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**CABRILLO PAVILLION ARTS
CENTER**
ACCESSIBILITY SURVEY



June, 2007

**CITY OF SANTA
BARBARA**



1. INTRODUCTION AND BACKGROUND	1
Introduction The ADA Title II Requirements Project Background	
2. SUMMARY OF FINDINGS	4
Summary of Accessibility Survey Findings for Both Site and Building	
3. COST SUMMARY	8
Summary of Cost for Public Right-of-Way, Site and Building	
4. ACCESSIBILITY SURVEY REPORT GLOSSARY	9
Explanation of Accessibility Survey Report Format	
5. ACCESSIBILITY SURVEY REPORT	
Reference Drawings Photographs Survey Findings: Public Right-of-Way Site: Parking, Path of Travel to Building Building: Cabrillo Pavillion Arts Center – Main Floor East Beach Bath House – Lower Floor	





Introduction

This document is an Accessibility Survey report for the **Cabrillo Pavilion Arts Center and East Beach Bath House, located at 1118 East Cabrillo Boulevard, Santa Barbara, California.** This document has been prepared to evaluate both the site and buildings for compliance with the 1998 Americans with Disabilities Act (ADA) and 2001 California Building Code (CBC) Title-24.

The purpose of this study is to provide an overall accessibility assessment of the facility. This Accessibility survey identifies all areas of non-compliance with, includes a suggested recommendation and a preliminary budgetary cost estimate to eliminate the architectural barriers that prohibit program accessibility.

The ADA Title II Requirements

Title II of the Americans with Disabilities Act requires cities, counties and public entities to make their programs, services and activities accessible and usable by people with disabilities. It also prohibits discrimination in their programs. The final Department of Justice rule for Title II of the ADA, 28 CFR Part 35, “Nondiscrimination on the Basis of Disability in State and Local Government Services” establishes these nondiscriminatory principles”;

“Except as otherwise provided in 35.150, no qualified

individual with a disability shall, because a public entity’s facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of, the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity. (35.149)”

Title II regulations give government agencies a choice of standards for barrier removal. Either using the Uniform Federal Accessibility Standards (UFAS) or the Americans with Disabilities Act Accessibility Guidelines -1998 (ADAAG) (35.151(c)). The City of Santa Barbara has selected ADAAG standards for their facilities renovations. Since these facilities are located in the State of California, and are recipients of State financial assistance, the California Government Code Sections 11135-11139.5 also applies. The requirements of these laws are almost identical to Section 504 of the Rehabilitation Act of 1973, which applies to recipients of federal financial assistance. The purpose of these laws is to ensure that public entities do not discriminate against qualified individuals with disabilities.

The State of California also requires compliance to the 2001 California Building Code (CBC) Title-24. There are few instances where ADAAG and CBC Title-24 requirements differ and in most instances, the California requirements exceed those in ADAAG. In these cases, where there is a conflict, the



standard with most stringent accessibility will apply. The ADA specifically states that it does not override requirements of other state and local jurisdictions, which may have more strict accessibility regulations.

The ADA also requires the public entities to prepare a Transition Plan if structural modifications are necessary to provide access to programs and services. In addition to evaluating structural barriers, the Transition Plan also requires a schedule for removing physical barriers that limit the participation of disabled individuals into the school programs. The ADA also requires that the Transition Plan reflect public input and validation before its final adoption.

The ADA defines “facilities” as:

“Buildings, structures, sites, complexes, equipment, rolling stock or other conveyances, roads, walks, passageways, parking lots, or other real or personal property” (35.104)

It is not necessary to remove each architectural barrier in every facility if access can be provided in a different yet effective way. The important goal is to provide access when a program is “viewed in its entirety”. The concept of “program access” is very important when public entities evaluate their programs. It means looking at all the activities where public participation is provided, and determining if there are barriers to public participation or whether the program is accessible and usable by individuals with disabilities.

As an alternative to removing physical barriers, public entities may choose other administrative and policy solutions such as relocation of programs or program modifications to obtain overall access. For instance, a public entity may choose to relocate department meetings to an accessible location in lieu of retrofitting the department conference room.

“A public entity shall operate each service, program or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.” (35.150 (a))

The Title II regulations required the removal of barriers in government facilities to be completed within three years of January 26, 1992, “*but in any event as expeditiously as possible*”. (53.150 (d))

In addition to the requirement of a Transition Plan, Title II also requires public entities to prepare a programmatic Self-evaluation. The ADA Programmatic Self-evaluation must examine current services, policies, practices and procedures to make sure that they are not discriminatory to individuals with disabilities; the ADA Self-evaluation shall also include an employment Self-evaluation, which is not part of this study. The public entity will have to make the modifications necessary to avoid discriminatory practices on the basis of disability. The ADA Self-evaluation was prepared by the City of Santa Barbara in 1984. A partial Self-evaluation update of specific important policies needed to ensure Gilda Puente-



Peters, Architects in a separate report, will prepare program accessibility.

Project Background

The City of Santa Barbara had prepared a Transition Plan and Self-evaluation in 1984 prior to the passage to the Americans with Disabilities Act, to be in compliance with the regulations of section 504 of the Rehabilitation Act. This Transition Plan was updated in 1994 to reflect the requirements of the Americans with Disabilities Act (ADA). City of Santa Barbara departments have made on-going implementation efforts to remove architectural barriers that impede access to persons with disabilities to the City's programs, services and activities in a prioritized manner. The City of Santa Barbara has established the Access Advisory Committee to Staff (AACS), which has been working through the years with City staff providing input regarding City-wide accessibility issues and prioritization of barrier removal.

The City of Santa Barbara in its efforts to comply with the Americans with Disabilities Act hired Gilda Puente-Peters, Architects (GPPA) in November 2006. GPPA worked with City staff in the preparation of a new ADA Transition Plan as well as a Self-evaluation updates, to reflect current State and Federal accessibility codes and regulations as well as changes made to its facilities over time.

The preparation of detailed disabled accessibility survey reports is the first step towards the preparation of the ADA Transition Plan Update. These detailed reports have been prepared for selected priority facilities within the City General Funds facilities. For the remaining General Fund and Enterprise facilities that have public access, a general architectural and programmatic evaluation has been performed. The goal of these general evaluations is to find out the most important barriers to access to City facilities, programs and services by persons with disabilities that need to be removed or mitigated to provide program accessibility, when looking at the City in its entirety.

These two types of evaluations were the base information used by the accessibility consultant GPPA and City staff to prioritize the barrier removal efforts and to develop a long-term Citywide strategic plans and schedule for prioritized implementation. As required by the ADA, the City of Santa Barbara solicited input in the prioritization process from the disabled community and the general public.

The ADA Transition Plan and Self-evaluation updates are separate reports.



Cabrillo Pavilion Arts Center and East Beach Bath House Disabled Accessibility Survey Report:

This Accessibility Survey report includes the evaluation of the immediate public right-of-way adjacent to the **Cabrillo Pavilion Arts Center and East Beach Bath House building**, the site including parking, and buildings. This is a comprehensive evaluation of the existing conditions in regards to its compliance with the applicable 1998 ADAAG Federal guidelines and the State of California CBC Title-24 accessibility standards. When conflict exists between the two regulations, the most stringent requirement has been applied.

The summary below highlights some of the issues that GPPA found to be non-compliant with current Federal and State regulations applicable at the time of the Accessibility Survey. While this survey information reflects the existing conditions found at the time of the assessment, it is important to remember that many conditions will change over time, due to regular maintenance, alterations and users modifications to the space like placement of furniture or equipment. The purpose of this summary is only to give an overview of the findings. For detailed information on any of these areas, please refer to the complete Accessibility Survey report.

Buildings summary of findings:

Buildings included in this Disabled Accessibility Survey Report:

The Cabrillo Pavilion Arts Center building is located in the East side of the City of Santa Barbara at the East Beach area. The Cabrillo Pavilion Arts Center building has two stories. The main level has the West and East roof levels. The main level houses the Cabrillo Pavilion Arts Center and the lower level the East Beach Bath House. The following buildings are part of this report:

- Building No. ECB 1118 – Cabrillo Pavilion Arts Center – Main Level
- Building No. ECB 1118 – East Beach Bath House – Lower Level

This **building is highly used by the general community** to hold public events, public meetings, art exhibits, as well as rentals for private parties. The lower level has the East Beach Bath House, which has the recreation department offices, lobby, sports equipment, Men's and Women's public locker rooms and restrooms. This lower area also houses a restaurant, East Beach Grill, which has its own kitchen facilities.

Public Right-of-Way Issues:

1. The public-right-of-way sidewalk **surface** has uneven surfaces that required maintenance.



2. There is no **curb ramp** provided at sidewalk blue zone accessible parking area and parking sign uses the term “handicapped”

Site Issues:

1. There is a **bus stop** located on Cabrillo Boulevard that is accessible. The path of travel provided from this bus stop to the accessible entrance is accessible, the ramps have some cross slope and handrail issues.
2. **Directional signage** to the accessible entrances and accessible path of travel are needed at several locations within the site, so people do not have to retrace their steps or go to the two steep walks at either side of the building. Directional signage is also needed at inaccessible stairs.
3. There is no separation from pedestrians and vehicular area at parking lot entrances at either side of the building, **no detectable warnings provided to warn** persons with visual impairments that they are going into a vehicular area.
4. There is no accessible path of travel that provides **beach access**.
5. Walk adjacent to the building that provides an **accessible path of travel** to the building is too steep in

some areas without the required handrails and landings.

6. The **stairs** do not have the required contrasting color striping and required handrail with extensions at several locations within the site.
7. The path of travel around the building has several areas with **slopes** exceeding 2%.
8. **Telephone** has the coin slots mounted too high and without a level area in front of it.
9. **Children’s play structure** does not have the **rubberized** surface to several of the play area exiting points.
10. **Sand Box** does not have an elevated equivalent play area for children who use wheelchairs.
11. **Outside showers** require continuous grip to operate.
12. **Drinking Fountains** are not high/low and do not have the required knee clearance.

Building Issues:

Cabrillo Pavilion Arts Center and East Beach Bath House:

1. The door landing at the **main entrance to the Cabrillo Pavilion** main floor has excessive slope.



2. **There is no elevator** provided in the building but site access for everyone is through the exterior sloped walk/ramp or stairs at either side of the building. Ramp should be modified to comply with the accessibility requirements.
3. **The stairs** do not have compliant **contrasting color striping and in some cases uneven risers**. The handrails do not have compliant extensions, gripping size is too large at interior wood handrail, there are no continuous handrails to the mezzanine level, etc.
4. There are stairs, which have **gates in the middle of the flight of stairs at either side of the building** without compliant landings and gate hardware.
5. **The general accessibility issues** throughout the building interior spaces are lack of tactile Braille/ accessible signage, heavy doors, inaccessible door hardware, narrow doors, high thresholds at exterior doors, door stops and panic rods mounted at the lower 10" kick plate area on the push side of the door required to be smooth, loose doormats.
6. There is a lack of **tactile and Braille room identification signs, "EXIT" signs, directional signs to accessible restrooms**.
7. The existing **fire extinguishers operable mechanisms are mounted too high and do not have the required accessible hardware**.
8. There are **no visual alarms – strobe lights** in the entire building.
9. Some **power outlets are mounted too low and temperature controls mounted too high**.
10. The **service counters** do not have a low section at 34" high for persons with disabilities.
11. The **drinking fountains** do not have an alcove or protective rails lacking a visual warning for persons for persons with visual impairments.
12. There are some **protruding objects** that protrude more than 4" from the walls into the path of travel, above 27" high that is the cane detectable zone. The lights at the main floor open multipurpose room are mounted below 80" high.
13. The **restrooms** have been made **accessible** but have some code deviations as noted in the detail report. Restroom accessories are mounted too high. Stall doors are not self-closing or have the required hardware.



14. The **conference room** and **multipurpose rooms** do **not have Assistive Listening Devices** and required **signage** at both of these locations indicating the availability of the system.
15. There is **not an accessible route to the storage located at the Mezzanine/Roof levels**. Staff informed us that an equivalent facility is provided at the main floor.
16. The **shower room and lockers** have multiple non-compliances.
17. Some areas have non-compliant **door maneuverable clearance**.
18. **Access to terraces** have a step at each side, tables do not have the required knee clearance.

It is very important to not only provide accessibility features but to maintain them, including educating the staff about the accessibility requirements.

Details of the inaccessible features of the facilities are included in the following report.



The Accessibility Survey report cost summary below reflects the probable construction cost estimate without applying the location factor.

Public Right-of-Way:

Preliminary probable construction cost: \$ 31,300

Site:

Preliminary probable construction cost: \$ 193,998

Cabrillo Pavilion Arts Center - Main Floor:

Preliminary probable construction cost: \$ 97,505

Cabrillo Pavilion Arts Center - West Roof Level:

Preliminary probable construction cost: \$ 16,820

Cabrillo Pavilion Arts Center - East Roof Level:

Preliminary probable construction cost: \$ 9,610

East Beach Bath House - Lower Floor:

Preliminary probable construction cost: \$ 166,273

TOTAL COST: \$515,506

SOFT COST: \$180,427

GRAND TOTAL COST: \$695,933

The preliminary construction cost estimates summarized above, are preliminary budgetary estimates only, meant to give the City of Santa Barbara a tool for budgeting and prioritizing of the Transition Plan.

Location Factor:

In order to address the higher cost of construction, the City decided to use a 1.30 location factor for the calculation for all cost estimates instead the RSMeans Cost Estimate location factor of 1.08 for commercial facilities.

Soft Cost Factor:

The preliminary probable construction cost estimate does not include the soft cost that can be 35% of the construction cost estimate, depending of the project. These estimates can fluctuate significantly depending on the specific design solution, method and timeframe of the mitigation process, phased projects, use of construction managers, bidding climate, etc.



The Accessibility Survey report is an evaluation of the existing facilities, sites and buildings and includes all the non-compliant items in regards to the Federal regulation, the American with Disabilities Act (ADA) and the State requirements, California Building Code Regulation (CBC) Title-24.

The survey report contains the following items:

Item:

Each item is sequentially numbered and relates to the reference drawing in order to be able to locate the barrier.

Location:

This is a description of the site location, for instance parking lot, sidewalk, curb ramp, etc. and in the buildings usually a room number or name that best identifies the location of the item.

Condition/Barrier:

Indicates the nature of the barrier or non-compliant condition.

Requirement:

Indicates the specific code requirements for the particular condition/barrier.

Existing condition:

This is a brief description of the conditions in the field and indicates why the item is not code compliant, for instance a 4.5% cross slope of a sidewalk, when the code requirement is a maximum of 2% or not to exceed 2.5% in 20 LF. Under this field we also will indicate a Photo #, where applicable.

Photo #:

Photo numbers are not sequential, but correspond to the Item number indicated in the reference drawing, which corresponds to the Item number in the report. The photos included in the report illustrate only major architectural barriers or the main type of barriers found during the survey process.

Code Reference:

“ADAAG” indicates the reference to the Federal regulations, Americans with Disabilities Act Accessibility Guidelines, and “T24” the State Code reference to the California Building Code (CBC) Title-24.

Suggested Recommendation:

This “Recommendation” field indicates one of the suggested possible solutions to remove an architectural barrier. It is important to understand that there are several possible solutions to each problem and the final solution can vary depending of the design selected in the implementation phase. Often the nature of the solution is linked to a cost consideration. For instance, in a restroom the design solutions selected may be to provide the minimum “patch and match”



retrofit to achieve access, the least expensive solution, or the public entity may select to do a complete retrofit of the restrooms to address other maintenance of functional problems and to modernize the facility at the same time that the ADA barriers are removed.

Quantity:

This field indicates the number of items or the quantity in different unit types found in the field, in order to determine the budgetary preliminary probable construction cost estimate.

Unit Type:

This field indicates the unit type utilized to determine the budgetary preliminary probable construction cost estimate. The unit types can be by Job, Each, SF square feet, LF lineal feet.

Unit Cost:

This field indicates the unit cost for the unit type indicated, in order to determine the budgetary preliminary probable construction cost estimate.

Total Cost:

This field indicates the total budgetary preliminary probable construction cost estimate. This probable construction cost estimate does not include soft cost, which in a public building construction type can be around 35% to 50% of the construction cost estimate, depending on the implementation methods, location of the project, etc. There are some items

that might be indicated in the report as REF-reference, this means that either there is no cost associated with the barrier removal of the item, or that the cost for the particular item is included as a total job, and the additional item information is for clarification only or to give a more detailed information of why the existing condition is not code compliant. The reference items are also used to indicate hardship conditions, for instance topographical site constraints that prohibit access to a facility, applicable code exceptions and other unreasonable hardship conditions.

The survey report also summarizes the cost of each area within the item number, and also includes a total cost per site and building. If the project is going to be implemented in a phased manner, provisions for additional cost per each additional year shall be added to this probable construction cost estimate. This inflation factor used currently in the Construction is 4.5% and should be calculated as a compounded factor over the expected duration of the project.

PR-Priority:

This field indicates the priority based on hazardous conditions, severity of the barriers and whether the existing condition denies access to programs and services or it constitutes only a minor code deviation.

The prioritization criteria used during the survey process reflects the severity of the barrier as follows:



Priority 1: Hazardous conditions and major barrier to access for buildings and sites. These are barriers that should be removed as soon as possible.

Priority 2: High priority refers to existing conditions that impede accessibility to facilities or sites, denying access to the programs and services offered in the facility to persons with disabilities.

Priority 3: Medium priority refers to specific accessibility barriers within facilities or sites that are usable by persons with disabilities, but the specific elements are not fully code compliant. In these cases removal of the barrier will enhance accessibility.

Priority 4: Low priority refers to usable facilities or sites, but with minor code deviations. In existing facilities, usually due to the great need for accessibility improvements, removal of low priority barriers might take a long time to retrofit them since they will have the lower priority.

In some cases these lowest level of priority barriers can be within the construction tolerance range and therefore these barriers may never be removed.

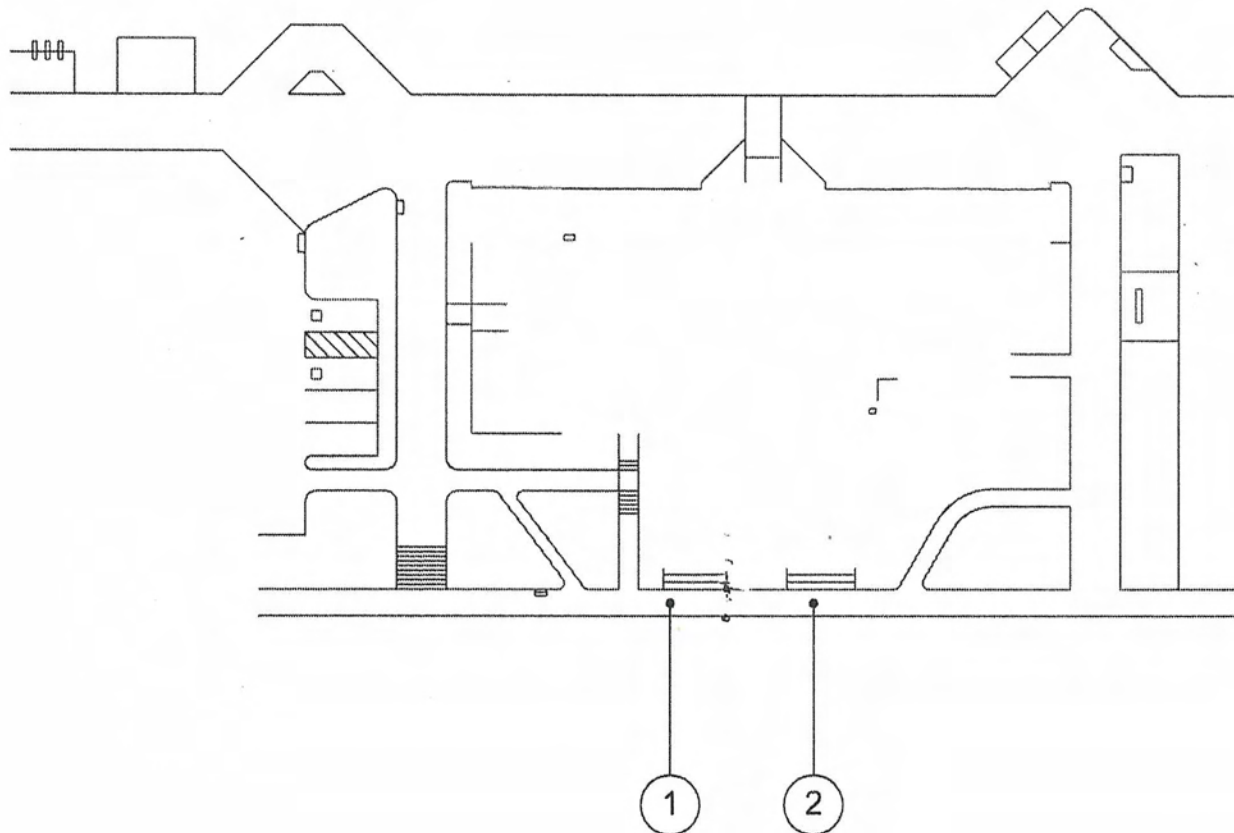
This construction tolerance allowance will have to be evaluated in a case-by-case basis and approved by the agencies that have jurisdiction on the project, or be addressed in a public entity Transition Plan.

Since this project will be phased, other than the priorities set at the time of the survey, it is critical to also conduct a program accessibility evaluation, in order to determine the physical barriers that need to be removed in order to provide program access. Then a final prioritization and schedule for implementation of the Transition Plan is developed. The process also includes a public and users input regarding the priorities and the most important barriers to be removed. The users of the public facilities programs and services are a source of very valuable input.

Implementation Date: The “IMPL DATE” field in the survey report is to be used during the implementation phase of the project, to monitor the architectural barrier removal progress made over time. City of Santa Barbara staff will enter the date of completion for each item either by hand in the hard copy of the report or in the MSACCESS database.

**CABRILLO PAVILION
PUBLIC RIGHT-OF-WAY**







Public Right-of-Way - Photo # 1

Sidewalk has uneven surfaces and cracks at several locations and need maintenance.



Public Right-of-Way - Photo # 2

On-street accessible parking does not have a curb ramp at the back of the parking space for access from street to sidewalk of vans with back wheelchair lifts.



Public Right-of-Way - Photo # 3

*On-street accessible parking sign uses the term
"Handicapped" instead of "Persons with disabilities".*

14-Apr-08

**Cabrillo Pavilion Arts Center
PUBLIC RIGHT-OF-WAY**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Cabrillo Pavilion Arts Center PUBLIC RIGHT-OF-WAY Total Cost = \$31,300

1 Sidewalk
\$25,500
Walks and Sidewalks

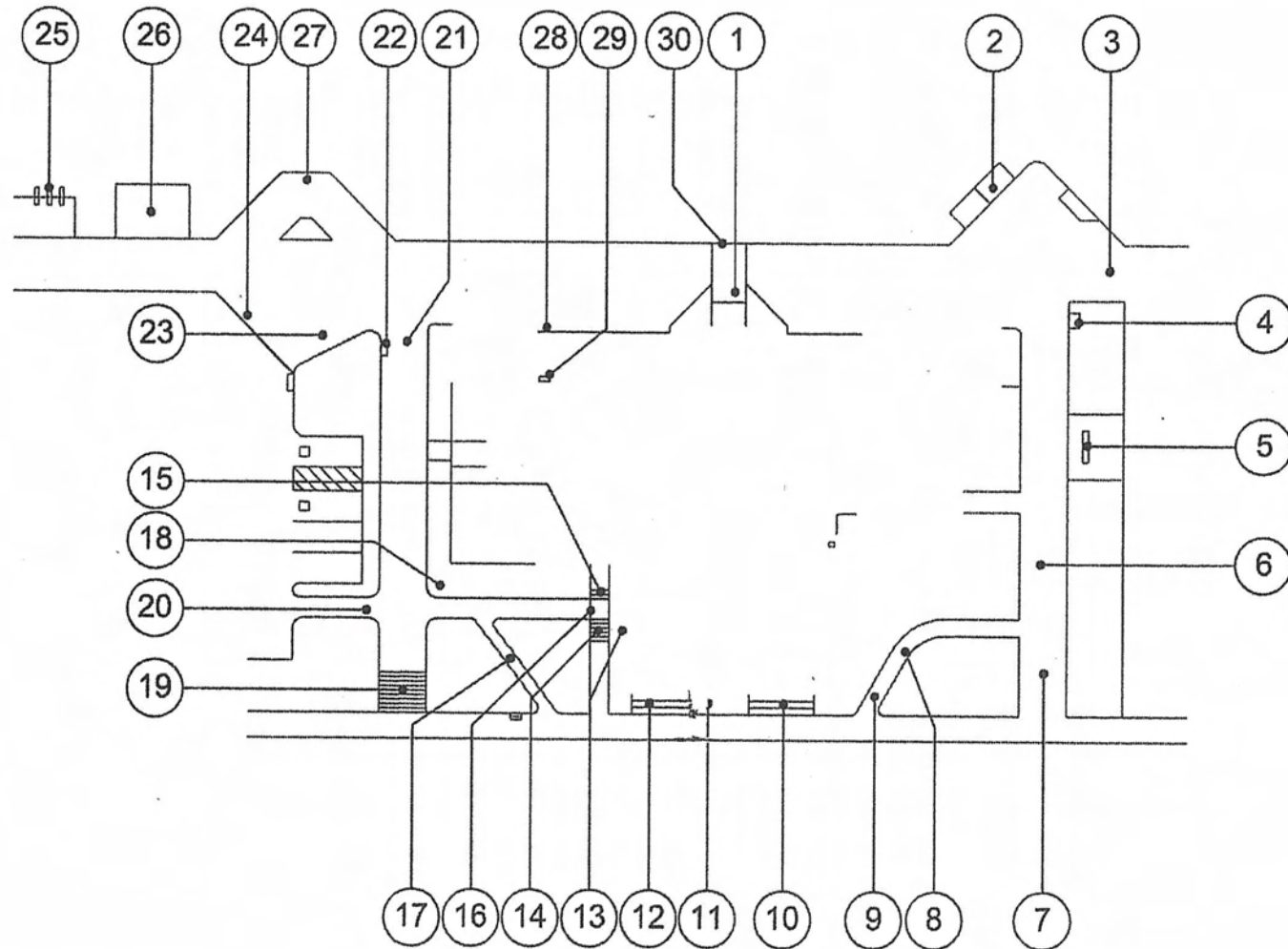
Surface stable, firm, slip resistant.	Surfaces with <6% gradient shall have a medium salted finish	Uneven surface with gaps, grass and cracks. Photo #: 1	ADAAG: 4.5.1 T24: 1133B.7.1.1	Repair existing surface, cracks and offsets.	3E+ 03	SF	\$10	\$25,500	2
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2 On-Street Accessible Parking
\$5,800
Parking and Passenger Loading Zones

Parallel street parking.	Yes	There is no curb ramp at blue zone street parking. Photo #: 2	ADAAG: 4.6.1 T24: N.A.	Provide a new compliant curb ramp.	1	JOB	\$5,700	\$5,700	2
Reflectorized sign for accessible parking space(s) located visible from each stall or space.	Yes, 70" in area	Parking sign provided but uses the term "Handicapped" instead of "Accessible" Photo #: 3	ADAAG: 4.6.4 T24: 1129B.5; Figures 11B-18A-18C	Re-paint sign to use the term "Accessible" instead of "Handicapped"	1	JOB	\$100	\$100	2

CABRILLO PAVILION SITE







Site - Photo # 1

Walk 4.5% - 5.8% cross slope. There is no accessible path of travel with a firm stable and slip resistant surface to provide beach access at this location.



Site - Photo # 2

Ramp running slope 11.6% slope. There is a 3"-5" drop-off to the beach sand surface and 9" drop on the sides.



Site - Photo # 3

There is no level area in front of parking fee slots, 4.8% slope. Parking fee slots are not located on an accessible path of travel 24" wide passage.



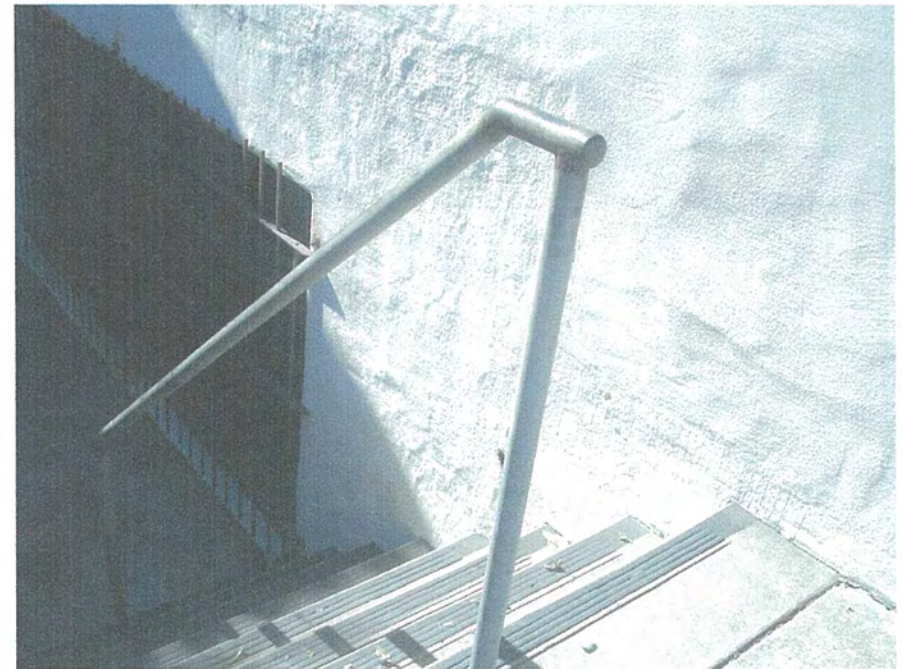
Site - Photo # 4

Running slope ranges from 6.8% to 21.4%. There are no handrails provided.



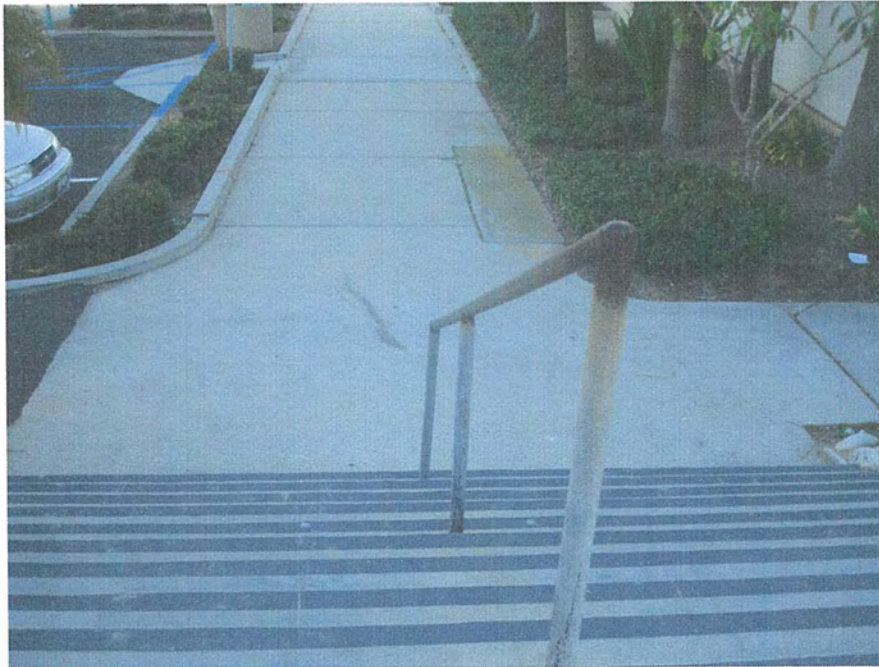
Site - Photo # 5

*Ramp cross slopes range from 2.8%-3.7% slope,
running slope is 9.5%-9.7% .*



Site - Photo # 6

*There are no handrails on both sides of stair, no top and
bottom extensions.*



Site - Photo # 7

Handrails mounted at 31" high, there are no handrail extensions.



Site - Photo # 8

No detectable warnings provided at bottom of walk at entrance to parking lot to warn blind pedestrians that they are entering into a vehicular way.



Site - Photo # 9

Ramp running slope 19.5%. Provide directional signs at the top and bottom of sloped walk, directing to the accessible path of travel, indicating that there is a steep slope in this area.



Site - Photo # 10

Shower controls require continuous grip. Provide accessible type hardware.



Site - Photo # 11

There is not resilient surface connecting the exiting points and elements of play structure. Sand play area at ground level only. Provide a new section of elevated sand plan area with a knee clearance and an accessible path of travel to it.



Site - Photo # 12

There is a drop greater than 1/4" to sand surface. Maintain the sand level at the same height of children's play area resilient surface.

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Cabrillo Pavilion Arts Center						SITE	Total Cost =	\$193,998		
1 Walk - 113									\$8,400	
Ramps and Exit Facilities										
Ramp Cross Slope		Ramp surface shall have a 2% cross slope max.	4.5% - 5.8% ramp cross slope. Photo #: 1	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify ramp surface as required to provide complaint cross slope.	300 SF	\$28	\$8,400	3	
2 Access To Beach									\$8,000	
Ramps and Exit Facilities										
Ramp slope at exit ways or in the accessible path of travel.		Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp running slope 11.6% slope. There is a 3"-5" drop-off to the beach sand surface and 9" drop on the sides. Photo #: 2	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Modify ramp as needed to provide 8.3% running slope maximum and compliant handrails with extensions. Maintain sand level at the same height as ramp.	1 JOB	\$8,000	\$8,000	3	
3 Path Of Travel To Parking									\$2,800	
Exterior Routes of Travel										
Accessible route from parking space without walking behind parked car(s) other than their own.	Yes		There is no accessible path of travel from walk to accessible parking.	ADAAG: Fig.9 T24: 1129B.4.3	Provide new 48" wide accessible path.	100 SF	\$28	\$2,800	2	

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
4 Telephone										\$240	
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Telephone coin slot is mounted at 55" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	3	
Walks and Sidewalks											
Smooth surface, no excessive irregular surfaces.	Yes		Walk to telephone has broken concrete.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	5	SF	\$28	\$140	2	
5 Parking										\$1,500	
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')		There is no level area in front of parking fee slots, 4.8% slope. Parking fee slots are not located on an accessible path of travel 24" wide passage. Photo #: 3	ADAAG: 4.3.7 T24: 1133B.7.1.3	Relocate parking payment station as needed to provide an accessible route, turn around space and level landing.	1	JOB	\$1,500	\$1,500	3	

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
6 Walk - Landing										\$1,008	
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')	3.5% cross slope.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	36	SF	\$28	\$1,008	3		
7 Walk To Sidewalk										\$560	
Walks and Sidewalks											
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope ranges from 17.8%-19%.	ADAAG: 4.8.1 T24: 1133B.7.3	Provide directional signs at the top and bottom of sloped walk, directing to the accessible path of travel, indicating that there is a steep slope in these area.	2	JOB	\$280	\$560	1		
8 Sloped Walk										\$30,000	
Ramps and Exit Facilities											
Ramp slope at exit ways or in the accessible path of travel.	Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Running slope ranges from 6.8% to 21.4%. There are no handrails provided. Photo #: 4	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Modify ramp slope as needed to have 8.33% slope maximum, provide required landings and handrails.	100	LF	\$300	\$30,000	2		

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
9 Walk										\$2,240	
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.8%-5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	80	SF	\$28	\$2,240	2		
10 Ramp										\$3,000	
Ramps and Exit Facilities											
Ramp Cross Slope	Ramp surface shall have a 2% cross slope max.	Ramp cross slopes range from 2.8%-3.7% slope, running slope is 9.5%-9.7% . Photo #: 5	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify ramp as needed to provide compliant cross slopes and running slopes.	1	JOB	\$3,000	\$3,000	3		
11 Landing										\$5,040	
Doors											
Doors, landing at entrance exceeds maximum slope.	Level landing of maximum 2.0 % slope required at door landing.	Door landing cross slope ranges from 5.3%-7.5%. Also running slope is 7.5%.	ADAAG: 4.13.8* T24: N/A	Demolish and replace concrete apron or door landing.	140	SF	\$36	\$5,040	2		

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Ramp										\$2,100	
Ramps and Exit Facilities											
Ramp Cross Slope		Ramp surface shall have a 2% cross slope max.	Cross slope 2.7% and running slope ranges from 9.5%-10.9%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify ramp surface as required to provide complaint cross slope.	75	SF	\$28	\$2,100	3	
13 Ramp										\$6,000	
Ramps and Exit Facilities											
Ramp slope at exit ways or in the accessible path of travel.		Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp slope ranges from 6.4%-6.8% without handrails. There is no level landing at door.	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Modify ramp slope to provide level landing at door and install handrails at both side of ramp with compliant extensions.	1	JOB	\$6,000	\$6,000	2	
14 Stairs										\$5,500	
Stairs											
Handrails	Yes		There are no handrails on both sides of stair, no top and bottom extensions.	ADAAG: 4.9.4 T24: 1133B.4.1.1; Fig. 11B-36 & 37.	Provide compliant stairs and handrails.	22	LF	\$250	\$5,500	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
15 Stairs										\$4,000	
Stairs											
Handrail location.	Handrail required at both sides of stairs.	No handrails and extensions at stair.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	16	LF	\$250	\$4,000	2		
16 Stairs										\$1,500	
Stairs											
Handrail location.	Handrail required at both sides of stairs.	No handrails and extensions at stair.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	6	LF	\$250	\$1,500	2		
17 Ramp										\$560	
Ramps and Exit Facilities											
Ramp slope at exit ways or in the accessible path of travel.	Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp running slope 19.5%. Photo #: 9	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Provide directional signs at the top and bottom of sloped walk, directing to the accessible path of travel, indicating that there is a steep slope in this area.	2	JOB	\$280	\$560	1		

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
18 Sign										\$280	
Signage											
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign to accessible path of travel.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$280	\$280	1		
19 Stairs										\$12,500	
Stairs											
Handrail mounting height.	34" - 38" above nosing tread.	Handrails mounted at 31" high, there are no handrail extensions. Photo #: 7	ADAAG: 4.9.4 (5) T24: 1133.B.4.2.1	Provide new handrails or modify existing as needed to comply with the mounting height requirements.	50	LF	\$250	\$12,500	2		
20 Walk										\$12,720	
Detectable Warnings/Truncated Domes											
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings at bottom of walk at entrance to parking lot.	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide new detectable warnings to warn blind pedestrians they are entering into a vehicular or hazardous area.	18	SF	\$40	\$720	2		

14-Apr-08

Cabrillo Pavilion Arts Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Ramps and Exit Facilities

Ramp slope at exit ways or in the accessible path of travel.	Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp slope is 11.5% without handrails and extensions.	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Modify ramp slope and provide compliant handrails.	1	JOB	\$12,000	\$12,000	2
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21 Walk

\$16,000

Ramps and Exit Facilities

Ramp slope at exit ways or in the accessible path of travel.	Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp slope is 6.1%-7.1% without handrails and extensions.	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Modify ramp slope and provide compliant handrails.	1	JOB	\$16,000	\$16,000	2
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22 Telephone

\$400

Reach Ranges

Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Telephone coin slot is mounted a 58" high. There is no level area.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	3
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14-Apr-08

Cabrillo Pavilion Arts Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Walks and Sidewalks

Walkway level landings at doors/gates.	Level landings (60"x60") swing side.		There is no level area in front of telephone.	ADAAG: N.A. T24: 1133B.7.5	Relocate telephone to level area.	1	JOB	\$300	\$300	2	
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23 Walk

\$8,400

Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.4%-4.3%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	300	SF	\$28	\$8,400	2		
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24 Walk To Parking

\$2,000

Detectable Warnings/Truncated Domes

Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings at bottom of walk at entrance to parking lot.	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide new detectable warnings to warn blind pedestrians they are entering into a vehicular or hazardous area.	50	SF	\$40	\$2,000	2		
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14-Apr-08

**Cabrillo Pavilion Arts Center
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
25 Children's Play Area									\$200	
Walks and Sidewalks										
Pavement dislocations, uneven surface.	Vertical change with beveled edge 1:2 max. (between 1/4" and 1/2")	There is a drop greater than 1/4" to sand surface Photo #: 12	ADAAG: 4.5.2 T24: 1133B.7.4	Maintain the sand level at the same height of children's play area resilient surface.	1	JOB	\$200	\$200	2	
26 Children's Play Area									\$22,750	
Play Areas										
Ground level play components, accessible route.	Accessible route required connecting play structures to adjoining path of travel.	There is not resilient surface connecting the exiting points and elements of play structure. Photo #: 11	ADAAG: 15.6.5.4 T24: N/A	Provide additional resilient accessible surface, and maintain sand level at the same level of existing resilient structure.	750	SF	\$25	\$18,750	2	
Play components, play tables height and clearances.	Knee clearance 24" high min., 17" deep min. and 30" wide min. The tops of rims, curbs or other obstructions shall be 31" high max.	Sand play area at ground level only. Photo #: 11	ADAAG: 15.6.6.3 T24: N/A	Provide a new section of elevated sand plan area with a knee clearance and an accessible path of travel to it.	1	JOB	\$4,000	\$4,000	2	

14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
27 Outside Showers										\$600	
Sanitary Facilities											
Shower size and controls:	36" x 36" or 60" x 30" ADAAG requirement. California requirement 60" x 30" or 42" x 42". Controls shall not required tight grasping, pinching or twisting of the wrist.	Shower controls require continuous grip.	ADAAG: 4.21.2 T24: 1115B.6.2.1	Provide accessible type hardware.	1	JOB	\$600	\$600	2		
28 Stairs										\$3,500	
Stairs											
Handrail location.	Handrail required at both sides of stairs.	There is o handrail at Men's room entrance stair.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	14	LF	\$250	\$3,500	2		

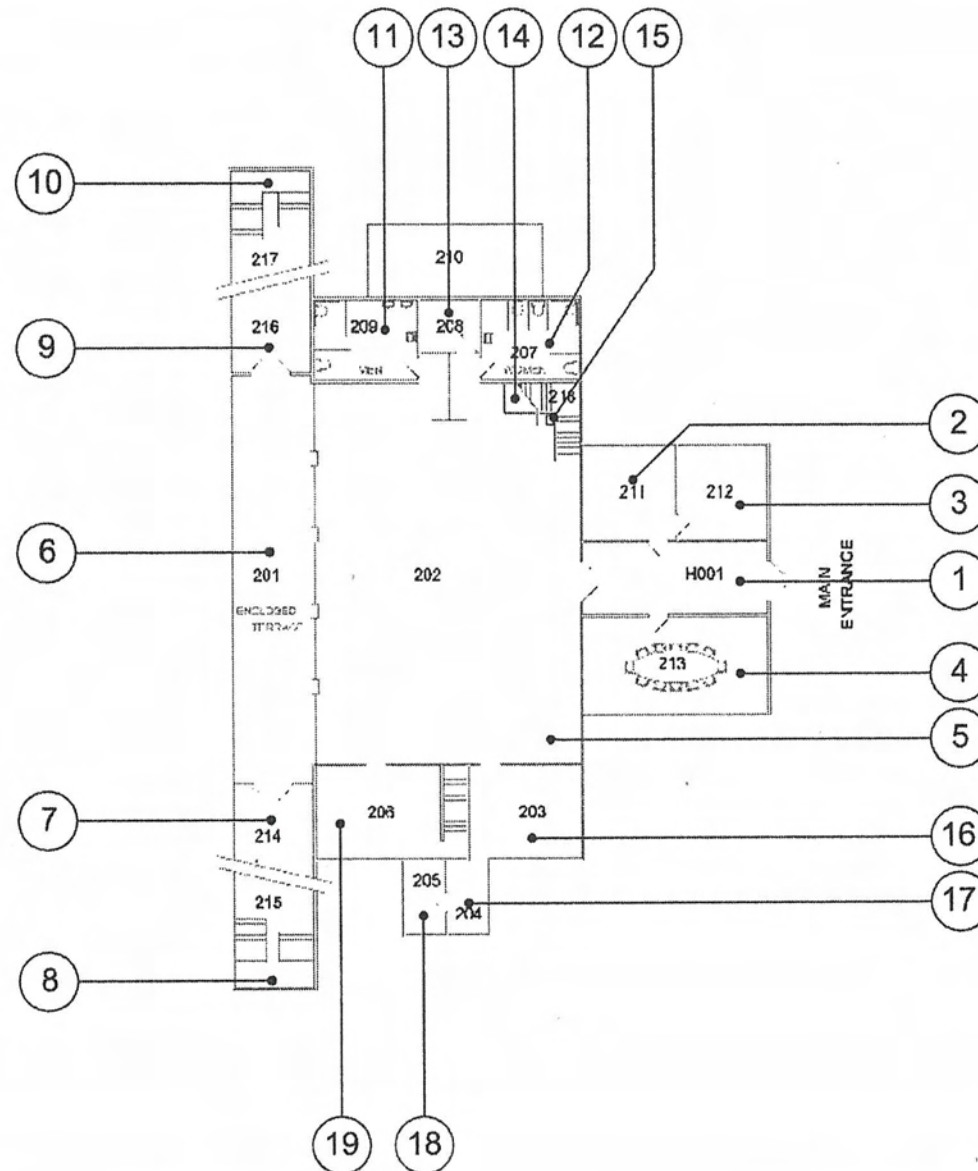
14-Apr-08

Cabrillo Pavilion Arts Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
29 Drinking Fountain										\$4,200	
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.		Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48"clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain 12" deep does not have the required knee clearance.	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2	
30 Path Of Travel To Ocean										\$28,000	
Exterior Routes of Travel											
Accessible route to site feature(s).	Yes		There is no accessible path of travel to provide accessible beach access	ADAAG: 4.3.2 T24: 1114B.1.2	Provide a firm, stable and slip resistant path of travel to beach.	1E+	SF 03	\$28	\$28,000	2	
			Photo #: 1								

**CABRILLO PAVILION ARTS
CENTER - MAIN FLOOR**







Building - Photo # 1

Doorstop and panic rod are located at the kick-plate area required to be smooth. 9" kick plate provided instead of the required 10" minimum kick-plate area. Loose doormat needs to be secured. Door landing has a 7.7% running slope.



Building - Photo # 2

Doorknob requires tight grasping to operate. There is not the required tactile and Braille room identification sign mounted adjacent at the latch side of the door. Desk is located 46" in front of the door reducing the required wheelchair maneuverable clearance required to be 60".



Building - Photo # 3

Floor stop is located at 16" from the wall becoming a tripping hazard.



Building - Photo # 4

1 ½" high threshold, instead of the required ½" beveled maximum. Loose doormat needs to be secured. Doorstop is located at the kick-plate area required to be smooth.



Building - Photo # 5

There is not the required tactile and Braille room identification sign and "EXIT ROUTE" signs at the East and West side doors leading to the terrace. There are no strobe lights. Loose doormat need to be secured.



Building - Photo # 6

Doors at both ends of the enclosed terrace have a 30 3/4" clearance instead of the required 32" clear opening. There is 3" drop to the exterior terrace. Loose doormats need to be secured.



Building - Photo # 7

Guardrail is 40" high instead of the required 42" minimum height above finish floor.



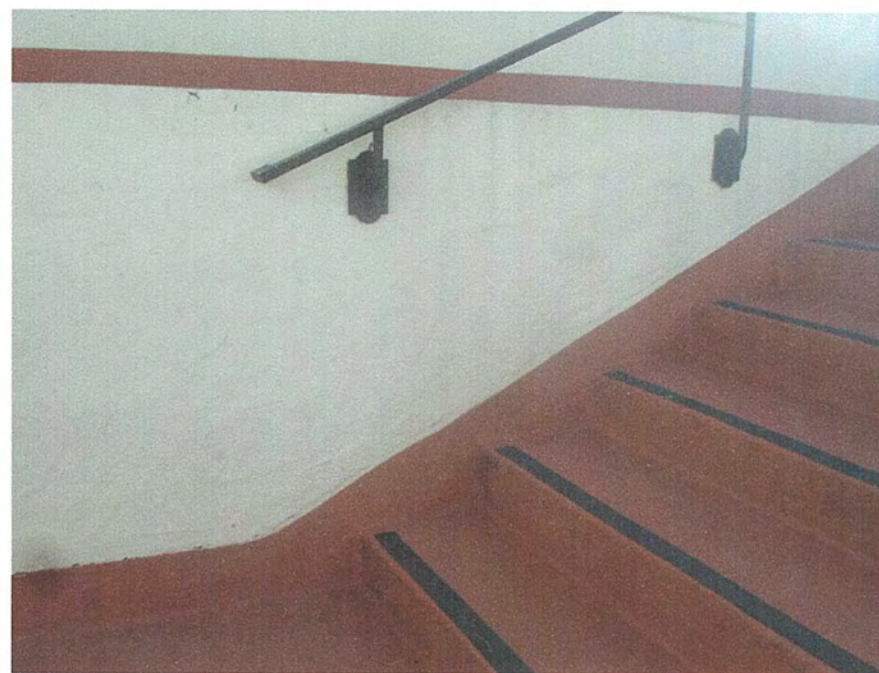
Building - Photo # 8

Tables do not have the required knee clearance for wheelchair users.



Building - Photo # 9

Door is located in the middle of the stairway without compliant landings in either side. Contrasting color striping not provided at all stair treads. There is no tactile and Braille "EXIT" sign.



Building - Photo # 10

Stair does not have compliant handrail extensions at top and bottom of stair. Handrail mounted at 33" high instead of the minimum 34" high.



Building - Photo # 11

Intermediate handrails are not continuous..



Building - Photo # 12

The drinking fountain alcove has one side with a 12" deep alcove instead of the required 18" minimum.



Building - Photo # 13

Kitchen counter does not have a 34" max. high section for wheelchair users – counter 35 1/2" high. Microwave controls are mounted at 64" high.



Building - Photo # 14

Paper towel dispenser is mounted at 55" high and soap dispenser at 54" high instead of the required 40" high maximum to operable mechanisms. Kitchen sink is not accessible.



Building - Photo # 15

There is no tactile and Braille restroom identification sign.



Building - Photo # 16

Stall door hardware requires grasping to operate and is mounted for an out swinging door. Provide a slide or flip over type of hardware.



Building - Photo # 17

The seat cover dispenser is mounted too high – 47” high above grab bar. Flush valve is mounted on the narrow side of stall.



Building - Photo # 18

Path of travel to sink is reduced to be 42” wide clear at the trashcan location instead of the required 44” wide.



Building - Photo # 19

High podium is not accessible; provide an additional low podium with compliant knee clearance and height. As an interim solution a table has been provided on the side.



Building - Photo # 20

Track lights are mounted below 80" high, becoming an overhead obstruction.

14-Apr-08

Cabrillo Pavilion Arts Center



MAIN FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Cabrillo Pavilion Arts Center MAIN FLOOR Total Cost = \$97,505

1 Lobby H 001

\$2,560

Doors

Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 1	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1 JOB	\$100	\$100	2
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door does not have a compliant kick plate - 9" high and panic rod is located within kick plate area. Photo #: 1	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide 10" high kick plate covers.	2 JOB	\$300	\$600	3
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 1	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2 JOB	\$40	\$80	2

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	Not tactile "EXIT" sign provided.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Braille entrance/exit sign.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	Not tactile building entrance sign provided.	ADAAG: 4.1.2(7)(c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	2	
2 Office - 211										\$580	
Doors											
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 51" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
3 Office - 212										\$820	
Doors											
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 2	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Reach Ranges

Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	46" wheelchair maneuverable clearance in front of door, due to the location of desk. Photo #: 2	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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4 Conference Room**\$3,080****Assistive Technology**

Portable Assistive Listening Devices.	Provide assistive listening system for meeting rooms, concert and lecture halls, playhouses, movie theaters, assembly areas, that accommodate less than 50 persons.	No Assistive Listening System and ALS sign provided.	ADAAG: 4.1.3 (19) (b) T24: 1104B.2	Provide portable assistive listening system with signage indicating availability to the public.	1	JOB	\$1,500	\$1,500	3
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14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
5 Multipurpose Room - 202										\$8,800	
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2		
Door stop floor mounted at door landings area is a tripping hazard.	Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 16" from wall. Photo #: 3	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	2	JOB	\$100	\$200	1		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 3 secs., back check 1 secs. - Main door.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 4 secs., back check 0 secs. - Main door.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 4 secs., back check 0 secs. - East door.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1 1/2" threshold- East side exit door. Photo #: 4	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	80	SF	\$25	\$2,000	1		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area - East exit door. Photo #: 4	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
Hazards/Protruding Objects											
Minimum clear headroom, 80" high above finished floor min.		Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Ceiling hung lights (13 total) have 75" clearance instead of the required 80" clearance. Photo #: 20	ADAAG: 4.4.2 T24: 1121B.2	Replace track lighting with other type of lighting to insure 80" overhead clearance.	1	JOB	\$3,000	\$3,000	1	
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 53 1/2" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4	
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided at East side exit door.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$120	\$120	3	
Facilities and elements required to be identified as accessible.		Provide the international symbol of accessibility.	Not ALS sign provided. (Use the portable system called for at the conference room).	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1	JOB	\$50	\$50	3	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Work Surfaces											
Fixed work tables/desks or cubicles.	Top surface 28"-34" high; knee space 27" high x 19" deep x 30 wide min. Ratio 1 accessible work table per 25 non-accessible or 5% total.	Podium does not have the required knee clearance and its surface is located at 46" high. Photo #: 19	ADAAG: 4.32.1 T24: 1122B.1	Provide a new accessible podium to provide high and low podiums.	1	JOB	\$1,000	\$1,000	3		
6 Enclosed Terrace - 201										\$5,560	
Doors											
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 30 3/4". Photo #: 6	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	2	JOB	\$1,250	\$2,500	2		
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 6	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	5	JOB	\$100	\$500	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 14 lbs., door sweep 2 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 15 lbs., door sweep 2 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2	JOB	\$40	\$80	2		
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	There is not 10" smooth bottom kick plate, glass doors bottom frame is not 10" high.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	2	JOB	\$200	\$400	3		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided. Photo #: 5	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	2	JOB	\$120	\$240	2	
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	2	JOB	\$120	\$240	3	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Terrace - 214										\$4,000	
Doors											
Door thresholds or step.	Door threshold or step shall not exceed 1/2" max. Existing condition > 6" high.	3" high step to terraces. (Portable wooden ramp used as interim solution) Photo #: 6	ADAAG: 4.8.5 T24: 1133B.2.4.1	Remodel area to provide the required exterior door landing and ramped transition to terrace.	1	JOB	\$1,600	\$1,600	2		
Foods Service Areas											
Food service areas, cafeterias	Minimum of one cafeteria dining bench or 5% of all cafeteria dining benches provided shall be accessible.	Tables do not have the required knee clearance. Photo #: 8	ADAAG: N/A T24: DSA School Modernization Policy 98-02.3	When modernizing, make a minimum of one cafeteria dining bench or 5% of all cafeteria dining benches accessible with a table extension.	1	EACH	\$400	\$400	2		
Handrails/Guardrails											
Guardrails are required if vertical drop exceeds 30" in height.	Guardrail required height 42" min. Space between intermediate rails or ornamental pattern shall not exceed 4", or a sphere 4" in diameter can not pass thru.	Terrace guardrails are 40" high. Photo #: 7	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Add a 2" top element to raise guardrail to the required 42" high.	1	JOB	\$2,000	\$2,000	3		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Stair Exit Only - 215										\$16,280	
Doors											
Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	There is not the required door landing at either side of door located in the middle of stairs. Photo #: 9	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Remodel area as needed to relocate door to bottom of stair and provide the required landings.	1	JOB	\$5,000	\$5,000	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT STAIR" sign provided. Photo #: 9	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Stairs											
Exterior stair with multiple code violations.	Comply with all code requirements.	Exterior stairs have 5" diameter pipe, mounted at 33" high, do not have continuous inner rail. Non-compliant extensions. 3 steps do not have handrails. Photo #: 10, 11	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs and handrails.	1	JOB	\$6,000	\$6,000	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Handrail location.	Handrail required at both sides of stairs.		There is only handrails on one side of the lower section of stair.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	18	LF	\$250	\$4,500	2	
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).		There is no contrasting color striping at the lower section of stairs. Photo #: 9	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping for visually impaired at all exterior stair treads when area is altered.	66	LF	\$10	\$660	2	
9 Terrace - 216										\$4,000	
Doors											
Door thresholds or step.	Door threshold or step shall not exceed 1/2" max. Existing condition > 6" high.		3" high step to terraces. (Portable wooden ramp used as interim solution) Photo #: 6	ADAAG: 4.8.5 T24: 1133B.2.4.1	Remodel area to provide the required exterior door landing and ramped transition to terrace.	1	JOB	\$1,600	\$1,600	2	
Foods Service Areas											
Food service areas, cafeterias	Minimum of one cafeteria dining bench or 5% of all cafeteria dining benches provided shall be accessible.		Tables do not have the required knee clearance. Photo #: 8	ADAAG: N/A T24: DSA School Modernization Policy 98-02.3	When modernizing, make a minimum of one cafeteria dining bench or 5% of all cafeteria dining benches accessible with a table extension.	1	EACH	\$400	\$400	2	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Handrails/Guardrails											
Guardrails are required if vertical drop exceeds 30" in height.	Guardrail required height 42" min. Space between intermediate rails or ornamental pattern shall not exceed 4", or a sphere 4" in diameter can not pass thru.	Terrace guardrails are 40" high. Photo #: 7	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Add a 2" top element to raise guardrail to the required 42" high.	1	JOB	\$2,000	\$2,000	3		
10 Stairs Exit Only - 217										\$16,040	
Doors											
Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	There is not the required door landing at either side of door located in the middle of stairs.	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Remodel area as needed to relocate door to bottom of stair and provide the required landings.	1	JOB	\$5,000	\$5,000	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT STAIR" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Exterior stair with multiple code violations.	Comply with all code requirements.		Exterior stairs have 5" diameter pipe, mounted at 33" high, do not have continuous inner rail. Non-compliant extensions. 3 steps do not have handrails.	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs and handrails.	1 JOB	\$6,000	\$6,000	2	
Handrail location.	Handrail required at both sides of stairs.		There is only handrails on one side of the lower section of stair.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	18 LF	\$250	\$4,500	2	
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).		There is no contrasting color striping at the lower section of stairs.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping for visually impaired at all exterior stair treads when area is altered.	42 LF	\$10	\$420	2	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
11 Men's Restroom										\$14,770	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 27 1/2" high and 34 3/4" high to the top.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	17 1/4" from centerline of water closet to wall. Photo #: 16	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	4		
Water Closet flush valves.	Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" (1120 mm) AFF.	Flush valve located at the narrow side of water closet. Photo #: 16	ADAAG: 4.16.5 T24: N/A	Remount flush valve at wide side of the closet.	1	JOB	\$400	\$400	2		
Water Closet stall, at least one shall be a standard accessible toilet.	60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	Water closet stall does not have the minimum wheelchair maneuverable clearance - 57 1/2" wide.	ADAAG: 4.17.3 T24: 1115B.7.1.3	Relocate toilet partition when altering the area.	1	JOB	\$500	\$500	3		
Adult: Toilet stall grab bars.	Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wal. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Back grab bar is mounted at 38" from back wall instead of the required 42".	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1	JOB	\$300	\$300	3		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	There is not a u-pull hardware inside accessible stall door. Stall hardware requires twisting of the wrist.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide u-pull and slide or flip over type of hardware.	1	JOB	\$250	\$250	2		
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	Urinal rim at 17 1/2" high and 13" rim projection, flush control mounted at 44 1/2" high.	ADAAG: 4.18.2 T24: N/A	Provide new wall mounted accessible urinal.	1	JOB	\$3,800	\$3,800	4		
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 63" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Seat cover dispenser mounted at 47" high, above grab bar. Photo #: 17	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Mirror mounted at 44" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Adult: Stall toilet paper dispensers.		Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07).	Toilet paper dispenser mounted at 13" from toilet to centerline of dispenser.	ADAAG: 4.16.6 T24: 1115B.9.3	Relocate toilet paper dispenser at 12" max. to centerline of dispenser.	1	JOB	\$350	\$350	2	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Women's Restroom										\$9,345	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 27" high and 33 3/4" high to the top. Faucets required more than 5 lbs. of effort to operate and remain open less than 10 seconds.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new sink with the required 29" high front lip knee clearance, adjust faucets as required.	1	JOB	\$2,000	\$2,000	3		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	17 3/4" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	4		
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pull inside of door.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$75	\$75	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Mirror mounted at 42" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2		
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 63" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Seat cover dispenser mounted at 46" high, above grab bar.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 15	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Door sign mounted at 56 1/2" high to centerline of sign. Photo #: 15	ADAAG: T24: 1115B.5	Raised sign to 60" high to centerline of sign.	1	JOB	\$100	\$100	4	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
13 Janitor										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.		ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
14 Electrical Closet										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.		ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
15 Drinking Fountain										\$4,200	
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48"clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain accessible type, does not have the required alcove or protective rail on one side. No high/low drinking fountain provided. Photo #: 12	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2		
16 Kitchen - 203										\$6,630	
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 2 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 5 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, pull side-type.		U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2	
Bottom Kick plate-door stop.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2	JOB	\$40	\$80	2	
Kitchen											
Kitchen counter.		Counter height 34", clear width 36"min. clear depth of 19"min., knee clearance 27"high.	Kitchen counter is 35 1/2" high, kitchen sink does not have the required knee clearance. Photo #: 13, 14	ADAAG: 4.24.2-3 T24: 1122B.4	Provide a 36" wide low kitchen counter section, and an accessible sink with the required knee clearance.	1	JOB	\$5,000	\$5,000	2	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Microwave controls mounted at 64" high. Photo #: 13	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2	
Sanitary Facilities											
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 54" high. Photo #: 14	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser not accessible type, mounted at 55" high. Photo #: 14	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

14-Apr-08

Cabrillo Pavilion Arts Center
MAIN FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
17 Storage - 205										\$50	
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	28" wheelchair maneuverable clearance in front of door, due to the location of table.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b)	Relocate table.	1	JOB	\$50	\$50	2		
T24:											
18 Room - 204										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
			T24: 1133B.2.5.1								
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
			T24: 1117B.5.9; 1117B.5.6								

14-Apr-08

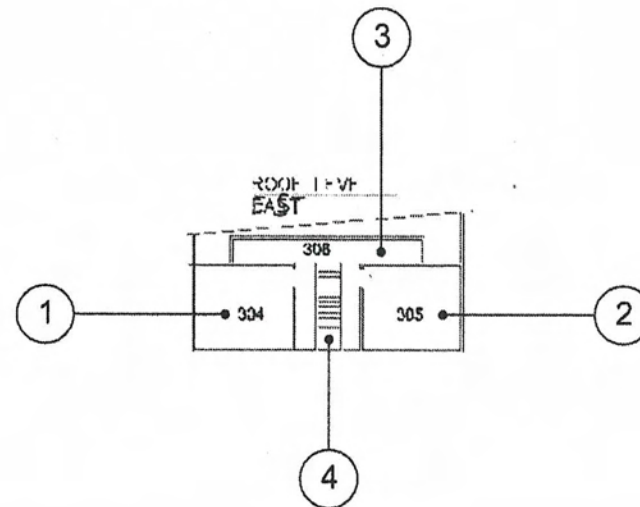
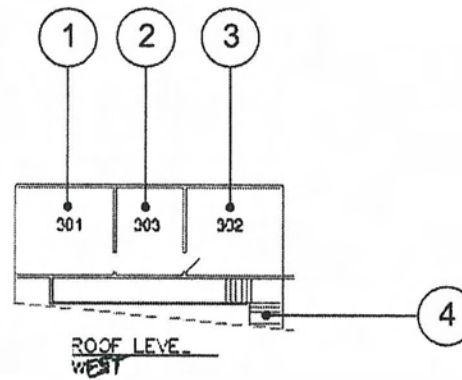
Cabrillo Pavilion Arts Center
MAIN FLOOR



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
19 Storage - 206										\$100	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

**CABRILLO PAVILION ARTS
CENTER – ROOF LEVEL WEST**

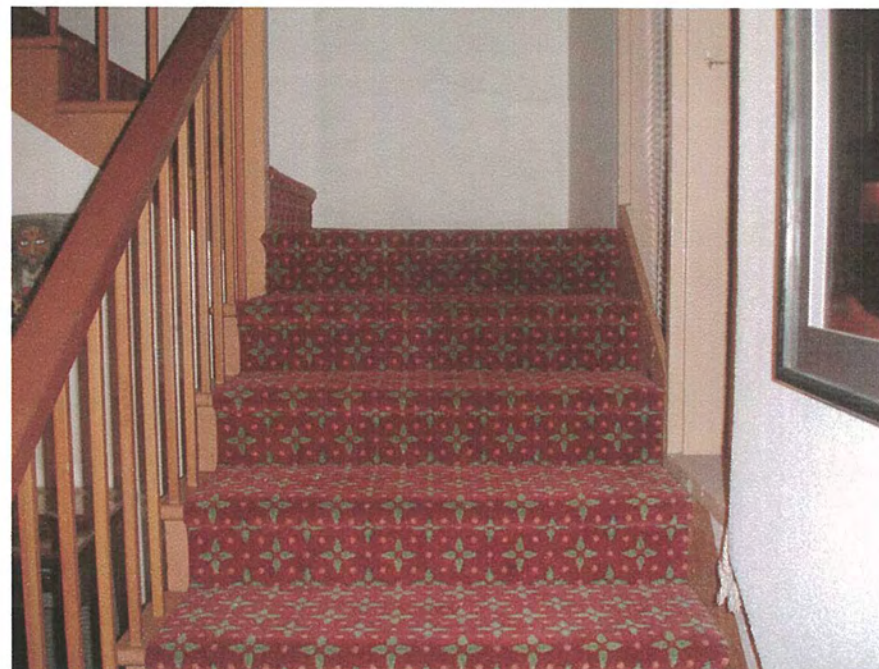






Building - Photo # 1

Guardrail has 5 1/4" gap between vertical rails instead of the required 4" maximum. There are no compliant handrails extensions at top and bottom of stair. The handrail is not continuous. The handrail gripping size is not compliant.



Building - Photo # 2

There are no compliant contrasting color striping at top, bottom and intermediate landing stair treads.

14-Apr-08

Cabrillo Pavilion Arts Center
ROOF LEVEL - WEST



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Cabrillo Pavilion Arts Center ROOF LEVEL - WEST Total Cost = \$16,820

1 Office - 301

\$150

Doors

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	4" doors strike clearance at pull side, due to the location of desk.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate desk.	1	JOB	\$50	\$50	2
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Note: this mezzanine area is not accessible, but equivalent facilitation is provided at the main floor.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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14-Apr-08

Cabrillo Pavilion Arts Center
ROOF LEVEL - WEST



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Open Area - 303										\$5,200	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Handrails/Guardrails											
Guardrails are required if vertical drop exceeds 30" in height.	Guardrail required height 42" min. Space between intermediate rails or ornamental pattern shall not exceed 4", or a sphere 4" in diameter can not pass thru.	Guardrails have 5 3/8" space between rails instead of the required 4" maximum. Photo #: 1	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Modify guardrails as needed to provide the required maximum spacing between rails.	40	LF	\$100	\$4,000	3		
3 Office - 302										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

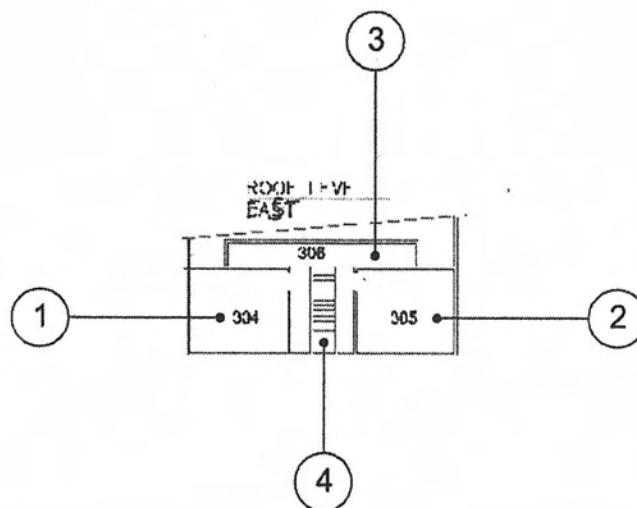
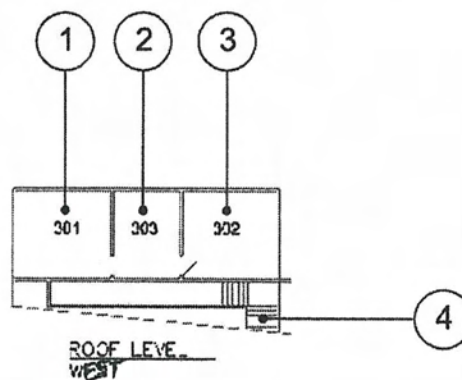
14-Apr-08

Cabrillo Pavilion Arts Center
ROOF LEVEL - WEST


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
4 Stairs									\$11,370	
Stairs										
Handrails	Yes		Handrail on one side only, non-compliant handrail extensions.	ADAAG: 4.9.4 T24: 1133B.4.1.1; Fig. 11B-36 & 37.	Provide new handrail and required handrails extensions.	12 LF	\$250	\$3,000	2	
Handrail grip size.		1-1/4"min. to 1-1/2" max. in cross sectional nominal dimension, or 4-6 1/4" perimeter with 2 1/2" maximum in either direction.	Handrail gripping size greater that 1 1/2". Photo #: 2	ADAAG: 4.26.2 T24: 1133B.4.2.6.1	Remove existing and provide a new compliant handrail mounted between 34" and 38" high including extensions.	33 LF	\$250	\$8,250	2	
Striping for the visually impaired.		Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	There is no contrasting color striping at stairs. Photo #: 2	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	12 LF	\$10	\$120	2	

**CABRILLO PAVILION ARTS
CENTER – ROOF LEVEL EAST**







Building - Photo # 1

Guardrail has 5 1/4" gap between vertical rails instead of the required 4" maximum.



Building - Photo # 2

There are no compliant handrails extensions at top and bottom of stair.

14-Apr-08

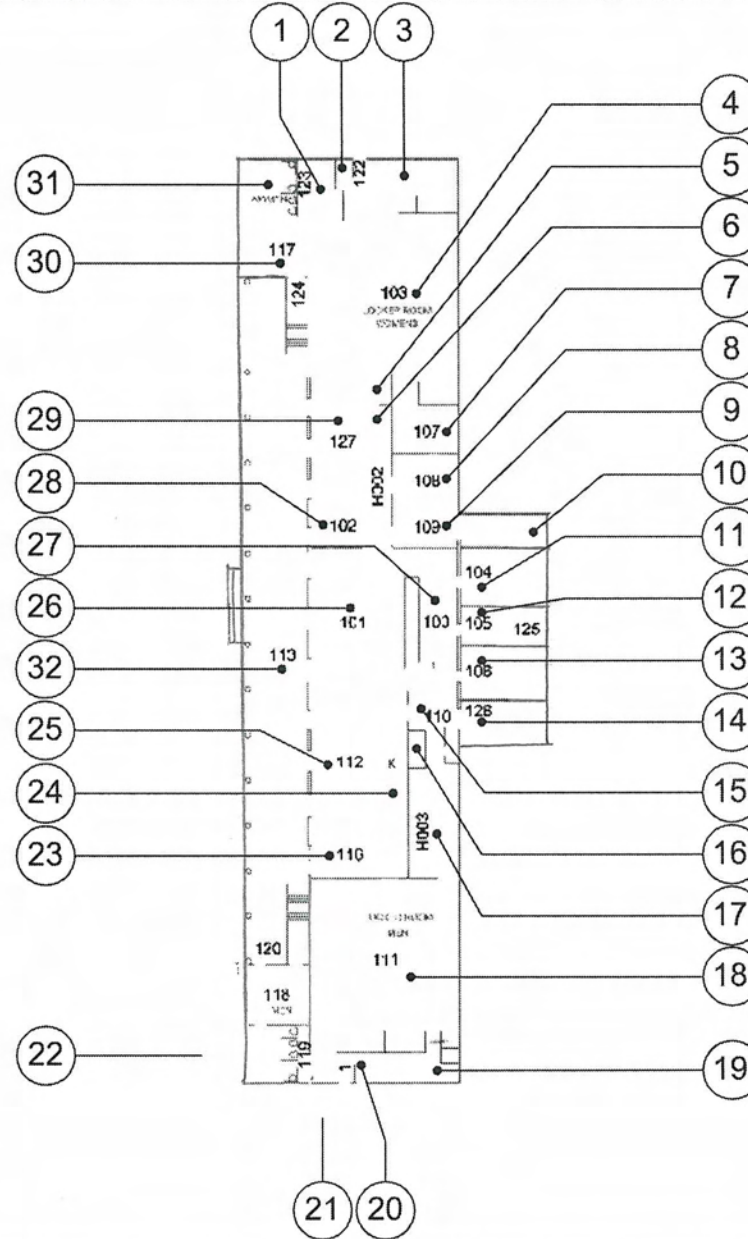
Cabrillo Pavilion Arts Center
ROOF LEVEL - EAST



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
4 Stairs									\$6,010	
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Stairs										
Handrail location.	Handrail required at both sides of stairs.	There are no top and bottom handrail extensions, and handrail at one side of stairs only. Photo #: 2	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	19 LF	\$250	\$4,750	2		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	There is one step with 4" wide contrasting color striping and top step has a metal strip.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	6 LF	\$10	\$60	2		
Total Project Cost :								\$349,233		

**EAST BEACH BATH HOUSE -
LOWER FLOOR**







Building - Photo # 1

Shower pull handle located at 60" high.



Building - Photo # 2

Handrail has 90-degree turns.



Building - Photo # 3
Handrail dead-ends on wall.



Building - Photo # 4
*Storage cubicles do not have compliant hardware,
knobs require tight grasping and twisting of the wrist.*



Building - Photo # 5

Mirror mounted too high – 54 ½”, sink do not have pipe insulation.



Building - Photo # 6

There is not the required tactile and “EXIT ROUTE” sign.



Building - Photo # 7

Door hardware is not accessible requires tight grasping to operate. Column located 40" in front of door does not provide the required 60" wheelchair maneuverable clearance.



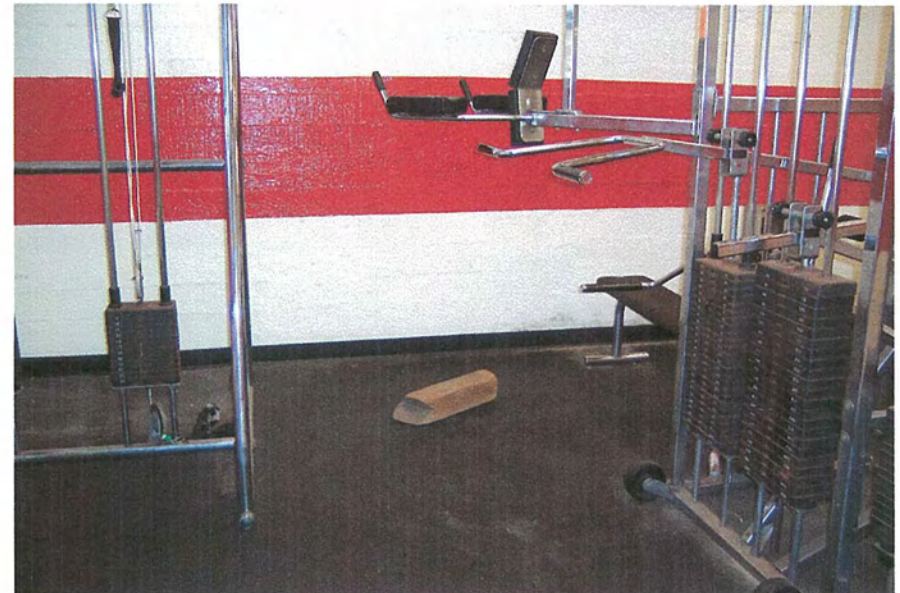
Building - Photo # 8

Path of travel to exercise machines is 27" wide instead of the required 36" wide minimum.



Building - Photo # 9

Drinking fountain is not accessible, is not high/low with compliant knee clearance and alcove.



Building - Photo # 10

Machine has hazardous overhead obstructions below 80" high, mounted at 60" high without cane detectable protection.



Building - Photo # 11

Pulls at upper cabinet mounted too high at 59" high.



Building - Photo # 12

There is not the required tactile and Braille room identification sign.



Building - Photo # 13

Door circle sign is mounted too high, 64" high to the centerline of sign. There is no tactile and Braille room identification sign.



Building - Photo # 14

Sink knee clearance at 8" from the face of sink is 25" high instead of the required 27" high minimum. Trash receptacle is blocking the required wheelchair clearance.



Building - Photo # 15

Seat cover dispenser is mounted at 47" high instead of the required 40" maximum



Building - Photo # 16

Ramp does not have a compliant landing with 2% maximum slope in either direction. There are no wheel guides at ramp freestanding handrail. Narrow water closet stall is non-compliant.



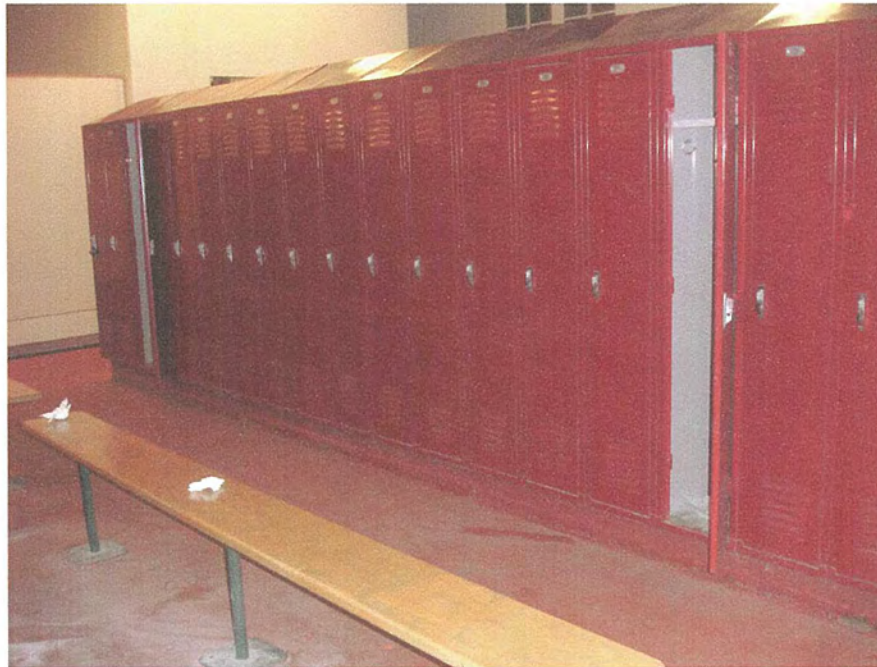
Building - Photo # 17

Toilet paper dispenser should be located below grab bar or 18" above, not to block the use of grab bar.



Building - Photo # 18

Entrance to showers has 15.8 % slope and excessive cross slope. Area needs to be modified. Provide directional signage to accessible shower entrance.



Building - Photo # 19

Lockers are not accessible, do not have compliant hardware, ISA identification sign, shelf mounted at 48" maximum height. There is no compliant wheelchair maneuverable clearance and 24" by 48" bench.



Building - Photo # 20

Urinals are not compliant, mounted too high.



Building - Photo # 21

*Flush valve mounted at the narrow side of the stall.
Water closet seat is too low, 15 1/4" high.*



Building - Photo # 22

*Urinal rim is too high mounted at 24" high instead of the
required 17" maximum.*



Building - Photo # 23

Gate has 6" space at the bottom instead of the required 3" maximum height.



Building - Photo # 24

Beer drain protrudes 9" into the path of travel at 40" high without a cane detectable area at 27" high maximum.



Building - Photo # 25

Condiments located at 56" high counter, out of reach for wheelchair users.



Building - Photo # 26

Two steps at main outdoor dining aisle do not have handrails.



Building - Photo # 27

There are no tactile and Braille room identification and "EXIT" signs, as well as an ISA International Symbol of Accessibility sign mounted at the door active leaf. Loose doormat.



Building - Photo # 28

Double acting gate clearance of each leaf is 21 ½" clear with requires a 32" minimum clear gate.



Building - Photo # 29

There is no tactile and Braille restroom identification sign. Cylinders for keys require tight grasping to operate.



Building - Photo # 30

Flush valve foot pedal type requires 13 lbs. to operate. Water closet seat mounted at 14" high instead of the required 17" to 19" high.

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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East Beach Bath House LOWER FLOOR Total Cost = \$166,273

1 Women's Restroom

\$12,900

Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2
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Electrical, Alarms

Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2
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Sanitary Facilities

Water Closet stall, at least one shall be a standard accessible toilet.	60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	There is only 31" in front of the water closet at the accessible stall.	ADAAG: 4.17.3 T24: 1115B.7.1.3	Reconfigure restroom to provide the required maneuverable clearance inside the accessible stall, change location with lavatory to have enough space for accessible stall.	1	JOB	\$8,000	\$8,000	2
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.	ADAAG: T24: 1115B.5	Provide compliant restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	3

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Water Heater Room - 122										\$200	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	2	JOB	\$100	\$200	3	
3 Women's Shower Room										\$9,070	
Sanitary Facilities											
Adult: Coat hook.		Coat hook not within accessible reach range.	Towel hook mounted at 73" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	2	
Shower size and controls.		36" x 36" or 60" x 30" ADAAG requirement. California requirement 60" x 30" or 42" x 42". Controls shall not required tight grasping, pinching or twisting of the wrist.	There is no shower seat, grab bars, no handheld shower and accessible type controls. Shower pull handle mounted at 60" high. Photo #: 1	ADAAG: 4.21.2 T24: 1115B.6.2.1	Remodel shower as needed to meet with the accessible size requirements. Provide accessible type of hardware.	1	JOB	\$4,500	\$4,500	2	
Trails											
Cross slope.		Not exceed 1:50 max. Proposed new regulation allows 1:20 max.	There is a 5.5% cross slope and an area with 7.4% running slope without handrails and required ramp landings. Photo #: 2, 3	ADAAG: 4.3.7; 16.2.7 proposed T24: 1133B.7.1.3	Modify surface to provide the required slopes and handrails.	1	JOB	\$4,500	\$4,500	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
4 Women's Locker Room -103										\$7,740	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Storage doors do not have accessible type hardware- cylinders mounted at 48" high. Photo #: 4	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	10	JOB	\$150	\$1,500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe lights.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	2	JOB	\$1,200	\$2,400	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Lockers											
Required number of lockers and operating mechanisms type.	Where lockers are provided, at least one but no less than 5% shall be made accessible including lock hardware-operating mechanism, reach ranges and maneuverable clearances, ISA identification signage.	Lockers (120) do not have an accessible path of travel (31" wide) and maneuverable clearance. Lockers not accessible, 57" to shelf and hardware not accessible type, no ISA identification sign provided.	ADAAG: 4.27.4	Provide 6 accessible type lockers with accessible hardware, ISA sign, maneuverable space and accessible type bench.	1	JOB	\$1,800	\$1,800	2		
			T24: 1116B.6								
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Plumbing pipes are in the way of the required knee clearance, no insulation provided.	ADAAG: 4.19.2	Modify plumbing pipes as needed to provide the required knee clearance and provide pipe insulation.	1	JOB	\$500	\$500	2		
			T24: 1115B.9.1 Table 1115-1								
Restroom hot water drain pipe insulation under lavatory.	Provide insulated drain pipes or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.	No insulation. Photo #: 5	ADAAG: 4.19.4 T24: N/A	Provide insulation at hot water drain pipes under at least one lavatory.	1	JOB	\$100	\$100	3		
Restroom lavatory faucet.	Lavatory faucet shall have lever-operated, push-type, and electronically controlled mechanisms.	Faucet water does not flow for 10 seconds.	ADAAG: 4.19.5 T24: N/A	Adjust water flow.	1	JOB	\$100	\$100	2		
Adult: Mirror mounting height.	Adult: mirror shall be mounted 40" from floor to top of glass.	Mirror mounted to high. Photo #: 5	ADAAG: 4.27 T24: 1115.B.9.2, Table 1115-1	Lower mirror.	1	JOB	\$100	\$100	3		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided. Photo #: 6	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	2	JOB	\$100	\$200	3	
5 Vestibule										\$360	
Doors											
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 10 lbs., door sweep 3 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Bottom Kick plate-door stop.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	None.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Share strobe with hallway H002, since wall in between is not full height.	REF.		\$0		2	
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3	

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
6 Hallway - H002										\$1,200	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
7 Office - 107										\$1,210	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	4" doors strike clearance at pull side, due to the location of casework.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate casework.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Not accessible type. Door blocked by refrigerator.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type hardware mounted between 36" to 44" high and relocate refrigerator.	2	JOB	\$390	\$780	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 10" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Office - 108										\$730	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 11 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
9 Gym - 109										\$690	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Exterior Routes of Travel											
Accessible Route of Travel withing facilities.	Provide an accessible path of travel within buildings.	There is no accessible path of travel between machines, path of travel ranges from 27" to 30" wide. Photo #: 8	ADAAG: 4.3.2 T24: 1114B.1.2	Reconfigure machines as needed to provide an accessible path of travel and use space.	1	JOB	\$200	\$200	2		
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	40" wheelchair maneuverable clearance in front of door, due to the location of concrete column. Photo #: 7	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Modify area as needed when altering the facility.	REF.		\$0			2	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
10 Gym - 125									\$6,410		
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Hazards/Protruding Objects											
Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Machine has some elements protruding into the path of travel 60" high. Photo #: 10	ADAAG: 4.4.2 T24: 1121B.2	Rearrange machines to provide clear path of travel without overhead obstructions.	1	JOB	\$200	\$200	2		
Exterior Routes of Travel											
Accessible Route of Travel withing facilities.	Provide an accessible path of travel within buildings.	There is no accessible path of travel between machines, path of travel 31" wide. Photo #: 8	ADAAG: 4.3.2 T24: 1114B.1.2	Reconfigure machines as needed to provide an accessible path of travel and use space.	1	JOB	\$200	\$200	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48"clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain does not have the required knee clearance and alcove. Photo #: 9	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

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11 Office - 104										\$1,070	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	56" wheelchair maneuverable clearance in front of door, due to the location of desk.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

23-Jun-07

East Beach Bath House

LOWER FLOOR

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12 Storage - 105										\$4,720	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	4		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	No pulls at upper cabinet mounted at 59" high. Photo #: 11	ADAAG: 4.13.9 T24: 1133B.2.5.1	Lower U-pulls when altering the area.	1	JOB	\$200	\$200	3		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

23-Jun-07

East Beach Bath House

LOWER FLOOR

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13 Office - 106										\$820	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	53" wheelchair maneuverable clearance in front of door, due to the location of desk.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
14 Janitorial - 126										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

23-Jun-07

East Beach Bath House

LOWER FLOOR



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
15 Hallway - 110										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 12	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
16 Unisex Restroom										\$8,800	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 25" high and 32" high to the top. Photo #: 14	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	19 1/4" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	3		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Seat cover dispenser mounted at 47" high, above grab bar. Photo #: 15	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2		
Signage											
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Door sign mounted at 64" high to centerline of sign. Photo #: 13	ADAAG: T24: 1115B.5	Lower sign to 60" high to centerline of sign.	1	JOB	\$50	\$50	4		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 13	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
17 Hallway - H003									\$1,200		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
18 Men's Lockers - 111									\$13,300		
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Storage doors do not have accessible type hardware- cylinders mounted at 48" high. Photo #: 4	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	22	JOB	\$150	\$3,300	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe lights.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	2	JOB	\$1,200	\$2,400	2	
Lockers											
Required number of lockers and operating mechanisms type.		Where lockers are provided, at least one but no less than 5% shall be made accessible including lock hardware-operating mechanism, reach ranges and maneuverable clearances, ISA identification signage.	Lockers (120) do not have an accessible path of travel (31" wide) and maneuverable clearance. Lockers not accessible, 57" to shelf and hardware not accessible type, no ISA identification sign provided.	ADAAG: 4.27.4 T24: 1116B.6	Provide 6 accessible type lockers with accessible hardware, ISA sign, maneuverable space and accessible type bench.	1	JOB	\$1,800	\$1,800	2	
Ramps and Exit Facilities											
Ramp Landing Location		Top & bottom of each ramp & intermediate landings at min. of every 30" of rise & at every change of direction. Landings not to be considered in determining max. ramp run.	No compliant top landing provided at ramp. Photo #: 16	ADAAG: 4.8.4 T24: 1133B.5.4.1; Figs. 11B-38 & 39	Remodel ramp as needed to provide the required top landing.	1	SF	\$5,000	\$5,000	2	
Sanitary Facilities											
Adult: Mirror mounting height.		Adult: mirror shall be mounted 40" from floor to top of glass.	Mirror mounted at 54 1/2" high.	ADAAG: 4.27 T24: 1115.B.9.2, Table 1115-1	Lower mirror.	1	JOB	\$100	\$100	2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser mounted at 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.		Soap dispenser mounted at 51" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	

19 Men's Showers

\$19,390

Electrical, Alarms

Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
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Sanitary Facilities

Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pulls inside and outside and accessible type hardware at semi-ambulatory stall.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$250	\$250	2	
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	No accessible urinal provided. Photo #: 20	ADAAG: 4.18.2 T24: N/A	Provide new wall mounted accessible urinal.	1	JOB	\$3,800	\$3,800	2	
Adult: Stall toilet paper dispensers.	Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07).	Toilet paper dispenser is mounted above the grab bar, 4" space instead of 18" minimum. Preferred location below grab bar and 12" in front of water closet to the center line of dispenser. Photo #: 17	ADAAG: 4.16.6 T24: 1115B.9.3	Remount toilet paper dispenser to required distance from water closet.	1	JOB	\$350	\$350	2	

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 76" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	2		
Multiple accommodation restroom.	Multiple compliance violations.	No accessible toilet compartment provided.	ADAAG: 4.22 T24: 1115B.7.1	Remodel area as required to provide multiple accommodation accessible restroom including minimum of one accessible stall, lavatory and one urinal at Men's restroom.	1	JOB	\$9,000	\$9,000	2		
Shower size and controls.	36" x 36" or 60" x 30" ADAAG requirement. California requirement 60" x 30" or 42" x 42". Controls shall not required tight grasping, pinching or twisting of the wrist.	Shower not accessible, no shower seat, shower hose, grab bars and accessible controls. 3.8% floor slope. Photo #: 19	ADAAG: 4.21.2 T24: 1115B.6.2.1	Remodel shower as needed to meet with the accessible size requirements. Provide accessible type of hardware.	1	JOB	\$4,500	\$4,500	2		
Signage											
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign provided at shower's inaccessible entrance - 15.8% slope.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$120	\$120	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No room identification signs adjacent to entrance lobby double door.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
20 Vestibule										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
21 Ramp To Showers										\$5,980	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet lower than 15" high minimum.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	2		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Ramps and Exit Facilities											
Ramp handrails and/or guardrails at hazardous drop-off areas and at required ramps.	Curb at least of 2", or a wheel guide of 2"-4" on each side of ramp landing that has a vertical drop exceeding 4" and it is not bounded by a wall or fence. Guardrail required if drop-off exceeds 30" high.	Non compliant handrails and handrail extensions. No guiderails provided. Photo #: 16	ADAAG: 4.8.7 T24: 1133b.5.7; 1133B.5.4.9	Provide a new steel handrail at landing/ramp adjacent to drop-off, provide a guardrail if drop-off exceeds 30" high.	1	JOB	\$4,500	\$4,500	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
22 Men's Restroom										\$15,930	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 10 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	2 keyed locks provided that require tight grasping to operate.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 24" high and 30" high to the top.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	15 3/4" from centerline of water closet to wall. Seat height 15 3/4" high instead of 17" to 19" high.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	2		
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pull inside and outside of door.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$150	\$150	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Toilet stall grab bars.	Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wal. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Back grab bar 30" long mounted 3" from back wall and side grab bar 42" mounted 8" from back wall.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Provide a 36" long back grab bar mounted 6" from the back wall and relocate side grab bar to 12" from back wall.	1	JOB	\$600	\$600	2		
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	No stall door provided.	ADAAG: 4.17.5 T24: 1115B.8.1	Install a self-closing stall door.	1	JOB	\$400	\$400	2		
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	Urinal rim at 24" high, no foot space provided. Photo #: 22	ADAAG: 4.18.2 T24: N/A	Provide new wall mounted accessible urinal.	1	JOB	\$3,800	\$3,800	2		
Urinals flush valves.	Controls for flush valves shall be mounted no more than 44" AFF.or can have automatic flashing.	Flush valve located on the narrow side of stall. Photo #: 21	ADAAG: 4.18.4 T24: N/A	Re-position flush valves no higher than 44" AFF.	1	JOB	\$400	\$400	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')	Floor dips around drain with slope greater than 2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	50	SF	\$28	\$1,400	2		

23 Room - 116**\$1,700****Doors**

Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
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23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 12 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2	JOB	\$40	\$80	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

24 Kitchen**\$10,400****Corridor**

Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel to walk-in fridge is 32" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Modify area as needed to provide the required path of travel width.	1	LF	\$500	\$500	2	
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23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel between range and counter is 32" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Modify area as needed to provide the required path of travel width.	1	LF	\$500	\$500	2		
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28" at 2 doors.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	2	JOB	\$3,500	\$7,000	2		
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Gate kick-plate is mounted 6" from floor instead of the required 3" maximum. Photo #: 23	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Lower gate to have a 3" gap from floor maximum.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Hazards/Protruding Objects											
Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Kitchen hood has 79" overhead clearance.	ADAAG: 4.4.2 T24: 1121B.2	Modify overhead obstruction when altering the area.	1	JOB	\$500	\$500	4		
Protruding objects 4" max. from wall into path of travel.	Protruding objects with leading edges between 27"& 80" above finished floor may protrude 4" max. from wall into path of travel.	Beer drain protrudes 9" at 40" high. There is no cane detectable element at 27" high. Photo #: 24	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Remove, relocate protruding object or provide cane detectable rail or edge between 27" and 80" above finish floor. Patch existing surface as needed.	1	JOB	\$300	\$300	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	3	JOB	\$100	\$300	2	
25 Grille Customer Side										\$2,330	
Doors											
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 15 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 19 lbs., door sweep 8 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 16 lbs., door sweep 9 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, pull side-type.		U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2	

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	4	JOB	\$40	\$160	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Condiments counter mounted at 56" high. Photo #: 25	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
26 Lobby - 101										\$5,700	
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 27	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	2	JOB	\$100	\$200	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 9 lbs., door sweep 2 secs., back check 0 secs. Photo #: 27	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 16 lbs., door sweep 2 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	4	JOB	\$40	\$160	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	2	JOB	\$120	\$240	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	2	JOB	\$100	\$200	3		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 38" high.	ADAAG: 7.2 T24: 1122B.4	Lower the counter.	1	JOB	\$3,500	\$3,500	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
27 Employee Side Of Lobby - 100										\$5,060	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Gate width 21 12" clear each door leaf. Photo #: 28	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide uneven gate leafs to provide 32" minimum clearance.	1	JOB	\$1,000	\$1,000	2		
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appiances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Circuit braker is used in room #106 instead of switch mounted at 67" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 4" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Stairs											
Accessible buildings and facilities.	Yes	None	ADAAG: T24: 1114B	Share strobe light with room #101.	REF.		\$0		2		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	No low area at service counter and knee clearance at employee side.	ADAAG: 7.2 T24: 1122B.4	Remodel counter to provide an accessible section when altering the area.	1	JOB	\$3,500	\$3,500	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
28 Sports Equipment - 102										\$4,090	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door clear width 26 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	3		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	2	JOB	\$100	\$200	3		
29 Storage For Lifeguards - 127										\$350	
Doors											
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-pull type hardware mounted at 48" high maximum.	1	JOB	\$250	\$250	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
30 Vestibule To Women's Room - 117										\$1,448	
Doors											
Door stop floor mounted at door landings area is a tripping hazard.	Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 6" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	1		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 12 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, location.	30" to 44" above floor.	Door hardware cylinders for keys on both exterior and interior door mounted at 24" & 60" high. Photo #: 29	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide accessible type hardware mounted between 30" to 44" high.	2	JOB	\$300	\$600	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Door sign mounted at 61 1/2" high to centerline of sign and does not have 70% contrasting color. Photo #: 29	ADAAG: T24: 1115B.5	Provide compliant restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	2		
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')	Floor drain has slope greater that 2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	16	SF	\$28	\$448	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
31 Women's Restroom									\$13,485	
Doors										
Door stop floor mounted at door landings area is a tripping hazard.	Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 6" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1 JOB	\$100	\$100	1		
Doors, landing at entrance exceeds maximum slope.	Level landing of maximum 2.0 % slope required at door landing.	Landing slope 3.1%.	ADAAG: 4.13.8* T24: N/A	Demolish and replace concrete apron or door landing.	100 SF	\$36	\$3,600	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Sanitary Facilities										
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 25" high and 32" high to the top. 8 lbs. of effort to operate faucet instead of 5.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1 JOB	\$2,000	\$2,000	2		
Water Closet flush valves.	Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44" (1120 mm) AFF.	Flush valve pedal type, is not accessible type. Photo #: 30	ADAAG: 4.16.5 T24: N/A	Remount flush valves no higher than 44" AFF.	1 JOB	\$400	\$400	2		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	14" from centerline of water closet to wall. Photo #: 30	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1 JOB	\$5,000	\$5,000	2		

23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Water closet seat height.	Water closet seat height 17" to 19".	Water closet seat 16 1/4" high. Photo #: 30	ADAAG: 4.16.3 T24: 1502 C.P.C.	Provide new accessible water closet with compliant seat height.	REF.	\$0				2	
Adult: Toilet stall grab bars.	Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wal. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Back grab bar is 30" and mounted 2" from the back wall. Side grab bar is OK.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Provide compliant grab bars.	1	JOB	\$300		\$300	2	
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pull inside of door.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$75		\$75	2	
Adult: Stall toilet paper dispensers.	Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrution from the wall 3" (DSA Policy 99-07).	Toilet paper dispenser mounted at 15" in front of water closet.	ADAAG: 4.16.6 T24: 1115B.9.3	Lower toilet paper dispenser to accessible height.	1	JOB	\$350		\$350	2	
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 67" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70		\$70	2	

32 Outdoor Dining Area - 113

\$9,300

Corridor

Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Main path of travel at dinning area is 30" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Relocate tables and chairs as needed to provide a 44" clear main path of travel.	1	JOB	\$100		\$100	2	
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23-Jun-07

East Beach Bath House

LOWER FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.		Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain not accessible type.	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2	
Stairs											
Handrail location.		Handrail required at both sides of stairs.	Club and Woman's restroom entry do not have the required handrails and extensions.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	10	LF	\$250	\$2,500	2	
Handrail location.		Handrail required at both sides of stairs.	Two steps do not have the required handrails and extensions. Photo #: 26	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	10	LF	\$250	\$2,500	2	
Total Project Cost :									\$166,273		