

SARASOTA COUNTY GOVERNMENT

Community Services / History Center

INTEROFFICE MEMORANDUM

TO: Sarasota County Commission

THROUGH: Randall H. Reid, County Administrator

FROM: John McCarthy, Interim Director, Community Services

SUBJECT: Board Assignment No. 12033: Renovation of Sarasota High School

DATE: May 2, 2012

BACKGROUND:

At the March 13, 2012 Board meeting a brief discussion under Commission Reports took place regarding historical issues associated with the planned renovation of Sarasota High School. On April 24th a letter dated April 19, from Lori White the superintendent of the School Board of Sarasota County was received by the board. This letter provided information on the challenges that the current campus presents, the current status of the planning process for the renovation and the steps that will occur before decisions are made regarding the renovation design. This letter is attached for further reference

REPORT:

The addition to Sarasota High School is located within the City of Sarasota. The subject structures were an addition to Sarasota High School. They were designed by architect Paul Rudolph and completed in 1960. Rudolph is generally acknowledged as co founding the Sarasota School of Architecture movement. The Sarasota School of Architecture was an architectural movement established in Sarasota in the early 1940's. Though based upon the tenants of modern architecture which occurred worldwide, the modern buildings designed here are particularly important due to the adaptation of their designs to suit Sarasota's sub-tropical climate and the use of local materials to construct them such as cypress and sand mined in Ocala, Florida. The term Sarasota School of Architecture came into common usage in the 1980's two decades after the conclusion of the movement.

The work of the architects associated with this movement attracted international attention for its originality and their experimentation with materials and design. Many of their designs for homes, churches, and public buildings were published nationally and internationally in numerous architectural journals. The history center has copies of published articles about the addition to Sarasota High School from Architectural Forum in May of 1959 and 1960 and the Journal of the American Institute of Architecture in May of 1962 when it received an Award of Merit.

According to the National Register nomination for the Paul Rudolph addition to Sarasota High School

the structures are also significant to the field of education. Phillip Hiss a prominent community member and member of the Board of Public Instruction organized an innovative educational program designed to match the architecture. *Time*, *Newsweek*, *Architectural Forum*, *Architectural Record* and other national and international publications heralded the Sarasota school system as second to none. The building program was viewed nationally and internationally as an architectural success and the school board became nationally recognized in architectural publications as "The School Board that Dared."

County Requirements:

At the April 24 2012 Board meeting, the Commissioners asked for information regarding county historic preservation requirements in regard to the Sarasota High School addition. There are two documents relevant to that request. First, in June 2007, as part of the approval of concurrent site and development plans for Riverview High School the Concurrent Site and Development Plan Approval, dated June 12, 2007, ("S&D Approval") included the following stipulation on page 2 of the S&D Approval under the heading "History Center": The School Board of Sarasota County agrees to appropriately rehabilitate the Paul Rudolph addition to Sarasota High School." A copy of the S&D approval is attached to this report for further information.

Second, in July 2008, the County Commission and the School Board entered into an amended inter-local agreement for public school facility planning that addresses significant historic resources amongst many other things. Section 5.2 of this agreement states "The following issues will be considered by the staff working group, the school board staff, and the local government when evaluating potential school sites or expansion or rebuilding of existing schools: (k) Impact on archaeological or historic sites identified or designated by the affected local government as a locally significant historic or archaeological resource". Significant historic resources are defined in Article III of Chapter 66 of the Sarasota County Code as including those historic sites or structures identified in Apoxsee, and those listed in, or potentially eligible for listing in, the National Register of Historic Places, or the Local Register of Historic Places.

Staff of the History Center is poised to assist as necessary with this project as it moves forward.

cc: William Little, Deputy County Administrator



SARASOTA COUNTY
"Dedicated to Quality Service"

CONCURRENT SITE AND DEVELOPMENT PLAN APPROVAL

June 12, 2007

Kurt Jensen
Jensen & Group
431 12th 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

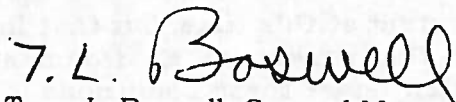
**Concurrent Site and Development Plan Approval
Riverview High School**

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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.



SARASOTA COUNTY SCHOOLS

Office of the Superintendent

1960 Landings Blvd., Sarasota, FL 34231

941-927-9000 • fax 941-927-2539

Web site: www.SarasotaCountySchools.net

April 19, 2012

Commissioner Carolyn Mason
Sarasota County
1660 Ringling Blvd.
Sarasota, FL 34236

Dear Commissioner Mason:

The School Board has begun planning for the renovation of portions of the campus of Sarasota High School. Although we are in the very preliminary stages of this process, there has been interest expressed by members of the community and the media. This interest is primarily motivated by the historical significance of the buildings designed by the architect, Paul Rudolph. I thought it might be helpful if you had information regarding the current status of this planning process and the steps that will occur before decisions are made regarding the renovation design.

The Sarasota High School campus presents us with many challenges—all of which we hope to address in some way with this project. The campus is made up of a collection of buildings representing several different eras including some that were part of the original Sarasota Junior High School campus. The buildings range from 17 to 54 years old. They are in different states of repair with aging mechanical systems in some cases. The campus lacks a clear "front door" which poses security concerns and confusion for first-time visitors. The openness of the campus also creates security challenges. There are two small, older cafeterias and two small, older gymnasiums (one without air conditioning and the other too small to play tournament ball and without bathrooms, a lobby, or appropriate ticket booth/concessions). Science labs on the east side of the campus reflect current educational needs and requirements but those on the west side are inadequate in terms of data connection points, power access and flexibility. Finally, the current campus facilities provide more student stations than are necessary for current and projected enrollment which impacts operating expenses. While we project Sarasota High School to remain near 2,000 students for the foreseeable future, the campus accommodates in excess of 3,000. It is our hope that these challenges will be resolved or mitigated through this renovation project. But, although conceptual ideas have been explored, there have been no final decisions made for the design features that will address these issues.

At their last Board meeting, the School Board approved the rankings of the architectural firms to be considered for this renovation project. Negotiations will now be initiated with Howard Jolly Architecture, the firm that was ranked first. The official hiring of the architecture firm will not occur until the negotiation phase has been completed. Below are listed the preliminary steps that have occurred thus far:

- Met with school staff to develop the list of challenges we want to address and discuss possible solutions

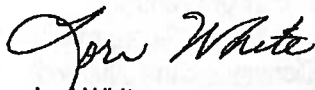
- Developed possible conceptual site and floor plans to address these challenges and give our design team a starting point
- Met with an ad hoc group of architects and citizens (on several occasions) to discuss their concerns regarding our planning efforts and to solicit their feedback
- Supported several tours of the campus—to include the ad hoc group mentioned above and members of the Sarasota Architectural Foundation (SAF)
- Held a town meeting at the school to which we invited neighbors, school staff, parents, city staff, and members of the SAF to discuss our concepts and solicit feedback
- Presented possible conceptual site and floor plans ideas to the School Board in a workshop setting for comment

The next significant milestones will likely include the following:

- Formally hire both an architectural firm and a construction manager (May 1, 2012)
- Fund the remainder of the project through budget amendments (May 15, 2012)
- **Host a design charrette that will bring together school personnel, community members and design professionals to discuss the design challenges and identify possible solutions (late May 2012)**
- Move the remainder of instructional programs out of Building 4 (the prominent Rudolph Building that faces Bahia Vista) in anticipation of renovation (June 2012)
- Begin the renovation of Building 4 (Late summer 2012)

It is my intent to give you periodic updates as this project unfolds. Should you have any questions or need more information please don't hesitate to contact our Chief Operating Officer, Scott Lempe, at 941-927-9000, ext 31103.

Sincerely,



Lori White
Superintendent

cc: Randall H. Reid, County Administrator, Sarasota County