

**Sarasota County School District**  
**Sarasota High School Renovation Progress Report**  
**Presentation Date: February 19, 2013**

Over the past several months, the design team for the renovation of Sarasota High School has followed through on the unanimous agreements made at the June 2012 design charrette. This report provides details on background, commitments, efforts, and regulatory issues related primarily to Building 4 and the west gym.

**Background**

In developing the plan to rebuild Riverview High School in 2007, the Board decided it was not in the best interest of the district to rehabilitate the campus on that site designed by architect Paul Rudolph. During a courtesy discussion with the Sarasota County Developmental Review Committee leading to that decision, the Board agreed to “appropriately rehabilitate the Paul Rudolph addition to Sarasota High School” when the time came to rebuild SHS.

A subsequent review of district construction projects determined that design fees were unusually high. Designers who had worked with the district said costs increased because the district often did not describe its expectations clearly at the outset of the design process.

In order to hold costs down on the SHS project, district Construction Department staff developed the project further than it had previously done. Numerous options were developed and discussed with district staff. A preliminary design was produced that included glassing in both entryways to Building 4 and demolishing the west gym. Both of those buildings were designed by Paul Rudolph. That design was presented to architectural firms submitting proposals for the project.

When the preliminary design was made public, members of the Sarasota Architectural Foundation expressed objections. They were concerned that: 1) the process was moving too fast—the district should involve the community in the planning; 2) glassing in the entryways was unacceptable; and 3) demolishing the west gym would violate the district’s agreement to rehabilitate the Rudolph addition. In response, the Board conducted a design charrette to discuss the appropriate rehabilitation of the west side of the SHS campus.

**Charrette Commitments**

The design charrette was conducted on the evenings of June 6 and 7, 2012, in the Conference Center of the Sarasota County Technical Institute. More than 150 people attended, including students and parents, teachers, district staff, government and agency representatives, and neighbors of SHS.

The first night of the charrette was devoted to conceptual discussion of the layout of the site in terms of convenient location of classrooms and services, providing adequate space for instructional and support functions and traffic flow.

Charrette participants also were asked to vote on a list of priorities that should guide the development of the site plan. They said providing students with a 21<sup>st</sup> Century learning environment was their highest priority. Ensuring safety and security was their second-highest priority.

At the conclusion of the first night, architects were asked to incorporate the concepts and the priorities discussed into drawings for several optional site plans. Three new plans (in addition to three shown on night one) were developed and presented on the second night of the charrette.

After the second night's discussion, participants agreed unanimously on one option (Option 5). Every participant who voted on the proposal signed a copy of the Option 5 drawing as evidence that they had agreed to it. A copy of the signed plan is at Tab 1.

The scope of the charrette was very broad, but also very specific. For example, the selected option places food service in the north end of Building 1, media in the south end of Building 1, administration and the main front door of the school in the east end of Building 4, and moves the programs currently in Building 42 into the west gym.

In addition to agreeing to how the buildings would be used, the district made the following specific commitments during the charrette:

- 1) Save Building 4 and use it to house administration and instruction.
- 2) Keep both Building 4 entryways open while providing necessary fencing or other physical security.
- 3) Use the main Building 4 entryway as the primary entrance to the campus.
- 4) Save the west gym to house programs currently in building 42.
- 5) Save the main Building 4 entryway stairs.

Those agreements are contained in Tab 2 along with a list of other steps planned to return the primary view corridor of Building 4 as close as possible to its original appearance.

Although the conversation was very specific and detailed, plans for rehabilitating the interiors of the Rudolph buildings were never discussed. District staff made no commitment to preserve any of the architectural features of the interior of Building 4.

## **Implications of State and Local Law, Plans, and Interlocal Agreements.**

### **State Statute**

FS 267.061 refers to Historic Properties; State Policy and Responsibilities. In part, this statute obligates any agency proposing a state or state-assisted project to consider its effect on any historic property. The statute obligates the agency to give the Division of Historical Resources a reasonable opportunity to comment with regard to such an undertaking.

The statute further requires that if a historic property is to be demolished or substantially altered in a way which adversely affects the character, form, integrity or other qualities which contribute to the architectural value of the property, timely steps should be taken to determine that no feasible and prudent alternative exists. If it does not, steps are to be taken to avoid or mitigate the adverse effects.

The SHS project will be funded entirely with local ad valorem and local sales tax. Since no state assistance is involved, the Historic Properties statute does not apply. Nevertheless, the district intends to provide the DHR an opportunity to review and comment on the plans for the SHS renovation.

### **State Statute**

FS 1013.33 (13) states, in part, "Existing schools shall be considered consistent with the applicable local government comprehensive plan adopted under part II of chapter 136. If a board submits an application to expand an existing school site, the local government body may impose reasonable development standards and conditions on the expansion only..." This project is not an expansion, but rather a contraction, of the campus acreage and building square footage. FS 1013.33 goes on to say, "local government review is not required for: (a) the placement of temporary or portable classroom facilities; or (b) proposed renovation or construction on existing school sites, with the exception of construction that changes the primary use of the facility, includes stadiums, or results in a greater than 5 percent increase in student capacity, or as mutually agreed upon, pursuant to an inter-local agreement adopted in accordance with subsection (2)-(6).

### **State Requirements for Educational Facilities**

State Requirements for Educational Facilities (SREF), Section 1.5, speaks to the Board's obligation to afford the Division of Historical Resources an opportunity to comment with regard to the project prior to the approval or expenditure of any state funds. As stated above, the district intends to submit its plans for SHS to the DHR for review but again, no state funds are being used so there is no obligation.

### **County Comprehensive Plan**

The site is not in the unincorporated part of Sarasota County.

**City Code, Development Review Procedures, Division 8, Historic Resources, Structures, and Archaeological Sites Section IV-822, Nationally Registered Historic Resources.**

City of Sarasota Development Review Procedures, Division 8, Historic Resources, Structures, and Archaeological Sites, requires the city's Neighborhood and Developmental Services Department to review all development proposals that include nationally individually registered resources. These provisions are generally initiated when an applicant submits a development proposal. Consistent with Florida statute, while the District intends to work collaboratively with the City staff and use the DRC process as a courtesy, it will not formally submit a development proposal.

**City of Sarasota Comprehensive Plan.** Also relevant is the "Historic Preservation Chapter" of the Sarasota City Plan, whose goals include protecting historic resources, evaluating their significance, and providing financial incentives for preservation. The requirements in this chapter assume that the city will not issue a building permit until the "applicant" complies with this section. While the District intends to go through the DRC process as a courtesy to the City of Sarasota and to coordinate traffic and other infrastructure, the District will not submit an application for a building permit as it has a building official with authority to issue permits. The School Board, of course, remains bound by SREF, Florida Building Code, and other similar criteria.

**ILA**

The Amended Interlocal Agreement for Public School Facility Planning [2008] contains three relevant sections:

- Section 5.1 calls for an informal site analysis committee to review proposals for large renovation projects. The district complied with this item at a September 21, 2012, meeting of the ILA working group at which this project was presented;
- Section 5.2 requires that the site analysis committee consider 18 issues when reviewing sites for new schools and for a large renovation. Seventeen of the issues apply only to new sites. The other issue requires the working group to consider the "impact on archaeological or historic sites as identified or designated by the affected local government as a locally significant historic or archaeological resource." The City of Sarasota has not designated any Sarasota High School buildings as locally significant;
- Section 5.3 requires that "60 days prior . . . to initiating the renovation," the district submit a written notice to the local government seeking a determination as to the project's consistency with the local government's comprehensive plan. That notification was delivered to City Manager, Thomas Barwin, on February 1, 2013.

### **Implications of Designation on the National Registry**

On July 27, 2012, the Paul Rudolph addition to Sarasota High School was listed in the National Register of Historic Places. That registration indicates that the addition is significant to local history. It tells planners to carefully consider the historic value when developing projects.

Being listed on the registry does not guarantee that a historic building automatically will be preserved or prevented from being modified or demolished.

Projects involving federal funding, permitting, or licensing that may result in damage or loss of historic value are reviewed by the State Historic Preservation Office and the Federal Advisory Council on Historic Preservation. A similar review process is in place for projects supported by state funds. Since the SHS project is funded entirely by local revenues, a review by either of those agencies is not required but the design team remains confident that it has "carefully considered the historic value when planning projects" and that this consideration is apparent in the current SHS plan.

Listing on the national registry also can exempt a property from certain FEMA requirements and make it eligible for some ADA building safety code adjustments. The District does not plan to request any code adjustments which might make these facilities less safe, functional, or accessible.

### **Educational Specifications Requirements**

The planned uses of the interiors of Buildings 4 and the west gym do not exceed any of the space specifications in the Ed Spec. Specification comparisons are at Tab 3.

Although the interior design of Building 4 incorporates some hallway space, the floor space for the science labs is still less than the area recommended in the in the Ed Spec. Similarly, the administration space in Building 4 is well below that articulated in the Ed Spec and is smaller than the space currently allotted for administration.

Providing adequate space for administration required housing some administrative functions in Buildings 13 and 14 on the east side of the campus and some minor renovations to those buildings.

### **City staff position**

School district and city staff members met on January 25, 2013, to discuss the position of the local government regarding the district's plans for Buildings 4 and 5. In attendance at that meeting, from the city, were: Mr. Timothy Litchet, Neighborhood and Development Services Director; Mr. David Smith, General Manager, Neighborhood and Development Services; Gretchen Schneider, General Manager, Planning and Development, Neighborhood and Development Services; Dr. Clifford Smith, Senior Planner, Neighborhood and Development Services; and Rob Lewis, Sarasota County.

The district also agreed to use the City's DRC process as a courtesy to the local government. City staff acknowledges that they have a limited role in this project and no formal authority over preservation. The City of Sarasota has not taken a formal position but Dr. Clifford Smith, the City's preservation expert and senior planner, has been involved in review of the project as a courtesy since before the June charrette. Dr. Smith complimented the district on its effort to preserve the SHS architecture. He acknowledges that to support a 21<sup>st</sup> century high school, interior changes are necessary to Building 4; the 1958 layout doesn't work. Dr. Smith said the first tenet of preservation is to save the building. He reminded the group that the School Board had agreed to do that for Building 4. He said the provision in Option 5 to save the west gym was a big win from a preservation standpoint.

He said the Rudolph buildings were designed to be part of a school. The fact that the district plans to continue to use the buildings for their designed purpose (the next tenet of preservation) is, in his words, "huge." Dr. Smith said modifying interior features to save the building and support current instructional programs is a good tradeoff.

#### **DRC and RHS stipulations**

As a gesture of collaboration, the district invited the Sarasota County Developmental Review Committee to review the plans for the Riverview High School rebuild in 2007. The DRC review resulted in several "stipulations." A copy of the final review is at Tab 4. Relevant stipulations are on page 2.

The key stipulation is as follows: "The School Board of Sarasota County agrees to appropriately rehabilitate the Paul Rudolph addition to Sarasota High School." Interpreting that stipulation requires clarification of what constitutes the "Rudolph addition" and what is meant by the term "appropriately rehabilitate."

The recommendation from the charrette to continue to use the west gym establishes a common agreement the west gym is part of the Rudolph addition. That agreement has prompted a challenge from preservationists that the district should not remove the locker rooms and replace them with instructional space—although it's clear in Option 5 that the locker room is not included.

Regarding the definition of "appropriately rehabilitate," the expressed single goal during the RHS DRC process was to secure a formal commitment from the district that it would not demolish Building 4. The group did not discuss the plans or expectations for the interior of the building or any other specific design features. However, the participants in the charrette established a practical definition of "appropriately rehabilitate" by their developing and unanimously agreeing upon Option 5.

### **Sarasota Architecture Foundation Recommendation**

In the summer of 2012, School Board members received a packet from the Sarasota Architectural Foundation that included 49 additional recommendations to be considered in the renovation of the west campus at SHS. The current plan includes full or partial implementation of 37 of those 49 recommendations (75 percent). A color-coded summary is at Tab 5.

Most of the 12 recommendations not implemented are associated with the girls' locker room and the second-floor hallway. These modifications are necessary to accommodate the programs the district agreed to house in those spaces at the charrette.

### **Impacts on Cost and Timeline**

#### **Cost**

Construction documents are from 50-99% complete. The design team estimates the cost of altering the design to accommodate the additional SAF recommendations to be just over \$1 million (see Tab 6).

Any changes to the design of Building 4 would also require changing program spaces across the campus. Three alternative uses were reviewed (Tab 7). This is in addition to the two dozen or so alternatives that preceded the charrette—12-15 of which were available at the charrette. The District used alternative "A" to estimate cost implications. Based on early estimates from the construction manager, implementing this alternate design plan would cost an additional roughly \$5.6 million.

#### **Timeline**

The design team has been executing the guidance they received from the charrette for nearly eight months. Re-designing Building 4 would delay the project six to eight months for design and, depending on the alternative chosen, another six to eight months for additional construction. A significant change in design could delay the project from 12-16 months.

#### **Position of the district preservation architect**

Jonathan Parks Architects (JPA) is the preservationist firm on the SHS project. JPA is aware of the district's plans. As they relate to charrette commitments, JPA agrees we've made good on those commitments (see Tab 8).

#### **Practical solutions**

Although district staff had considered about two dozen options before the charrette, at the request of the Board Chair, the design team looked at several other use alternatives in consideration of the concerns expressed by the SAF. Three possible alternatives are discussed at Tab 7. Options considered include using these spaces for science labs, traditional classrooms, and combinations of science, classrooms, and art labs.

Each alternative would have significant cost, timeline and program consequences. If the architectural detail in the hallways were preserved, for example, the program associated with administration functions and science, would not fit in the allocated spaces in building 4. Recall that we have already reduced the administration footprint by moving some APs and support into buildings 13 and 14.

The three alternatives under consideration keep enough of administration in Building 4 to accept visitors through the main entryway but push the rest back into Building 1. The change would have the following consequences:

- 1) Science labs will have minimal prep areas and may not adequately support instruction;
- 2) Complicated and very expensive changes to mechanical systems;
- 3) Classroom spaces would be at least 200 square feet smaller than Ed Spec;
- 4) Potential major renovations on the east side of campus would be required to support science labs (while 2,000 students occupy those buildings);
- 5) Media and Food Service would be pushed from their currently planned locations;
- 6) About 22,000 square feet of new construction would be required to house a cafeteria and kitchen;
- 7) The increase of impervious surface would require re-design of the site storm water plan—and would force us to expand the existing ponds or create underground cisterns;
- 8) School staff input already invested in the project would be discounted or lost;
- 9) Promises made during the charrette would be broken;
- 10) Other consequences would occur as described in attachment 7.

**Conclusion.** The district has acted in good faith to honor the promises made at the Design Charrette in June of 2012 whose goal was to agree to a plan for the appropriate rehabilitation of the west side of the SHS campus. The plan successfully addresses the primary objections of the SAF to closing in the breezeways in Building 4 and demolishing the west gym. It also and addresses 37 of 49 (75%) of their additional recommendations.

The plan dramatically improves the primary view corridor of building 4 and addresses the two key priorities identified in the charrette: Support 21<sup>st</sup> century learning and make the campus more safe and secure. To change plans now could increase costs by as much as \$6.6 million, delay the project up to 16 months, and break promises made to the larger community.

Sarasota High School staff members have been involved in the design of the new campus from the beginning of the project. They continue to enthusiastically support the current plan.

The district has created a viable plan for the rebuild of Sarasota High School that is fiscally prudent and instructionally sound, strengthens school safety and security, and is responsive to community priorities. Staff recommends that the Board support the plan as presented.



Tab 1



*It's All About the Students*

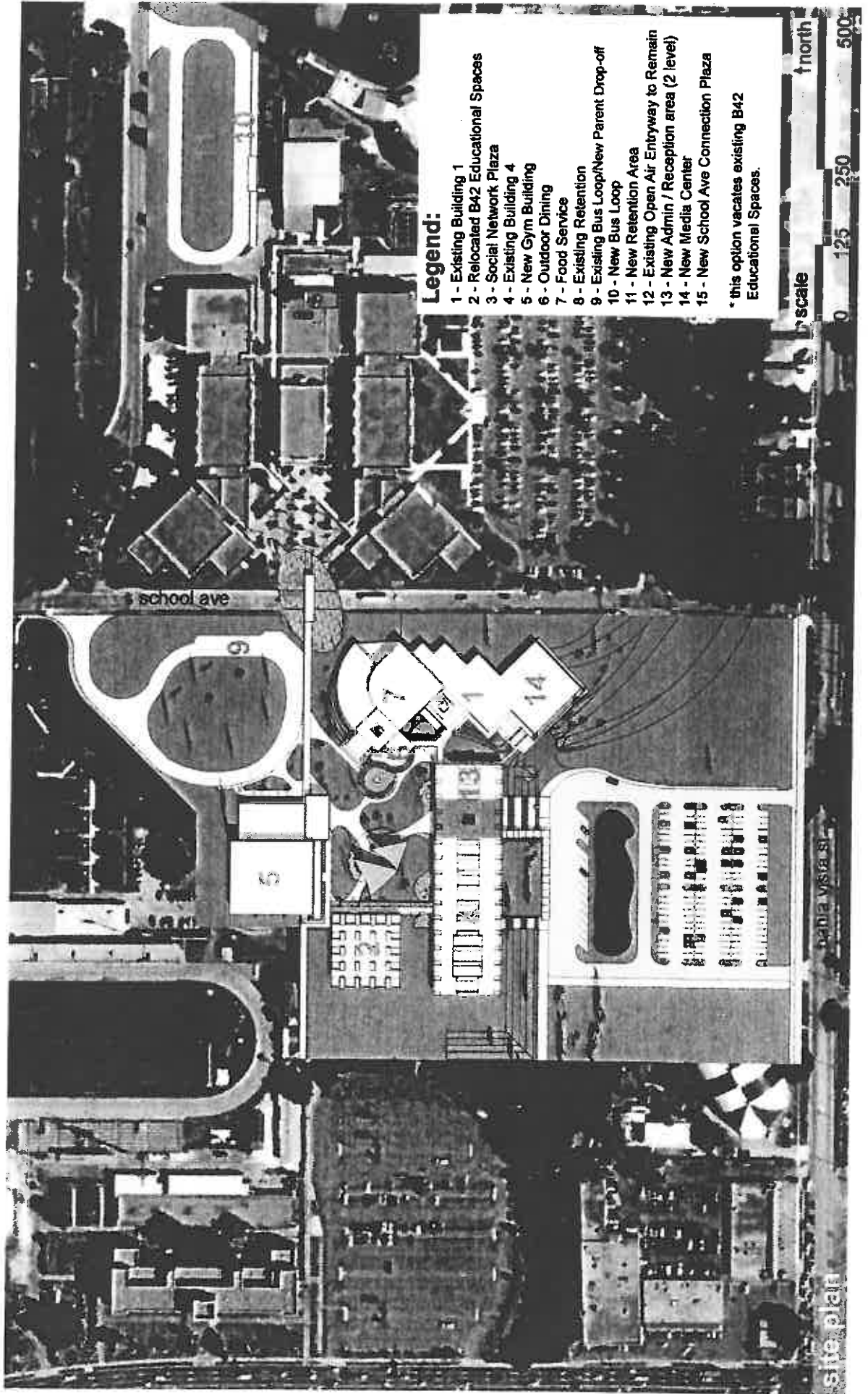
June 6th and 7th, 2012



**SARASOTA**  
COUNTY SCHOOLS

## Option 5...

**HARVARD • JOLLY**



## Tab 2

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## Sarasota High School Renovation and New Construction Project

**Commitment 1:** Save B4 (utilize the building for educational/administration purposes).

**Response:** Team is saving B4 and utilizing the building for educational/administration purposes.

**Commitment 2:** Both breezeways to remain open air spaces with acknowledgement that there will be a gate/fence of some sort to provide security.

**Response:** Team is maintaining both breezeways as open air spaces. Team is working on the security gate/fence design.

**Commitment 3:** Convert the main breezeway back into the main campus entry. Eliminate the proposed B1 monumental entry.

**Response:** Team is utilizing the main breezeway as the primary campus entry for the visitors. Main administration and guidance entries are located off the main breezeway.

**Commitment 4:** Save the B5 gymnasium (per option 5) with the flexibility to modify the exterior to fit the new program needs (glass and door locations are acceptable as needed).

**Response:** Team is utilizing the existing B5 (per option 5) for new art/jr. rotc center. New doors and glazed areas are proposed to support the interior layout and program needs of the building. New addition to the south is planned to support the proposed program needs

**Commitment 5:** Save the breezeway stairs (repair or replace in kind).

**Response:** Team is proposing to replace or repair the breezeway stairs, whichever is more cost effective and practical.

### **Other Project Efforts:**

**#1:** Remove the solid walls, which replaced originally glazed portions of the building, and provide glazed assembly system in its place to the greatest extent possible considering the modified interior layout and current code requirements.

**Response:** Team is proposing to bring the glass partitions back to the greatest extent possible as code (energy, wind, impact, life safety) and budget will allow.

**#2:** Take down the added roof parapet condition and replace with new, slimmer edge roof assembly to the best extent possible.

**Response:** Team is proposing to remove the existing roof parapet and slim down the roof edge condition to the greatest extent possible as code (energy, wind, impact, life safety) and budget constraints will allow.

**#3:** Save the original B4 front canopy (south side) and the floating stairs in the main breezeway.

**Response:** Team is proposing to save the south canopy and the floating stairs.

**#4:** Maintain the main breezeway roof opening as open air condition.

**Response:** Team is proposing to leave the main breezeway roof opening as open air condition.

**#5:** In the breezeways, consider the aesthetics of new openings in order to accommodate the new program needs (in the solid walls of the breezeways).

**Response:** Team is working through the aesthetic details of the openings along with the constraints of the current code (energy, wind, impact, life safety) and budget.

## **Sarasota High School Renovation and New Construction Project**

**#6: Place the flag pole back on the pedestal at the main breezeway stairs.**

**Response:** Team is proposing to replace the flag pole and relocate it back onto the pedestal at the main breezeway stairs.

**#7: Paint the building to the original color it was.**

**Response:** Team is proposing to bring the exterior building color back to the original color to the greatest extent possible (as available through major paint distributors).

**#8: Consider signage and way finding in terms of font and size match at B4 and B5.**

**Response:** Team is proposing to design contextually fitting way finding and signage as it pertains to B4 and B5.

Tab 3

## Sarasota High School Project Ed Spec Analysis January 2013

### Science Classrooms

- The current Ed Specs for High Schools dated January 2009 indicates a space allocation of 1,525 square feet for Senior High Science Labs, which includes 250 sq ft for material and project storage.
- The current spaces that were used for science labs on the first floor of building 4 are between 1,379 and 1,401 sq ft total with no extra storage space. There is one teacher planning area of 570 sq ft shared by four classrooms.
- The second floor contains classrooms that average 700 sq ft. with one classroom that is 1,430 sq ft.
- Current building 5 science labs are an average of 1,430 sq ft with no extra space for storage. There are a few spaces 300 sq ft or so for storage used by more than one class:
- The proposed plans for building 4 show new 21<sup>st</sup> Century science labs that will range from 1,390-1,425 sq ft. The first floor will have four labs that will share a lab prep and storage area. The second floor will have four science labs and a MAST lab sharing one lab prep and storage area and three science labs sharing another.
- The second floor of building 4 will have a MAST lab that is 1,667 sq ft and a TEAL lab that is 1,135 sq ft.

### Summary

- If the proposed plans utilizing the hallway space are used, eleven 21<sup>st</sup> Century science labs, one TEAL lab and one MAST lab will be contained in building 4. However, the sizes of all of science labs will be less than indicated in the Ed Specs.
- If the hallway space is not utilized, the science labs will be configured long and narrow and will be sized less than the Ed Specs indicates.
- Not using the hallway space will also result in a shortage of up to four science labs and the possibility of no TEAL or MAST lab.
- It is important to note that, if the 700 sq ft rooms on the second floor of building 4 were used for regular classrooms, they would not meet the current size allowed by the Ed Specs for a regular classroom, which is 900 sq ft.

### Art Classrooms

- The current Ed Specs for High Schools dated January 2009 allows for a space allocation of 2,000 square feet for Senior High Art Rooms, which includes 350 sq ft for material and project storage. Kiln space equals 60 sq ft of the 2,000 sq ft.



- There are currently four art classrooms in building 4 that average 1,100 sq ft each with additional spaces for storage and kilns that totals 643 sq ft. The existing art gallery is 1,700 sq ft.
- The proposed plans to renovate building 5 for art would net approximately the same classroom space on the first floor for three art rooms with little less space for storage. The proposed second floor would contain three art classrooms- two that are 1,325 sq ft +/- and one around 1,100 sq ft. The gallery would be almost the same size as it is now.

### Summary

- The new art classrooms would be around the same size as are used now and so would the art gallery.
- There will be a gain of one more art room which could be used for digital design. The gain could result in relocation of a class from elsewhere on campus, thus freeing up that space to move one or more classes out of existing portables.
- In both cases, existing or new, the spaces are still under the square footage indicated in the Ed Specs.

### Administration Space

- The current Ed Specs for High Schools dated January 2009 indicates a space allocation of 20,811 sq ft for administration.
- The current administrative space in building 1 totals 18,000 sq ft +/-, which is less than Ed Specs.
- The proposed plans for building 4 include 15,000 sq ft for administration. Some smaller administration areas for assistant principals are proposed to be located in buildings 13 and 14.

### Summary

- In the proposed plans for building 4, the actual square footage for administration will be significantly less than is indicated in the Ed Specs.

Tab 4

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## CONCURRENT SITE AND DEVELOPMENT PLAN APPROVAL

June 12, 2007

Kurt Jensen  
Jensen & Group  
431 12<sup>th</sup> Street West, #204  
Bradenton, FL 34205

**SUBJECT: Approval of Concurrent Site and Development Plans  
Riverview High School  
Application No.: 07-714045-DS  
Property ID No.: 0085-01-0046**

***Authorized with Stipulations: X***

***CONSTRUCTION SHALL TAKE PLACE AS SHOWN ON THE APPROVED PLANS.  
DEVIATIONS FROM THE APPROVED PLANS MAY RESULT IN A STOP WORK  
ORDER BEING POSTED.***

Dear Mr. Jensen:

Sarasota County Government staff has reviewed the submittal, signed and sealed May 30, 2007 in reference to the above project. Pursuant to Chapter 74 of the Sarasota County Code, **construction is authorized subject to the following stipulations:**

### **LAND DEVELOPMENT SERVICES**

1. Please ensure the proposed lane shift striping on south side of Proctor Road west of Lords Avenue is adequately transitioned into existing striping further to the west during construction (see sheet C-17 Proctor Road set).
2. The right-of-way vacation agreement for Ram Bowl Way and transfer of Lords Avenue must be completed prior to construction beginning on Ram Bowl Way.
3. The right-of-way dedication along Proctor Road to accommodate the right-turn lane and the one-foot sidewalk easement along Lords Avenue must be completed prior to Site Certification.
4. The engineer-of-record shall certify that all required inspections, tests and physical measurements have been made and confirm that the project complies with the Land Development Regulations and other Sarasota County standards.

5. A separate building permit must be applied for and issued for every sign, wall and structure on the site. The approval of Construction Plans does not exempt the contractor from obtaining the necessary building permits.
6. Prior to issuing a Certificate of Occupancy for a commercial building, a Letter of Completion for a private subdivision, a First Letter for a public subdivision, or any other final approval, the Engineer of Record shall submit a copy of the Record Drawings to the Southwest Florida Water Management District with a copy of the transmittal letter submitted to Land Development Services.

**WATER RESOURCE SERVICES**

1. Sarasota County is the Operator of the local municipal separate storm sewer system (MS4). Pursuant to Rule 62-621.300(4)(a)Part III, C.2, a copy of the NPDES Notice of Intent (NOI), or 2 copies of the FDEP approval letter shall be provided to Land Development Services for Water Resources prior to the start of construction.

**HISTORY CENTER**

1. The School Board of Sarasota County agrees to appropriately rehabilitate the Paul Rudolph addition to Sarasota High School.
2. The School Board of Sarasota County will create a model of the Historic Riverview High School building. Said model will be built to scale and meet architectural standards. In addition, the model will be placed on display with a small exhibit featuring the Sarasota School of Architecture Movement and architect Paul Rudolph. The model and exhibit are to be available for public viewing at a location to be determined by the School Board of Sarasota County and Sarasota County Government.
3. Where possible the School Board of Sarasota County will incorporate design elements associated with Paul Rudolph's architecture into the new Riverview High School's design to capture some of the historic aesthetics.
4. The School Board of Sarasota County will donate the original architectural drawings of the Paul Review High School Buildings to the Sarasota County History Center for incorporation into the County archives.
5. The School Board of Sarasota County and the Sarasota County Government will enter into a mutual agreement that specifies how to deal with future development and renovations in order to promote the preservation of significant cultural resources owned by the School Board of Sarasota County. The agreement is to be crafted by both the Sarasota County Attorney's Office and the Attorney for the School Board of Sarasota County.

**TRAFFIC OPERATIONS**

1. Please see the attached document for construction specifications regarding the Proctor Road/Lords Avenue improvements.

**Prior to occupation of the site/buildings, all infrastructure and buffering shown on the site plan shall be constructed, inspected and approved.**

This approval does not include any approval of signs or location of signs shown on the plans. A separate building permit must be obtained for each sign on the site.

**Note that Utilities reported this project is concurrent at this time, but that final concurrency is contingent upon issuance of Department of Environmental Protection permits. Proceeding with construction under these conditions is at the developer's risk.**

A separate permit is required for tree removal, water and sewer line construction and building construction.

This project meets the concurrency requirements, per Ordinance No. 89-103.

Before completion certification by this department, a maintenance agreement, acceptable to Sarasota County by entity responsible for operating and maintaining the stormwater management system, must be furnished to Land Development Services.

If any Type A fill (clean earthen material) is to be hauled off-site, an Earthmoving Permit or Letter of Exemption is required from Resource Protection. If any Type A fill hauled off-site is to be stockpiled or filled upon private properties within the unincorporated areas of Sarasota County, the receiving property(s) shall possess authorization in the form of an Earthmoving Permit, a written Earthmoving Exemption, a Building Permit, or Construction Plan Approval prior to receiving said fill. No Type B (concrete, broken asphalt, rocks), Type C (vegetative land clearing debris, mulch), or Type D (garbage, refuse, wood, metal, plastic, etc.) fill may be buried within or outside approved construction limits. Type D fill must be disposed of at an approved landfill or recycle facility. Type B, C, and D fills generated on-site shall not be stockpiled on-site for greater than six months. Type B, C, and D fills shall not be hauled to the site from off-site sources. For information about Earthmoving Permits or exemptions, contact Resource Protection at (941) 861-6341. If fill material is to be stockpiled within the approved construction limits, the project engineer must provide detailed drawings to Land Development Services for review and approval.

Impacts to state and federally protected species as listed in the most current version of "Florida's Endangered Species, Threatened Species and Species of Special Concern: Official Lists" prepared by the Florida Fish and Wildlife Conservation Commission (FWC) are not authorized by this permit. These species may include, but are not limited to, Florida scrub jay, American bald eagle, Sherman's fox squirrel, burrowing owl, gopher tortoise, gopher frog, and eastern indigo snake. Protection extends to the

**Concurrent Site and Development Plan Approval  
Riverview High School**

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nests, burrows and habitat utilized by these species. If a listed species (or its evidence, such as burrows, nests, scat, tracks) that was not addressed in this permit is observed prior to or during construction, all clearing and earthmoving on-site shall cease. The Permittee shall consult with the FWC (941-575-5784) and/or the U.S. Fish and Wildlife Service (772-562-3909) regarding necessary protection measures and provide evidence of such consultation to Resource Protection prior to resuming work.

**Please notify Charlie Richison at 941/650-2635, or Vinnie Termine at 941/650-2636 prior to construction commencement.**

Sincerely,

Terry L. Boswell, General Manager  
Land Development Services

TLB:mms

Enclosure

cc: Chuck Collins, Sarasota County School Board  
James P. O'Donnell, Manager, Inspection Services (w/plan)

## **TRAFFIC OPERATIONS (Efrain Duque) 861-0961**

### **General Comments:**

1. On Sheet C-06, Proctor Road and Lords Avenue Improvement Plans, please add a note indicating: "The contractor shall be responsible for keeping all the existing street lights fully functional during construction. All new or relocated light poles and appurtenances shall be installed prior to breaking the existing street light circuit." The light pole between STA. 106+50 and STA.107+00 proposed to be relocated will require new conduits and cables to connect with the adjacent existing light poles along the south side of Proctor Road.

### **Signal Plan Comments:**

1. Traffic Engineering & Operations had requested a crosswalk on the east side of the Proctor-Lords intersection. Later on, we had agreed that an additional crosswalk will not be needed since no sidewalk is proposed on the east side of Lords Avenue. However, on further review, we believe that a crosswalk may be necessary for the safety of the school children crossing Proctor Road. In the past, we have received numerous complaints from pedestrians crossing the road on the west side of an intersection that the northbound left turning traffic fails to yield on green as they are trying to rush through the intersection. It would be safer to cross the road on the east side of the intersection. We request that the engineer reconsider our initial request to provide a crosswalk on the east side of the intersection.
2. In our previous comment, we had requested a separate wiring of the southernmost signal head for the eastbound movement to allow for a right-turn overlap between the eastbound right turn (movement 2) and the northbound left turn (movement 8). On further review, we determined that a 5-section signal head will also be needed to facilitate this overlap. Please provide a 5-section (through and right turn arrow combination) signal head instead of a 3-section head.
3. It is our understanding that the improvements at Proctor Road/Swift Avenue intersection may be delayed. Consequently, the notes on Sheet T-4, Signalization Plans indicating the location of the pull box connections between Proctor Road/Lords Avenue intersection and Proctor Road/Swift Avenue intersection become invalid. Therefore, Traffic Operations request the notes to be modified as follows: "The exact location of the signal pull boxes, communication cables and conduits between proposed Proctor Road/Lords Avenue signal cabinet and the existing Proctor Road/Swift Road signal cabinet will be determined in the field. Please contact Gene Riggs (861-0971) during construction."

### **Signing and Pavement Markings**

1. On Sheet C-17, Proctor Road and Lords Avenue Improvements Plans, the gore markings within the median on Proctor Road shall be 18" wide yellow solid stripes.

Please replace the label between STA. 104 and STA.104+50 with the correct one indicating 18" wide yellow solid stripe (GORE).

**Traffic Control Plan**

1. According to the applicant's response dated May 30, 2007, the School Board's Construction Manager will be responsible for preparing the detailed MOT plans consistent with their phasing and construction sequence. Please make it clear for the selected contractor that:

"The contractor shall provide a Traffic Control Plan, prepared by and signed and sealed by a licensed Florida Professional Engineer who has successfully completed advanced training in Maintenance of Traffic. The plan shall be site specific unless the work requires nothing more than a direct application of a current Florida Department of Transportation (FDOT) 600 standard index. The plans shall indicate a traffic control plan for each phase of the Contractor's activities with all barricades, construction signage, work zone signs, advance warning arrow panel, flaggers, etc. The Contractor may not begin work until a traffic control plan is approved in writing by the County Engineer's Representative.

The approved Traffic Control plan may be modified to fit field conditions by a person who has successfully completed advanced training in Maintenance of Traffic, but if the modification changes the concept of the approval MOT, it is required to be prepared by and signed and sealed by a qualified Florida Professional Engineer as mentioned above. Except in an emergency, no changes to the approved plan are allowed until written approval is received.

A Maintenance of Traffic plan shall be provided no less than twenty (20) business days prior to start of construction."

The requirements of MOT mentioned above are suggested to put in the notes. So, the contract will be aware about the cost and the review time needed of MOT before bidding.



Tab 5

1a - the design team intends to follow the recommendation.

1b-the design team is intending to rehabilitate the buildings as agreed upon during the charrette. This agreement did not include locker room portion of the gymnasium building

2a -the design team is intending to restore the original roof profile to the greatest extent possible while meeting the current codes and standards.

2b-the design team is intending to patch and repair the drop-off canopy and paint it similar color as original construction.

2c -the design team intends to match the original color through paint analysis. Original paint contains asbestos thus not all manufacturers will be able to match and analyze the samples. Intent is to match the original paint as close as possible within the allocated budget and schedule.

2d -the design team is intending to replace all but 1 of the solid bays with glazing. Using sliding glass doors is not possible, however, original glass proportions will be adhered to as much as possible.

3b-using the clear glass is not possible due to current energy codes. The design team understands the intent of the recommendation and will strive towards the best possible solution satisfying the current codes and restrictions.

4a - the design team intends to follow the recommendation.

4b - the design team intends to follow the recommendation.

4c -the design team intends to follow the recommendation.

4d -the design team intends to follow the recommendation.

4e -the design team intends to follow the recommendation.

4f - the design team intends to follow the recommendation as long as the original nose detail satisfies the current codes.

5a -the design team intends to follow the recommendation. There is a need to provide new openings and glazing as part of the new front door commitment.

5b -the design team intends to follow the recommendation.

5c -the design team intends to follow the recommendation.

5d -the design team intends to follow the recommendation.

5e -the design team intends to patch and repair the skylight, floating staircase, bridge and the practice room. Adding elevator in the east section of the building is against the code.

5f -the design team intends to "in kind" replace elements which fit the new program and school needs.

6a - assuming this recommendation is referring to the "fin" walls in the breezeway the design team intends to follow the recommendation..

6b -the design team intends to follow the recommendation.

6c - the design team intends to follow the recommendation.

6d - the design team intends to follow the recommendation.

7a -the design team is intending to replace this portion of the building with a new addition. New addition will be usable space for the district and allow utilities such as air conditioning to be distributed throughout the space. Current space is not adequate to educational space due to low ceiling heights and countless steel columns berried in the interior concrete walls making the space very segmented and unusable.

9f-the design team intends to follow the code requirements for the shading coefficient in new glazing.

10a and 10b -the design team intends to replace this portion of the building with usable space, see 9a through 9e description for more detail.

11a-the design team intends to capture the space for educational purposes and contain the space as air conditioned area.

11b-the design team intends to follow the recommendation as it relates to removing exposed conduits and building systems recognizing that interior design integrity is impacted.

12a and 12b- due to the program needs the design team intends to capture the interior space and provide usable educational spaces within the historic exterior of the building.

13a- due to the program needs the design team intends to capture the interior space and provide usable educational spaces within the historic exterior of the building while integrating HVAC into new classrooms.

14a-the design team intends to follow the recommendation.

14b-the design team intends to adhere to the charrette commitment to provide 21<sup>st</sup> century educational spaces which will relocate some of the interior doors and walls.

15a (Assuiming a mislabeled picture as south elevation and intent to make this section relevant to the north elevation-- the design team intends to follow the recommendation.

15b (Assuiming a mislabeled picture as south elevation and intent to make this section relevant to the north elevation)- the design team intends to follow the recommendation with the exception of one bay at first level and one bay at second level. First level requires secure storage for the school and second level is the restrooms not necessarily best suited for a floor to ceiling glass wall.

16a-the design team intends to follow the recommendation.

16b-the design team intends to follow the recommendation.

16c-the design team intends to follow the recommendation.

16d-the design team intends to follow the recommendation.

16e-the design team intends to follow the recommendation.

19b- the design team intends to follow the recommendation.

20a-the design team intends to follow the recommendation.

20b-where new program permits, the original intent of the spaces shall be considered and integrated to the greatest extent possible.

21a-the design team intends to follow the recommendation.

Tab 6

DESIGNING  
POSSIBILITIES  
SINCE 1938

STOCKHOLDERS

William B. Harvard, Jr., AIA  
Jeffrey E. Gobbie, AIA, CPTED  
Michael K. Hart, AIA, ACHA  
Ward J. Priziolowski, AIA  
Steven M. Heiser, AIA  
Alejandro F. Gonzalez, AIA  
Yvette V. London, AIA, LEED AP  
Jack Williams, Jr., AIA  
Paul N. Schnitzlein, AIA  
Jacquelyn S. Spans, ASID, LEED AP  
Leslie D. Brunel, AIA  
Stephen L. Johnson, AIA, LEED AP  
Phillip L. Trezza, Jr., AIA, LEED AP  
Louis B. Kubler II  
Charles J. Coes, RIA  
Maria Harvard Rawls, LEED AP  
Howard W. Brautman, AIA, LEED AP  
Ronald R. Zajac, AIA, LEED AP  
Joseph E. Blouin, Jr., AIA  
Winola H. Davidson, LEED AP  
Amy E. Jarman, RA, LEED AP  
Candace E. Shapard  
Robert S. Cusick, AIA, LEED AP

MEMORANDUM: Building 4 Redesign - potential scope and fee impact

Paul,

After our meeting this past Friday, January 25th 2013, you asked us to prepare our thoughts on the potential impact the B4 redesign might have on the project. Below is a brief description of the possible impact B4 interior hallways will have on the project. Keep in mind, there are many variations on this scheme, however, we needed to pick one and carry the thought through the entire project to give you an example what the impact might be to the overall project. Attached PDF is one possible way we could redesign B4, it is attached as a reference to supplement the descriptions below. I will list some percentages of the fee we estimate each item will impact and then, at the bottom of the memorandum, will quantify that in terms of the entire project fee impact as an average of the percentages in each item below. We anticipate that the decision to shift gears might come after the Feb 19<sup>th</sup> workshop, shortly after which, we will be complete with 50% CD task. Below estimates are based on fee earned up to 50% CD portion per our contract.

1-Open hallway concept approach reduces the gross to net building square foot ration and approximately 6,360sf of primary and secondary educational spaces are lost to provide the original proportions of the central hallways and the double height gallery in B4. Mechanical, elec, plumbing, fire protection and exhaust disciplines are impacted not only to redesign the systems and delivery method, but this complicates the systems by an estimate of 30-50% in addition to a complete redesign. Structurally we were counting on utilizing new construction to brace some areas that might need additional support and now our team will need to rethink the added support which in turn will require a complete redesign in structural bracing and approach. B4 is a complete redesign with a premium of 30-50% increase due to complexity of documentation and engineering to accommodate the new parameters of the design. I do need to go on record and voice our deep concern that this approach is yielding an obsolete educational spaces and educational pedagogy that the Community and Students of Sarasota High were promised we would deliver (#2 priority outcome from the charrette was 21<sup>st</sup> century learning environments, just behind #1 which was safety and security).

2-Jonathan Parks fee is an addition to this contract as his time and associated fee will increase dramatically. I do not have his estimate as his scope will be further defined after the meeting with SAF folks. This is a simple guess based on what he has charged HJ thus far, but I would not be surprised if his number is in the 100K range. It is up to you as to how you want to account on this part of the impact as I will receive more info after the SAF meeting to discuss his scope of work.

3-Due to loss of usable square footage in B4, we need to relocate the administration in east pod of B4 and back in south end of B1. Administration needs to remain close to the front door (promised to be main breezeway at the charrette) for the school and slightly reconfiguring the existing admin area seems to be most economical solution. South end of B1 will need some rework to make it usable to the new main entry administration located in east pod of B4. Mech upgrades, finishes and few interior walls will need to be moved to provide a usable adjacency for the administration. North portion of B1 would be renovated into a 21<sup>st</sup> century Media Center (global learning center). This will require some architectural work. This item forces Mech, Elec, Plumb, FP, and Structural engineers to completely redesign their portion of the work. Structural might not have much work to provide in the new approach, Our estimate incorporates less structural work in the redesign of B1. It is our estimate that arch will require roughly 20% of the original fee associated with arch portion of B1, 90% of the fee associated with 21<sup>st</sup>

century programming in order to attempt to incorporate some in the new project. At 50% CD stage, our Kitchen consultant will be done with 99% of the CD's for his portion in order to allow our engineers to complete their work. Kitchen Design allowance will need to be replenished through 99% CD task due to the redesign.

4-Due to items listed above, kitchen and dining services portion of the project (estimated 22,000 sf) will need to be constructed as a new building. Attached sketch proposes it being attached to the new B2 (gym) to maintain the proximity to the media center as requested by the school staff. This is a simple addition to the project scope in terms of arch and engineering. Utilizing a rough estimate provided by the CM and previously negotiated percentage of construction A/E fee as a basis, our fee for this portion, would be approximately \$232,500. This number would include the redesign of the storm water as this addition would require a complete redesign in terms of water retention and approach as determined in our previous scheme.

5-This scheme will add approximately 8 months of Construction administration time to the contract (as estimated by the CM). This portion is accounted into the grand total listed below.

Above items are a quick bullet-point synapses of the potential impact. Taking into account the above mentioned percentages, deductions due to some areas having simpler architecture (B1) and some areas of complete redesign, it is our estimate that the redesign would require 135% of the fee earned at the point of redesign direction being given to the A/E team. This number includes simpler B1 arch, no impact on B5 and added scope of new kitchen. This number also includes added complexity of the B4 redesign and extended Construction Administration portion of the contract. Itemized percentages and numbers above are dependent on the complete scope change fee and are not a standalone numbers to be used separately per scope item as some scope is shared across the entire project.

#### Fee Summary:

For example, at 50% CD stage, invoiced amount would be approximately \$761,000.00. Our estimate, excluding JPA fee, would be **\$1,027,350.00**. This is to give you an idea how this redesign might impact the budget. Schedule portion of the impact is harder to define but I would assume that if things move forward in the similar fashion we would need additional 6 months of design time. This accounts for reprogramming, redesign, new code reviews, new swfwrmd review time, and an estimate of the complexity "historic" detailing will add to the design of the project (JPA scope).

Please give me a call with questions or comments,



Dražen Ahmedić, AIA  
Harvard Jolly Architecture  
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cc: Jeffrey Cobble, Steven Johnson, file

# Tab 7

10  
11

12

13

## Sarasota High School Redesign Options

### Option A: Option described in the Memorandum: Building 4 Redesign by Harvard Jolly

-B4 would be redesigned to feature the open air hallways. Building would need to be brought to the modern building codes, thus would require non original detailing to be incorporated into the project. Our consultant, specializing in historic building renovations, would be involved as a design consultant to bring those elements back to the greatest extent possible (within the budget, code, and 21st century educational space parameters as set forth by the Owner).

-Due to the 20th century educational proportions of the existing spaces in B4 and loss of usable square footage due to open air hallways, administration spaces would have to vacate from first level of B4.

-Due to the charrette promise to keep main breezeway as the main school entry, we would attempt to keep some administration spaces in the far east portion of B4 (current JROTC program). This would require adding some glazing in the interior elevation of the main breezeway to enhance the main door notion for the school.

-It appears that the necessary science labs, as requested by the Owner, would fit in the "open hallway" version of the redesigned B4. Impact is simply on the budget and educational pedagogy. More verification on the proportions and "teachability" in those spaces would have to occur as these labs would be long and very narrow.

-As B4 redesign forced administration out of the first level, the main administration section would more than likely remain in the south portion of B1 with appropriate renovations to make the spaces more efficient.

-B1 media center would remain in north portion of B1 and would be converted into a 21<sup>st</sup> Century Global Learning Center.

-B5 would remain as designed with some exterior modifications, demolition of the locker rooms and a small addition to make the space adequate for JROTC and art programs.

-B2 (gymnasium) would remain as designed in the same location as indicated in the Design Development Documents.

-The new cafeteria, approximately 22,000 square feet would need to be constructed adjacent to B1 (east of B2). This location would adhere to the charrette commitment to create a new centrally located kitchen and media for the campus.



-Due to the additional "new" construction, the storm water retention pond would have to be reconstructed and some of the site retention would have to shift to the inside of the new bus loop.

-Other implications include having to temporarily relocate main administration and media during the time that the renovation in Building #1 is taking place. Construction sequencing would need to be adjusted to allow for temporary relocations and the impacts associated with additional new construction.

-This option has been estimated by Tandem Construction to add approximately \$5,575,000 to the existing construction estimate. Due to the redesign time and additional construction time, the Team believes this will add at least one year to the proposed schedule. This would include 6 to 8 months of design time and at least 6 to 8 months of construction time.

-This scheme will also cause the relocation and redesign of the breezeway fencing. This fencing will now need to allow open access to the east end administration area but will need to keep visitors from having direct access to the open hallways and the classrooms in Building #4.

## **Option B:**

-B4 would be redesigned to feature the open air hallways. Building would need to be brought to the modern building codes, thus would require non original detailing to be incorporated into the project. Our consultant, specializing in historic building renovations, would be involved as a design consultant to bring those elements back to the greatest extent possible (within the budget, code, and 21st century educational space parameters as set forth by the Owner).

-B4 would house general classrooms, which would adhere to the similar proportions of the existing classrooms. These classrooms are smaller than the District standard classroom size and would need to house general curriculum. The essence of 21st Century Learning will be difficult, if not impossible, to implement.

-Curriculum housed in the newly redesigned B4 would vacate existing spaces in B13 and B14. Vacated classrooms in B13 and B14 would be converted into new science labs originally designed in B4 as indicated in our Design Development Documents. This has a direct impact on cost and constructability as we are now trying to create science labs spaces in an occupied building.

-B1 would house the administration in the same location as current administration (south portion of B1). Some interior modifications might be required for space efficiency.

-B1 media center would remain in north portion of B1 and would be converted into a modern Global Learning Center.

-Due to the charrette promise to keep main breezeway as the main school entry, we would attempt to keep some administration spaces in the far east portion of B4 (current JROTC program). This would require adding some glazing in the interior elevation of the main breezeway to enhance the main door notion for the school. This may also have an impact on staffing as an additional "receptionist" may be needed in this area to direct visitors to the appropriate areas of the campus.

-B5 would remain as designed with some exterior modifications, demolition of the locker rooms and a small addition to make the space adequate for JROTC and art programs.

-B2 (new gymnasium) would remain as designed in the same location as indicated in the Design Development Documents.

-The new cafeteria, approximately 22,000 square feet would need to be constructed adjacent to B1 (east of B2). This location would adhere to the charrette commitment to create a new centrally located cafeteria and media for the campus.

-Due to the additional “new” construction, storm water retention pond would have to be reconstructed and some of the retention would have to shift to the inside of the new bus loop.

-This scheme will also cause the relocation and redesign of the breezeway fencing. This fencing will now need to allow open access to the east end administration area but be able to keep visitors from having direct access to the open hallways and the classrooms.

-Other implications include having to temporarily relocate main administration and media during the time that the renovation in Building #1 is taking place. Construction sequencing would need to be adjusted to allow for temporary relocations and the impacts associated with additional new construction.

-This option has not been run through the estimation process but the general feeling of the team that this will increase the construction cost and construction time, perhaps even above Option A as we will now have to perform major renovations in occupied building in order to provide the necessary science labs to deliver the curriculum.

### **Option C:**

-B4 would be redesigned to feature the open air hallways. Building would need to be brought to the modern building codes, thus would require non original detailing to be incorporated into the project. Our consultant, specializing in historic building renovations, would be involved as a design consultant to bring those elements back to the greatest extent possible (within the budget, code, and 21st century educational space parameters as set forth by the Owner).

-B4, west end, both levels, would house the all of current art labs on the campus. Existing double height space would serve as a gallery.

-B4, first level central portion, would house 4 science labs not requiring a fume hood (Earth Science, Anatomy, Marine Lab I, and Marine Lab II). Although these areas housed labs in the past, they would need to be redesigned to allow for the delivery of the current district science curriculum.

-B4, second level central portion, would house general classrooms in the similar proportions as original design (smaller than the District Standard classroom size). The essence of 21st Century Learning will be difficult, if not impossible, to implement.

-Due to the charrette promise to keep main breezeway as the main school entry, we would attempt to keep some administration spaces in the far east portion of B4 (current JROTC program). This would require adding some glazing in the interior elevation of the main breezeway to enhance the main door notion for the school. This may also have an impact on staffing as an additional "receptionist" may be needed in this area to direct visitors to the appropriate areas of the campus.

-B5 existing locker rooms would not be demolished. Due to the low ceiling heights this segment of the existing B5 would be converted into storage for the school and potentially Marine lab storage. This space is inadequate as it now stands for any practical educational use.

-B5 main gymnasium portion would receive a second level and house 8 science labs. This would require an exterior elevator, punched glazing in the existing solid walls and would require hood stacks to punch through the existing roof.

-B1 would house the administration in the same location as current administration (south portion of B1). Some interior modifications might be required for space efficiency.

-B1 media center would remain in north portion of B1 and would be converted into a modern Global Learning Center.

-B2 (gymnasium) would remain as designed in the same location as indicated in the Design Development Documents.

-The new cafeteria, approximately 22,000 square feet would need to be constructed adjacent to B1 (east of B2). This location would adhere to the charrette commitment to create a new centrally located kitchen and media for the campus.

-Due to the new construction, storm water retention pond would have to be reconstructed and some of the retention would have to shift to the inside of the new bus loop.

-JROTC program would be relocated from B42 to the east side of the campus. Possible locations have not yet been vetted for this relocation.

-This scheme will also cause the relocation and redesign of the breezeway fencing. This fencing will now need to allow open access to the east end administration area but be able to keep visitors from having direct access to the open hallways and the classrooms.

-Other implications include having to temporarily relocate main administration and media during the time that the renovation in Building #1 is taking place. Construction sequencing would need to be adjusted to allow for temporary relocations and the impacts associated with additional new construction.

-This option has not been run through the estimation process but the general feeling of the team that this will increase the construction cost above the original construction estimate. The construction timeline will be pushed out from the original at least by 6 to 8 months due to reprogramming and redesign but has yet to be determined.

### **Summary**

All of the above options are extremely preliminary in nature and are only intended to help identify some type of starting point in order to understand the potential implications and consequences of what a redesign may entail. Any redesign with the assumption that we will keep the existing floor plan will need to start with a detailed review and investigation of the current space and then the process of evaluating the School's needs as it relates to programming and required adjacencies can then begin with the School Staff. None of the above options were discussed with the School staff and no input was requested from them. Any options that would be contemplated, be it one of the three stated above or any other one that is identified would need to go through the entire design and review process with the input from all members of the design team.

Tab 8

February 13, 2013

Scott Lempe, Chief Operating Officer  
Sarasota County Schools  
1960 Landings Boulevard  
Sarasota, Florida  
34231

via: e-mail

**Re: Charette for Sarasota High School Renovation and New Construction**

Dear Scott,

As requested, I am outlining my understanding of the commitments discussed at the Sarasota High School Public Charette process.

Since JPA's role is specific to the historic preservation and the adaptive re-use of the exterior of building B4, we will leave the topics of 21<sup>st</sup> Century Learning and campus security (that came out of the Charette) to others.

From the Charette the Design Team was directed to execute the vision outlined in Option 5 and the commitments listed below were discussed. The response, to date, of the Design Team to these commitments are also listed below:

**Commitments made during the Charette**

**Commitment 1:** Save B4 (utilize the building for educational/administration purposes).  
**Response:** *The Design Team is saving B4 and utilizing the building for educational/administration purposes.*

**Commitment 2:** Both breezeways to remain open air spaces with acknowledgement that there will be a gate/fence of some sort to provide security.  
**Response:** *The Design Team is maintaining both breezeways as open air spaces and is working on the security gate/fence design.*

**Commitment 3:** Convert the main breezeway back into the main campus entry, eliminate the proposed B1 monumental entry.  
**Response:** *The Design Team is utilizing the main breezeway as the primary campus entry for visitors and has eliminated the proposed B1 monumental entry.*

**Commitment 4:** Keep the breezeway stairs (repair or replace in kind).  
**Response:** *The Design Team is proposing to replace the main breezeway floating stair to match the original design and to replace the small breezeway stair (not a Rudolph design) in a different configuration.*

**JONATHAN PARKS ARCHITECT**

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**Commitment 5:** Keep the monumental stairs (repair or replace in kind) and reinstate the flagpole.  
**Response:** *The Design Team is proposing to replace the monumental stairs and to replace/relocate the flagpole back onto the pedestal at the monumental breezeway stairs.*

**Commitments made thereafter**

**Commitment 6:** Remove the solid walls, which replaced originally glazed portions of the building, and provide new window/doors that work with the modified interior layout and current code requirements.  
**Response:** *The Design Team is proposing to bring back 95% of the original Rudolph window/door layout.*

**Commitment 7:** Take down the added roof parapet condition and replace with new, slimmer edge roof assembly to the best extent possible.  
**Response:** *The Design Team is proposing to bring back 100% of the original Rudolph layout.*

**Commitment 8:** Save the original B4 front canopy (south side).  
**Response:** *The Design Team is proposing to save 100% of the original Rudolph front canopy (on South side).*

**Commitment 9:** Maintain the main breezeway roof opening in its existing (open) condition.  
**Response:** *The Design Team is proposing to leave the main breezeway Rudolph roof opening in its existing (open) condition.*

**Commitment 10:** Consider the aesthetics of new openings in the breezeways, created to accommodate the new program needs.  
**Response:** *The extent of new openings in the breezeways is unknown to JPA at present.*

**Commitment 11:** Paint building B4 to its original color.  
**Response:** *The Design Team is proposing to bring the exterior B4 building color back to its original color to the greatest extent possible (as available through major paint distributors).*

**Commitment 12:** Consider signage and way finding in terms of font and size match at B4 and B5.  
**Response:** *The Design Team is proposing to design a contextually appropriate way finding and signage for building B4.*




**Commitment 13: Save B5 (utilize the building for educational purposes).**

**Response:** *The extent of any historic preservation or adaptive re-use of the Gym and Locker Rooms is unknown to JPA after the Charette. This scope/use would include:*

- *Doors*
- *Windows/skylight*
- *Roof*
- *Color*
- *Signage*
- *Selective demolition*

Please call if you have any questions. We look forward to hearing from you.

Sincerely,



Jonathan Parks, AIA

Cc: Drazen Ahmedic, AIA

**JONATHAN PARKS ARCHITECT**

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