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ARCHITECTURE PLANNING UNIVERSAL DESIGN



**COMMUNITY DEVELOPMENT
AND PUBLIC WORKS
ACCESSIBILITY SURVEY**



July, 2007

**CITY OF SANTA
BARBARA**



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Introduction

This document is an Accessibility Survey report for the **Community Development, located at 630 Garden Street, 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 Cities 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 10 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's 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 disability community and the general public.

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



Community Development and Public Works Disabled Accessibility Survey Report:

This Accessibility Survey report includes the evaluation of the immediate public right-of-way adjacent to the **Community Development and Public Works building**, including parking, and building. 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 Community Development and Public Works building is located close the City of Santa Barbara downtown area. This building has two stories.

This **building is highly used by the general community** to conduct their business with the different Community Development and Public Works departments. The main meeting room at the first floor is highly used for public meetings.

Public Right-of-Way Issues:

1. There is a **bus stop** located on Cota Street that is accessible. The path of travel from this bus stop to the accessible entrance provided is accessible, but has some cross slope issues. The driveway at Ortega Street also has a steep cross slope.
2. There are no **detectable warnings at the driveway** entrances where pedestrian cross vehicular areas. This is a lower priority, since these on-site parking does not have a high traffic volume.
3. **The curb ramps** have several non-compliant issues including some **steep flared sides slopes, 4" groves instead of 12"**, **no detectable warnings and contrast with the adjacent surfaces**.



4. There is no on **street accessible parking**.
5. There is **not a designated passenger loading area**.
6. There are **tree grates** within the sidewalk that require maintenance of the dirt/ground cover level with the level of the sidewalk.
7. **Low tree branches and guy wires** are protruding obstructions.
8. Gate does not have the required accessible type hardware and smooth kick plate.

Site Issues:

1. **There is on-site accessible public and staff parking** that has some code deviations. Access aisles do not have detectable warnings to warn blind pedestrians that they are entering a vehicular way. Public parking stall requires persons to travel behind a parked car other than their own.
2. The **staff entrance** from the parking lot area has a sloped area in the back of the building with steeper slopes than 5% without handrails and detectable warnings to warn blind pedestrians that they are entering a vehicular way.

3. The **picnic table** is not accessible, as well as the **bench** at the patio, without space adjacent to it for a person on a wheelchair to seat shoulder to shoulder with person seated on the bench.
4. Some **stairs do not have contrasting color striping** and **handrails and extensions** have several code deviations.

Building Issues:

1. There is a **main public entrance to the Community Development and Public Works building**, located at Garden Street, **another accessible entrance** from the public parking lot towards Ortega Street. There is also a **staff accessible entrance** from the staff parking lot in the back of the building.
2. **The elevator** provided has several code non-conformances as indicated in the survey report. There are no doorjamb tactile Braille signage, no hall and other control panel signage issues.
3. **The stairs** do not have compliant **contrasting color striping**. The handrails do not have code compliant extensions, gripping size, and guardrails with 4" space between rails maximum.



4. **The general accessibility issues** throughout the building interior spaces are narrow and heavy doors, inaccessible door hardware, high thresholds at exterior balcony doors, panic rods mounted at the lower 10" kick plate area on the push side of the door required to be smooth, loose doormats.
5. There is a lack of **tactile and Braille room identification signs, "EXIT" signs, directional signs to accessible restrooms, building directory.**
6. The existing **fire alarm pulls stations** require tight grasping to operate and **fire extinguishers operable mechanisms are mounted too high.** There are **no visual alarms – strobe lights** in the entire building. Some **power outlets are mounted too low and temperature controls mounted too high.**
7. Several **service counters** do not have a low section at 34" high for persons with disabilities.
8. The **drinking fountains** located in the corridor at Public Works do not have an alcove or protective rails lacking a visual warning for persons for persons with visual impairments, and is not accessible.
9. There are some **protruding objects** that protrude more than 4" from the walls into the path of travel, above 27" high, which is the cane detectable zone for blind pedestrians.
10. The **public Men's and Women's restrooms** in the first floor are **accessible** but have some minor code deviations. There are also **Men's and Woman's public restrooms on the second floor that are accessible**, but have some minor code deviations. The staff restrooms at Public Works are not accessible, with multiple code deviations.
11. The main first floor **meeting room** has the required **accessible seating and companion seating** but not the required signage. Semi-ambulatory and transfer seating can be provided at the front row, but there are no identification signs and a removable arm. The **podium is high** and there is not an accessible low podium. There is no permanently installed assistive listening system and signage in this room.
12. There are several **conference rooms** that do not have portable assistive listening systems and required signage. These conference rooms can share a portable system. There is no **signage** at the main information booth and conference rooms indicating the availability of **Assistive Listening Devices.**
13. Kitchenette areas have inaccessible sinks.
14. The location of **desks, movable furniture** and stored items block, in many cases, the required wheelchair maneuverable clearance at offices, as well as the clear path of travel.



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: \$ 124,832

Site:

Preliminary probable construction cost: \$ 45,370

**Community Development – Public Works
First Floor:**

Preliminary probable construction cost: \$ 263,165

**Community Development – Public Works
Second Floor:**

Preliminary probable construction cost: \$ 98,795

TOTAL COST: \$ 532,162

SOFT COST: \$ 186,256

GRAND TOTAL COST: \$ 718,418

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 it 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 it's 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 off priority barriers can be within the construction tolerance range and therefore these barriers may never be removed.

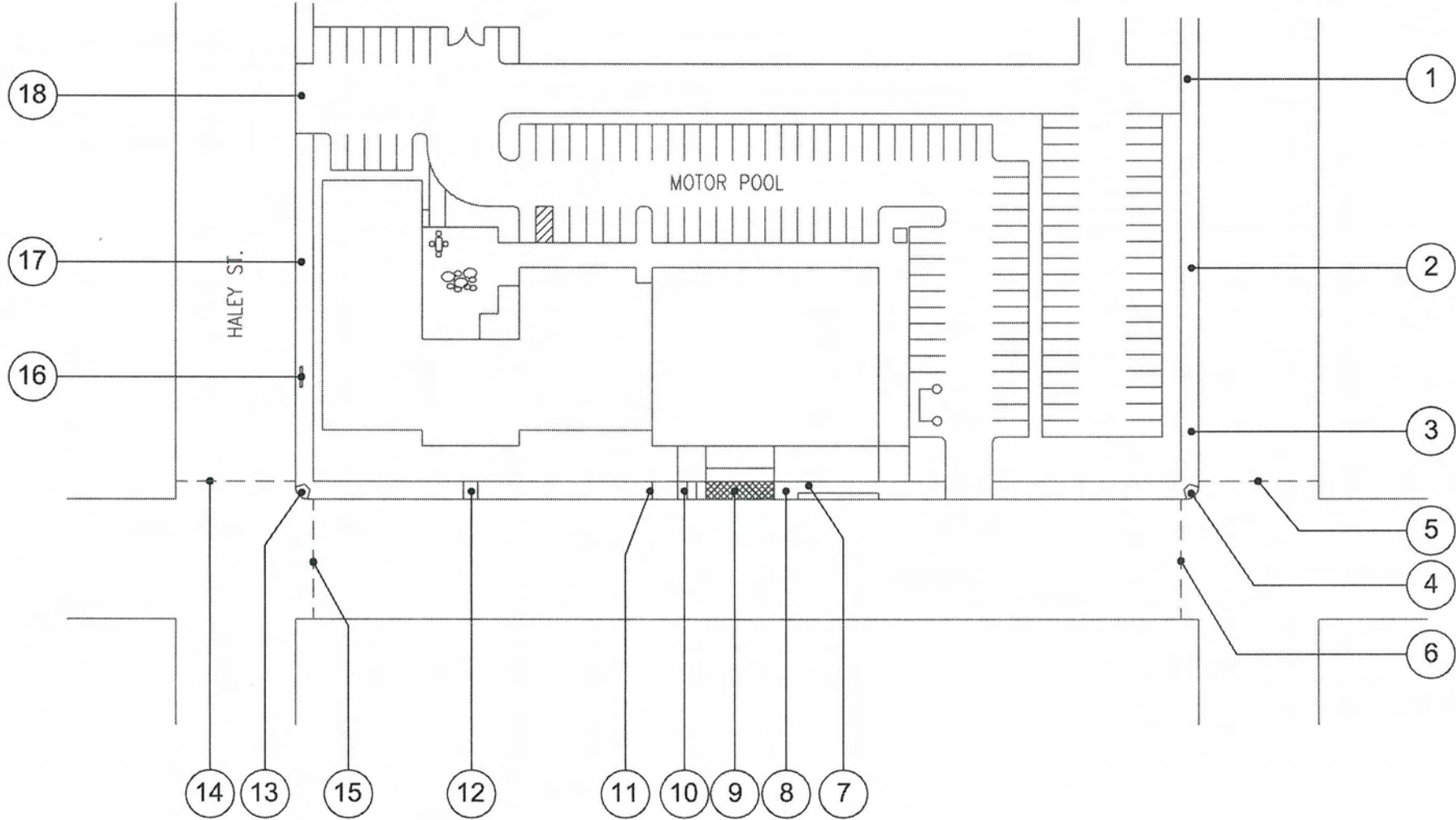
This construction tolerance allowance will have to be evaluated in a case-by-case basis and approved by the agencies that have jurisdiction on the project, or be addressed in a public entity Transition Plan.

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.

COMMUNITY DEVELOPMENT PUBLIC WORKS - PUBLIC RIGHT-OF-WAY







Public Right-of-Way - Photo # 1

Sidewalk at driveway has excessive cross slope 12.5% instead of the required maximum 2%. There are no detectable warnings at the sidewalk on either side of the driveway to warn blind pedestrians that they are going into a vehicular way.



Public Right-of-Way - Photo # 2

Sidewalk has excessive cross slope ranging from 2.9% to 4.8% instead of the required maximum 2%. Broken concrete and pavement dislocations need repair. Tree well dirt level drops more than 1/2" from the sidewalk level and is a tripping hazard.



Public Right-of-Way - Photo # 3

Curb ramp flares are too steep 14.1% and 15.2%. Bottom curb ramp landing has 11.4% counter slope after 2' from the edge of the curb ramp – 5% maximum required. 4" grooves, no detectable warnings and contrasting color with the adjacent surface. There are no pedestrian marked crossings.



Public Right-of-Way - Photo # 4

Sidewalk has excessive cross slope ranging from 3.2% to 3.9% instead of the required maximum 2%.



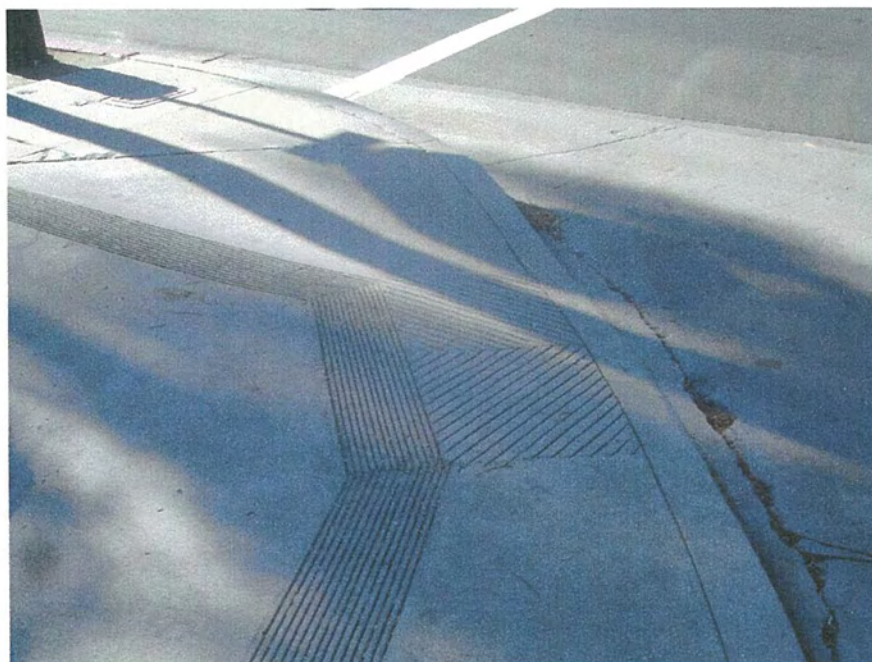
Public Right-of-Way - Photo # 5

Tile sidewalk has excessive cross slope ranging from 3.0% to 4.5% instead of the required maximum 2%.



Public Right-of-Way - Photo # 6

Broken concrete has gaps greater than 1/2" and needs to be repaired.



Public Right-of-Way - Photo # 7

There are no detectable warnings at the curb ramp to warn blind pedestrians that they are walking into vehicular area. The grooves around the curb ramp are 4" wide instead of the required 12". The one side of the curb ramp does not contrast with the adjacent surface.



Public Right-of-Way - Photo # 8

Guy wire does not have a cane detectable element between 27" and 80" high.

16-Jul-07

Community Development - Public Works
PUBLIC RIGHT-OF-WAY

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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Community Development - Public Works PUBLIC RIGHT-OF-WAY Total Cost = \$124,832

1 Driveway**\$17,600****Detectable Warnings/Truncated Domes**

Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings where pedestrians cross a hazardous vehicular area.	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.	90	SF	\$40	\$3,600	4
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Walks and Sidewalks

Cross slope at intersection of walkway and driveway.	<2%, (2.5% not to exceed 20 L.F.)	Driveway cross slope 7.8% and flare side slope range from 2.5% to 19.8% Photo #: 1	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify driveway and walk/sidewalk/pedestrian way to provide compliant cross slope.	500	SF	\$28	\$14,000	2
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2 Sidewalk**\$35,580****Walks and Sidewalks**

Pavement dislocations, uneven surface.	Vertical change with beveled edge 1:2 max. (between 1/4" and 1/2")	Tree well drops a 1/2" from the sidewalk.	ADAAG: 4.5.2 T24: 1133B.7.4	Maintain ground cover surface at the same level than sidewalk.	2	JOB	\$150	\$300	2
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope from driveway to bus stop, ranges from 2.8% to 4.8%. Photo #: 2	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	1260	SF	\$28	\$35,280	3

16-Jul-07

Community Development - Public Works
PUBLIC RIGHT-OF-WAY

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Sidewalk									\$8,400	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope from bus stop to curb ramp. Ranges from 2.8% to 3.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	300 SF	\$28	\$8,400	3		
4 Curb Ramp									\$5,900	
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope 9%; flares sides slope ranges from 14.1% to 15.2%; button landing 1.8% (2') and 14.4%; grooves 4" wide; no detectable warnings and not contrasting color with adjacent surfaces. Photo #: 3	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1 JOB	\$5,900	\$5,900	3		
5 Crosswalk									\$570	
Street Crossings/Pedestrian Signals & Islands										
Curb ramp, provide marked crossings at street.	Can exclude flair sides.	No marked crosswalk provided. Photo #: 3	ADAAG: 4.7.9; Fig 15 (a) (b) T24: 1127B.5.1	Provide new compliant marked crossing, coordinate with Traffic Engineer.	38 LF.	\$15	\$570	3		
6 Crosswalk									\$630	
Street Crossings/Pedestrian Signals & Islands										
Curb ramp, provide marked crossings at street.	Can exclude flair sides.	No marked crosswalk provided.	ADAAG: 4.7.9; Fig 15 (a) (b) T24: 1127B.5.1	Provide new compliant marked crossing, coordinate with Traffic Engineer.	42 LF.	\$15	\$630	3		

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Community Development - Public Works
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Sidewalk									\$50	
Hazards/Protruding Objects										
Minimum clear headroom, 80" high above finished floor min. and/or obstacle reduction of clear width of path of travel.	80" clear headroom from floor and/or >36" clearance, (32" permitted for a distance of no more than 24")	Tree branches and leaves at 74" high.	ADAAG: 4.4.2; 4.2.1 T24: 1121B.2; 1121B.1	Trim existing tree or vegetation to provide compliant clearance.	1 JOB	\$50	\$50	2		
8 Sidewalk									\$2,240	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope before ceramic pavers at main entrance, ranges from 3.2% to 3.9%. Photo #: 4	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	80 SF	\$28	\$2,240	3		
9 Sidewalk - Main Garden Entrance									\$18,760	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope at tile sidewalk, ranges from 3.0% to 3.9%. Photo #: 5	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	670 SF	\$28	\$18,760	3		
10 Sidewalk									\$2,016	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope at tile sidewalk, ranges from 2.4% to 3.0%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	72 SF	\$28	\$2,016	3		

16-Jul-07

Community Development - Public Works
PUBLIC RIGHT-OF-WAY

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
11 Sidewalk										\$50
Walks and Sidewalks										
Smooth surface, no irregular surfaces or gaps.	Gaps no more than 1/2" in the direction of travel.	Cracking concrete 1" wide. Photo #: 6	ADAAG: 4.5.2 T24: 1133B7.1	Fill in gap or hole to provide smooth surface.	1 JOB	\$50	\$50	2		
12 Sidewalk										\$1,008
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope is 2.6%.	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		
13 Curb Ramp										\$5,900
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope 8%; flares sides slope ranges from 8.3% to 14.4%; button landing 1"; grooves 10" wide; no detectable warnings and not contrasting color with adjacent surfaces. Photo #: 7	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1 JOB	\$5,900	\$5,900	3		
14 Crosswalk										\$600
Street Crossings/Pedestrian Signals & Islands										
Curb ramp, provide marked crossings at street.	Can exclude flair sides.	No marked crosswalk provided.	ADAAG: 4.7.9; Fig 15 (a) (b) T24: 1127B.5.1	Provide new compliant marked crossing, coordinate with Traffic Engineer.	40 LF.	\$15	\$600	3		

16-Jul-07

Community Development - Public Works
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
15 Crosswalk									\$540	
Street Crossings/Pedestrian Signals & Islands										
Curb ramp, provide marked crossings at street.	Can exclude flair sides.	No marked crosswalk provided.	ADAAG: 4.7.9; Fig 15 (a) (b) T24: 1127B.5.1	Provide new compliant marked crossing, coordinate with Traffic Engineer.	36 LF.	\$15	\$540	3		
16 Sidewalk									\$500	
Hazards/Protruding Objects										
Guy supports, slanted utility guy wire adjacent to path of travel.	80" high clearance above finished floor min.	Guy wire from wood post within sidewalk does not have a cane detectable area. Photo #: 8	ADAAG: 4.4.2 T24: 1133B.8.2	Provide guy brace to obtain required 80" height clearance from walkway surface.	1 JOB	\$500	\$500	1		
17 Sidewalk									\$15,400	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.0% to 3.4%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	550 SF	\$28	\$15,400	3		
18 Driveway									\$9,088	
Detectable Warnings/Truncated Domes										
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings where pedestrians cross a hazardous vehicular area.	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.	48 SF	\$40	\$1,920	4		

16-Jul-07

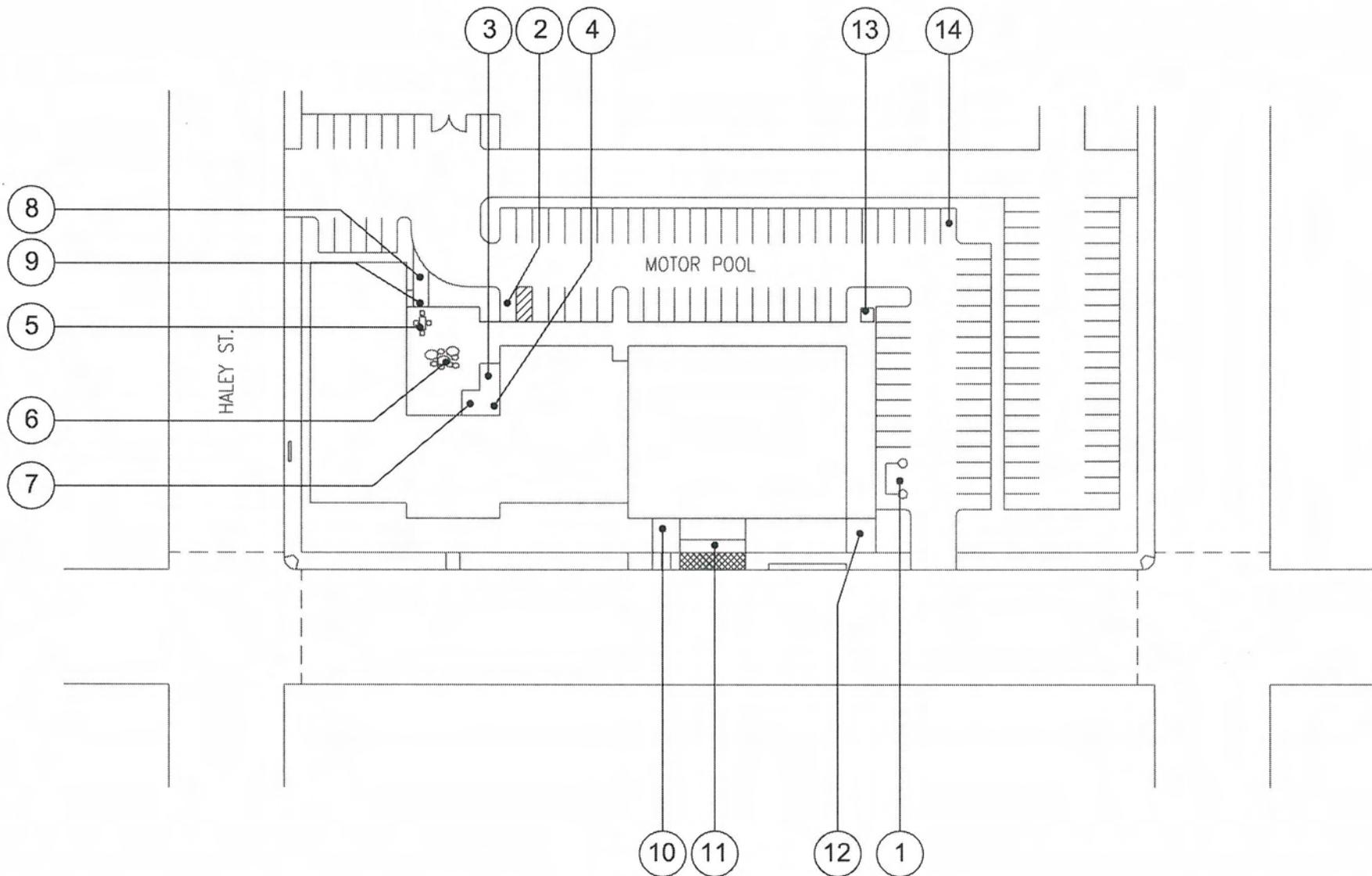
Community Development - Public Works
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Walks and Sidewalks										
Cross slope at intersection of walkway and driveway.		<2%, (2.5% not to exceed 20 L.F.)	Driveway cross slope 9.2% and flares sides slope range from 18.3% to 9.5%. There is a flat area of 26" wide instead of the required 48" wide.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify driveway and walk/sidewalk/pedestrian way to provide compliant cross slope.	256 SF	\$28	\$7,168	2	

**COMMUNITY DEVELOPMENT
PUBLIC WORKS - SITE**







Site - Photo # 1

Staff entrance walk leads to vehicular area without cane detectable warnings. There is no directional signage to accessible entrance.



Site - Photo # 2

Stairs do not have handrails on both sides.



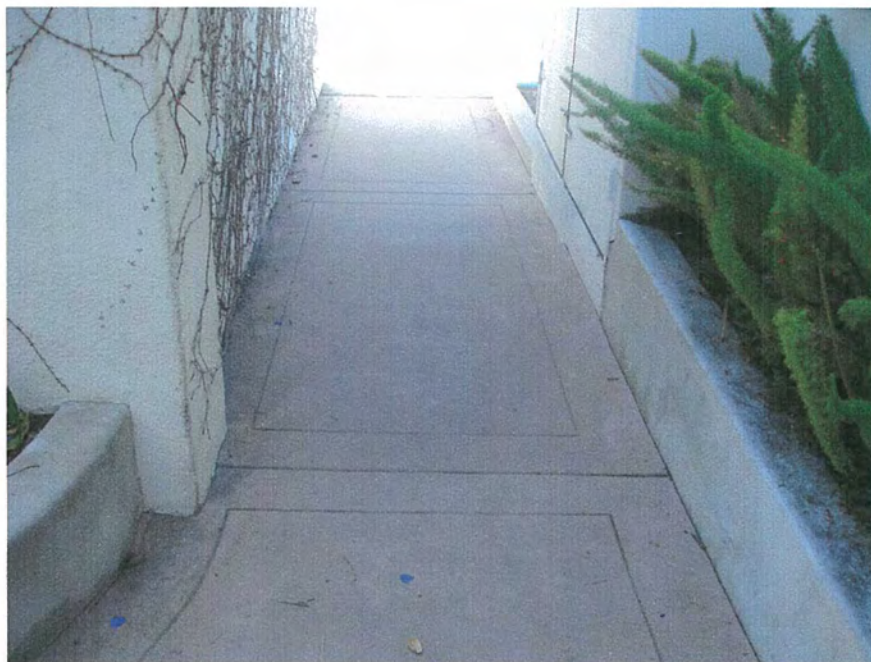
Site - Photo # 3

Picnic tables do not have the required knee clearance for wheelchair users.



Site - Photo # 4

There is not an accessible bench with backrest and arm. Path of travel to bench has a section with dirt – not a firm, stable and slip resistant surface.



Site - Photo # 5

Path of travel from accessible parking stalls is too steep and requires compliant ramp handrails and landing.



Site - Photo # 6

Walk to accessible staff entrance is too steep and requires compliant ramp handrails and landing. Stair needs contrasting color striping, handrails are not compliant and do not have compliant handrail extensions.



Site - Photo # 7

There is no wheelchair maneuverable clearance in front of vending machine and controls are mounted too high.



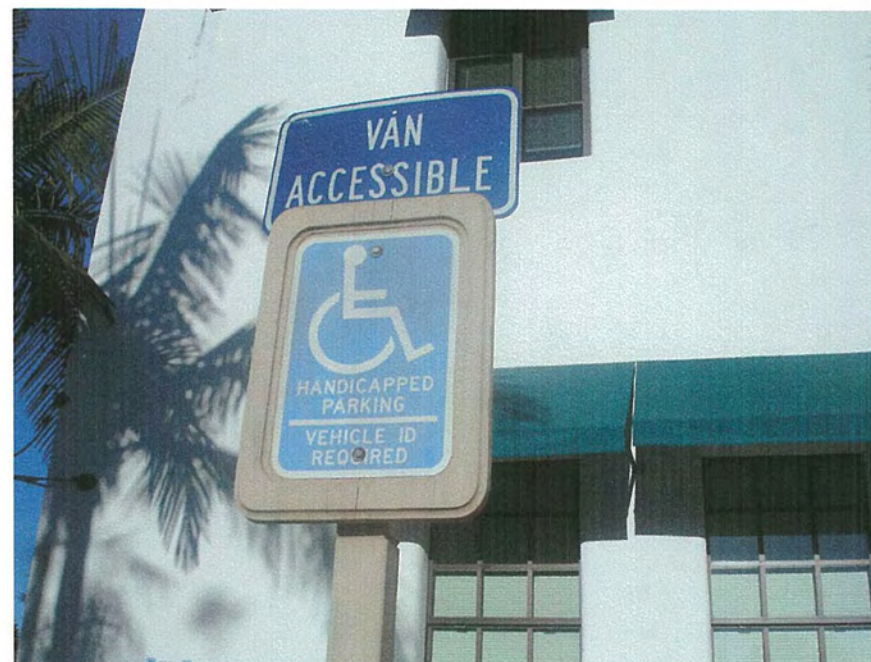
Site - Photo # 8

There is no contrasting color with adjacent surfaces. There are no detectable warnings to warn blind pedestrians that they are going into a vehicular area. A van sign should be added to the parking sign since this is the only accessible stall at staff parking.



Site - Photo # 9

Accessible parking stall requires persons with disabilities to travel behind parked cars other than their own – no direct route of travel to building entrance. There is not the “No Parking” sign painted at the back of access aisles.



Site - Photo # 10

“Disabled” should replace the term “Handicapped”.



Site - Photo # 11

Curb ramp does not have detectable warnings to warn blind pedestrians that they are going into a vehicular area. There is no contrasting color with adjacent surfaces.



Site - Photo # 12

The tow-away sign has the language "Handicapped" instead of "Disabled".



Site - Photo # 13

Gate does not have a compliant kick plate, accessible hardware and has more than 3" gap between the floor and bottom edge of gate.



Site - Photo # 14

Stair handrail is mounted too low and has non-compliant handrail extensions.



Site - Photo # 15

Path of travel from accessible sidewalk to the main building entrance has excessive cross slopes.



Site - Photo # 16

Stair handrail is mounted too low and has non-compliant handrail extensions.



Site - Photo # 17

*Walk running slope exceeds 5% and requires handrails
and compliant ramp landings.*

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Community Development - Public Works						SITE	Total Cost =	\$45,370		
1 Public Parking								\$9,550		
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp has running slope ranges from 9.8% to 10.4% and flared sides range from 10.5% to 11.5%. There is not contrasting color with adjacent surface and not detectable warnings provided. Photo #: 11	ADAAG: 4.7 T24: 1127B.5	Modify curb ramp as needed to provide compliant slopes, contrasting color and detectable warnings.	1 JOB	\$5,900	\$5,900	3		
Parking and Passenger Loading Zones										
Total # of accessible spaces.	26-50 spaces, 2 accessible spaces	29 parking spaces one van accessible and 2 accessible stalls provided. One stall requires people to go behind park cars other than their own. Photo #: 9	ADAAG: 4.1.2(5)* T24: Figure 11B-18A-C	Provide an accessible path of travel to building entrance without going behind park cars.	1 JOB	\$3,000	\$3,000	2		
"No Parking" painted at access aisle.	Yes	"No Parking" is not painted at two access aisles. Photo #: 9	ADAAG: N.A. T24: 1129B.4(1) & (2)	Provide the words "No Parking" at each access aisle, painted in 12" high letters.	2 JOB	\$250	\$500	3		

16-Jul-07

Community Development - Public Works



SITE

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Existing sign refers to "Handicapped" or uses a similar out-dated term.	Use the term "Accessible" "ACC." or "Disabled Access(ibiity)" D.A. instead of "Handicapped"	Reflectorized van accessible and tow away signs use the term "Handicapped" instead of disabled. Photo #: 12	ADAAG: T24: Appendix B to 28 CFR 35 and CA vehicle code 22511.9	Repaint sign as needed to provide compliant language - "Disabled".	3	JOB	\$50	\$150	3		
2 Staff Parking										\$1,700	
Parking and Passenger Loading Zones											
Accessible van parking space without access aisle to the right of the parking stall.	8' wide x 18' long	Accessible van parking space and access isle is 17' long instead of the required 18' long. Photo #: 8	ADAAG: 4.6.3 T24: 1129B.4; Figure 11B-18A-C	Extend painting as needed.	1	JOB	\$200	\$200	4		
Slope of accessible parking space(s).	<1/4":12" (2%) in any direction	Running slope at accessible stall ranges from 2.5% to 4.0%.	ADAAG: 4.6.3 T24: 1129B.4.4	Modify parking space surface to provide required slope.	1	JOB	\$1,200	\$1,200	3		
"No Parking" painted at access aisle.	Yes	"No Parking" is not painted at access aisle. Photo #: 8	ADAAG: N.A. T24: 1129B.4(1) & (2)	Provide the words "No Parking" at each access aisle, painted in 12" high letters.	1	JOB	\$250	\$250	3		
Signage											
Existing sign refers to "Handicapped" or uses a similar out-dated term.	Use the term "Accessible" "ACC." or "Disabled Access(ibiity)" D.A. instead of "Handicapped"	Tow away sign uses the term "Handicapped" instead of disabled	ADAAG: T24: Appendix B to 28 CFR 35 and CA vehicle code 22511.9	Repaint sign as needed to provide compliant language.	1	JOB	\$50	\$50	3		

16-Jul-07

Community Development - Public Works

SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Walk - Ramp To Staff Entrance									\$6,810	
Detectable Warnings/Truncated Domes										
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		There is no detectable warnings for pedestrians to warn them that they are going to a vehicular area. Photo #: 5	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.	14 SF	\$40	\$560	3	
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Running slope ranges from 5.5% to 9.8%. Photo #: 5, 6	ADAAG: 4.8.1 T24: 1133B.7.3	Provide compliant ramp with handrails on both sides.	25 LF	\$250	\$6,250	3	
4 Stairs									\$8,000	
Stairs										
Exterior stair with multiple code violations.	Comply with all code requirements.		Stair does not have the required landing - too small. Uneven raisers 5 1/4" to 3 1/4", non compliant extensions, not 70% contrasting color striping and loose doormat. (Exit from private office) Photo #: 6	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs and handrails.	1 JOB	\$8,000	\$8,000	3	
5 Picnic Tables									\$500	
Picnic Elements										
Recreation areas, picnic benches	Make a minimum of one picnic bench or 5% of all picnic benches provided accessible.		4 picnic tables provided, none has the required knee clearance fro wheelchair users. Photo #: 3	ADAAG: Recommended T24: N/A	Provide new accessible table or modify existing to provide knee clearance.	1 JOB	\$500	\$500	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
6 Bench									\$400	
Fixed Benches										
Benches with back support.		Back support to be provided that is 42" minimum in length and that extends from a point 2" maximum above the seat to a point 18" minimum above the bench.	Existing benches does not provide space for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. Photo #: 4	ADAAG: 4.37.2 T24:	Provide new bench with 30" by 48" space adjacent to it and accessible path of travel.	1 JOB	\$400	\$400	3	
7 Vending Machines									\$1,300	
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.	Operable mechanism mounted at 56 1/2" high. Photo #: 7	ADAAG: 4.2.5 T24: 1118B.5	Replace existing vending machine with lower compliant reach ranges.	2 JOB	\$500	\$1,000	3	
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)	There is not the required wheelchair turning space in front of the vending machine. - 36" provided. Photo #: 7	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Modify planter to ad a concrete space in from of the vending machine to be compliant.	1 JOB	\$300	\$300	3	
8 Walk To Patio									\$970	
Detectable Warnings/Truncated Domes										
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		There is no detectable warnings for pedestrians to warn them that they are going to a vehicular area. Photo #: 1	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	3	

16-Jul-07

Community Development - Public Works



SITE

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Walks and Sidewalks											
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Slope at walk ranges from 7.9% to 10.9% without handrails or compliant landings. - Not accessible path of travel. Photo #: 1	ADAAG: 4.8.1 T24: 1133B.7.3	Provide directional signage to accessible path of travel.	1	JOB	\$250	\$250	2	
9 Stairs										\$2,250	
Stairs											
Handrail location.	Handrail required at both sides of stairs.		No handrails provided. Photo #: 2	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	9	LF	\$250	\$2,250	2	
10 Main Entrance Walk										\$5,000	
Walks and Sidewalks											
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slopes at the section parallel to the building ranges from 2.4% to 2.9% and the section perpendicular to the building ranges from 2.6% to 5.6%. Photo #: 15	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify sloped walk when altering the area to have cross slopes that do not exceed 2%.	1	JOB	\$5,000	\$5,000	4	
11 Main Entrance Stairs										\$2,400	
Stairs											
Handrail location.	Handrail required at both sides of stairs.		Handrails are not compliant, mounted at 30" high instead the required 34" high. There are non-compliant extensions. Photo #: 16	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Modify or provide new handrails as needed to provide compliant mounting height and extensions.	2	JOB	\$1,200	\$2,400	3	

16-Jul-07

Community Development - Public Works

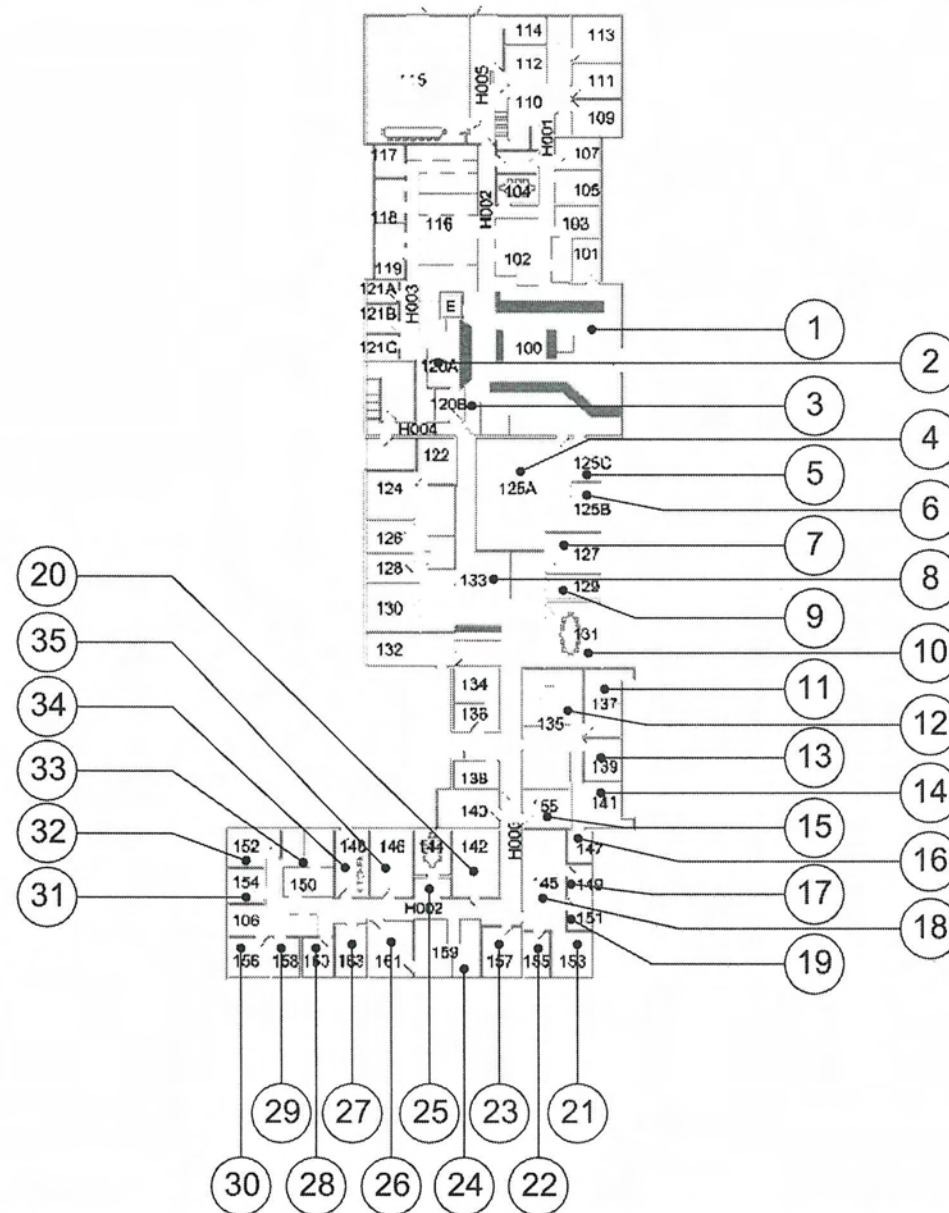
SITE

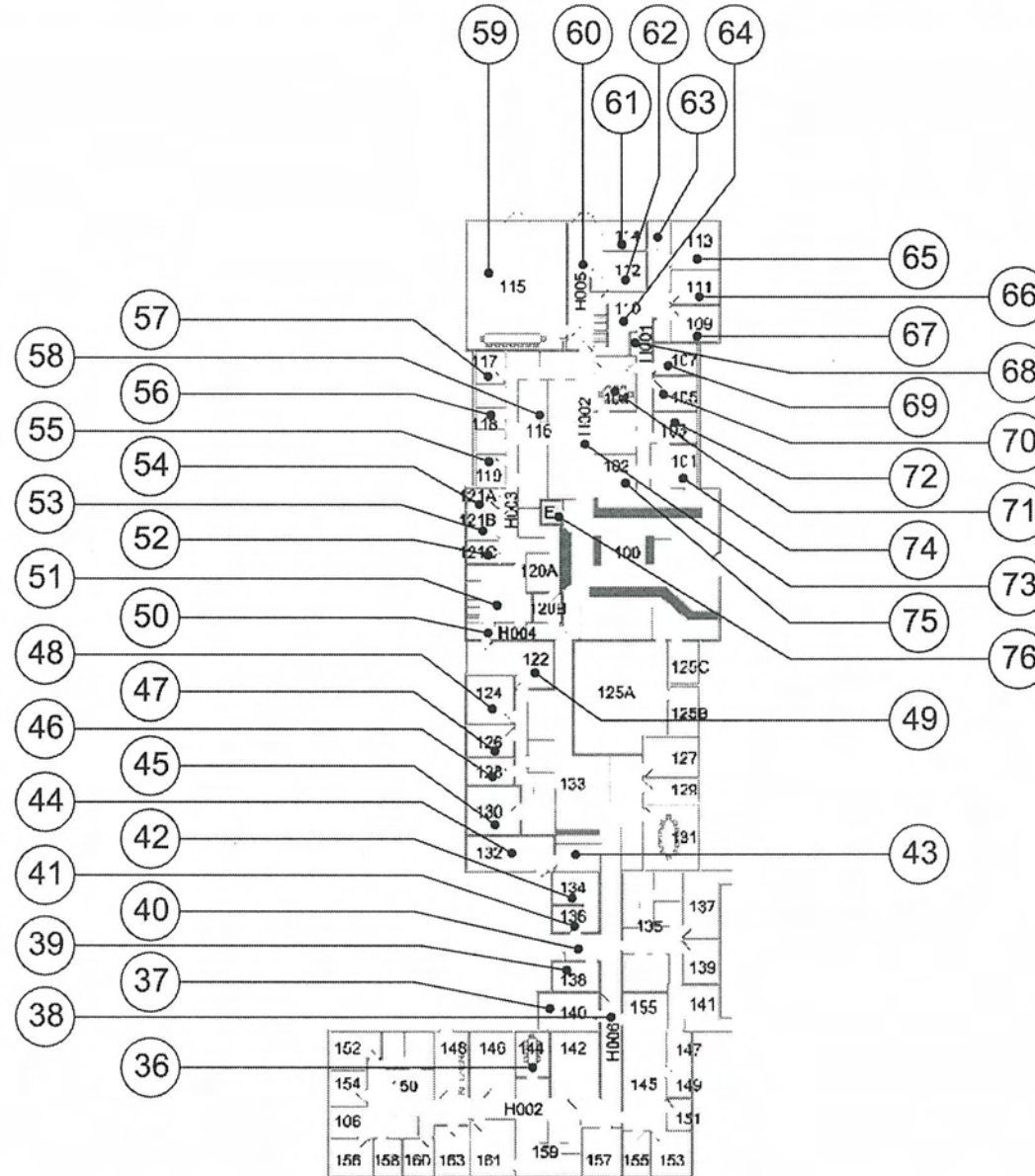


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Walk									\$3,600	
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope ranges from 3.5% to 7.5%. No handrails provided and required after 5% running slope. Photo #: 17	ADAAG: 4.8.1 T24: 1133B.7.3	Modify handrails as needed to provide compliant handrails on both sides.	30 LF	\$120	\$3,600	3		
13 Stairs									\$2,400	
Stairs										
Handrail location.	Handrail required at both sides of stairs.	Handrails are not compliant, mounted at 32" high instead the required 34" high. Handrails do not have the required top and bottom extensions. Photo #: 14	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Modify or provide new handrails as needed to provide compliant mounting height and extensions.	2 JOB	\$1,200	\$2,400	3		
14 Gate									\$490	
Doors										
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Gate hardware requires tight grasping, pinching and twisting to operate. Photo #: 13	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	3		
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	No kick plate provided at gate. There is 5" space at the bottom of the ate instead of the required 3" maximum. Photo #: 13	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide compliant kick plate and bottom space to be 3" maximum.	1 JOB	\$100	\$100	3		

**COMMUNITY DEVELOPMENT
PUBLIC WORKS - FIRST FLOOR**









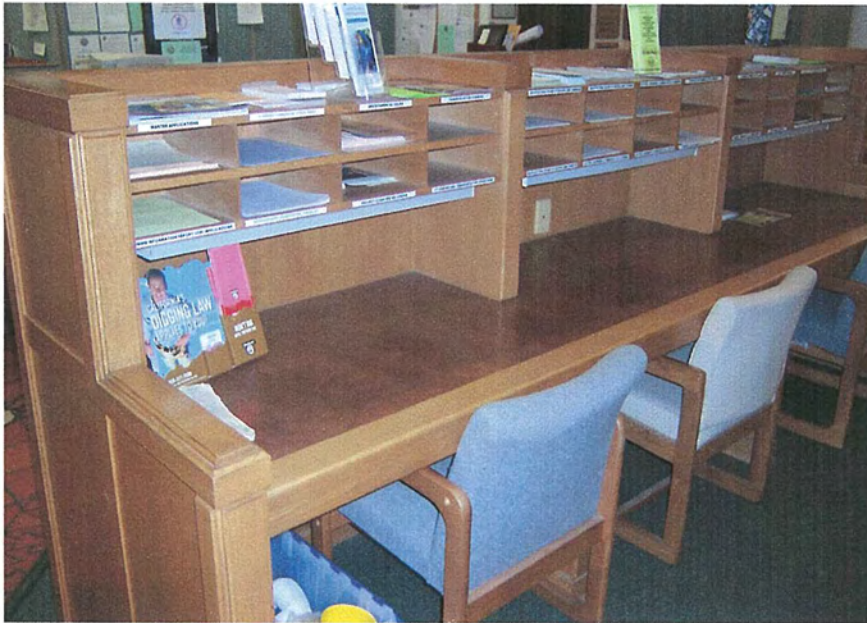
Building - Photo # 1

Loose doormat needs to be secured. No tactile and Braille entrance identification sign.



Building - Photo # 2

Counter mounted too high - 42" high, without a low section for wheelchair users at 34" high maximum.



Building - Photo # 3

Top shelf forms mounted at 52" high above finish floor, are higher than the 48" high maximum allowable forward reach range for wheelchair users.



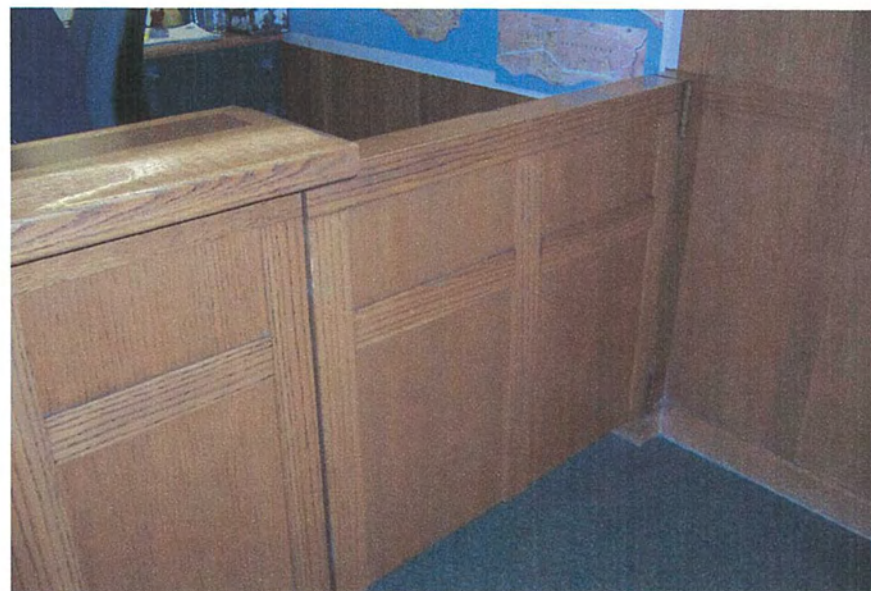
Building - Photo # 4

Counter mounted too high - 42" high, without a low section for wheelchair users at 34" high maximum.



Building - Photo # 5

Form holders mounted at 58" high and to forms on wall at 69" high above finish floor, are higher than the 48" high maximum allowable forward reach range for wheelchair users.



Building - Photo # 6

Gate is 30" wide instead of 34" minimum required width.



Building - Photo # 7

Path of travel to workstation is 29" wide instead of the required minimum 36" wide.



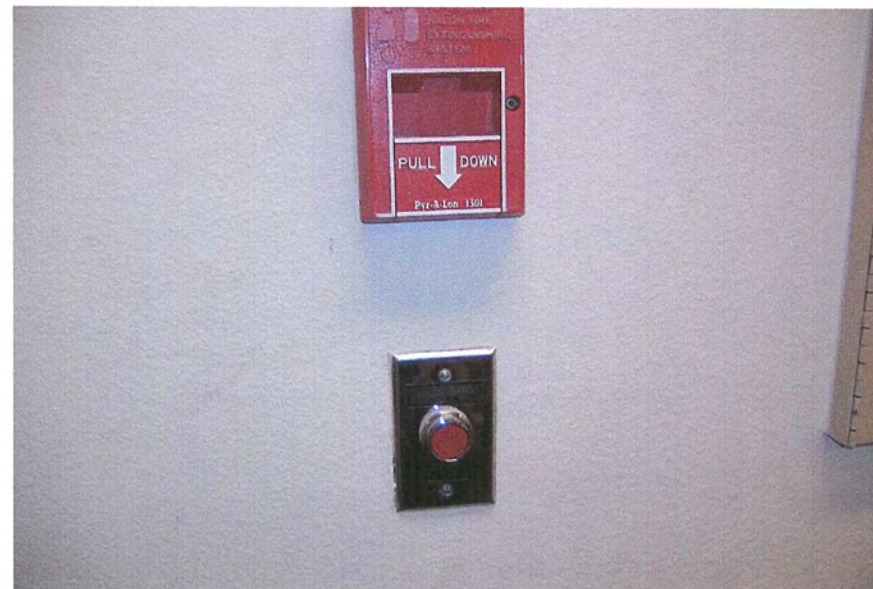
Building - Photo # 8

File cabinet blocks the required 60" maneuverable clearance in front of doors - 39" provided.



Building - Photo # 9

*There is not the required 12" strike side clearance at the pull side of the door, due to the location of desk – 2".
There is not the required 60" maneuverable clearance in front of door due to the location of refrigerator – 55"*



Building - Photo # 10

Fire alarm pull station requires tight grasping to operate and is mounted too high at 57" to the operable mechanism.



Building - Photo # 11

Main aisle serving two sides is 35" wide instead of the minimum required 44" wide, due to the location of file cabinets.



Building - Photo # 12

Counter mounted too high without a low section for wheelchair users at 34" high maximum.



Building - Photo # 13

Path of travel to white board is 31" wide instead of the minimum 36" wide required, due to the location of conference table.



Building - Photo # 14

5" strike side clearance at the pull side of door provided due to the location of file furniture and equipment – 18" minimum required.

Community Development - Public Works
FIRST 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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Community Development - Public Works FIRST FLOOR Total Cost = \$263,165

1 Main Entry - 100

\$10,220

Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Information booth gate has 30" clear opening. Photo #: 6	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide off-set hinges to provide 32" clear opening.	1	JOB	\$300	\$300	4
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Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Cashier gate to employee side has 30" clear opening.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide off-set hinges to provide 32" clear opening.	1	JOB	\$300	\$300	4
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Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormats. Photo #: 1	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	6	JOB	\$100	\$600	2
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Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat at exterior door.	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
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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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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to file cabinet is 31" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2)	Remove desk to provide the required width.	1	JOB	\$50	\$50	2		
			T24: CBC 1105B.3.2								
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to workspace is 29" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2)	Relocate plan bins to provide the required width.	1	JOB	\$50	\$50	2		
		Photo #: 7	T24: CBC 1105B.3.2								
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.	Top counter rack forms mounted at 52" high.	ADAAG: 4.2.5	Lower rack forms to provide compliant reach range at 48" high maximum.	1	JOB	\$300	\$300	3		
		Photo #: 3	T24: 1118B.5								
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Form holders mounted at 58" and 69" high to the top of the form holders.	ADAAG: 4.2.5	Lower form holders to provide compliant reach range at 48" high maximum.	2	JOB	\$50	\$100	3		
		Photo #: 5	T24: 1118B.5								
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.	Entrance sign not provided. Photo #: 1	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide compliant tactile permanent building entrance sign.	1	JOB	\$100	\$100	2		



FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 42" high. - Public works. Photo #: 4	ADAAG: 7.2 T24: 1122B.4	Lower a 36" wide counter section.	1	JOB	\$3,500	\$3,500	2		
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 42" high. - Cashier and records archives. Photo #: 2	ADAAG: 7.2 T24: 1122B.4	Lower a 36" wide counter section.	1	JOB	\$3,500	\$3,500	2		
2 Employee Side Of Planning and Zoning - 120A										\$880	
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 does not have the required height.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	5	JOB	\$100	\$500	1		
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, appliances, 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.	Switch mounted at 48" high, but access is blocked by desk.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate desk.	REF.		\$0		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 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											
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 61" high, and blocked by table.	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		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Office - 120B										\$530	
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)	37" wheelchair maneuverable clearance in front of door for side approach, due to the location of file cabinet. Photo #: 8	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	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.	2	JOB	\$100	\$200	3		
4 File Room - 125A										\$4,675	
Doors											
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	There is less than 12" interior push side strike clearance to wall due to the location of cart and system's furniture. Photo #: 9	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate cart and modify system's furniture to provide the required clearance.	1	JOB	\$500	\$500	4		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	2" doors strike clearance at pull side, due to the location of desk. Photo #: 9	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate modify system's furniture desk to provide the required 18" clearance.	1	JOB	\$500	\$500	2		



FIRST 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 7 lbs., door sweep 3 secs., back check 0 secs. - Door to room 133.	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 7 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		
Electrical, Alarms											
Fire alarm pull station controls and operating systems.	Unit shall be able to be activated with a closed fist or flalled hand, with a maximum force of 5 lbs. without requiring pinching, twisting or grasping.	Fire alarm pull not accessible type, requires tight grasping to operate and is mounted at 57" high. Photo #: 10	ADAAG: 4.27.4 T24: 1117B.6.4	Provide a new fire alarm pull station with compliant operating mechanism, mounted at an accessible height when modernizing the facility.	1	JOB	\$225	\$225	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.	2	JOB	\$1,200	\$2,400	2		
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to fridge is 33" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Remove desk to provide compliant width.	1	JOB	\$50	\$50	2		
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Aisle width 35" instead of the minimum required 36" wide. Photo #: 11	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinet to provide compliant width.	1	JOB	\$400	\$400	4		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Thermostat control mounted at 60" 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		
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)	49" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	1	JOB	\$50	\$50	2		
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)	55" wheelchair maneuverable clearance in front of door, due to the location of refrigerator. Photo #: 9	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate refrigerator.	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		
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		
5 Office - 125C										\$280	
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 13" 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		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
6 Office - 125B										\$580	
Doors											
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	10 1/2" interior strike push side clearance to wall due to the location of cubicle and boxes.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate cubicle and boxes.	1	JOB	\$50	\$50	4		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	15 1/2" 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		
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 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											
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 no accessible, blocked by desk.	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Office - 127										\$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	
8 Open Office - 133										\$6,450	
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.	2	JOB	\$1,200	\$2,400	2	
Library											
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicles is 29", 34", 35" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate obstacles or remodel area to provide the compliant widths.	3	JOB	\$150	\$450	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.	Thermostat control mounted at 62" 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	
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 43" high. Photo #: 12	ADAAG: 7.2 T24: 1122B.4	Provide a lower the counter section at 34" high.	1	JOB	\$3,500	\$3,500	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
9 Office - 129										\$200	
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 shelf.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate shelf.	1	JOB	\$50	\$50	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.	Switch mounted at 11" from corner and is blocked by shelf and boxes.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate shelf and boxes.	1	JOB	\$50	\$50	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		

10 Meeting Room - 131**\$5,070****Assembly Areas**

Assembly Areas, Assistive Listening System Signage	Signage showing assistive listening system necessary at entrance to area in which system is to be used.	There is not an Assistive Listening System sign. The portable Assistive Listening System called for the second floor meeting room, can be shared with this room.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	2		
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	30" wide.	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		
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.	Switch mounted at 48" high, blocked by table.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate table.	REF.		\$0		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 18" high is blocked by cart.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate cart.	REF.		\$0		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		
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to whiteboard is 31" wide instead to the required 36" wide. Photo #: 13	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Rearrange table as needed to provide the required path of travel width.	1	JOB	\$50	\$50	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Thermostat control mounted at 65" 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											
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		

11 Open Office - 137**\$1,380****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)	39" wheelchair maneuverable clearance in front of door (pull side), due to the location of system's furniture cubicle.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Remodel system's furniture cubicle as needed to provide compliant width.	1 JOB	\$500	\$500	2
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)	22" wheelchair maneuverable clearance in front of door, (push side) due to the location of cubicle. Photo #: 9	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Remodel system's furniture cubicle as needed to provide compliant width.	1 JOB	\$500	\$500	4

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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.	1	JOB	\$100	\$100	3	
12 Open Office - 135										\$1,700	
Doors											
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min .	5" doors strike clearance at pull side, due to the location of table and files. Photo #: 14	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate table and files.	1	JOB	\$50	\$50	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 9 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	
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, appliances, 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.	Switch mounted at 48" high, but blocked by printer. Photo #: 14	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate printer.	REF.		\$0		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	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Library											
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicle is 33" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Rearrange furniture to provide the required path of travel.	1	JOB	\$50	\$50	2	
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to desk is 16 1/2" wide instead to the required 36" wide due to the location of column.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Rearrange furniture to provide the required path of travel.	1	JOB	\$50	\$50	2	
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicle is 24" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Rearrange furniture to provide the required path of travel.	1	JOB	\$50	\$50	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.	Thermostat control mounted at 61" 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											
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	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
13 Office - 139										\$200	
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to workstation is 22 1/2" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate desk to provide compliant width.	1	JOB	\$50	\$50	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)	36" wheelchair maneuverable clearance in front of door, due to the location of plan holder.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate plan holder.	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 Office - 141										\$780	
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, appliances, 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.	Switch mounted at 49" 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		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicle is 29" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinet and remodel cubicle as needed to provide compliant width.	1	JOB	\$500	\$500	2		
15 Computer Server Room - 155										\$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		
16 Office - 147										\$200	
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)	55" wheelchair maneuverable clearance in front of door, due to the location of shelf.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelf.	1	JOB	\$100	\$100	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
17 Office - 149										\$50	
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.	Switch mounted at 48" high, but blocked by table.	ADAAG: 4.2.5; 4.2.6	Relocate table.	REF.		\$0			4	
T24: Article 380-8 (c) C.E.C.Chapter 3											
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 table.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b)	Relocate table.	1	JOB	\$50		\$50	2	
T24:											
18 Open Office - 145										\$5,000	
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	
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to counter is 33" wide instead to the required 36" wide, due to the location of files.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinet to provide the required path of travel width.	1	JOB	\$50		\$50	2	

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Community Development - Public Works

FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Fire extinguisher is mounted at 53" high, behind coat rack.	ADAAG: 4.2.5 T24: 1118B.5	Lower fire extinguisher and relocate coat rack.	1 JOB	\$50	\$50	4		
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 44" high. There is a 6 1/2" projection into the path of travel without a cane detectable element at 27" maximum.	ADAAG: 7.2 T24: 1122B.4	Provide a lower counter area and provide cane detectable element at 27" high.	1 JOB	\$3,700	\$3,700	2		
19 Office - 151									\$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		
20 Plan File Room - 142									\$480	
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. Instead of 5 lbs, maximum.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1 JOB	\$100	\$100	2		

Community Development - Public Works
FIRST FLOOR



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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 58" high - behind plotter.	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		

21 Office - 153**\$300****Library**

Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to desk is 30" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate desk to provide the required path of travel width.	1 JOB	\$50	\$50	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.	Thermostat control mounted at 62 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
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)	34" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	1 JOB	\$50	\$50	4

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Community Development - Public Works
FIRST 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.	1 JOB	\$100	\$100	3	
22 Office - 155									\$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 Office - 157									\$3,990	
Doors										
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	29" door width.	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	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	None.	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	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
24 Open Office - 159										\$100	
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.	Switch mounted at 48" high, but blocked by printer.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate printer.	REF.		\$0			4	
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicles is 30" and 33" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinet and shelf to provide compliant path of travel width.	2	JOB	\$50		\$100	2	
25 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	
26 Office - 161										\$250	
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 60" 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	

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Community Development - Public Works



FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 shelf.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelf.	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		
27 Office - 163									\$3,600		
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	29 1/2" door width.	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		
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		
28 Office - 160									\$150		
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)	44" 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		



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.	1	JOB	\$100	\$100	3	
29 Office - 158										\$150	
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 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	
30 Office - 156										\$150	
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 1/2" 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	
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)	35" wheelchair maneuverable clearance in front of door, due to the location of shelves.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelves.	1	JOB	\$50	\$50	2	

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FIRST FLOOR



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	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.	Door sign provided but no space adjacent to door jamb.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Relocate sign as required by code.	1	JOB	\$50	\$50	3	

31 Office - 106**\$200****Doors**

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	1 1/2" 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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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)	54" 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		
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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		
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32 Office - 152**\$150****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)	48" wheelchair maneuverable clearance in front of door, due to the location of table.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate table.	1	JOB	\$50	\$50	2		
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FIRST 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.	1 JOB	\$100	\$100	3	
33 Open Office - 106 And 150									\$3,920	
Corridor										
Corridor width, occupant load of 10 people or more.		Corridor minimum clear width shall be 44" wide.	Corridor width gets reduced to 36" due to the location of file cabinets.	ADAAG: 4.3.3 T24: 3305 (b) 1	Relocate file cabinets.	1 JOB	\$50	\$50	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.	Switch mounted at 48" high, but it is blocked by printers.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate printers.	REF.	\$0		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	
Library										
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicle is 34" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinet and shelf to provide the required path of travel width.	1 JOB	\$50	\$50	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Thermostat control mounted at 60" high.	ADAAG: 4.2.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	4		
			T24: 1118B.5							
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 59" high.	ADAAG: 4.2.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	2		
			T24: 1118B.5							
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		
Stairs										
Handrail location.	Handrail required at both sides of stairs.	There is a handrail on one side only and not the required handrail extension.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	8 LF	\$250	\$2,000	2		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	None.	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.	7 LF	\$10	\$70	2		
Risers height.	Risers height between 4" and 7". Risers height uniform with others. (CA only)	Uneven risers 6 1/4" and 7".	ADAAG: T24: 1133B4.5.3	Modify stair as needed to provide even risers.	1 JOB	\$250	\$250	3		



FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
34 Staff Kitchen - 148										\$3,810	
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		
Exterior doors strike side clearance at front approach at pull side.	24" min. clear width.	18" wheelchair maneuverable clearance in front of door, due to the location of recycling bin.	ADAAG: 4.13.6 Fig. 25 T24: 1133B.2.4.3; Fig 11B-26A (a)	Relocate recycling bin.	1	JOB	\$50	\$50	4		
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		
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 located at 45" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate microwave.	1	JOB	\$50	\$50	2		
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)	38" wheelchair maneuverable clearance in front of door, due to the location of shelf.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelf.	1	JOB	\$50	\$50	2		
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)	18" wheelchair maneuverable clearance in front of door, due to the location of trash can.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate trash can.	1	JOB	\$50	\$50	4		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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)	41" wheelchair maneuverable clearance in front of door, due to the location of counter.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b)	Relocate counter.	1	JOB	\$50	\$50	2	
T24:										
Sanitary Facilities										
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 7" deep.	ADAAG: 4.19.2	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2	
T24: 1115B.9.1 Table 1115-1										
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 46" high.	ADAAG: 4.27	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
T24: 1115.B.9.2										
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.	Soap dispenser accessible type, mounted at 42" high.	ADAAG: 4.27	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
T24: 1115.B.9.2										
Signage										
Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.	Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, 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 room ID sign provided outside.	ADAAG: T24: 1117B.5	Provide directional and/or informational sign about facilities and/or building functionality.	1	JOB	\$200	\$200	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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 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	
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 and directional sign to accessible exit.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire "EXIT" and directional sign to accessible exit.	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.	1	JOB	\$100	\$100	3	

35 Office - 146**\$3,990****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	29" door width.	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	
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	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
36 Meeting Room - 144										\$1,860	
Assembly Areas											
Assembly Areas, Assistive Listening System Signage	Signage showing assistive listening system necessary at entrance to area in which system is to be used.	There is not an Assistive Listening System sign, the system called for the main meeting room can be shared with other conference rooms.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	2		
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		
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)	48" wheelchair maneuverable clearance in front of door, due to the location of table.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate table.	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
37 Office - 140										\$540	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	12" doors strike clearance at pull side, due to the location of table.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate table.	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.	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		
38 Hallway - H006										\$4,420	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	3" doors strike clearance at pull side, due to the location of drinking fountain.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate existing drinking fountain when altering the area to provide a new high/low drinking fountain.	1	JOB	\$4,200	\$4,200	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		



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.	1	JOB	\$100	\$100	3	

39 Men's Restroom - 138**\$48,000****Doors**

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	9" doors strike clearance at pull side, due to the location of wall.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing to open towards the opposite side of room and provide 12" strike side clearance.	REF.	\$0				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 5 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.	REF.	\$0				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.	REF.	\$0				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.	Threshold greater than 1".	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide the required door landing and threshold.	REF.	\$0				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.	REF.	\$0				2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Hazards/Protruding Objects											
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.	Shelf protrudes 6" from the wall at 58" high above finish floor.	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Relocate paper towel dispensers where they are not a protruding objects and lower one to 40" max. to operable mechanism.	REF.		\$0			3	
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance, mounted at 25" high and 31 1/2" to the top. No plumbing insulation provided.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	REF.		\$0			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 dispensers are mounted at 51" and 58" high. Paper towel dispenser protrudes 6" from the wall at 58" high above finish floor.	ADAAG: 4.27 T24: 1115.B.9.2	Relocate paper towel dispensers where they are not a protruding objects and lower one to 40" max. to operable mechanism.	REF.		\$0			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 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	REF.		\$0			2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Multiple accommodation restroom.	Multiple compliance violations.		Entrance vestibule maneuvering clearance in from of door is 44" wide instead of the required 48" min. for front approach. Stall too narrow , has 37" path of travel too it instead of 44" min., urinal and lavatory not accessible, no grab bars.	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.	120	SF	\$400	\$48,000	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.	REF.		\$0		3	

40 Hallway At Restrooms

\$7,840

Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Interior pair of doors with even leaves do not have one leaf with 32" clearance.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide uneven door leaves.	1	JOB	\$1,000	\$1,000	2	
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	
Interior doors strike side clearance at push side latch approach.	24" strike clearance required at push side of interior doors.	12" doors strike clearance at pull side, due to the location of wall - exterior door.	ADAAG: 4.13.6 Fig. 25 T24: 1133B.2.4.2; Fig. 11-26B (c)	Provide an automatic door operator.	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
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.	Card sweeper mounted at 50" high.	ADAAG: 4.2.5 T24: 1118B.5	Lower card sweeper.	1	JOB	\$200	\$200	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" 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		
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		

41 Women's Restroom - Lounge Area 136**\$10,640****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door to woman's restroom 28" clear width due to the location of lockers.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Relocate lockers to provide the required door width.	1	JOB	\$3,500	\$3,500	1		
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ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	29" clear door width.	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		
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 5 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, 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 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.	Threshold greater than 1".	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500	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
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 do not have the required accessible type hardware and ISA sign.	ADAAG: 4.27.4 T24: 1116B.6	Provide accessible lockers with compliant maneuverable clearances, reach ranges and accessible hardware type. Include ISA identification signage.	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		

42 Women's Restroom - 134**\$48,000****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.	REF.	\$0	2
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Sanitary Facilities

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.	ADAAG: 4.19.4 T24: N/A	Provide insulation at hot water drain pipes under at least one lavatory.	REF.	\$0	3
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance, mounted at 25" high and 31" to the top.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	REF.	\$0	2

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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.		Mirror mounted at 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	REF.	\$0		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 dispensers are mounted at 54" and 47" high. Paper towel dispenser protrudes 8" from the wall at 47" high above finish floor.	ADAAG: 4.27 T24: 1115.B.9.2	Lower one paper towel dispenser at 40" high to operable mechanism and locate it where it is not a protruding object.	REF.	\$0		2	
Multiple accommodation restroom.	Multiple compliance violations.		Entrance vestibule maneuvering clearance in from of door is 44" wide instead of the required 48" min. for front approach. Stall too narrow , has 37" path of travel too it instead of 44" min., lavatory not accessible and no grab bars 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.	120 SF	\$400	\$48,000	2	

43 Cubicle - 133**\$300****Library**

Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicles is 34" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Remodel cubicle to provide compliant width.	1 JOB	\$300	\$300	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
44 Office - 132										\$320	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	29 1/2" clear door width, leading to exterior stair.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide a directional signage to accessible exit.	1	JOB	\$120	\$120	2		
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to desk is 32" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Rearrange furniture to provide compliant width.	1	JOB	\$50	\$50	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)	34" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
45 Office - 130										\$150	
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to desk is 15" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Remodel area to provide compliant width.	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		
46 Supply Room - 128										\$300	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	15" doors strike clearance at pull side, due to the location of ladder.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate ladder when altering the area.	1	JOB	\$300	\$300	4		
47 Office - 126										\$150	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	1" doors strike clearance at pull side, due to the location of shelf.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate shelf.	1	JOB	\$50	\$50	2		

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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.	1 JOB	\$100	\$100	3	
48 Office - 124									\$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	
49 Office - 122									\$100	
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)	47" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	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.	Sign provided but not enough space at door jamb due to the location of files.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Relocate files.	1 JOB	\$50	\$50	2	

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FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
50 Hallway - H004										\$5,540	
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		
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 wall, door leads to stair, not accessible exit.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Provide a sign directing persons to the accessible exit adjacent to two doors.	2	JOB	\$50	\$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 5 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 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 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		
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 at two doors.	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 at two doors.	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Handrail mounting height.	34" - 38" above nosing tread.	Stair handrails mounted below 34" without the required top and bottom extensions.	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.	18 LF	\$250	\$4,500	2		
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	Not 70% contrasting color striping.	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.	20 LF	\$10	\$200	2		
51 Elevator Machine									\$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		
52 Office - 121C									\$330	
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		
Library										
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to desk is 24 1/2" wide between desk and shelf, instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate desk and shelf to provide compliant width.	1 JOB	\$50	\$50	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
53 File Room - 121B									\$480	
Doors										
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	5" doors strike clearance at pull side, due to the location of file cabinet.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate file cabinet.	1 JOB	\$50	\$50	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)	37 1/2" doors strike clearance at pull side, due to the location of shelf, 5" to files.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelf and files o provide the required clearance.	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		

54 Office - 121A**\$580**

Doors										
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	12" doors strike clearance at pull side, due to the location of plotter.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate plotter.	1 JOB	\$50	\$50	2		

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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 6 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											
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 13" 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)	50" 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		

55 Office - 119

\$430

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, appliances, 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.	Switch mounted at 48" high, but no clear approach for wheelchairs due to the location of desk.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate desk.	REF.	\$0	4	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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)	16" 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		
56 Open Office - 118										\$1,600	
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											
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.	Bookshelf protrudes 13" from the wall at 47" high above finish floor.	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	\$100	\$100	1		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	33 1/2" clear opening at cubicle.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Modify cubicle as needed to provide the required clearance.	1	JOB	\$300	\$300	3		
57 Office - 117										\$430	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	12" 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		
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		
58 Open Office - 116										\$4,200	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel 29 1/2" and 31" around column.	ADAAG: 4.3.3 T24: 3305 (b) 1	Modify cubicles as needed to provide the required clearance.	1	JOB	\$500	\$500	3		

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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.	None.	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	
Hazards/Protruding Objects											
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.	Bookshelf protrudes 13 1/2" from the wall at 46 1/2" high above finish floor.	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	\$100	\$100	1	
Library											
Access aisles width at work stations, open offices with low partitions.		Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Access to cubicles less than 36": 32", 33 1/2", 34" and 35" openings.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Modify cubicle are needed to provide the required clearance.	4	JOB	\$300	\$1,200	3	

59 Meeting Room - 115

\$16,640

Assembly Areas

Accessible wheelchair and companion seating.	In assembly area with 51 to 300 seats, provide four accessible seats identified with the international symbol of accessibility (ISA) signage and companion seating.	Four accessible and companion seats provided, but no signage. Semiambulatory seating (2 required) and transfer seats (1required) provided at the front row but no identification signage and removable arm.	ADAAG: 4.1.3(19)*(a) T24: 1104B.3 Table 11B-1	Provide the required signage for accessible, companion, semiambulatory and transfer seats, as well as a removable arm.	1	JOB	\$600	\$600	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Assistive Technology											
Permanent Assistive Listening Devices.	Provide permanent assertive listening system for large assembly area that accommodate 200 or more persons.	There is not permanent Assistive Listening System ALS provided.	ADAAG: 4.1.3 (19) (b) T24: 1104B.2	Provide permanent assistive listening system, FM type, with signage indicating availability to the public.	1	JOB		\$4,500	\$4,500	2	
Classrooms											
Fixed desks, lab benches.	Minimum one accessible fixed desk/study bench or 5% of all desks/study benches. Height shall be between 28" to 34" and have knee clearance.	Built-in tables do not have the required knee clearance. - 26 3/4" high and 29" to the top.	ADAAG: ADAAG 4.32.3; Fig. 45 T24: CBC 1106B.3	Modify one built-in table to provide the required clearance.	1	JOB		\$500	\$500	3	
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	
Doors, landing at entrance exceeds maximum slope.	Level landing of maximum 2.0 % slope required at door landing.	Landing slope 8.0%.	ADAAG: 4.13.8* T24: N/A	Modify slope at door landing and provide new tile finish, to have 2% slope maximum.	100	SF		\$40	\$4,000	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 12 lbs., door sweep 4 secs., back check 0 secs. To outside terrace.	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 12 lbs., door sweep 4 secs., back check 0 secs. Door from hallway furthest from entrance.	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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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 3 secs., back check 0 secs. Door from hallway closest from entrance.	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 12 lbs., door sweep 3 secs., back check 0 secs. To outside terrace.	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 - panic rod.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Kick plates at double door have panic rods.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide panic rod kick plate cover on push side of door when altering area.	2	JOB	\$300	\$600	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 11" 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		
Hazards/Protruding Objects											
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.	Counter protrudes 14 1/2" from the wall at 30" high above finish floor.	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	\$200	\$200	1		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Thermostat control mounted at 60" 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		
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.	3	JOB	\$100	\$300	3		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Podium does not have knee clearance, mounted at 41" high.	ADAAG: 7.2 T24: 1122B.4	Provide new low podium with compliant knee clearance.	1	JOB	\$3,500	\$3,500	2		

60 Hallway - H005

\$2,220

Drinking Fountains

Drinking Fountain mounting space requirements at wall and post mounted units.	Drinking fountain bubbler outlet orifice height shall be 36" max. mounted less than 17"-19" deep.	Drinking fountain have the required knee clearance but drain pipe encroaches on 27" otherwise clear knee space. No high drinking fountain provided.	ADAAG: 4.15.5(1) & Fig.27(a) T24: 1507.3.1	Modify plumbing pipe as needed to provide the required 27" min. knee clearance. Provide directional signage to high drinking fountain.	1	JOB	\$500	\$500	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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. Door to H002.	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		
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 mounted at 56" high.	ADAAG: 4.2.5 T24: 1118B.5	Lower telephone to provide compliant reach range to coin slot at 48" high maximum.	1	JOB	\$200	\$200	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" 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		

61 Men's Restroom

\$12,895

Doors									
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	3 1/2" interior strike push side clearance to wall.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Provide an automatic door opener.	1 JOB	\$5,000	\$5,000	4	

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ITEM/ LOCATION	CONDITION BARRIER	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 5 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	
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									
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	17 1/2" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Within construction tolerance.	REF.	\$0			
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.	ADAAG: 4.16.5 T24: N/A	Remount flush valve at wide side of the closet.	1 JOB	\$400	\$400	2	
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing.	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1 JOB	\$150	\$150	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	\$75	\$75	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 mounted 3" from the wall with the total projection of 39" from the back wall instead of 42" required.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4	



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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.	Side grab bar is mounted 3" from the wall with the total projection of 51" from the back wall instead of 54" required.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4		
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	Urinal rim at 19" high and 13" rim projection.	ADAAG: 4.18.2 T24: N/A	Provide a lower accessible urinal.	1 JOB	\$3,800	\$3,800	3		
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 45" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	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 mounted at 43" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	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.	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 57" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1 JOB	\$70	\$70	2		

ITEM/ LOCATION	CONDITION REQUIREMENT BARRIER	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 43" high.	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 compliant tactile permanent room signage.	1 JOB	\$100	\$100	3	
62 Women's Restroom							\$14,545		
Doors									
Interior doors strike side clearance at pull side hinge approach.	Strike side clearance 36" min .	4" interior strike push side clearance to wall.	ADAAG: 4.13.6 Fig. 25 T24: 1133B.2.4.2; Fig 11B-26A (b)	Provide an automatic door opener.	1 JOB	\$5,000	\$5,000	4	
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 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	
Hazards/Protruding Objects									
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.	Object protrudes 6 1/2" from the wall at 40 1/2" high above finish floor.	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	\$100	\$100	1	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Sanitary Facilities										
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	17" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate water closet, when altering the area.	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.	ADAAG: 4.16.5 T24: N/A	Remount flush valve at wide side of the closet.	1 JOB	\$400	\$400	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 mounted 3" from the wall with the total projection of 39" from the back wall instead of 42" required.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4		
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	\$75	\$75	2		
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing.	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1 JOB	\$150	\$150	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.	Side grab bar is mounted 4" from the wall with the total projection of 52" from the back wall instead of 54" required.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4		
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 44" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2		



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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.	Mirror mounted at 42" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	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.	Soap dispenser accessible type, mounted at 45" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	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.	Feminine napkin mounted at 48" 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 57" 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.	Paper towel dispenser mounted at 43" high.	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 compliant tactile permanent room signage.	1 JOB	\$100	\$100	3		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
63 Storage Area										\$50	
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.	Switch mounted at 48" high, but over deep file cabinet.	ADAAG: 4.2.5; 4.2.6	Relocate file cabinet.	1	JOB	\$50	\$50	4		
					T24: Article 380-8 (c) C.E.C.Chapter 3						
64 Open Office - 110										\$1,680	
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 9 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11	Adjust existing door closer.	1	JOB	\$100	\$100	2		
					T24: 1133B.2.5 & 1133B.2.5.1						
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	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
					T24: 210-7(g)C.E.C. Chapter 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	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
					T24: 1114B.2.4						
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	Provide compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
					T24: 1117B.5.9; 1117B.5.6						

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
65 Office - 113										\$480	
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											
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 60" 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											
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		

66 Office - 111**\$430****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		
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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.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2		
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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.	1	JOB	\$100	\$100	3	
67 Office - 109										\$430	
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)	40" wheelchair maneuverable clearance in front of door, due to the location of shelf.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate shelf.	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	
68 Kitchenette - H001										\$5,850	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 27".	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	1	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Sanitary Facilities										
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance.	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		
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 54" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2		
69 Office - 107									\$430	
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)	52" 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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
70 Office - 103										\$430	
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)	51" 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		
71 Small Conference Room - 104										\$2,150	
Assembly Areas											
Assembly Areas, Assistive Listening System Signage	Signage showing assistive listening system necessary at entrance to area in which system is to be used.	There is not an ALS sign. This room can use the portable system called for the second floor conference room.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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										
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)		34", 48", and 54" wheelchair maneuverable clearance in front of door, due to the location of table.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate table.	3 JOB	\$50	\$150	2	
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)		There is no 60" turn around space within the conference room, due to the location of furniture.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate furniture to provide adequate wheelchair turn around and space allowance.	1 JOB	\$100	\$100	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.	3 JOB	\$100	\$300	3	

72 Open Office - 103

\$50

Library

Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to cubicle is 35" wide instead to the required 36" wide. Between cubicles and file cabinet.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate file cabinets to provide compliant width.	1 JOB	\$50	\$50	2	
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Community Development - Public Works
FIRST FLOOR

16-Jul-07

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
73 Hallway - H002										\$1,300	
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.	Thermostat control mounted at 60" 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		
74 Office - 101										\$630	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	1" 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		
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 11" 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.	Telephone handle mounted at 53" high.	ADAAG: 4.2.5 T24: 1118B.5	Lower telephone to provide compliant reach range to coin slot at 48" high maximum.	1	JOB	\$200	\$200	3		

Community Development - Public Works
FIRST FLOOR

16-Jul-07

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.	1	JOB	\$100	\$100	3		
75 Open Office - 102										\$1,200	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel to cubicle is 35 1/2" wide at one cubicle, instead to the required 36" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Construction tolerance.	REF.		\$0		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		
76 Elevator										\$4,310	
Elevators and Lifts											
Telephone communication system door opening hardware.	Telephone communication system door opening hardware shall not required tight grasping, pinching or twisting and should be operable with a single effort.	Phone pull hardware requires tight grasping to operate. There is no Braille below the telephone signal.	ADAAG: ADAAG 4.13.9 T24: 1133B.2.5.1	Provide lever type of hardware and California Contracted Grade 2 Braille below telephone pictogram.	1	JOB	\$250	\$250	2		

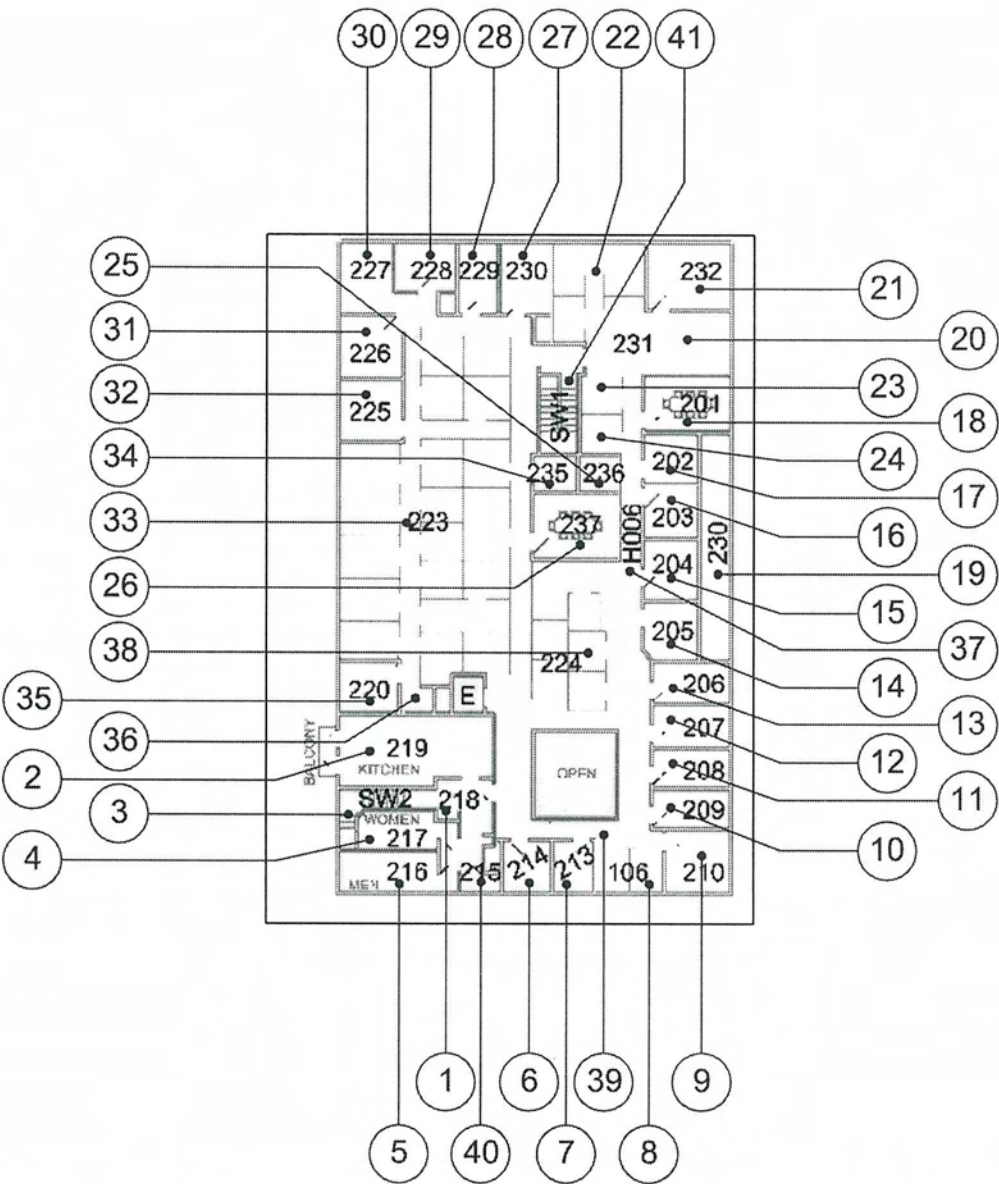
Community Development - Public Works
FIRST FLOOR

16-Jul-07

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Elevator control panel buttons.	Control buttons to have tactile, Braille or raised symbols, letters and numerals. Floor buttons shall have visual indicators to show when each call is registered.	Braille provided but not Contracted Grade 2 Braille required for California. No raised star pictogram at first exiting floor level adjacent to the numeral.	ADAAG: 4.10.12(1); 4.10.12(2); Fig 23(a)	Replace tactile buttons with the required Contracted Grade 2 Braille and star pictogram.	2	JOB	\$150	\$300	3		
			T24: 3003.4.7b								
Hall lanterns not provided at hoistway.	Elevator hall lanterns provide no visible and audible signal at each hoistway entrance to indicate which car is answering a call.	No hall lanterns provided at each hoistway.	ADAAG: ADAAG 4.10.4	Provide compliant hall lanterns.	2	JOB	\$1,150	\$2,300	2		
			T24: 3003.4.15a								
Elevator door jamb/hoistway marking.	All floors shall have floor numbers on entrance jambs with California Contracted Grade 2 Braille and raised numbers 2" high, mounted at 60" high above floor. Exiting floor shall have a 2" raised star adjacent to floor number.	No Tactile/Braille door jamb/hoistway sign at each door jamb.	ADAAG: 4.10.5; 4.30.4	Provide Braille and raised floor numbers on entrance jambs and a star adjacent to numeral at exiting floor.	4	JOB	\$200	\$800	2		
			T24: 3003.4.16a								
Door does not remain open for min. 20 seconds.	Elevator door reopening device does not remain effective for at least 20 seconds.	Door does not reopen without contact, it does reopen with contact only.	ADAAG: ADAAG 4.10.6*	Repair existing reopening device.	1	JOB	\$660	\$660	2		
			T24:								

**COMMUNITY DEVELOPMENT
PUBLIC WORKS - SECOND FLOOR**







Building - Photo # 1

There is no tactile and Braille room identification and "EXIT" signs.



Building - Photo # 2

Floor stop is located 5 1/2" from the wall – tripping hazard.



Building - Photo # 3

Sink does not have the required knee clearance. Loose doormat needs to be secured.



Building - Photo # 4

Vending machine highest operable mechanism is mounted at 55" high, instead of the required 48" for forward reach.



Building - Photo # 5

There is not the required wheelchair knee clearance 30" wide at employee lounge tables.



Building - Photo # 6

Doors threshold is w 5/8" high. Guardrail gaps between rails are 5 3/4" wide instead of 4" maximum. The force to open door exceed the maximum effort required – 10 and 12 pounds.



Building - Photo # 7

Contrasting color striping is not at least 2" wide, 2 brown strips provided.



Building - Photo # 8

No tactile and Braille room identification sign provided.



Building - Photo # 9

There is not the required 12" strike side clearance at the push side of the door.



Building - Photo # 10

Feminine tampon dispenser is mounted too high and protrudes 6 ¾" into the path of travel without cane detectable area at 27" above finish floor.



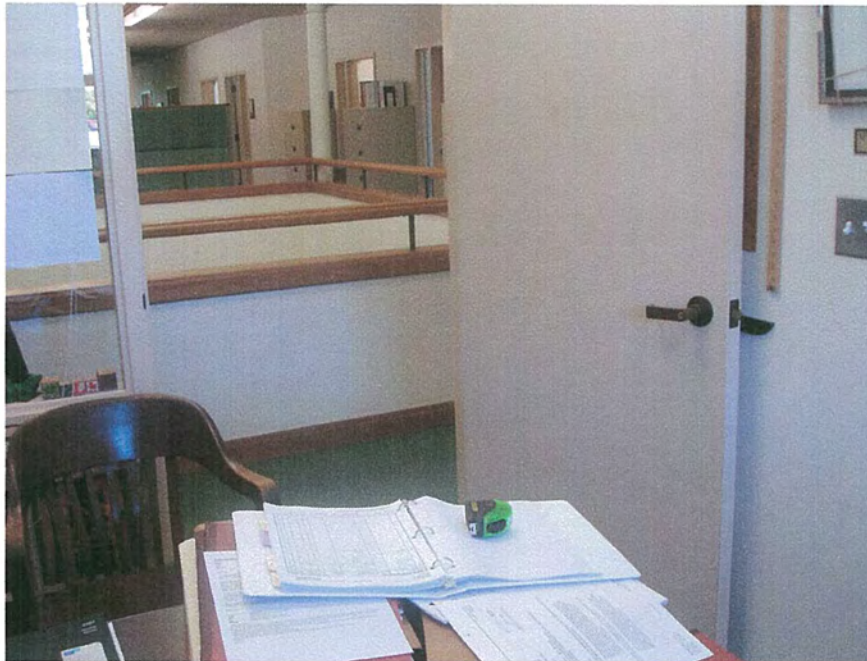
Building - Photo # 11

Coat hook mounted too high, there is no “U-pull” at both side of compartment door. Door not self-closing and clear opening 33” wide instead of 34” at a side entry stall with in-swinging door.



Building - Photo # 12

Flush valve is mounted at the narrow side of water closet. Grab bars compliant size but mounted too close to the corner, 6” distance required at back grab bar and 12” at side grab bar.



Building - Photo # 13

Desk location reduces the required 60" wheelchair maneuverable clearance in front of door – 43" provided.



Building - Photo # 14

5" strike side clearance at the pull side of door provided due to the location of file cabinet – 18" minimum required.



Building - Photo # 15

Balcony not accessible, narrow door and deadbolt mounted at 50" high. 1" threshold provided.



Building - Photo # 16

Aisle width 31" instead of the required 36" wide, due to the location of table.



Building - Photo # 17

Systems furniture clear opening is less than 36" wide minimum requirement at several of the system furniture offices.



Building - Photo # 18

Counter mounted too high - 44 ½" high, without a low section for wheelchair users at 34" high maximum.



Building - Photo # 19

Shelf protrudes 10" at 34 ¾" high without a detectable cane element at 27" high.



Building - Photo # 20

Guardrail gap is 6 ¼", which exceed the maximum 4" width.



Building - Photo # 21

Handrail extensions not compliant, the guardrail gaps are 4 1/4" – 4 3/4" wide, which exceed the maximum 4" width.



Building - Photo # 22

The width between the wall and wing wall is 38 1/2" wide, which is narrower than the minimum required 44" path of travel from the restroom entrance to the accessible stall.

16-Jul-07

Community Development - Public Works
SECOND 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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Community Development - Public Works SECOND FLOOR Total Cost = \$98,795

1 Hall 218

\$4,000

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 5 1/2" and 6 1/2" from wall. Photo #: 2	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 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

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 13" 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

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, 35 5/8" to the top and 37" to bubbler.	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	4
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16-Jul-07

SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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" sign provided. Photo #: 1	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	
2 Employee Lounge - 219										\$8,810	
Classrooms											
Non-fixed desks or study benches.		Minimum one accessible non-fixed tabled, desk/study bench or 5% of all desks/study benches. Height shall be between 28" to 34" and have knee clearance. 24" knee clearance recommended for elementary school age.	Table has the require knee clearance height but it is 22" wide, instead of 30" between legs. Photo #: 5	ADAAG: N/A T24: CBC 1106.B3 DSA School Modernization	When modernizing, provide minimum one accessible desk/study bench or 5% of all desks/study benches made accessible.	1	JOB	\$500	\$500	3	
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 9 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	
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 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	

Community Development - Public Works
SECOND 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 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		
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 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 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		
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 5/8" threshold. Photo #: 6	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	2	JOB	\$280	\$560	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		
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.	Balcony guardrail has 5 3/4" gaps between rails, instead of the required 4" gaps max. Photo #: 6	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Provide intermediate rails as needed to have maximum gaps of 4" sphere.	23	LF	\$150	\$3,450	4		

16-Jul-07

Community Development - Public Works



SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Vending machine controls located at 55" high. Photo #: 4	ADAAG: 4.2.5 T24: 1118B.5	Modify vending machine and mounting height of operating mechanisms.	1	JOB	\$400	\$400	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance. Photo #: 3	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		
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		
3 Stair									\$6,400		
Stairs											
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 has 6" perimeter, mounted at 33 1/4" high instead of 34" min. Handrail extensions less than 12". T24: 1133B.4.2.6.1	ADAAG: 4.26.2	Modify handrail as needed when altering the area.	1	JOB	\$6,000	\$6,000	4		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	2 stripes of 3/4" provided instead of a 2" contrasting color striping. Photo #: 7	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.	16	LF	\$10	\$160	2		
Signage information.	No signage indicating stair flight number and star signage at ground floor.	None.	ADAAG: T24: 1133B.4.3	Provide tactile signage at each floor for flight number and a star symbol signage at ground floor.	2	EA	\$120	\$240	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 Restroom									\$9,070	
Doors										
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	3" interior strike push side clearance to wall. Photo #: 9	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Provide an automatic door opener.	1 JOB	\$5,000	\$5,000	3		
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 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		
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										
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.	Feminine napkin dispenser protrudes 6 3/4" from the wall at 48" high above finish floor.	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	\$100	\$100	1		
Sanitary Facilities										
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 #: 12	ADAAG: 4.16.5 T24: N/A	Remount flush valve at wide side of the closet.	1 JOB	\$400	\$400	2		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	18 1/2" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Construction tolerance.	1 REF.	\$0	\$0	4		

Community Development - Public Works
SECOND FLOOR



ITEM/ LOCATION	CONDITION REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing. Photo #: 11	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1 JOB	\$150	\$150	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. Photo #: 11	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	2 JOB	\$150	\$300	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 mounted at 40 1/4" from the wall. Photo #: 12	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4	
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.	Side grab bar mounted at 52" from the back wall and 2 1/2" from the wall with a total projection of 44 1/2". Photo #: 12	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1 JOB	\$300	\$300	4	
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 67" high. Photo #: 11	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 43" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	3	
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 41 1/2" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	4	



16-Jul-07

SECOND 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.	Feminine napkin dispenser mounted at 48" high. Photo #: 10	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 #: 8	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		
5 Men's Restroom								\$14,895		
Doors										
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	3" interior strike push side clearance to wall.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Provide an automatic door operator.	1 JOB	\$5,000	\$5,000	4		
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 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 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 10 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		



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SECOND FLOOR

ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Sanitary Facilities											
Restroom lavatory faucet force to operate.		The force required to activate faucet controls shall be able to operate with one hand and require no greater than 5 lbs. (22.2 N).	7 lbs. of effort to operate faucet.	ADAAG: 4.27.4 T24: N/A	Adjust faucet.	1	JOB	\$100	\$100	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 located at the narrow side of water closet.	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.	Restroom vestibule does not have the required 44" clearance - 38 1/2" wide to wing wall. Photo #: 22	ADAAG: 4.17.3 T24: 1115B.7.1.3	Modify wing wall as required to provide 44" clear path of travel to accessible stall.	1	JOB	\$2,500	\$2,500	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 mounted at 39 1/2" from the wall.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1	JOB	\$300	\$300	4	
Toilet stall doors.		Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing.	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1	JOB	\$150	\$150	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.	Side grab bar mounted at 50 3/4" from the wall.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1	JOB	\$300	\$300	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	

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Community Development - Public Works
SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	Urinal has 12" deep of rim projection. Flush valve control at 45 3/4" high, instead of 44" maximum. 14 1/2" from the centerline of urinal to the wall.	ADAAG: 4.18.2		Provide new wall mounted accessible urinal.	1 JOB	\$3,800	\$3,800	4	
			T24: N/A							
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 57" high.	ADAAG: 4.2.5		Provide new coat hook mounted at 48" high.	1 JOB	\$70	\$70	2	
			T24: (1110B.1.7)							
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 41 1/2" high.	ADAAG: 4.27		Lower accessible restroom accessories.	1 JOB	\$350	\$350	4	
			T24: 1115.B.9.2							
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 43" high.	ADAAG: 4.27		Lower accessible restroom accessories.	1 JOB	\$350	\$350	3	
			T24: 1115.B.9.2							
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		Provide compliant tactile permanent room signage.	1 JOB	\$100	\$100	3	
			T24: 1117B.5.9; 1117B.5.6							
6 Office - 214									\$430	

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 13" 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	
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Community Development - Public Works
SECOND FLOOR

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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)	44" 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		
7 Office - 213										\$430	
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 13" 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)	42" wheelchair maneuverable clearance in front of door, due to the location of desk. Photo #: 13	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Open Office - 106										\$280	
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 13" 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		
9 Office - 210										\$380	
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 13" 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		
10 Office - 209										\$430	
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 13" 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		

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Community Development - Public Works



SECOND 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.	1	JOB	\$100	\$100	3	
11 Office - 208										\$380	
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 13" 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	
12 Office - 207										\$380	
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 13" 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	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
13 Office - 206										\$430	
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 13" 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)	58" 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 Office - 205										\$430	
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 13" 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)	47 1/2" 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		

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SECOND 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.	1	JOB	\$100	\$100	3	

15 Office - 204**\$430****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 13" 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	
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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)	21" 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	
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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	
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16 Office - 203**\$430****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 13" 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	
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SECOND FLOOR



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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)	43" 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		
17 Office - 202										\$480	

Doors

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	5" doors strike clearance at pull side, due to the location of cabinet. Photo #: 14	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate file cabinet.	1	JOB	\$50	\$50	2		
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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 13" 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		
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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)	59 1/2" 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		
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SECOND 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.	1	JOB	\$100	\$100	3	
18 Conference Room - 201										\$600	
Assembly Areas											
Assembly Areas, Assistive Listening System Signage		Signage showing assistive listening system necessary at entrance to area in which system is to be used.	There is not a portable Assistive Listening System and ALS sign. This room can share the portable system called for conference room # 237.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	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 13" 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.	Market board mounted at 60" high.	ADAAG: 4.2.5 T24: 1118B.5	Lower market board to provide the compliant height. Modify vending machine and mounting height of operating mechanisms.	1	JOB	\$100	\$100	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	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
19 Balcony										\$300	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28" to balcony which is not wheelchair accessible. Photo #: 15	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Not wheelchair accessible balcony.	REF.			\$3,500		4	
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	7" doors strike clearance at pull side, due to the location of balcony wall.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Not wheelchair accessible balcony.	REF.			\$0			
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 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	
Door opening hardware, location.	30" to 44" above floor.	Deadbolt mounted at 50" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Remount hardware at accessible height.	1	JOB		\$100	\$100	3	
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" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Not wheelchair accessible balcony.	REF.			\$0			
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	



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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
20 Open Office - 231										\$50	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel to open office is 31" and 29 1/2" wide instead to the required 36" wide. Photo #: 16	ADAAG: 4.3.3 T24: 3305 (b) 1	Relocate table to provide compliant width.	1	JOB	\$50	\$50	2		
21 Office - 232										\$3,330	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28" to balcony, which is not used and not wheelchair accessible.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Not wheelchair accessible balcony.	REF.		\$0		4		
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 8 lbs., door sweep 0 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	4		
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" threshold to balcony.	ADAAG: 4.13.8 T24: 1133B.2.4.1	balcony not wheelchair accessible.	REF.		\$0				
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 13" 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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Balcony guardrail has 5 3/4" gaps between rails, instead of the required 4" gaps max.	ADAAG:	Provide accessible guardrail, as required.	19 LF	\$150	\$2,850	4		
			T24: 1133B.5.7.2, 1133B.5.7.4							
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		
22 Open Office - 231								\$1,530		
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 13" 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		
Library										
Access aisles to work areas and open stacks do not allow maneuvering clearance.	Where a person in a wheelchair must negotiate a U-turn around an obstruction, the adjoining passages that are not a minimum of 42" (1065 mm) wide with the base of the U-turn space is not a minimum of 48" (1220 mm) wide.	Path of travel to workstations is 30" and 34" and 35" wide instead to the required 36" wide.	ADAAG: ADAAG 4.3.3; Fig. 7(b) T24:	Reconfigure workstations area to provide compliant width.	1 JOB	\$50	\$50	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
23 Open Office											
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Storage items block 36" clear access to workstation.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate storage items.	REF.		\$0			4	
24 Open Office											
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Storage items block 36" clear access to workstation.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate storage items.	REF.		\$0			4	
25 Storage - 236										\$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	
26 Conference Room - 237										\$1,700	
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.	There is not a portable assistive listening system and ALS sign. This system can be shared for other small conference rooms.	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	2	

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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.	2 JOB	\$100	\$200	3	
27 Office - 230									\$2,980	
Doors										
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door clear width 22" to balcony, not wheelchair accessible. Force to open 17 lbs. and does not latch.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Balcony not wheelchair accessible	REF.	\$0		4	
Interior doors strike side clearance at push side front approach.		Strike side clearance 12" min. if door has both a latch and closer.	12" doors strike clearance at pull side, due to the location of bookcase.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookcase.	1 JOB	\$50	\$50	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 13" 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	
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.	Balcony guardrail has 5 1/2" gaps between rails, instead of the required 4" gaps max.	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Provide accessible guardrail, as required.	17 LF	\$150	\$2,550	4	

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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.	1	JOB	\$100	\$100	3	
28 Office - 229										\$430	
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 13" 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)	46 1/2" wheelchair maneuverable clearance in front of door, due to the location of cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	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	
29 Office - 228										\$380	
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 13" 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	

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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.	1	JOB	\$100	\$100	3	
30 Office - 227										\$430	
Doors											
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min .	2" doors strike clearance at pull side, due to the location of bookcase.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookcase.	1	JOB	\$50	\$50	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 13" 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	
31 Office - 226										\$530	
Doors											
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min .	9" doors strike clearance at pull side, due to the location of storage.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate storage.	1	JOB	\$50	\$50	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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 13" 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		
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to workstation is 38 1/2" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Reconfigure workstation area to provide compliant width.	1	JOB	\$50	\$50	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)	52" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate file cabinet.	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		
32 Office - 225										\$430	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	8" doors strike clearance at pull side, due to the location of file boxes.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate file boxes.	1	JOB	\$50	\$50	2		



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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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 13" 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		

33 Open Office - 223**\$12,260**

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 13" 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.	8 JOB	\$280	\$2,240	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	
Library									
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to workstations ranges from 28" to 34" wide instead to the required 36" wide. Photo #: 17	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Modify system furniture as needed to provide 36" width of access to workstation.	10 JOB	\$150	\$1,500	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Thermostat control mounted at 61" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	2	JOB	\$100	\$200	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" 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		
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 44 1/2" high.- Ernesto Botello. Photo #: 18	ADAAG: 7.2 T24: 1122B.4	Lower a 36" wide counter section.	1	JOB	\$3,500	\$3,500	2		
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 44 1/2" high.- Planning.	ADAAG: 7.2 T24: 1122B.4	Lower a 36" wide counter section.	1	JOB	\$3,500	\$3,500	2		
34 Copier Room - 235									\$1,630		
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	8 1/4" doors strike clearance at pull side, due to the location of bookcase.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookcase.	1	JOB	\$50	\$50	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 13" 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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 compliant tactile permanent room signage.	1	JOB	\$100	\$100	3		
35 Office - 220										\$430	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min .	5" doors strike clearance at pull side, due to the location of table.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate table.	1	JOB	\$50	\$50	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 13" 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		

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36 Storage										\$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	
37 Hallway - H006										\$2,140	
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 13" 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.	3	JOB	\$280	\$840	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	
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 61" 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	
38 Open Office - 224										\$5,650	
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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ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Hazards/Protruding Objects											
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.	Shelf protrudes 10" from the wall at 34 3/4" high above finish floor. Photo #: 19	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	\$200	\$200	1		
Library											
Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	Path of travel to workstation is 33 1/2", 35", 30", 29", and 25 1/2" wide instead to the required 36" wide.	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Reconfigure workstations area to provide 36" clear width to access workstations.	5	JOB	\$150	\$750	2		
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 44 1/2" high.- Housing and Development.	ADAAG: 7.2 T24: 1122B.4	Lower the counter.	1	JOB	\$3,500	\$3,500	3		
39 Open Circulation									\$4,250		
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Corridor width gets reduced to 36" wide, due to the location of file cabinets.	ADAAG: 4.3.3 T24: 3305 (b) 1	Relocate file cabinets as needed to provide the required clearance.	1	JOB	\$50	\$50	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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.	Balcony guardrail has 6 1/4" gap between the top rails and low wall, instead of the required 4" gaps max. Photo #: 20	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Provide intermediate rails as needed to have maximum gaps of 4" space.	1 JOB	\$3,000	\$3,000	4		
40 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 compliant tactile permanent room signage.	1 JOB	\$100	\$100	3		
41 Stairs - SW 1									\$11,360	
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 12 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.	2 JOB	\$100	\$200	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 13" 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		

Community Development - Public Works
SECOND FLOOR

28-Jul-07

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	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 diamenter can not pass thru.	Stair guardrail has 4 1/2" - 4 3/4" gaps between rails, instead of the required 4" gaps max. Photo #: 21	ADAAG: T24: 1133B.5.7.2, 1133B.5.7.4	Modify guardrail as needed when altering the area.	1	JOB	\$3,000	\$3,000	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 tactile/Braille fire exit signs provided, indicating "EXIT STAIR" at top of stair and "EXIT ROUTE" at bottom of stair. T24: 1117B.5.3; 1117B.5.4	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5	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. T24: 1117B.5.9; 1117B.5.6	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		
Stairs											
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 has 6" perimeter, mounted at 32" high instead of 34" min. Handrail extensions less than 12". Photo #: 21	ADAAG: 4.26.2 T24: 1133B.4.2.6.1	Modify handrail as needed when altering the area.	1	JOB	\$6,000	\$6,000	4		
Signage information.	No signage indicating stair flight number and star signage at ground floor.	No stair ID sign provided.	ADAAG: T24: 1133B.4.3	Provide tactile signage at each floor for flight number and a star symbol signage at ground floor.	2	EA	\$120	\$240	3		
Total Project Cost :								\$532,162			