

## **AGREEMENT REGARDING THE PAUL RUDOLPH COVERED WALKWAY AT SARASOTA HIGH SCHOOL**

This AGREEMENT regarding the Paul Rudolph covered walkway on the north side of Sarasota High School (just south of the football stadium main entrance) (the "Agreement") is made and entered into by and between the School Board of Sarasota County, a body corporate under the laws of the state of Florida (the "School Board") and the Sarasota Architectural Foundation, a 501 (c)(3) not-for-profit corporation authorized to conduct business in the state of Florida ("SAF") collectively referred to as the "Parties" as of the date of execution by the last signatory hereto.

WHEREAS, the School Board is nearing completion of the renovation of Sarasota High School; and

WHEREAS, that renovation includes two buildings commonly referred to as the Rudolph addition (buildings 4 and 5); and

WHEREAS, the canopy covered walkways are an important part of the overall Rudolph addition; and

WHEREAS, the Parties recognize that portions of the covered walkway will need to be permanently removed to allow renovation of Building 5 but the School Board and SAF desire to maintain a portion of the remaining canopy; and

WHEREAS, SAF has agreed to assume the overall costs of renovation of the portion of the canopy that the parties agree to maintain.

NOW, THEREFORE, in consideration of the mutual covenants and obligations contained herein, it is agreed as follows:

1. The Rudolph walkway canopy sections to the south of the football stadium at Sarasota High School (between building 42 and the stadium entrance), hereinafter referred to as the "restored canopy" and as depicted on Exhibit A, will be restored (conduits removed, surface damage repaired, waterproofed, painted, etc) to as close to original condition as possible using substantially the same construction methods as used on the Rudolph walkway canopies to the south of building 41.
2. SAF agrees to pay the School Board a lump sum payment of \$34,000 on or before May 31, 2017 for the restoration of the restored canopy described in paragraph 1 above. The Parties agree that the restoration shall be substantially as described in Exhibit B.
3. The School Board will notify SAF, in writing, within five (5) business days after the occurrence of any of the following events:
  - a. The School Board or any other governmental entity has determined that the area occupied by the restored canopy is needed for any additional expansion of the buildings on the Sarasota High School campus;

- b. The School Board or any other governmental entity has determined that the location of the Rudolph addition to Sarasota High School may be needed for some other purpose;
  - c. The School Board or any other governmental entity has determined that the property upon which the restored canopy is situated should be transferred by sale or otherwise to a third-party; or
  - d. The restored canopy is substantially damaged or deteriorated and the School Board has decided not repair it.
4. Within ten (10) business days following SAF's receipt of such notice, the School Board and SAF shall meet and in good faith attempt to develop a plan under which the restored canopy will be preserved at its current location. With respect to condition letter (c) above, the School Board or any other governmental entity shall not enter into a purchase agreement for the sale of the property upon which the restored canopy is located until it has provided SAF with at least to sixty (60) days to purchase such property at fair market value. With respect to condition letter (d) above, the School Board will provide SAF with at least sixty (60) days to pay for any repair to, or restoration of, the canopy before the School Board removes the damaged or deteriorated canopy.
  5. Following restoration, the restored canopy walkway will remain accessible to the public unless, at some time in the future, the area becomes a part of the secured Sarasota High School campus.
  6. SAF will be permitted to install a plaque on one restored canopy pillar, identifying the structure in its historic context stating the importance of the architect Paul Rudolph and the Sarasota School of Architecture movement, and acknowledging the School Board, SAF and the donors who made the restoration project possible.
  7. A sign will identify the canopies as "Paul Rudolph Way" or carry a similar designation. The plaque and sign will be installed with appropriate anchors by the School Board's designated contractor. The size, design and location of the plaque and sign will be submitted to the Superintendent of Schools or his designee for approval before fabrication and installation which approval shall not be unreasonably withheld. SAF will be solely responsible for paying for and providing the plaque and sign.

8. SAF and the School Board will jointly announce the restoration project when this Agreement has been executed by both parties.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates indicated below:

SCHOOL BOARD OF SARASOTA COUNTY

SARASOTA ARCHITECTURAL FOUNDATION

BY: \_\_\_\_\_

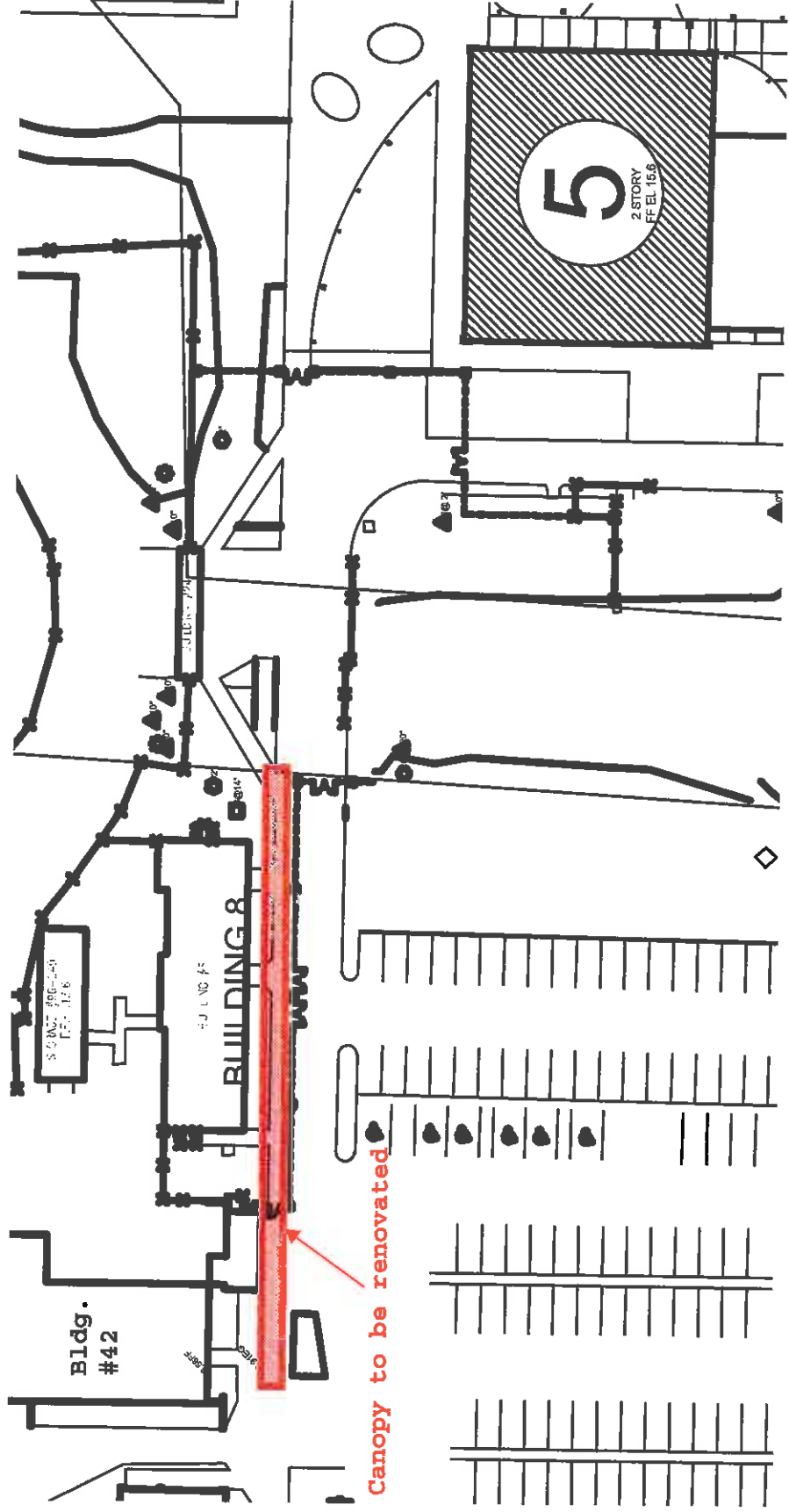
Caroline Zucker  
Chair

By: \_\_\_\_\_

Janet Minker  
Chair

Sarasota High School - West Campus

Exhibit "A"



## Exhibit B – Restoration Construction Methods

Restoration Scope of work at existing canopy between building 42 and football field entry. Approximately 235 lineal feet and 10 support columns of original 1959 canopy.

1. Remove all abandoned items mounted to canopy to include piping, conduit, cabling and supports.
2. Pressure wash all surfaces to remove all dirt and delaminated paint.
3. Repair large sections of missing concrete using repair mortar.
4. Install BASF Permalath to vertical surfaces at ten columns and cover with conventional stucco and float finish. No new finish at remaining canopy deck, only columns.
5. Patch remaining canopy areas with elastomeric patching compound.
6. Install one coat of BASF MasterProtect HB400 fine texture, and one coat of BASF MasterProtect HB200 coating. (Same exterior finish as Building 4 and associated canopy).
7. Install waterproof coating at entire roof surface of Canopy:
  - a. Prime with BASF P222 Epoxy Primer.
  - b. Install BASF NP-1 urethane joint sealant at all vertical/horizontal joints and canopy expansion joints.
  - c. Install 4 step BASF waterproofing membrane system (urethane base coat, top coat, aggregate, final top coat).