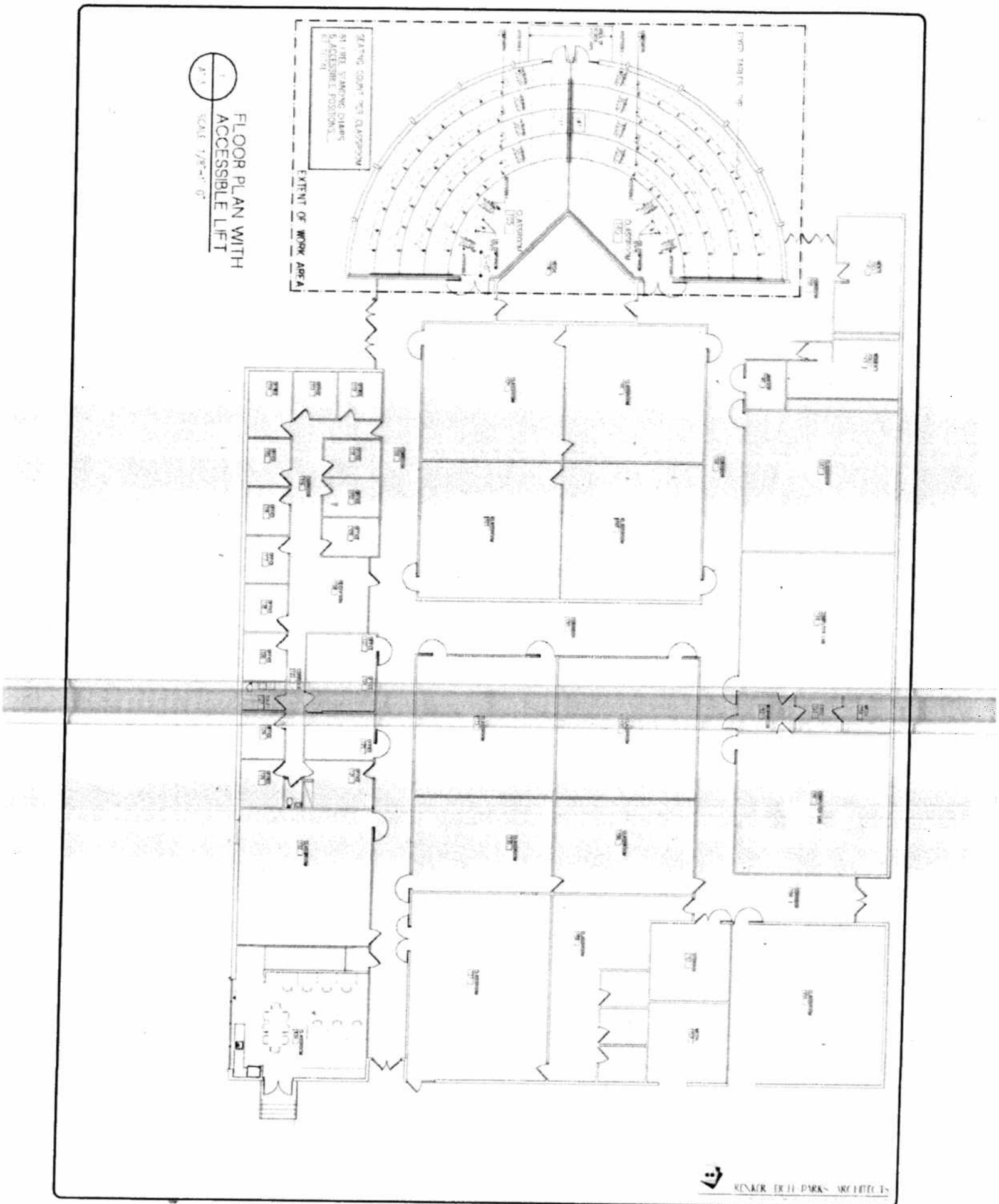


ENLARGED ROOMS
#105 & #140
SCALE: 1/4"=1'-0"

BGA, Inc.

BUILDING #27 – MATH DEPARTMENT
RENOVATIONS AT
MANATEE COMMUNITY COLLEGE

A1.2



RENKER EICHELPARKS ARCHITECTS

A1.3

BUILDING #27 – MATH DEPARTMENT
RENOVATIONS AT
MANATEE COMMUNITY COLLEGE
BRADENTON, FLORIDA

BGA, Inc.

ENLARGED ROOMS #105 & #140
WITH ACCESSIBLE LIFT

RINKER · DEITZ · PARKS ARCHITECTS

A1.4

BUILDING #27 – MATH DEPARTMENT
RENOVATIONS AT
MANATEE COMMUNITY COLLEGE
BRADENTON, FLORIDA

BGA, Inc.

Jon F. Swift, Inc.
2221 Eighth Street
Sarasota, FL 34237

Owner x
Engineer
Contractor
Consultant

PROPOSAL NO.: 1

DATE: 25-Jun-09

PROJECT: MCC - Building 27 - Math Department Renovations

OWNER: Manatee Community College
5841 26th Street West
Bradenton, Florida 34206

TO: Nick Phillips
CC:

See the following itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modification to the Contract Documents described herein.

DESCRIPTION:
Add HC stair lifts in rooms 105 & 140, including associated work to allow installation of stair lifts; electric, drywall, blocking and paint.

Add HC stair lifts - 2 @ $24,500.00 each (Accessibility Lifts, Inc.). NOTE: Allow 6 - 8 weeks for delivery of lifts.	$	49,000.00
Add electric per stair lift specifications (All Phase Electric, Inc.).	$	2,300.00
Miscellaneous drywall, blocking and paint (Jon F. Swift, Inc.).	$	1,950.00

Subtotal	$	53,250.00
Construction Manager's Fee	$	1,065.00
Profit and Overhead	$	4,345.00
Insurance	$	704.00
Bond Cost	$	716.00
Total this Change Proposal	$	**60,080.00**

Approved by: _____
name, title date

Submitted by: _____
Leigh Harris, Project Manager

Change in Guaranteed Maximum Price		
Original GMP	$	277,161.50
Previous Change Proposals	$	-
GMP prior to this change proposal	$	277,161.50
Net Change this proposal		
New GMP	$	277,161.50

EXHIBIT "C-1"

Jon F. Swift, Inc.
2221 Eighth Street
Sarasota, FL 34237

Owner x
Engineer
Contractor
Consultant

PROPOSAL NO.: 3

DATE: 30-Jul-09

PROJECT: MCC - Building 27 - Math Department Renovations

OWNER: Manatee Community College
5841 26th Street West
Bradenton, Florida 34206

TO: Nick Phillips
CC:

See the following itemized quotation for changes in the Contract Sum and/or Time incidental to proposed modification to the Contract Documents described herein.

DESCRIPTION:
Add HC stair lifts in rooms 105 & 140, including associated work to allow installation of stair lifts; electric, drywall, blocking and paint.

Add HC stair lifts - 2 @ $26,890.00 each (Oracle Elevator, Inc.). NOTE: Allow 6 - 8 weeks for delivery of lifts.	$	53,780.00
Add electric per stair lift specifications (All Phase Electric, Inc.).	$	2,300.00
Miscellaneous drywall, blocking and paint (Jon F. Swift, Inc.).	$	1,950.00

Subtotal	$	58,030.00
Construction Manager's Fee	$	1,161.00
Profit and Overhead	$	5,919.00
Insurance	$	781.00
Bond Cost	$	791.00
Total this Change Proposal	$	**66,682.00**

Approved by: _____
name, title date

Submitted by: _____
Leigh Harris, Project Manager

Change in Guaranteed Maximum Price		
Original GMP	$	277,161.50
Previous Change Proposals	$	-
GMP prior to this change proposal	$	277,161.50
Net Change this proposal		
New GMP	$	277,161.50

EXHIBIT "C-2"

Exhibit "D": State College of Florida Ingress/Egress Temporary Plan

State College of Florida is an accumulation of mostly 50 year-old buildings tightly compacted onto the site. Given the double digit growth in recent years and the continuation of that rate of growth projected for the future, the College is embarking on the development of an overall Master Plan defining how and where growth can be best accommodated on this campus. This undertaking will be initiated within a month or two. Included in that Plan will be the development of plazas and outdoor areas for circulation and student interaction, a portion of which will be adjacent to Building #27

The lack of funding has changed the manner in which colleges approach resolving problems relating to the lack of facilities. In the interim and for the near term, State College of Florida and other colleges have been forced to look at modifying and remodeling existing spaces in order to accommodate the growing need for additional academic teaching spaces.

The remodeling of Building #27, in particular Classrooms #105 and #140 is an excellent example of the College's renovating older spaces to create new spaces to provide for and satisfy the ever expanding educational requirements for the foreseeable future.

The renovation of Classrooms #105 and #140 incorporates a tiered, theater-type seating arrangement with two means of ingress/egress as depicted on the accompanying Drawings: Sheet A.1.1, an overall Plan of Building #27 and Sheet A1.2, an enlarged Plan of Classrooms #105 and #140.

Students entering and exiting the Classrooms at the lower level may do through doors which open into adjacent vestibules and then directly to the exterior.

Students entering and exiting the Classrooms on the upper level may do so through doors which open directly to the exterior of the Building.

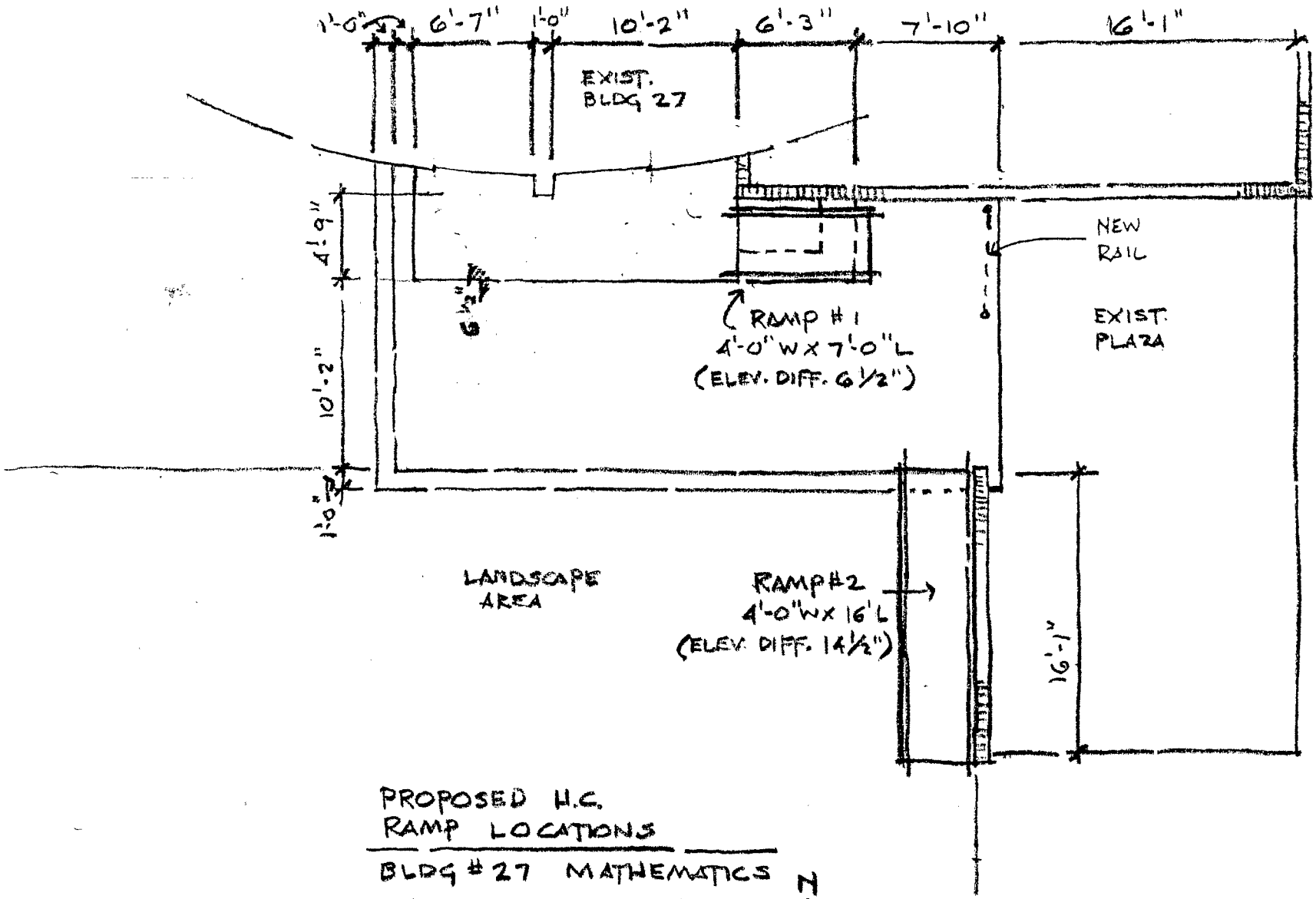
Upper Level ingress and egress for students is through doors opening directly to an exterior concrete landing. The landing is 21" above the adjacent grade; steps currently provide the means for dealing with the elevation change. The College recognizes that the current situation is not a satisfactory one, and the means of accommodating that elevation change on a permanent basis will be fully addressed in the development of the Master Plan.

In the interim, SCF"s Temporary Plan for providing accessibility from one grade to the other will be accomplished by installing a system of prefabricated metal ramps and walkways. The attached sketch, prepared by David Wildes, Facilities Director, will indicate the proposed temporary ramp configuration.

Ramp specifications of the type to be installed are included. A final estimate will be obtained when detailed drawings have been produced.

The College will issue a PO and direct that the ramps be installed. It is anticipated that this work will be completed by the end of November of this year.

EXHIBIT "D"



PROPOSED H.C.
RAMP LOCATIONS

BLDG # 27 MATHEMATICS

SCALE: 1/8" = 1'-0"

SCF FACILITIES
9/2/09

AR007966

SECTION 10280 (05 51 00.11)

PREFABRICATED METAL RAMPS and W ALKWAYS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Prefabricated metal ramps and walkways.

1.2 SUBMITTALS

A. Product Literature must be submitted with bid.

B. Warranty must be submitted with bid.

C. Shop Drawings: Include detailed shop drawings upon rece pt of purchase order.

D. Engineering: Provide sealed professional engineering drawings upon request (Additional charges may apply).

1.3 QUALITY ASSURANCE

A. Manufacturer: Universal Ramp Systems, A Division of RE DD Team Mfg., Inc., P. O. Box 658, Keystone Heights, FL 32656. Toll free: 1-8( )-648-3696 or (352) 473-7246, Fax (352) 473-0219. Any alternate manufacturer mi st be approved prior to bid opening.

B. All components shall be universal so that a ramp syst m can be relocated and assembled into many different configurations.

C. Design of the aluminum members shall conform to th a Current Edition of the Aluminum Association Specifications for Aluminum Structu es.

D. Aluminum welding shall be in accordance with the ANSI/A WS D1.2-90 gas metal arc welding process and shall be performed by experienced op erators.

E. All exposed surfaces shall be smooth and free of sharp or agged edges.

1.4 WARRANTY

A. REDD Team Mfg., Inc. warrants its products to be free fr m defects in material and workmanship in the course of manufacturing for a period f three years beginning at date of delivery of product. This warranty excludes a y defects resulting from abnormal use in installation, service, accidental or in entional damage or any occurrences beyond the manufacturer's control.

PART 2 PRODUCTS

2.1 RAMP SECTIONS

A. Engineering

1. Ramp sections shall be designed for a minimur uniform live load of 100 pounds per square foot and a concentrated ve tical load of 300 pounds distributed uniformly over an area of 1 square foot

Florida requires accessible ramps to be a minimum 44" in width. See below.

B. Materials
1. Ramp sections shall be all aluminum construction lloy 6063-T6.

C. Design
1. Ramp sections shall be prefabricated in typical ; feet, 8 feet and 10 feet lengths. Custom lengths shall be fabricated as re(uested.
2. All ramp sections shall be designed for variable he ghts and slopes.
3. Ramp walking surface width shall be:
4. ☐ 36 inches ☐ 48 inches ☐ 60 inches ☐ other
5. The walking surface of the ramp shall be continuc us, without gaps, and shall be 1-1/2 inch x 6 inch self-mating aluminum deck with extruded slip resistant surface. Coefficient of friction shall be 0.93.
6. All ramp sections shall have a 3 inch minimum cur or toe plate.

11-4.8.3 Clear Width.
The minimum clear width of a ramp shall be 36 inches (915 mm).
Exception: Ramps that are part of a required means of egress shall be not less than 44 inches wide (1118 mm).

LANDINGS

A. Engineering
1. Landings shall be designed for a minimum unifo m live load of 100 pounds per square foot and a concentrated vertical loac of 300 pounds distributed uniformly over an area of 1 square foot.

lorida requires the ottom of accessible amps ndings to be not less ıan 72" in length. See elow.

B. Materials
1. Landings shall be all aluminum construction alloy 6063-T6.

C. Design
1. Landings shall be prefabricated in typical 5'-4" X '-4" sections. Larger sizes will be fabricated as required by local codes and for specific applications as indicated on drawings.
2. Landings shall be designed for variable heights.
3. The walking surface of the landing shall be cor inuous, without gaps, and shall be 1-1/2 inch x 6 inch self-mating alumin m deck with extruded slip resistant surface. Coefficient of friction shall be 0 93.

1-4.8.4 Landings.
amps shall have level ndings at bottom and top of ach ramp and each ramp run.
andings shall have the ollowing features:
1)•The landing shall be at least s wide as the ramp run leading) it.
2)•All landings on ramps shall e not less than 60 inches 1524 mm) clear, **and the ottom of each ramp shall ave not less than 72 inches 1829 mm) of straight and vel clearance.**
3)•If ramps change direction at ndings, the minimum landing ze shall be 60 inches by 60 ches (1525 mm by 1525 mm).
4)•If a doorway is located at a nding, then the area in front of e doorway shall comply with ection 11-4.13.6.

LEGS

Engineering
1. The legs shall be designed to support the ramp and landing sections. (See sections 3.1-A1 & 3.2-A1

Materials
1. Legs shall be all aluminum construction alloy 606 -T6.
2. All fasteners shall be stainless steel (18-8 Series

Design
1. The legs shall telescope into the ramps and l ndings and shall allow for height and slope adjustments. The legs shall b designed to swivel so that they will always be perpendicular to the groun and the load shall remain vertical regardless of the slope.
2. Legs shall be prefabricated in the following len ths: 1'-6", 2'-6", 3'-6", 4'-6", and 5'-6".
3. All legs shall be through bolted using stainless st el bolts grade 304.

423.10.2.4 Vertical drops. Walls, railings, or other physical barriers which are at least a minimum 12 inches (305 mm) in height, shall define and protect any vertical drop between joining or abutting surfaces of more than 6 inches (152 mm) but less than 18 inches (457 mm) in height. **Any vertical drop of 18 inches (457 mm) or more shall be protected by a wall or guardrail a minimum of 42 inches (1067 mm) in height.**

4. All legs shall have ¼" X 6" X 10" pads.

42" TALL VERTICAL PICKET GUARDRAILS WITH [illegible]8" AND OPTIONAL 26" HANDRAILS

Engineering

1. Guardrails shall be designed and constructed for a concentrated load of 200 pounds applied at any point and in any direction at the top of the guardrail.
2. Guardrails shall be designed and constructed for a load of 50 pounds per linear foot applied horizontally at the required guardrail height and a simultaneous load of 100 pounds per linear foot applied vertically downward at the top of the guardrail.
3. Guardrails shall be designed and constructed to resist a 200 pound concentrated horizontal load applied over a one square foot area at any point in the system. Note: The above loading shall not be applied simultaneously.

Materials

1. All handrails and guardrails shall be aluminum construction alloy 6063-T6.

Design

1. Handrail gripping surface shall be smooth and continuous throughout ramp sections and landings.
2. The (upper) handrail shall be 1 ½ inch outside diameter schedule 40 pipe. The top of the (upper) handrail shall be placed 34" above the walking surface.

Not Required → 3. Optional lower handrail shall be 1 ¼ inch outside diameter round tube. The top of the lower handrail shall be 26" above the walking surface.

Required → 4. Guardrails shall form a protective barrier of a minimum of 42" high on landings and ramp sections. Guardrails shall be designed such that a 4" sphere cannot pass through any opening.

~~2.5~~ **38" TALL VERTICAL PICKET GUARDRAILS WITH OPTIONAL 26" HANDRAILS**

A. Engineering

1. Guardrails shall be designed and constructed for a concentrated load of 200 pounds applied at any point and in any direction at the top of the guardrail.
2. Guardrails shall be designed and constructed for a load of 50 pounds per linear foot applied horizontally at the required guardrail height and a simultaneous load of 100 pounds per linear foot applied vertically downward at the top of the guardrail.
3. Guardrails shall be designed and constructed to resist a 200 pound concentrated horizontal load applied over a one square foot area at any point in the system. Note: The above loading shall not be applied simultaneously.

B. Materials

1. All handrails and guardrails shall be aluminum construction alloy 6063-T6.

C. Design

1. Handrail gripping surface shall be smooth and continuous throughout ramp sections and landings.
2. The (upper) handrail shall be 1-1/2 inch outside diameter schedule 40 pipe. The top of the (upper) handrail shall be placed 38 inch above the walking surface.
3. Optional lower handrail shall be 1-1/4 inch outside diameter round tube. The top of the lower handrail shall be 26 inches above the walking surface.

4. Guardrails shall form a protective barrier of a m imum of 42 inch high on landings and 38 inch high on ramp sections. Gu ardrails shall be designed such that a 4 inch sphere cannot pass through any opening.

2.6 38" TALL TWO LINE HANDRAILS

A. Engineering
1. Two line handrails shall be designed and construc ed for a concentrated load of 200 pounds applied at any point and in any dir ction. Handrails shall also be designed for a load of 50 pounds per linear f ot in any direction. None: The above loading shall not be applied simultaneo sly.

B. Materials
1. All handrails and guardrails shall be aluminum co struction alloy 6063-T6.

C. Design
1. Handrail gripping surface shall be smooth and c ntinuous throughout ramp sections.
2. Handrails shall be 1-1/2 inch outside diameter sc hedule 40 pipe. The top of the handrail on landings and ramp sections shall e placed 38 inch above the walking surface.

2.7 FINISHING

1. ☐ Handrails and guardrails shall be anodized to a minimum of the following:
   (a) ☐ Clear Satin – AA M10 C22 A31.
   (b) ☐ Dark Bronze – AA M10 C22 A34
2. ☐ Handrails and guardrails shall be mill finish.
3. ☐ Other.

END OF SECTION

Sapa Fabricated Products
(REDD Team)

UNIVERSAL RAMP SYSTEM SPECIFICATIONS

(PLACE AN "X" IN THE BOX ☐ BY ALL APPLICABLE ITEMS)

OVERVIEW

SCOPE OF WORK: PROVIDE PREFABRICATED MODULAR ALUMINUM ACCESS RAMPS

PART 1 - SUBMITTALS

1.1 Product Literature must be submitted with bid.
1.2 Warranty must be submitted with bid.
1.3 Shop Drawings: Include detailed shop drawings upon receipt of purchase order.
1.4 Engineering: Provide sealed professional engineering drawings upon request.

PART 2 - QUALITY ASSURANCE

2.1 Manufacturer: Sapa Fabricated Products (REDD Team), 1617 North Washington, Magnolia, Arkansas 71754. Call toll free: 1-800-643-1514. Fax (870) 234-3181. Find our web site at http://www.reddteam.com or e-mail us at sales@reddteam.com. Any alternate manufacturer must be approved prior to bid opening.
2.2 All components shall be universal so that a ramp system can be relocated and assembled into many different configurations.
2.3 Design of the aluminum members shall conform to the Current Edition of the Aluminum Association Specifications and Guidelines for Aluminum Structures.
2.4 Aluminum welding shall be in accordance with the ANSI/AWS D1.2-97 gas metal arc welding process and shall be performed by experienced operators.
2.5 All exposed surfaces shall be smooth and free of sharp or jagged edges.
2.6 Warranty: Sapa Fabricated Products (REDD Team), warrants its products to be free from defects in material and workmanship in the course of manufacturing for a period of one year beginning at date of delivery of product. This warranty excludes any defects resulting from abnormal use in installation, service, accidental or intentional damage or any occurrences beyond the manufacturer's control.

PART 3 - PRODUCTS

3.1 RAMP SECTIONS

3.1.1 Engineering
a. Ramp Sections shall be designed for a minimum uniform live load of 100 pounds per square foot and a concentrated vertical load of 300 pounds distributed uniformly over an area of 1 square foot.
3.1.2 Materials
a. Ramp Sections shall be constructed using 6000 series aluminum

3.1.3 Design
a. Ramp sections sh l be prefabricated in typical 6', 8' and 10' lengths. Custom leng hs shall be fabricated as requested.
b. All ramp sections s hall be designed for variable heights and slopes.
c. Ramp walking surf ice width shall be:
☐ 36 inches ☐ 4(inches ☐ 60 inches ☐ Other
d. The walking surfac e of the ramp shall be continuous, without gaps, and shall be 1 1 ; inch X 6 inch and/or 1 ½ inch X 8 inch self mating aluminum deck with extruded slip resistant surface. Coefficient of friction hall be .93.
e. All ramp sections hall have a 3" minimum curb or toe plate.

3.2 LANDINGS

3.2.1 Engineering
a. Landings shall be lesigned for a minimum uniform live load of 100 pounds per sq are foot and a concentrated vertical load of 300 pounds distribute d uniformly over an area of 1 square foot.
3.2.2 Materials
a. Landings shall be onstructed using 6000 series aluminum alloy with 6061-T6 fo primary structural components.
3.2.3 Design
a. Landings shall be refabricated in typical 5'-4" X 5'-4" sections. Larger size will be fabricated as required by local codes and for specifi applications as indicated on drawings.
b. Landings shall be lesigned for variable heights.
c. The walking surfa e of the landing shall be continuous, without gaps, and sh ll be 1 ½" X 6 inch and/or 1 ½" X 8" self mating aluminum dec with extruded slip resistant surface.

3.3 LEGS

3.3.1 Engineering
a. The legs shall be lesigned to support the ramp and landing sections. (See sectic ns 3.1.1.a & 3.2.1.a)
3.3.2 Materials
a. Legs shall be all a uminum construction alloy 6061-T6.
b. All fasteners shal be grade 304 stainless steel.
3.3.3 Design
a. The legs shall tel scope and allow for height and slope adjustments. The leg s shall be designed so that they will be perpendicular to the ground and vertical loads are transmitted axially through them egardless of the slope.
b. All legs shall be th ough bolted using stainless steel bolts grade 304.
c. All legs shall have ¼" X 6" X 10" pads.

☐3.4 42" TALL V RTICAL PICKET GUARDRAILS WITH 34" AND OPTIONAL 23 HANDRAILS

alloy with 6061-T6 for primary structural components.

3.4.1 Engineering

a. Guardrails and handrails shall be designed to resist a single concentrated load of 200 pounds applied at any point and in any direction at the top of the guardrail or handrail and to transfer this load through the supports to the structure.

b. Guardrails shall be designed and constructed to resist a load of 50 pounds per linear foot applied horizontally at the required guardrail height and a simultaneous load of 100 pounds per linear foot applied vertically downward at the top of the guardrail.

c. Guardrails shall be designed and constructed to resist a 200 pound concentrated horizontal load applied over a one square foot area at any point in the system. Note: The loading of 3.4.1.a, 3.4.1.b and 3.4.1.c shall not be applied simultaneously.

d. Handrails shall be designed and constructed to resist a load of 50 lbs per linear foot applied in any direction. Note: The loading conditions of 3.4.1.a and 3.4.1.d shall not be applied simultaneously.

3.4.2 Materials

a. All handrail and guardrail shall be aluminum construction alloy 6061-T6, 6063-T5 or 6063-T6.

3.4.3 Design

a. Handrail gripping surface shall be smooth and continuous throughout ramp sections and landings.

b. The upper handrail shall be 1 ¼ " schedule 40 pipe. The top of the upper handrail shall be placed 34" above the walking surface.

c. ☐ Optional lower handrail shall be 1 ¼ " schedule 40 pipe. The top of the lower handrail shall be 23" above the walking surface.

d. Guardrails shall form a protective barrier of a minimum of 42" high. Guardrails shall be designed such that a 4" sphere cannot pass through any opening.

☐3.5 34" OR 38" TALL VERTICAL PICKET HANDRAILS WITH OPTIONAL 26" HANDRAILS

3.5.1 Engineering

a. Guardrails and handrails shall be designed to resist a single concentrated load of 200 pounds applied at any point and in any direction at the top of the guardrail or handrail and to transfer this load through the supports to the structure.

b. Guardrails shall be designed and constructed to resist a load of 50 pounds per linear foot applied horizontally at the required guardrail height and a simultaneous load of 100 pounds per linear foot applied vertically downward at the top of the guardrail.

c. Guardrails shall be designed and constructed to resist a 200 pound concentrated horizontal load applied over a one square foot area at any point in the system. Note: The above loading shall not be applied simultaneously.

3.5.2 Materials

a. All Handrails and Guardrails shall be aluminum construction alloy 6061-T6, 6063-T5 or 6063-T6.

3.5.3 Design

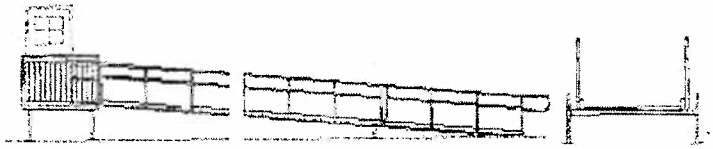
a. Handrail gripping surface shall be smooth and continuous throughout ramp sections and landings.

b. The upper handrail (top cap) shall be 1 ¼ "schedule 40 pipe. The top of the upper handrail shall be placed 34" or 38" above the walking surface.

c. ☐ Optional lower handrail shall be 1 ¼" schedule 40 pipe. The top of the lower handrail shall be 26" above the walking surface.

d. Handrails shall form a protective barrier of a minimum of 34" or 38" high. Handrails shall be designed such that a 4" sphere cannot pass through any opening.

☐3.6 34" OR 38" TALL TWO LINE HANDRAILS



3.6.1 Engineering

a. Two Line Handrails shall be designed to resist a concentrated load of 200 pounds applied at any point and in any direction. Handrails shall also be designed to resist a load of 50 pounds per linear foot in any direction. Note: The above loadings shall not be applied simultaneously.

3.6.2 Materials

a. All Handrails shall be aluminum construction alloy 6061-T6, 6063-T5 or 6063-T6

3.6.3 Design

a. Handrail gripping surface shall be smooth and continuous throughout ramp sections.

b. Handrails shall be 1 ¼" schedule 40 pipe. The top of the handrail shall be placed 34" or 38" above the walking surface.

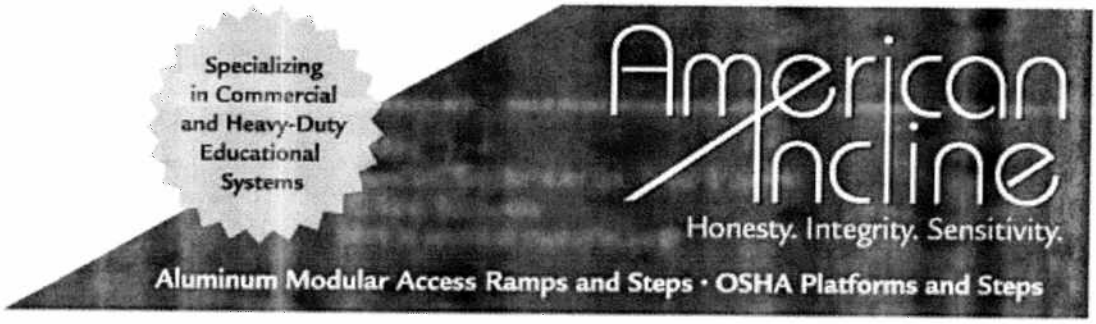
3.7 FINISHING

a. ☐ Handrails and Guardrails shall be mill finish.

Sapa Fabricated Products, (REDD Team)
1617 NORTH WASHINGTON ☒ MAGNOLIA, ARKANSAS 71754
CALL 1-800-643-1514 ☒ Fax: 1-870-234-3181

Phillips, Nicholas

From: Wildes, David
Sent: Tuesday, September 01, 2009 3:09 PM
To: Phillips, Nicholas
Subject: here is another manufacturer



Commercial Ramping and Steps Systems

American Incline ramps, steps, and platforms offer a safe and durable product for use in the commercial, educational, and institutional markets. This system has a simple, modular design that ensures easy setup with very little training and an ability to easily reconfigure and/or relocate. The prefabricated nature of the system allows us to have all standard components in stock and available for quick delivery.

Specifications and drawings are available upon request. Contact us at sales@americanincline.com or call us at **706.265.8402** for a PDF version of our marketing brochure, including current pricing and warranty information.

Recent installation photos

Complies with ADA, ANSI, BOCA, SBCCI, CABO, and Florida SREF

Five-year warranty

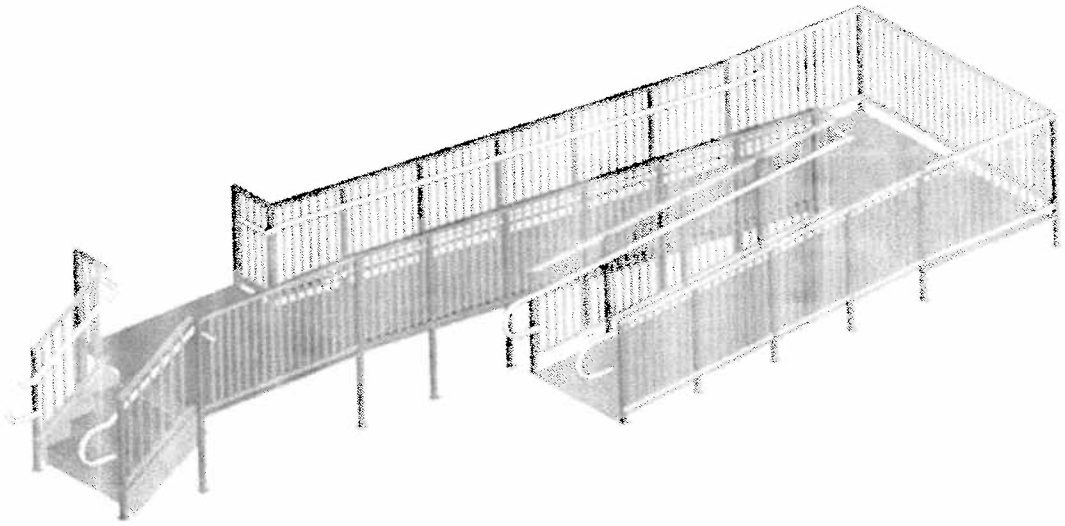
Non-combustible

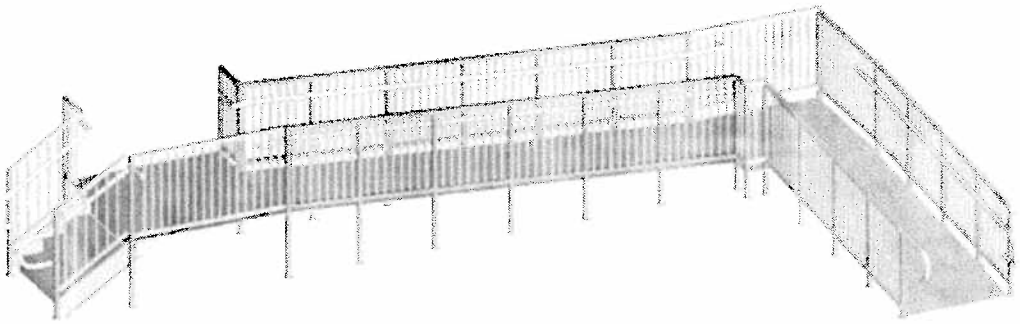
Heavy-duty welded aluminum construction

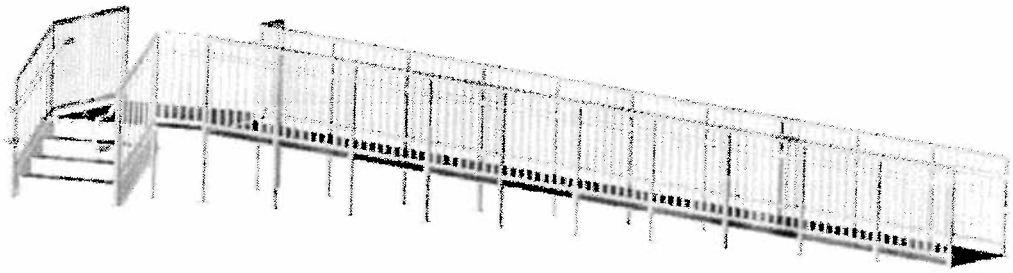
Bi-directional knurled tread forms a rugged skid-resistant surface

Modular design with fully adjustable height

Example Configurations







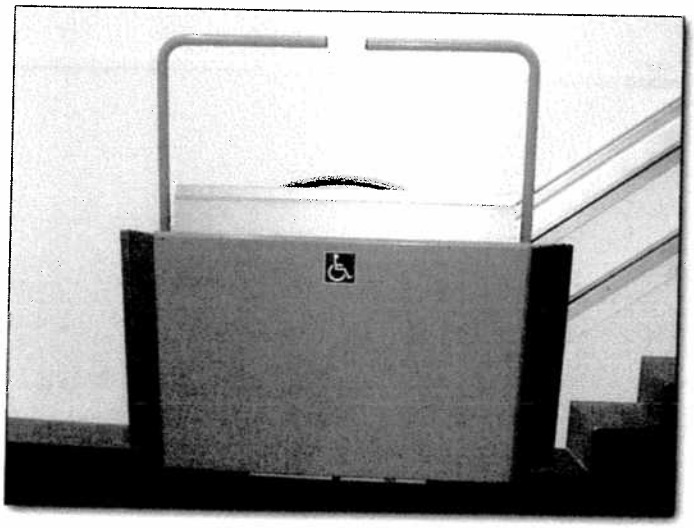
Contact us at sales@americanincline.com or call us at **706.265.8402** for a PDF version of our marketing brochure, including current pricing and warranty information.

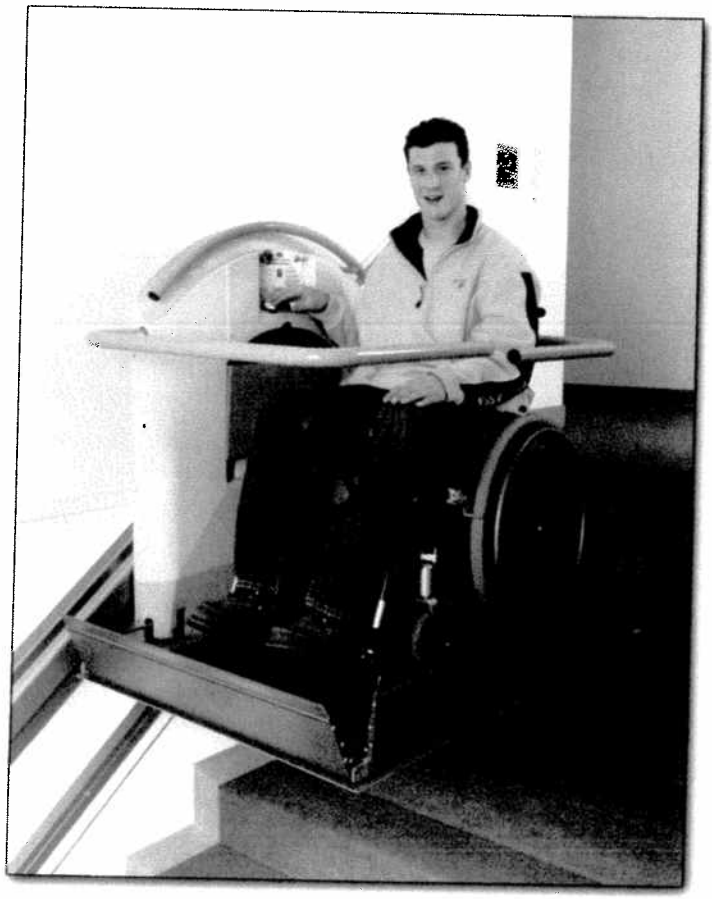
Home | **Ramps** | **Steps** | **Home Use and Special Orders**

GARAVENTA LIFT

Garaventa Stair-Lift Xpress II

inclined platform lift for straight stairways





The Garaventa Stair-Lift Xpress II model is an inclined platform lift designed for straight stairways. The Xpress II is a safe, reliable and cost-effective accessibility solution. This lift can be installed on your site with little to no structural modifications.

EXHIBIT "E"