

CITY OF GAINESVILLE

Thelma Boltin Center Renovation

SEPTEMBER 21, 2023

Prepared By:
Wannemacher Jensen Architects, Inc.
132 Mirror Lake Dr N unit 301
St. Petersburg, FL 33701
727.822.5566



Wannemacher Jensen Architects
2023 Florida Firm of the Year



JASON JENSEN

AIA, LEED AP

PRINCIPAL

Jason Jensen is the President and CEO of WJ Architects, an interdisciplinary architecture firm in St. Petersburg, Sarasota, Tarpon Springs, West Palm Beach, and Miami, Florida. His career began in New York where he worked for a high-profile preservation firm, Swanke Hayden Connell Architects, responsible for renovating the Statue of Liberty and the West Virginia capital dome. Jason returned to his hometown in St. Petersburg to promote innovative, community centered architecture across Florida. Jason has expanded the traditional Architect role to include construction and development controlling the entire building process. The WJ construction arm, WJ Create, is now building a significant percentage of WJ projects in a true integrated delivery method. The Firm also formed WJ Developers, and recently completed a large mixed-use project as Developer, Architect, and Contractor. Jason continues to design a firm and process that enables and perpetuates progressive Architecture.

He has been a guest critic/lecturer at the University of South Florida, Pratt University, Urban Land Institute, Florida Recreation and Parks association, and the Green Building Council. He also advocates for design and urban planning initiatives through the Executive board of the St. Petersburg Chamber of Commerce.

Principal | 22 years of experience | Masters of Architecture, University of Florida, 2001



LISA WANNEMACHER

AIA

FOUNDING PRINCIPAL

Lisa Wannemacher founded the firm which bears her name in downtown St. Petersburg in 1992. Under her guidance and support, the firm has completed more than a thousand projects throughout Florida and over 300 projects within the St. Petersburg City limits. Much of her work is awarded by the industry and recognized by international media. She has worked with an extensive number of municipal and commercial clients and is actively involved in the Community on several volunteer Committees and Boards. She currently serves as Chairperson for the St. Petersburg Community Planning and Preservation Commission and has been involved for many years.

Founding Principal | More than 30 years of experience | Masters of Architecture, Kent State University, 1986

Jason and Lisa have successfully completed several rehabilitation projects that have transformed historic buildings in desperate need of repair into community destinations while maintaining the historic significance that made each building so unique and important. Some notable projects include:

- Manhattan Casino, St. Petersburg, FL
- University Preparatory Academy, St. Petersburg, FL
- The Coliseum, St. Petersburg, FL
- St. Petersburg Shuffleboard Club, St. Petersburg, FL
- Quak Lifelong Learning Center, St. Petersburg, FL
- Academy of Holy Names, Tampa, FL
- Elfers Historic School, New Port Richey
- Temple Beth-El, St. Petersburg, FL: Designed by Morris Lapidus

WJ Awards

1. FAST Aquatics // Aquatics International Dream Design (2023)
2. Florida AIA Firm of the Year (2023)
3. Ina A Colen Academy // FEFPA First Place Award for K-8/Middle/Combo School Category (2023)
4. St. Paul's Independent School // FEFPA Award of Merit for K-8/Middle/Combo School Category (2023)
5. Ina A Colen Academy // AIA Tampa Bay Institutional Honor Award for Architecture (2022)
6. Shore Acres Recreation Center // AIA Tampa Bay Sustainability Award of Excellence for Architecture (2022)
7. St. Petersburg Pier // Urban Land Institute Global Awards for Excellence Winner (2022)
8. St. Petersburg Pier // Urban Land Institute Americas Awards for Excellence Winner (2022)
9. St. Petersburg Pier Approach and Park // AIA Florida Award of Excellence in Sustainability (2022)
10. St. Petersburg Pier Approach // European Centre for Architecture Art Design and Urban Studies and The Chicago Athenaeum: Museum of Architecture and Design - Green Good Design Award (2022)
11. SPC Student Success Center // FEFPA Award of Merit for College Category (2022)
12. YMCA Middle School // FEFPA First Place Award for K-8/Middle/Combo School Category (2022)
13. Quail Hollow Elementary School // FEFPA First Place Award for Elementary School Category (2022)
14. North Tampa Christian Academy // AIA Tampa Bay Merit Award for Architecture (2021)
15. Martinez House // AIA Tampa Bay Merit Award for Architecture (2021)
16. St. Petersburg Pier Approach // AIA Tampa Bay Merit Award for Architecture (2021)
17. ArtCenter Manatee // AIA Tampa Bay Merit Award for Architecture (2021)
18. Dr. Carter G. Woodson African American Museum // AIA Tampa Bay Merit Award for Architecture (2019)
19. St Petersburg Fire Station #7 // AIA Tampa Bay Merit Award for Architecture (2019)
20. The James Museum // AIA Florida Honor Award of Excellence Renovations and Additions (2019)
21. The James Museum // Tampa Bay Regional Planning Council – One Bay McIntosh Award
22. St. Petersburg Pier Approach Markets // AIA Florida Merit Award for Unbuilt Design (2018)
23. St. Petersburg Pier Approach Markets // AIA Tampa Bay Jury Citation (2018)
24. Doral Recreation Center // GalaVerde Most Outstanding Green Recreation Facility (2018)
25. Deputy John Kotfila, Jr. Memorial Dog Park // Urban Excellence Public Sector Award (2017)
26. Deputy John Kotfila, Jr. Memorial Dog Park // Hillsborough County Planning Commission Award of Merit (2017)
27. Madeira Beach City Hall // AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence (2016)
28. Dunedin Fire Station 61 // AIA Tampa Bay Merit Award (2014)
29. Lake Allen Residence // AIA Tampa Bay Honor Award (2013)
30. C1 Bank Corporate HQ // Tampa Bay Business Journal Coolest Office Space (2013)
31. Largo Community Center // APWA Project of the Year (2011)
32. Largo Community Center // Recreation Magazine Innovative Design Award (2011)
33. Largo Community Center // AIA Tampa Bay Sustainability Awards COTE (2011)
34. Christ the King Lutheran Church Ministry Center // AIA Tampa Bay Merit Award (2011)
35. Roberts Recreation Center // AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence (2009)
36. Walter Fuller Park // AIA Tampa Bay Honor Award (2009)
37. Coopers Point Observation Tower // AIA Tampa Bay Merit Award (2008)
38. Tampa Bay AIA Firm of the Year (2008)
39. 319 5th St. North // Historic Preservation Award, Adaptive Re-use (2008)
40. Northshore Pool // AIA Tampa Bay Merit Award (2007)
41. Northwest Recreation Center // AIA Tampa Bay Honor Award for Architecture (2006)
42. Spertus Institute of Judaica // AIA Tampa Bay Merit Award for Architecture (2006)
43. Cypress Forest Park Recreation Center // AIA Tampa Bay Merit Award for Architecture (2005)
44. Materiality of Light // AIA Tampa Bay Honor Award for Architecture (2005)
45. Project Creo, Center for Art and Design // AIA Tampa Bay Honor Award for Architecture (2004)
46. Northwest Recreation Center // AIA Tampa Bay Merit Award for Architecture (2003)
47. Sukkah Ritual Hut // AIA Tampa Bay Honor Award for Architecture (2003)

UNIVERSITY PREPARATORY ACADEMY

ST PETERSBURG, FL

Complete interior renovation of an existing two story historic Middle School building. The project site formally known as Southside Junior High School was designated by the City of St. Petersburg as a local historic landmark in 1996. The primary Romanesque Revival building was built in the 1920's. An addition completed by Pinellas County Schools in 1956 added classroom and cafeteria space. This addition and other various repairs and renovations over the years covered up the beauty of this historic property. Prior to construction the school building had been out of use and had been sitting empty for over 4 years. The goal of the project was to create a clean, fresh and safe place for children in grades Kindergarten through 8th grade to learn and prosper. We did this by maximizing the amount of usable classroom space within the building, accommodating 760 student stations while uncovering and revealing the beauty of this Historic site.

In the initial planning stages we assisted the owner in evaluating this property's viability. We did this by completing a thorough due diligence report in which we evaluated all of the building's systems for reuse, repair or replacement, this included mechanical, electrical, plumbing and fire protection systems. We also identified code deficiencies, ADA compliance issues and noted structural modifications required to perform new work. Working hand in hand with a construction management firm we assisted in the completion of a construction cost estimate which eventually became the basis for UPA's budgeting purposes and the eventual acquisition of the property from Pinellas County Schools.

Client:
Canyon Agassi Charter School

Address:
1701 10th St S
St. Petersburg, FL 33705

Construction Cost:
\$4,900,000

Start/Complete:
2013-2013

Role/Scope of Services:
Architect-of-Record, Schematic Design, Design Development, Construction Documents, Construction Administration, Interior Design

Contact:
Thomas Bilinski
Construction Manager
(818) 522-7300
tbilinski@turnerimpact.com



BEFORE

AFTER



THE COLISEUM

ST PETERSBURG, FL



Client:
City of St Petersburg

Address:
535 4th Ave N
St. Petersburg, FL 33701

Construction Cost:
\$425,000

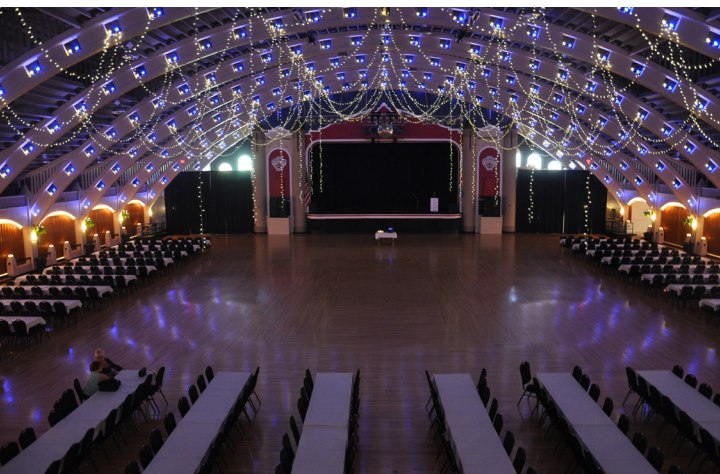
Start/Complete:
2006-2008

Role/Scope of Services:
Architect-of-Record, Interior
Design, ADA Upgrades, Building
Systems Evaluation, As Built
Documentation

Contact:
City of St. Petersburg
Raul Quintana
(727) 893-7913
Raul.Quintana@stpete.org

The South's finest ballroom opens its oak dance floor for everything from ballroom dancing to corporate functions. The historic Coliseum was built in 1924, and purchased by the City in 1989. The Coliseum has undergone extensive renovations, making it one of the Tampa Bay area's most unique multi-use facilities.

WJA was responsible for the evaluation of all building systems and as-built documentation of the existing building. WJA was also responsible for all renovations, repairs and upgrades implemented in phases over the past decade, including: roof replacement, painting, air-conditioning replacement, floor replacement, electrical upgrades, fire alarm, fire sprinklers, green room additions, structural improvements and a new concession area. ADA renovations included: a stage lift, an elevator to the balcony, ADA compliant Toilet rooms, ADA compliant entry and egress.





MANHATTAN CASINO

ST PETERSBURG, FL

The project consisted of the historic restoration and renovation of an existing 12,000 sf, two-story structure that was the cultural and social center for African Americans residing in St. Petersburg from 1926 thru 1968.

The building fell into disrepair in the 1980's and 1990's and after Landmark status was granted, the City sought to restore the memories of this once great building. The entire existing building was gutted and only the exterior walls remained - the interior renovations restored the 2nd fl dance hall & first floor retail spaces.

A new two-story addition on the north side is set back from the street to create a gathering plaza. The design recalls the historic façade in a modern way and adds a monumental stair, elevator, toilet rooms, storage, and a large lobby space.

Client:
City of St Petersburg

Address:
642 22nd St S,
St. Petersburg, FL 33712

Construction Cost:
\$2,100,000

Start/Complete:
2002-2006

Role/Scope of Services:
Architect-of-Record, Schematic Design, Design Development, Construction Documents, Construction Administration, Interior Design

Contact:
City of St. Petersburg
Raul Quintana
(727) 893-7913
Raul.Quintana@stpete.org



BEFORE



CONSTRUCTION



AFTER





ST. PETERSBURG SHUFFLEBOARD CLUB

ST PETERSBURG, FL

The club, founded in 1924, is the largest shuffleboard club in the world. At its peak in the 1950s, there were more than 5,000 members. The club is an important part of the history of shuffleboard: the game's modern rules were developed here. Over the years, the fall of the economy and the neglect of the facility lead to declines in membership.

WJA performed historic investigation, identified deterioration, and completed misc. renovations to this complex including extensive renovations to the Grandstands. All renovations maintained the original style, structure, and detailing of the original complex.

Today the St Petersburg Shuffleboard Club has over 300 members and hosts several weekly events. This historic site has been revitalized back into a destination for the community.



Client:
City of St Petersburg

Address:
559 Mirror Lake Dr N
St. Petersburg, FL 33701

Construction Cost:
\$200,000

Start/Complete:
2003-2005

Role/Scope of Services:
Architect-of-Record, Schematic Design, Design Development, Construction Documents, Construction Administration

Contact:
City of St. Petersburg
Raul Quintana
(727) 893-7913
Raul.Quintana@stpete.org

BEFORE



AFTER

