Facility: Power Plant

Address: 1501 Business Loop 70 East Date of Survey: 07/01/11

1 ACCESS TO THE SITE AND/OR FACILITY

1.1 Exterior Accessible Route (sidewalks, paths, etc.)

- Refer to site plan included with this report: (A) Rework pavement, concrete and, drain grate (see photo 1 next page) so that an access path (no greater than 5% slope and 2% cross-slope leading from the new ADA parking spaces connects to a level landing area with all slopes no greater than 2% at the "West 2" entry doors. Drain grating shall meet ADAAG 4.5.4 and existing steel grade plate shall be level with new pavement. **Estimated Cost: 5,000.00**

1.2 Parking

- Refer to site plan included with this report: (1) There are ~42 total parking spaces. Therefore, ADAAG requires 2 ADA parking spaces with one of those being van accessible. Stripe (blue paint) a parking space (min. 8' wide) on either side of a new access aisle (min. 8' wide to allow for van access) placed at the path to the "West 2" entry. Also add a standard and van access sign at the new spaces mounted to be 72" above grade. **Estimated Cost: $440.00**

Photo 1

Photo 2

1.3 Curb Cuts & Curb Ramps

- No curb ramps located at the buildings.

1.4 Exterior Ramps

- No work.

1.5 Exterior Stairs

- No work.

2 SERVICES

2.1 Building Entrances (exterior doors)

- Refer to site plan included with this report: (B) “West 2” pair of vestibule doors (see photo 3 next page) provide only 27” clear opening with one door open (ADAAG min. required is 32” width clear). Install door hold-open devices at both doors so that doors can be held open during public meetings.

  Estimated Cost: $284.00

- Refer to site plan included with this report: (C) Install door buzzer and/or intercom at “West 2” pair of vestibule doors (see photo 3 next page) that connects to the main office area for visitors who are unable to open and or pass through narrow doors or maneuver in shallow vestibule.

  Estimated Cost: $370.00

Note: Another option to consider would be to permanently remove the interior vestibule doors at the “West 2” entry vestibule to provide easier access into and back out of the power plant and to eliminate the need for the hold-open devices and intercom system recommended above.

Photo 3

2.2 Interior Accessible Route

- No work.

2.3 Interior Ramps

- No work.

2.4 Interior Stairs

- No work.

2.5 Elevators

- No work.

2.6 Platform (wheelchair) Lifts

- None exist.

2.7 Doors (interior, excluding restroom doors addressed in 3.1 and non-public area doors)

- Door out of the Power Plant and into the Corridor leading to the Offices (see photo 4 next page) only has 14” latch side clearance on the corridor side of the door. Install a door hold-open device so that the door can be held open during

public meetings and/or when a wheelchair user is visiting the facility. Additionally, adjust the door closer at this door to operate with 5 lbs. force or less and replace the existing non-compliant threshold with one that meets ADAAG 4.13.8. **Estimated Cost: $381.00**

- Door from the Corridor leading into the Offices (see photo 5 below) only has 15.5" latch side clearance on the corridor side of the door. Install a door hold-open device so that the door can be held open during public meetings and/or when a wheelchair user is visiting the facility. Additionally, adjust the door closer at this door to operate with 5 lbs. force or less.
  Estimated Cost: $162.00

- Door from main office area leading into the secondary office area (see photo 6 below) - adjust the door closer at this door to operate with 5 lbs. force or less.
  Estimated Cost: $20.00

- Door from secondary office area into the Meeting Room (see photo 7 below) – replace the knob with a lever and remove the door closer as the door does not provided ADAAG required min. 12" latch side clearance on the push side of this door. Other option would be to move the file cabinets to another location to obtain the required latch side clearance thus eliminating the need to remove the door closing device. **Estimated Cost: $335.00**

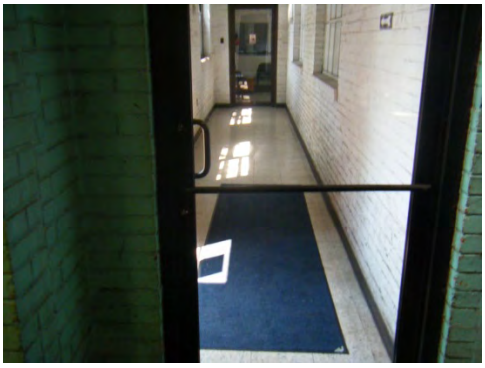


Photo 4


Photo 5


Photo 6


Photo 7

2.8 Places of Assembly (auditoriums, meeting rooms, gymnasiums, etc.)

- No work.

2.9 Seating and Tables

- No work.

2.10 Restaurant (includes dining areas, snack bars, vending areas & public use kitchens)

- Not applicable.

2.11 NOT USED

2.12 Business & Mercantile (public & administration areas)

- No work.

2.13 Dressing and Fitting Rooms

- Not applicable.

2.14 NOT USED

2.15 NOT USED

2.16 Libraries

- Not applicable.

2.17 Storage

- No work.

3 ACCESS TO PUBLIC AMENITIES

3.1 Drinking Fountains

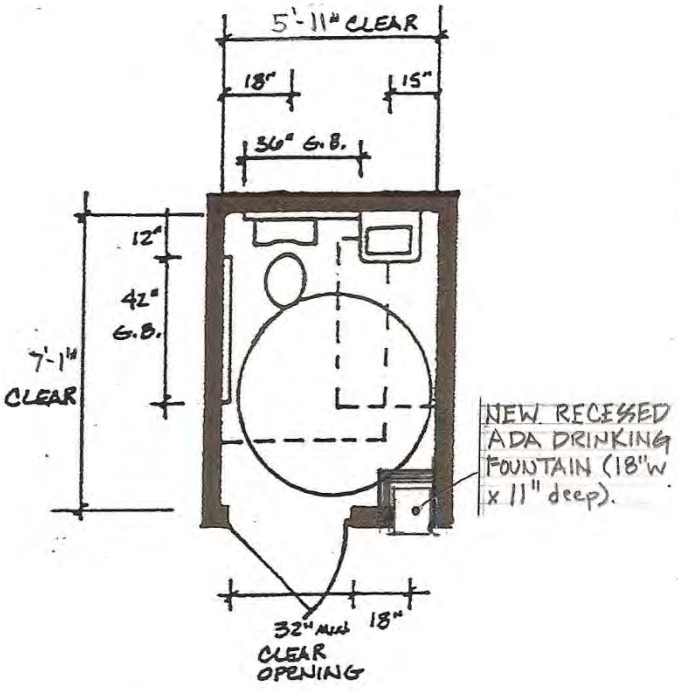
- Install a new ADA accessible drinking fountain in the newly reconfigured ADA Restroom (see example water cooler spec in this report).

Estimated Cost: $2,590.00

3.2 Restrooms

- The existing ADA Restroom in the power plant (see photo 8 below) is a Women's Restroom and does not meet ADAAG guidelines for accessibility. Recommend reconfiguring the current restroom as shown in the sketch below so that the restroom becomes a Unisex Accessible Restroom. The modifications will include moving the entry door to the east side of the existing restroom, installation of the recessed ADA drinking fountain (cost and details included in Section 3.1 above), replacement of the existing lavatory and base cabinets with an ADA compliant wall-hung lavatory, adjusting location of toilet fixture and grab bars, installation of door lever with privacy lock, lowering the mirror and dispensers, installing ADA signage and insulating the lavatory pipes. **Estimated Cost: $8,444.00**

Photo 8



* These room dimensions were derived using a lavatory with maximum width of 19 inches.

If a lavatory with a wider dimension is used, the room width would need to be increased.

Figure 69.35-1/Toilet Room

Clear floor space at fixtures
48" by 66" at water closet
30" by 48" at lavatory

60" diameter turning space

3.3 Signage

- Refer to site plan included with this report: (J) Install directional signage at the security gate that provides directions to the new ADA parking spaces near the "West 2" building entrance. **Estimated Cost: $50.00**

- Refer to site plan included with this report: (K) Install "accessible entrance" signage at the "West 2" building entrance doors. **Estimated Cost: $50.00**

- Install directional signage at the Corridor door leading into the power plant that provides directions to the new ADA Restroom and accessible "West 2" building exit doors. **Estimated Cost: $50.00**

3.4 Bathtub & Showers (including locker rooms and dressing rooms)

- Not applicable.

4 BARRIER REMOVAL - OTHER

4.1 Alarms

- No work.

4.2 Public Telephones

- None exist.

4.3 Protruding Objects

- None identified.

4.4 Work Areas

- No work.

4.5 Sinks, Other than Lavatories

- No work.

5 COST ESTIMATE

5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **$18,176.00**

FACILITY SUMMARY		NAME: POWER PLANT
SECTION HEADING	COST	COMMENTS
1 Access to the Facility		
1.1 Exterior Accessible Route	5,000.00	Rework paving & replace drain @ access path
1.2 Parking	440.00	Add two ADA parking spaces w/signs
1.3 Curb Ramps	–	
1.4 Exterior Ramps	–	
1.5 Exterior Stairs	–	
2 Services		
2.1 Building Entrances	654.00	Install hold-open & buzzer @ vestibule doors
2.2 Interior Accessible Route	–	
2.3 Interior Ramps	–	
2.4 Interior Stairs	–	
2.5 Elevators	–	
2.6 Platform Lifts	–	
2.7 Doors	898.00	Modifications to four doors
2.8 Places of Assembly	–	
2.9 Seating and Tables	–	
2.10 Restaurant	–	
2.11 **NOT USED**	–	
2.12 Business and Mercantile	–	
2.13 Dressing and Fitting Rooms	–	
2.14 **NOT USED**	–	
2.15 **NOT USED**	–	
2.16 Libraries	–	
2.17 Storage	–	
3 Access to Public Amenities		
3.1 Drinking Fountains	2,590.00	Install recessed ADA DF
3.2 Toilet Rooms	8,444.00	Reconfigure/modify exist. RR to be Unisex ADA RR
3.3 Signage	150.00	Install various directional signage
3.4 Bathtubs and Showers	–	
4 Barrier Removal - Other		
4.1 Alarms	–	
4.2 Public Telephones	–	
4.3 Protruding Objects	–	
4.4 Work Areas	–	
4.5 Sinks, Other than Lavatories	–	
Total Barrier Removal Cost	18,176.00	


N
POWER PLANT
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K
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OASIS™
OASIS INTERNATIONAL

Water Coolers

FULLY-RECESSED

P8FPM, P12FPM

Suggested Specification
Model P8FPM shall deliver 8.0 gph of 50° F at 90° F ambient and 80° F inlet water. Model P12FPM shall deliver 11.7 gph of 50° F at 90° F ambient and 80° F inlet water. Model P8FPM and P12FPM have a push button on the front of the cabinet. Water flows as long as the button is depressed. Cabinet finish shall be brushed stainless steel. Cooling system shall use R-134a refrigerant. Shall comply with ANSI A117.1. Shall be listed by Underwriters' Laboratories to U.S. and Canadian standards and conform to European Union Directives.

Models
P8FPM delivers 8 gph of chilled drinking water when the mechanical push-button is depressed, water continues to flow as long as the button is depressed.
P12FPM delivers 11.7 gph of chilled drinking water when the mechanical push-button is depressed, water continues to flow as long as the button is depressed.

Standard Features
> Waterways Are Lead-Free In Materials & Construction
> Stainless Steel Surfaces
> Welded, Heavy-Gauge Steel Wall Mounting Frame
> High-Efficiency Cooling Tank and Coil
> Refrigerant R-134a
> Product Certified to NSF/ANSI Standard 61, Annex G (AB1953)
> Limited 5-year Warranty

Finishes
> Standard Cabinet Finish: Stainless Steel
> Optional finishes (at additional cost): Regency Bronze

Components in these water coolers are lead free as defined by the Safe Water Act Amendments of 1986, and the Lead Contamination Control Act of 1988.

Accessory
> Glass/Carafe Filler (Factory Installed 030239-003)

Installation
> Prior to roughing-in consult with local, state, and federal codes for proper mounting height.
> Shipped with complete instructions and wall mounting sleeve
> Removable panels provide easy access for installation.

Limited 5-Year Warranty (Continental limits of the United States and Canada): Five years on the sealed refrigeration system and most component parts. Detailed warranty certificate enclosed with each water cooler; sample available upon request.

Export Warranty: One year on sealed refrigeration system and most components parts. Four-year replacement contract on sealed refrigeration system. Detailed warranty certificate enclosed with each drinking fountain; sample copy available upon request.

Product Certified to NSF/ANSI Standard 61, Annex G (weighted average lead content of <=0.25%) and is in compliance with California's Health & Safety Code Section 116875 (commonly known as AB1953).

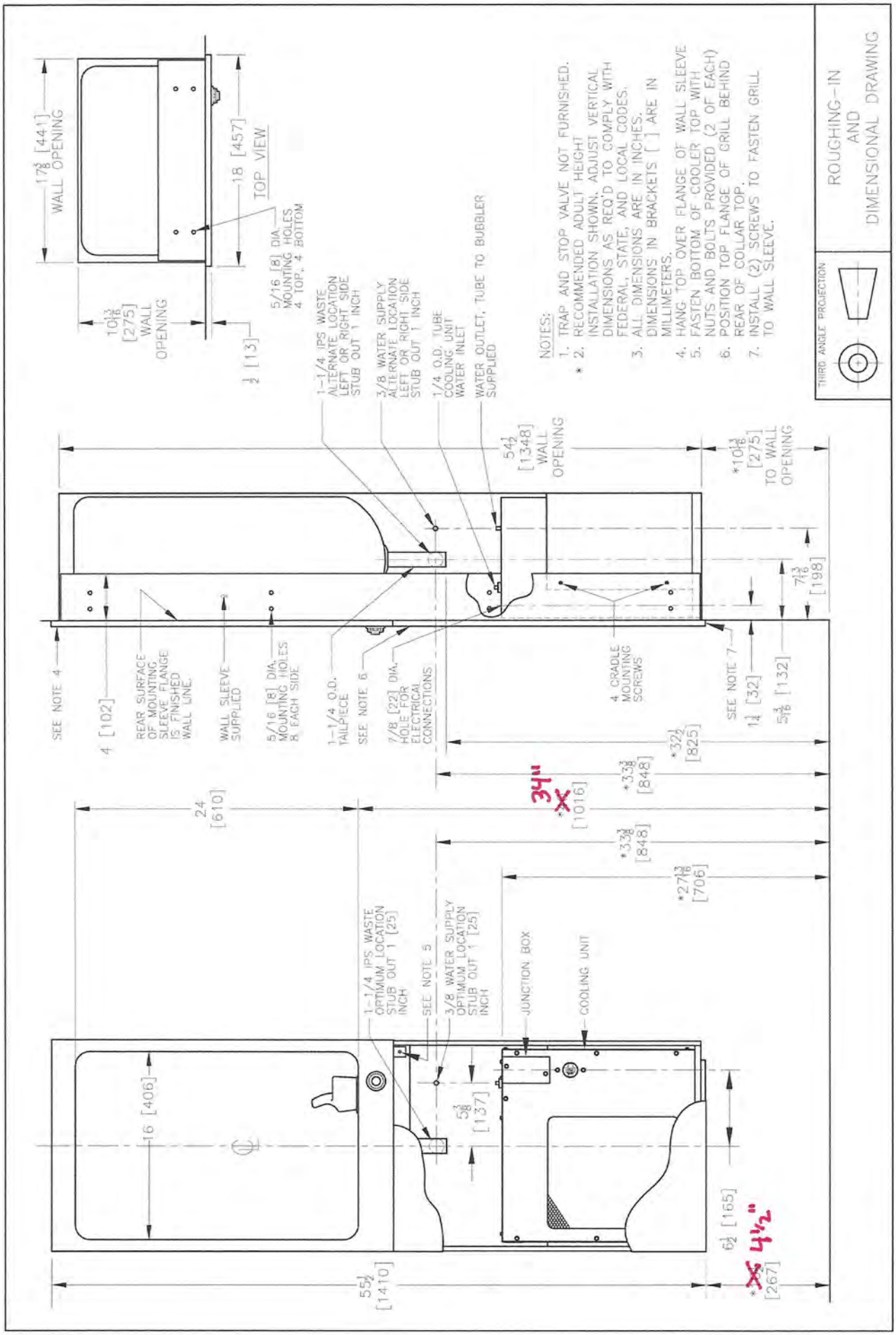
Models covered by this specification complies with all known Plumbing Codes. Listed by Underwriters' Laboratories to U.S. and Canadian standards and conform to European Union Directives.

Model	50° F Drinking Water 90° F Ambient Air Temp*			Hot 'N Cold™ Model	115 Volts, 60 HZ			Glass Filler Acc. Option	Cabinet Color Finish	Net Wt. Approx.
	Rated Capacity GPH	Base Rate GPH	Pre-Cooler		Compr. HP	Full Load Amps	Rated Watts			
P8FPM **	8.0	8.0	No	No	1/5	4.3	380	Yes	Yes	92 Lbs.
P12FPM **	11.7	11.7	No	No	1/3	8.7	690	Yes	Yes	96 Lbs.

* Air Conditioning and Refrigeration Institute Standard Rating Condition 80° F inlet water temperature
** Special export models available, operable on 220-240 volts, 50 Hertz. UL. CBA and ARI certification not applicable

Specifications subject to change without notice

OASIS™ FULLY-RECESSED WATER COOLER MODEL P8FPM, P12FPM



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