

Facility: Water & Light Distribution

Address: 1514 Business Loop 70 East

Date of Survey: 07/05/11



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) Stripe (blue paint) a min. 4' wide access path from new ADA parking space to the NW access walk entry point.
Estimated Cost: 100.00
- Refer to site plan included with this report: (B) Repair/replace area of concrete walk (see photo 1 next page) from the parking entrance gate brick masonry pillar to halfway up to the ramp slab (~104 s.f. area).
Estimated Cost: 1,514.00
- Refer to site plan included with this report: (C) Repair/replace three sections of concrete ramp and two sections of access walk leading to the main (north) entrance doors (~96 s.f. area; see photos 2 – 6 next page).
Estimated Cost: 1,454.00



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6

1.2 Parking

- Refer to site plan included with this report: (1) There are less than 25 total visitor parking spaces. Therefore, ADAAG requires 1 ADA van accessible parking space. Due to the railroad tracks that cross the property drive (see photo 7 below) between the visitor parking area to the west and the concrete sidewalk leading to the main building entry, I recommend installing an ADA van accessible parking space with adjacent access aisle (both parking space and access aisle to be min. 8' wide) near the first (north) open bay door at the west building façade. An ADA parking space was previously existing in this area and according to the building contact, this would likely be the best spot available for an accessible parking space due to the existing conditions elsewhere on the site. Repave the area for proper slopes (no more than 2% in any direction), stripe (blue paint) the new space and install a van access sign at the new space mounted to be 72" above grade. **Estimated Cost: \$2,098.00**



Photo 7

1.3 Curb Cuts & Curb Ramps

- No curb ramps located at the building. Curb ramps located at nearby street intersections have not been evaluated as part of this survey and are being addressed in a separate City sponsored project dealing with Right-of-Way issues.

1.4 Exterior Ramps

- Required repair work included in Section 1.1.

1.5 Exterior Stairs

- No work.

2 SERVICES

2.1 Building Entrances (exterior doors)

- Refer to site plan included with this report: (E) Adjust the door closer on the vestibule door so that door opens with 5 lbs. force or less.

Estimated Cost: \$20.00

2.2 Interior Accessible Route

- No work.

2.3 Interior Ramps

- None exist.

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)

- No work.

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

- Replace non-accessible drinking fountain or keep existing fountain and add a new ADA accessible drinking fountain. **Estimated Cost: \$1,361.00**

3.2 Restrooms

- Women's Restroom: Add braille/tactile ADA sign to latch side of door and mounted at 60" from floor to centerline of sign, adjust door closer to open with 5 lbs. force or less, remove lever hardware and install push/pull hardware so that door does not positively latch due to lack of ADAAG required side clearance at room side of door (this can only occur if this door is determined not to be a fire-rated door required by code), install pipe insulation at lavatory, reconfigure the ADA toilet stall so that the door opening is located at the side of the stall opposite the toilet fixture, build/fur out a half wall so that the toilet fixture will be 18" from that new wall to the centerline of the fixture and install the proper rear and side grab bars to meet ADAAG 4.17.6. **Estimated Cost: \$1,790.00**
- Men's Restroom: Add braille/tactile ADA sign to latch side of door and mounted at 60" from floor to centerline of sign, adjust door closer to open with 5 lbs. force or less, lower one mirror so that the low reflective surface is no higher than 40" a.f.f., lower one soap dispenser so that the highest operable part of the dispenser is no higher than 48" a.f.f., raise the lavatory that has pipes insulated to obtain required

knee space below bowl to meet ADAAG 4.19, reconfigure the ADA toilet stall in order to move side partition panel to within 18" of the centerline of the toilet fixture and to swing the stall door outward, move the toilet paper dispenser to within 36" of the rear wall and install the proper rear and side grab bars to meet ADAAG 4.17.6.

Estimated Cost: \$1,222.00

3.3 Signage

- Work included in Section 3.2 above.

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

- No work – employee use only.

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: **\$9,514.00**

FACILITY SUMMARY		NAME: ELEC/WATER DISTRIBUTION BLDG
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

- 1.1 Exterior Accessible Route
- 1.2 Parking
- 1.3 Curb Ramps
- 1.4 Exterior Ramps
- 1.5 Exterior Stairs

3,068.00
2,098.00
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-
-

Repairs to conc. access paths.
Repave/Add Van access space w/ sign.

2 Services

- 2.1 Building Entrances
- 2.2 Interior Accessible Route
- 2.3 Interior Ramps
- 2.4 Interior Stairs
- 2.5 Elevators
- 2.6 Platform Lifts
- 2.7 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

20.00
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Adjust vestibule door closer

3 Access to Public Amenities

- 3.1 Drinking Fountains
- 3.2 Toilet Rooms
- 3.3 Signage
- 3.4 Bathtubs and Showers

1,361.00
3,012.00
-
-

Replace non-access DF
Modifications to two Restrooms.

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

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Total Barrier Removal Cost

9,514.00

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