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**WESTSIDE COMMUNITY
CENTER**
ACCESSIBILITY SURVEY



June, 2007

**CITY OF SANTA
BARBARA**



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Introduction

This document is an Accessibility Survey report for the **Westside Community Center, located at 423 West Victoria 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.



Westside Community Center Disabled Accessibility Survey Report:

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

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

Buildings summary of findings: Buildings included in this Disabled Accessibility Survey Report:

The **Westside Community Center** building is located in the heart on the Westside of the City of Santa Barbara's downtown area. The Westside Community Center is comprised of the following four buildings that are part of this report:

- Building No. One – Community Center Building A
- Building No. Two – Classroom Building B
- Building No. Two – Classroom Building C
- Building No. Two – Storage Building D

These buildings are highly used by the general community and particularly the disability community, since there are educational programs for persons with disabilities in the classrooms.

Public Right-of-Way Issues:

1. There is on street parking but not a **blue zone on street parking**.
2. There is a **bus stop** located on Castillo Street that is not accessible, due to the grass surface. The path of travel from this bus stop to the accessible entrance is in pretty good condition and accessible.



3. **Directional signage** with an ISA symbol to the accessible entrance is needed for people who use the entrances along the driveway, as it does not have a walk area, which is separate from the vehicular area.
4. **The curb ramp** has several non-compliant issues including some **steep curb ramps and flair side slopes, no detectable warnings and contrast with the adjacent surfaces.**
5. There are some **pavement dislocations and cross slope issues** on the sidewalks and driveways.
6. There are some **protruding tree branches** below 80" high.
7. There are no **detectable warnings** where the sidewalk meets the driveway.

Site Issues:

1. The **main entrance** to this facility is through a wide accessible walk that links the different buildings on the site.
2. There is a **public parking lot** located at the backside of the Community Center, which does not have a direct **path of travel** from accessible stalls to building entrances, without going behind parked cars. There are

no marked crosswalks. Access aisle does not have 'NO PARKING' painted on access aisle.

3. There are no **detectable warnings** at blended walk-adjacent to the main building, to separate pedestrian walk from vehicular areas.
4. **The curb ramp** from driveway to walk has several non-compliant issues including some **steep curb ramp and flair side slopes, no detectable warnings and contrast with the adjacent surfaces.**
5. There is a walk that has an excessive **running slope** without handrails. There is no accessible path of travel to **flag pole** and accessible operable mechanism mounted within wheelchair user's reach range.
6. **Gates** do not have a compliant hardware and kick-plates.
7. The **picnic table** located at the courtyard does not have compliant knee clearance.
8. There are **benches** without an accessible space for wheelchair users to be seated shoulder to shoulder with persons on the bench.



9. The **play structures and swings** do not have the required accessible surface to all entry and exit points of the play structure, and some non-compliant path of travel issues from the building through the parking to the play structures.
10. The **stairs and ramp** to storage building have multiple non-compliances.
11. The **public telephone has the coin slot** mounted too high and no TTY.

Building Issues:

1. **The general accessibility issues** throughout the building interior spaces are lack of tactile signage and tactile Braille restroom signs. There are heavy doors, inaccessible door hardware, door stops mounted at the lower 10" kick plate area on the push side of the door are required to be smooth, floor mounted door stops beyond 4" from wall, and loose doormats.
2. There is a lack of **tactile and Braille room identification signs, "EXIT" signs, and directional signs from inaccessible restrooms to accessible restrooms.**
3. 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.** Some **power outlets are mounted too low and temperature controls mounted too high.**
4. The **service counters** do not have a low section at 34" high for persons with disabilities.
5. **Staff Kitchen sinks** is not accessible, without the required knee clearance. **The kitchenette areas** are too small without a wheelchair maneuverable and turn around space. Soap and paper towel dispensers are mounted too high.
6. Building One has two inaccessible staff restrooms and a **Men's and Women's public restrooms** that are also not accessible. The public uses the accessible restrooms located at building Two, which have some code non-compliances but are usable by persons with disabilities. Building Three has two **Men's and Women's public restrooms** with semi-ambulatory stalls and several code non-compliances.
7. Several of the workstations and tables do **not have the required knee clearance for wheelchair users.**



8. **There are no assistive listening devices for the main community room and conference rooms** with the required signage indicating its availability.
9. There are several **non-compliant maneuverable clearances** adjacent to the doors.
10. The **drinking fountain** located at the restroom does not have a compliant operable mechanism and is mounted too high.

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 this facility 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: \$ 14,010

Site:

Preliminary probable construction cost: \$ 119,025

Building One:

Preliminary probable construction cost: \$ 157,220

Building Two:

Preliminary probable construction cost: \$ 69,690

Building Three:

Preliminary probable construction cost: \$ 50,425

Building Four:

Preliminary probable construction cost: \$ 3,230

TOTAL COST: \$ 413,600

SOFT COST: \$ 144,760

GRAND TOTAL COST: \$ 558,360

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

Location Factor:

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

Soft Cost Factor:

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



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

The survey report contains the following items:

Item:

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

Location:

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

Condition/Barrier:

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

Requirement:

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

Existing condition:

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

Photo #:

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

Code Reference:

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

Suggested Recommendation:

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



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

Quantity:

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

Unit Type:

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

Unit Cost:

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

Total Cost:

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

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

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

PR-Priority:

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

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



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

Priority 2: High priority refers to existing conditions that potentially impede physical 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.

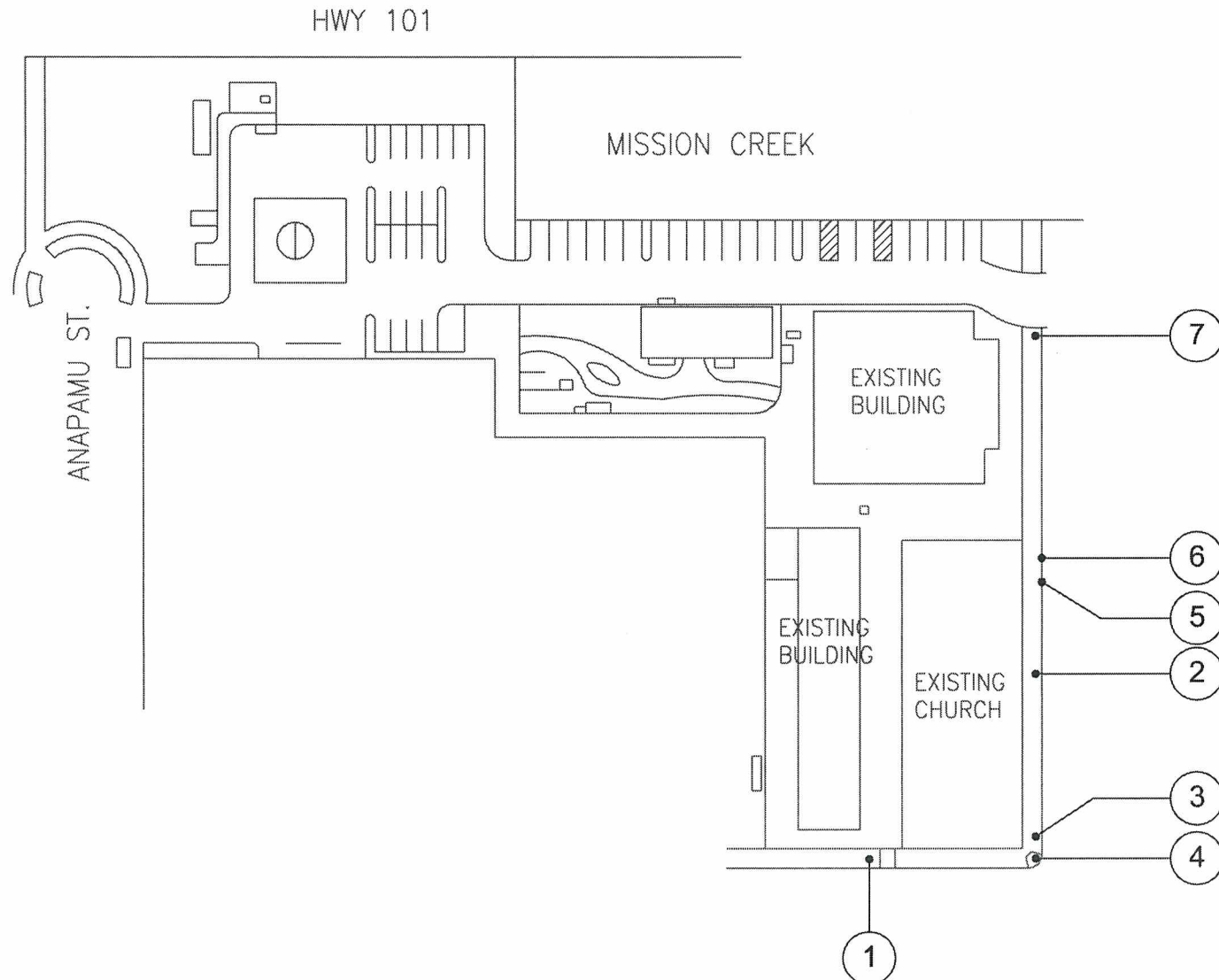
This construction tolerance allowance will have to be evaluated in a case-by-case basis and approved by the agencies that have jurisdiction on the project, or be addressed in a public entity Transition Plan.

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.

**WESTSIDE COMMUNITY CENTER
PUBLIC RIGHT-OF-WAY**

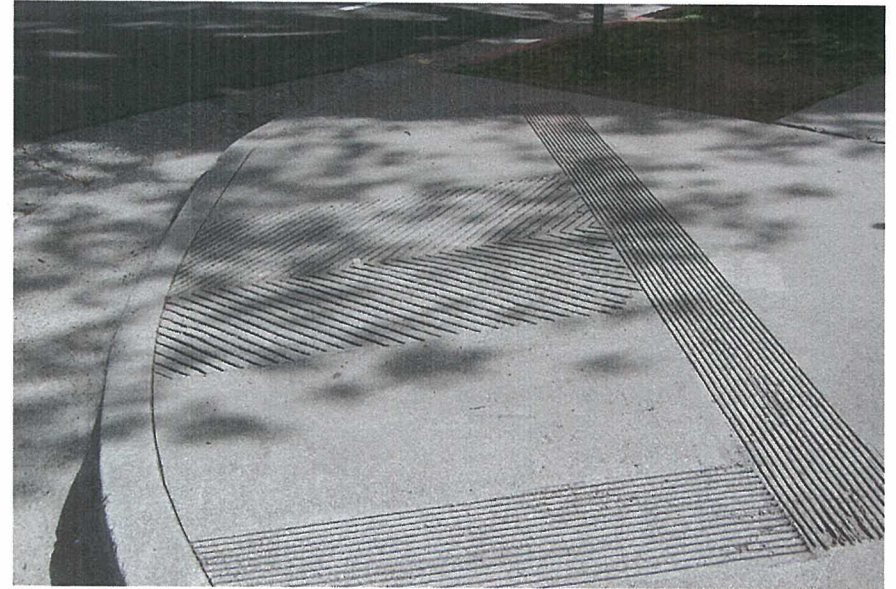






Public Right-of-Way - Photo # 1

Surface at bus stop is not accessible - grass adjacent to street.



Public Right-of-Way - Photo # 2

Curb ramp running slope ranges from 9.7% to 11.1%. Flare sides 15.7%- 15.9%. No detectable warnings and contrasting color with adjacent surface.

14-Apr-08

Westside Community Center
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Westside Community Center PUBLIC RIGHT-OF-WAY Total Cost = \$14,010

1 Bus Stop

\$2,240

Bus Stops

Bus stop pad size.	Bus stop pad shall be a minimum of 94" long measured parallel to the curb or road edge, and with a minimum clear width of 60",	Surface at bus stop is not accessible - grass adjacent to street. Photo #: 1	ADAAG: 10.2.1 T24: 1131B.4	Provide new accessible surface at bus stop.	80 SF	\$28	\$2,240	2
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2 Sidewalk

\$3,360

Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.3% to 4.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	120 SF	\$28	\$3,360	3
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3 Sidewalk

\$840

Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope is 3.7%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	30 SF	\$28	\$840	3
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14-Apr-08

**Westside Community Center
PUBLIC RIGHT-OF-WAY**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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4 Curb Ramp
\$5,900
Curb Ramps & Landings

Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope ranges from 9.7% to 11.1%. Flare sides 15.7%- 15.9%. No detectable warnings and contrasting color with adjacent surface. Photo #: 2	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
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5 Overhead Hazard
\$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 57" 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
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6 Sidewalk
\$660
Walks and Sidewalks

Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	1" vertical offset.	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	30	SF	\$22	\$660	1
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14-Apr-08

**Westside Community Center
PUBLIC RIGHT-OF-WAY**

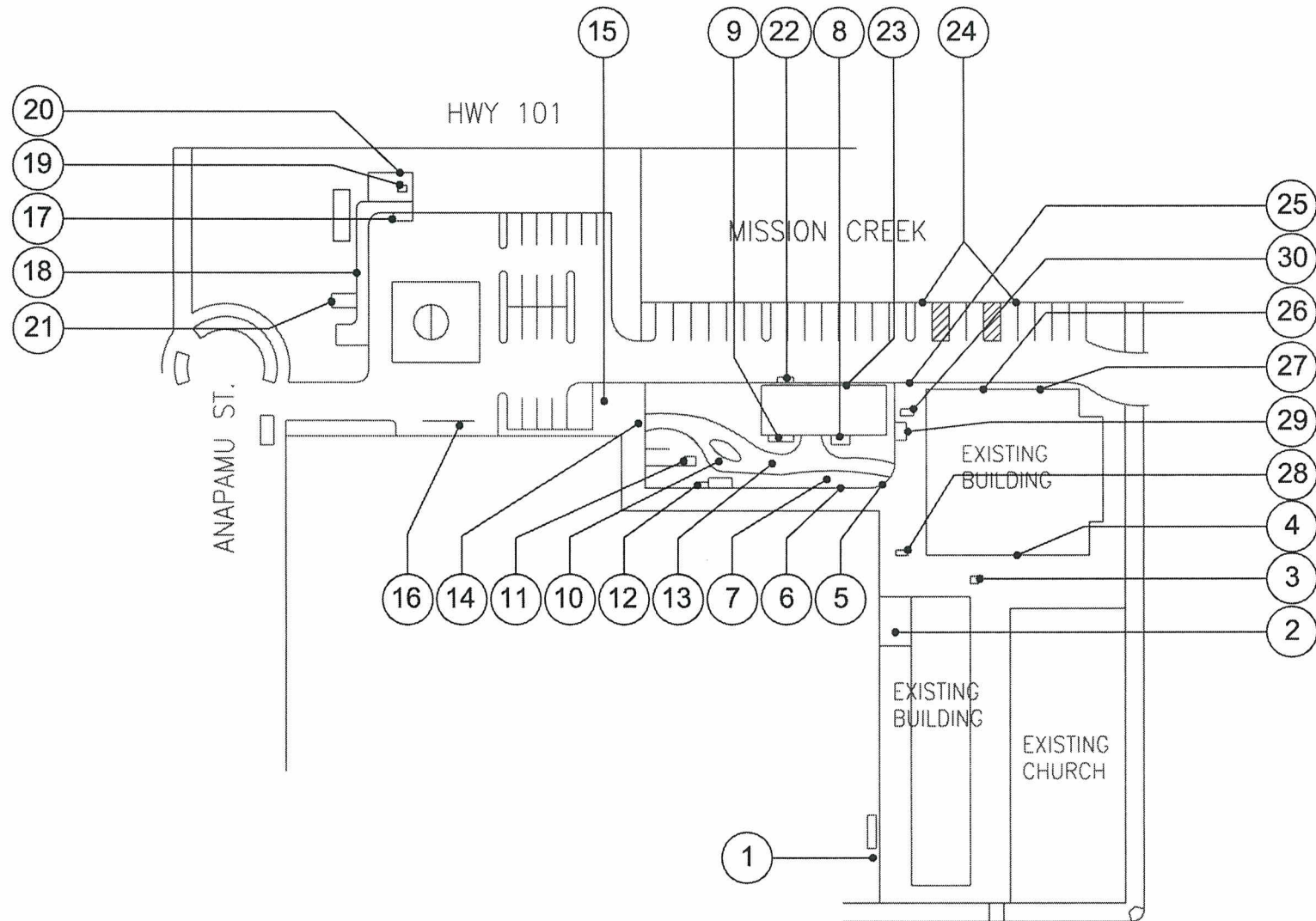


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Driveway										\$960	
Detectable Warnings/Truncated Domes											
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		None at main driveway.	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.	24	SF	\$40	\$960	3	

WESTSIDE COMMUNITY CENTER - SITE



WESTSIDE COMMUNITY CENTER
SITE AND GROUNDS





Site - Photo # 1

Bench does not provide space for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench.



Site - Photo # 2

Telephone coin slot mounted too high at 56" high.



Site - Photo # 3

Table does not have the required knee clearance due to the leg configuration.



Site - Photo # 4

Loose doormat. Handrails are not compliant, mounted too low. The handrail extensions are non-compliant. No stair contrasting color striping.



Site - Photo # 5

*Ramp has non-compliant handrails and rotted wood.
Bench does not have an accessible path of travel to it
and a space for a wheelchair user to be seated shoulder
to shoulder with a person seated on the bench.*



Site - Photo # 6

*Ramp is not compliant it has a steep 12" drop. Landing
and handrails are not compliant.*



Site - Photo # 7

Slope of rubber mat adjacent to transfer platform has a 13% slope, which does not allow the wheelchair to get close enough to do the transfer.



Site - Photo # 8

There is bark surface around the play structure, which is not firm and stable surface.



Site - Photo # 9

There is no direct path of travel from parking to walks leading to accessible entrances, forcing wheelchair users to go behind parked cars other than their own. "No Parking" is not painted at access aisles.



Site - Photo # 10

Curb ramp 40" wide instead of 48". It does not have detectable warnings and contrasting color with adjacent surfaces.

14-Apr-08

Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Westside Community Center SITE Total Cost = \$119,025

1 Bench

\$198

Fixed Benches

Multiple, fixed or built-in benches.	At least 5% or not less than (1) one bench, shall be accessible. Those benches made accessible shall be connected to an accessible route.	Existing benches does not provide space for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. Photo #: 1	ADAAG: 4.37.1 T24: N/A	Provide new concrete path next to bench with 30" by 48" space adjacent to it and an accessible path of travel.	9 SF	\$22	\$198	3
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2 Walkway

\$12,000

Walks and Sidewalks

Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope at walk ranges from 8.4% to 9.5% without handrails or compliant landings.	ADAAG: 4.8.1 T24: 1133B.7.3	Provide compliant ramp with handrails on both sides.	48 LF	\$250	\$12,000	2
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14-Apr-08

Westside Community Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Walkway										\$2,200	
Walks and Sidewalks											
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Uneven Pavement, 1/2"- 1" vertical offset.	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	100	SF	\$22	\$2,200	1		
4 Telephone										\$200	
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. Photo #: 2	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		
5 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 to operate.	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		

14-Apr-08

Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	None.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	1	JOB	\$100	\$100	2	

6 Table

\$500

Picnic Elements

Recreation areas, picnic benches	Make a minimum of one picnic bench or 5% of all picnic benches provided accessible.	Table does not have the required knee clearance due to the leg configuration. Photo #: 3	ADAAG: Recommended T24: N/A	Provide extension for picnic bench end to make accessible.	1	JOB	\$500	\$500	2	
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7 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.	ADAAG: 4.37.2 T24:	Provide new concrete path next to bench with 30" by 48" space adjacent to it and an accessible path of travel.	1	JOB	\$400	\$400	3	
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14-Apr-08

Westside Community Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Stairs										\$3,300	
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 4	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		
Stairs											
Handrail location.	Handrail required at both sides of stairs.	Handrails are not compliant, mounted too low. The handrail extensions are non-compliant. Photo #: 4	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.	12	LF	\$250	\$3,000	3		
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	No stair contrasting color striping. Photo #: 4	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	3		

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
9 Ramp										\$13,850	
Ramps and Exit Facilities											
Ramp slope at exit ways or in the accessible path of travel.	Handrails are required at ramps with slopes ranging from 1:12 to 1:20 feet (8.3% gradient max.); 2% cross slope max.	Ramp is not compliant, with rotted handrails. No 1 1/2" clearance from handrails to wall at pinch points. Photo #: 5	ADAAG: 4.8.2 T24: 1133B.5.3; 1133B.5.5.1	Rebuild ramp and handrails.	46 LF	\$300	\$13,800	1			
Signage											
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	Small ISA sign at ramp entrance.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1 JOB	\$50	\$50	1			
10 Walkway										\$6,600	
Walks and Sidewalks											
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Uneven Pavement, 1" vertical offset.	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	300 SF	\$22	\$6,600	1			

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Westside Community Center SITE



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

\$3,000

Hazards/Protruding Objects

Hazardous drop-off adjacent to walk way (not required between walks or sidewalks & adjacent streets or driveway; or if guardrail or handrail is provided with guide rail centered 2 4" above walk).	No abrupt changes in level >4" vertical (planters, fountains, ponds), 6" min. curb above the potential drop off (CA only)	Sandbox drops adjacent to walk, and is abandoned. No high sandbox area provided.	ADAAG: N.A. T24: 1133B.8.2	Provide a 6" warning curb at sandbox. Provide a new elevated section of sand box.	1	JOB	\$3,000	\$3,000	2
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12 Ramp

\$11,200

Ramps and Exit Facilities

Ramp needed to be used as entrance/exits to a facility located in the path of travel.	Any route of travel with slope greater than 1:20 (5%).	Ramp is not compliant it has a steep 12" drop. Landing and handrails are not compliant. Photo #: 6	ADAAG: 4.1.2 (1) (2) & 4.8 T24: 1133B.5.1	Provide new 48" wide concrete ramp with handrails.	80	SF	\$140	\$11,200	2
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14-Apr-08

Westside Community Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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13 Picnic Table
\$50
Picnic Elements

Recreation areas, picnic benches	Make a minimum of one picnic bench or 5% of all picnic benches provided accessible.	Existing picnic table is not located in a firm, stable and slip resistant surface. Photo #: 5	ADAAG: Recommended T24: N/A	Relocate picnic table to a firm surface.	1	JOB	\$50	\$50	3
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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 to operate.	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
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	None.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	1	JOB	\$100	\$100	2

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
15 Curb Ramp										\$6,000	
Curb Ramps & Landings											
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.		Curb ramp running slope is 9.5%. No contrasting color with adjacent surfaces, no detectable warnings.	ADAAG: 4.7 T24: 1127B.5	Provide a new curb ramp with detectable warnings, and stripe walk through parking lot driveway to link to the accessible parking access aisles.	1	JOB	\$6,000	\$6,000	3	
16 Curb Ramp										\$6,000	
Exterior Routes of Travel											
Accessible route to site feature(s).	Yes		Existing curb ramp is non-conformant 41" wide, without detectable warnings and stripped path of travel to access aisles.	ADAAG: 4.3.2 T24: 1114B.1.2	Provide a new wider 48" wide curb ramp with detectable warnings, and stripe walk through parking lot to accessible link to the accessible path of travel at the facilities.	1	JOB	\$6,000	\$6,000	2	

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
17 Ramp										\$500	
Ramps and Exit Facilities											
Ramp needed to be used as entrance/exits to a facility located in the path of travel.	Any route of travel with slope greater than 1:20 (5%).	Ramp width is 41", instead of the required 48" minimum.	ADAAG: 4.1.2 (1) (2) & 4.8 T24: 1133B.5.1	Provide a wider ramp at path of travel to play structure.	1	JOB	\$500	\$500	4		
18 Walk to Play Structures										\$4,500	
Walks and Sidewalks											
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	Walk 41" to 42" wide.	ADAAG: 4.3.3 T24: 1133B.7.1	Provide a wider 48" path of travel to play structure.	1	JOB	\$4,500	\$4,500	2		
19 Transfer Point										\$500	
Ramps and Exit Facilities											
Ramp Surface	Ramp surface shall be firm, stable and slip resistant.	Slope of rubber mat adjacent to transfer platform has a 13% slope, which does not allow the wheelchair to get close enough to do the transfer. Photo #: 7	ADAAG: 4.5.1 T24: 1133B.7.1.1	Modify area as required to provide a level area at transfer platform, firm stable and slip resistant.	1	JOB	\$500	\$500	1		

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
20 Play Structure										\$21,375	
Play Areas											
Ground Level Play Components, accessible route within play areas.	Accessible route required connecting various play structures together 60" wide min. and connecting to adjoining path of travel.	There is bark around the play structure, which is not firm and stable surface. Photo #: 8	ADAAG: 15.6.4 T24: N/A	Provide new walk minimum 60" wide connecting various play structures within playground to each other and to the adjoining path of travel.	855	SF	\$25	\$21,375	2		
21 Swings										\$7,000	
Play Areas											
Ground Level Play Components, accessible route within play areas.	Accessible route required connecting various play structures together 60" wide min. and connecting to adjoining path of travel.	There is bark around the swings which is not firm and stable surface. T24: N/A	ADAAG: 15.6.4 T24: N/A	Provide new walk minimum 60" wide connecting various play structures within playground to each other and to the adjoining path of travel.	240	SF	\$25	\$6,000	2		
Play Components, access ramps	Ramp to access to play structure.	No curb cut for path of travel to swings.	ADAAG: 15.6.5.1 T24: N/A	Provide compliant ramp necessary to access elevated play structure.	1	JOB	\$1,000	\$1,000	2		

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
22 Stairs										\$2,990	
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	
Stairs											
Handrail location.		Handrail required at both sides of stairs.	Handrails are not compliant, mounted too low. There are non-compliant extensions.	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.	11	LF	\$250	\$2,750	3	
Striping for the visually impaired.		Contrasting color strip (2") at all exterior stair nosing. (CA only).	No stair 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.	14	LF	\$10	\$140	2	

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
23 Stairs										\$2,990	
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		
Stairs											
Handrail location.	Handrail required at both sides of stairs.	Handrails are not compliant, mounted too low. There are non-compliant extensions.	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	11	LF	\$250	\$2,750	3		
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	No stair 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.	14	LF	\$10	\$140	2		

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
24 Parking										\$4,900	
Parking and Passenger Loading Zones											
Size accessible parking space(s) / aisle(s).	8' wide x 18' long space, 5' wide aisle	Parking stalls and aisles are 16' long instead of the required 18'. Photo #: 9	ADAAG: 4.6.3 T24: 1129B.4; Figure 11B-18A	Re-stripe as needed to extend the size of the 4 stalls and access aisles to be 18' long.	1	JOB	\$400	\$400	3		
Reflectorized sign for van accessible parking space(s) located visible from each stall or space.	Yes, 70" in area	No van sign provided.	ADAAG: 4.6.4 T24: 1129B.5; Figures 11B-18A-18C	Provide compliant van parking sign(s) with bottom at 80" AFF, or centered on the wall at the interior end of the parking space(36" high min. CA only).	1	JOB	\$225	\$225	3		
Tow Away sign at entrance to off-street parking facilities.	Yes (CA only)	No tow away sign provided.	ADAAG: N.A. T24: 1129B.5	.	1	JOB	\$325	\$325	3		
Reflectorized sign for accessible parking space(s) located visible from each stall or space.	Yes, 70" in area	No accessible stall parking sign provided.	ADAAG: 4.6.4 T24: 1129B.5; Figures 11B-18A-18C	Provide compliant parking sign(s) with bottom at 80" AFF, or centered on the wall at the interior end of the parking space(36" high min. CA only).	2	JOB	\$225	\$450	3		

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Westside Community Center SITE



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Along accessible path, shortest route to an accessible entrance.	Yes		There is no direct path of travel from parking to walks leading to accessible entrances, forcing wheelchair users to go behind parked cars other than their own. Photo #: 9	ADAAG: 4.6.2 T24: 1131B.1	Stripe parking and crosswalks as needed to provide a path of travel to the opposite side and walk adjacent to building. Provide detectable warnings at new blended stripped walk.	1	JOB	\$3,000	\$3,000	2	
"No Parking" painted at access aisle.	Yes		"No Parking" is not painted at 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	
25 Curb Ramp										\$3,000	

Curb Ramps & Landings

Width, curb ramp excluding flared sides.	Minimum width required for new curb ramps is 48" per CCR Title 24 , or 36" wide existing ramps per ADAAG.	Curb ramp is 40" wide and it does not have detectable warnings and contrasting color with adjacent surfaces. Photo #: 10	ADAAG: 4.7.3 T24: 1127B.5.2	Modify curb ramp as needed to have compliant width, detectable warnings and contrasting color with adjacent surfaces.	1	JOB	\$3,000	\$3,000	3	
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14-Apr-08

Westside Community Center
SITE


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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26 Door To H003
\$600
Detectable Warnings/Truncated Domes

Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		No detectable warnings at entrance and blended walk.	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.	15	SF	\$40	\$600	3	
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27 Door To H004
\$600
Detectable Warnings/Truncated Domes

Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		No detectable warnings at entrance and blended walk.	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.	15	SF	\$40	\$600	3	
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28 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.	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	
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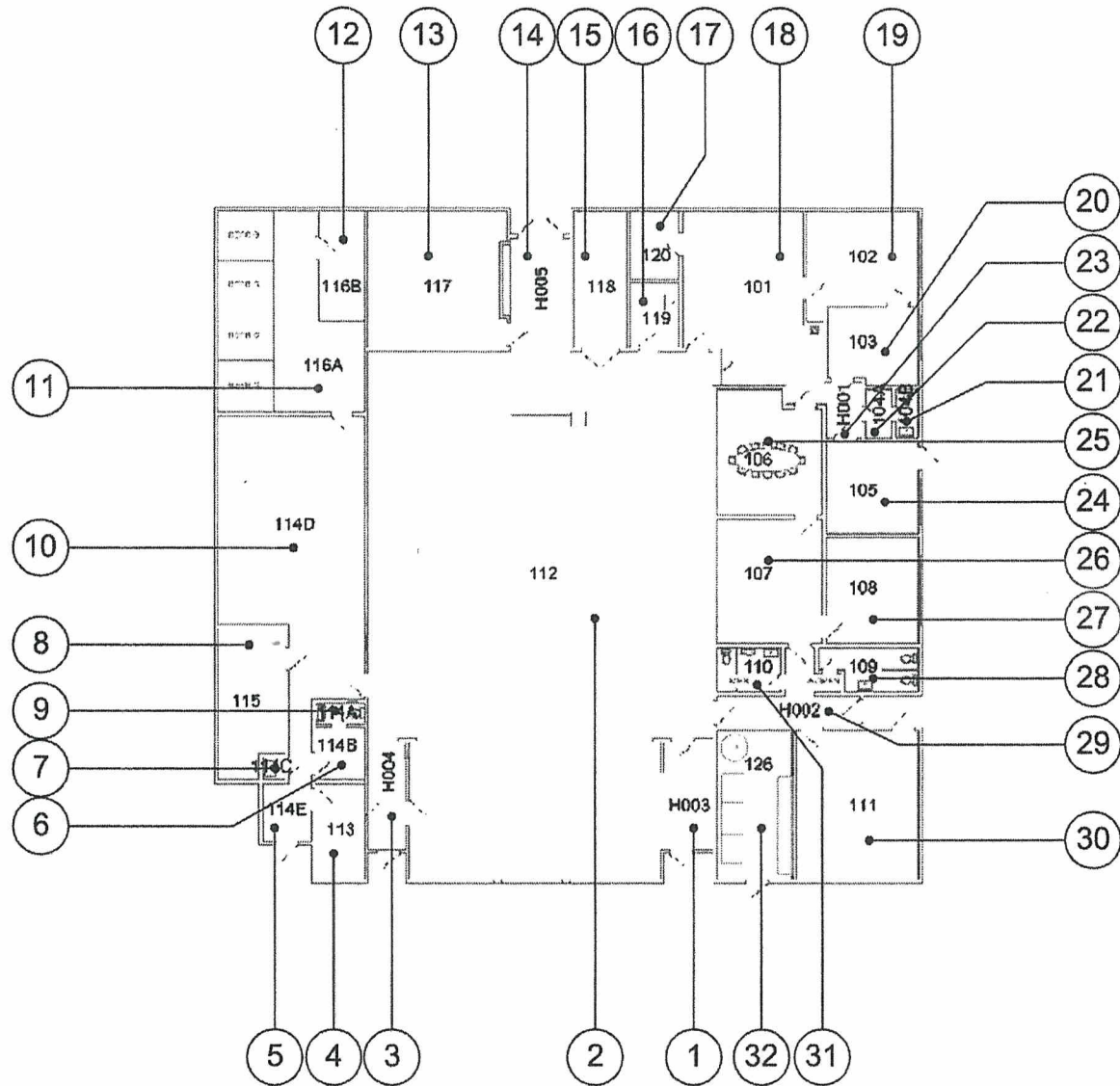
14-Apr-08

**Westside Community Center
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
29 Walk										\$1,792	
Walks and Sidewalks											
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surfaces in walk.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	64	SF	\$28	\$1,792	2	
30 Walk										\$1,400	
Exterior Routes of Travel											
Accessible route to site feature(s).	Yes		No accessible path of travel to connect parallel walkways.	ADAAG: 4.3.2 T24: 1114B.1.2	Provide an accessible route to site feature(s).	50	SF	\$28	\$1,400	3	

**WESTSIDE COMMUNITY CENTER
BUILDING - ONE**







Building - Photo # 1

Door stop mounted at kick plate area required to be smooth



Building - Photo # 2

Drinking fountain does not have the required knee clearance - 12" deep, not high low, without wing wall at one side.



Building - Photo # 3

Fire extinguishers does not have compliant hardware, mounted at 54" high.



Building - Photo # 4

There is not an accessible hardware that does not require tight grasping, pinching and twisting of the wrist to operate. A doorstop is in the 10" kick plate required to be smooth. There is no tactile and Braille room identification sign.



Building - Photo # 5

*Loose doormat, door stop mounted at kick plate area.
Strike side clearance at pull side of door*



Building - Photo # 6

*Hardware is not accessible type. No tactile/Braille room
identification sign.*



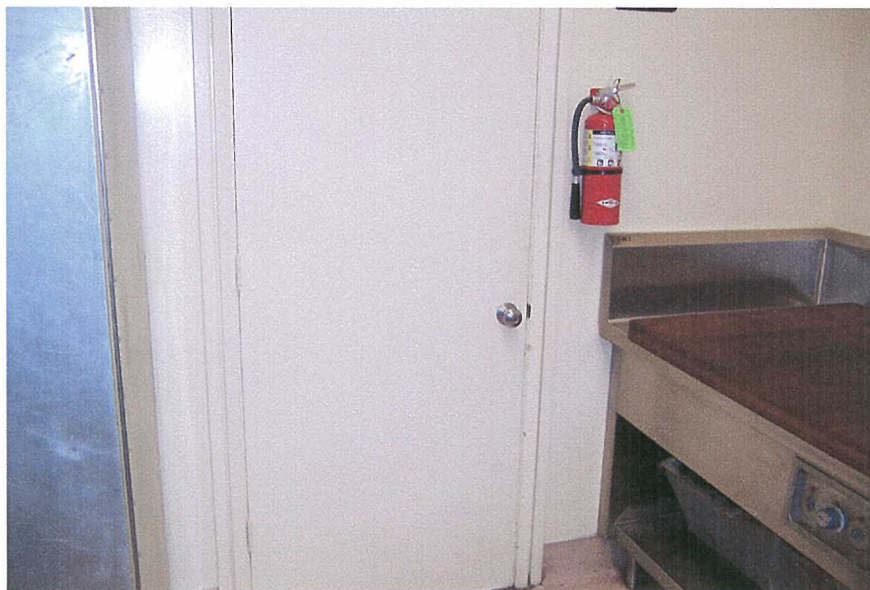
Building - Photo # 7

*Fire extinguisher does not have compliant hardware,
mounted at 61" high.*



Building - Photo # 8

*Kitchen hood mounted at 75 3/4" high, instead of the
required minimum 80" high.*



Building - Photo # 9

9" doors strike pull side due to the location of counter. Fire extinguisher does not have compliant hardware, mounted at 59" high. Doorknob is not accessible type hardware. No tactile/Braille room identification sign.



Building - Photo # 10

Fire extinguisher does not have compliant hardware, mounted at 59" high. No fire "EXIT" sign provided.



Building - Photo # 11

Path of travel at end of island is 29 1/2" wide instead to the required 36" wide minimum.



Building - Photo # 12

Ramp handrails are mounted more than 1 1/2" from the wall. The ramp surface does not appear to be slip resistant as required by code mainly when wet. The surface is not vibration free.



Building - Photo # 13

No fire tactile/Braille "EXIT" sign provided. Stored items further reduces the minimum required path of travel.



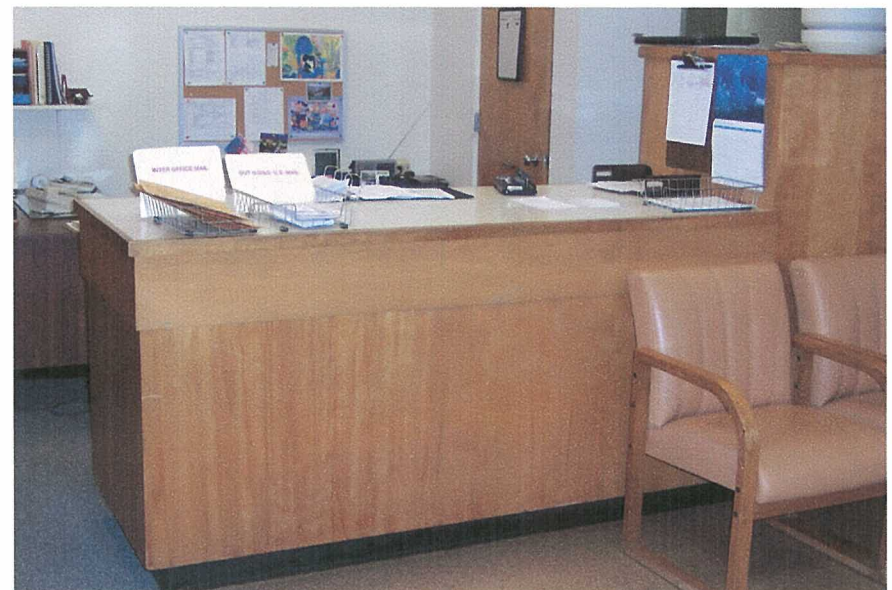
Building - Photo # 14

Path of travel at column is 35 1/2" wide instead to the required 36" wide minimum. Cabinet further reduces the minimum required path of travel.



Building - Photo # 15

Hardware is not accessible type. No tactile/Braille room identification sign. Narrow door width is 27 1/2".



Building - Photo # 16

Counter mounted at 40" high does not have low area mounted at 34" high maximum.



Building - Photo # 17

15" doors strike pull side to table and 47" in front of door to copier .



Building - Photo # 18

Small inaccessible restroom, does not have the required maneuverable clearances, narrow door, no grab bars, no pipe insulation, mirror mounted too high.



Building - Photo # 19

Small kitchenette does not have the required wheelchair maneuverable clearance.



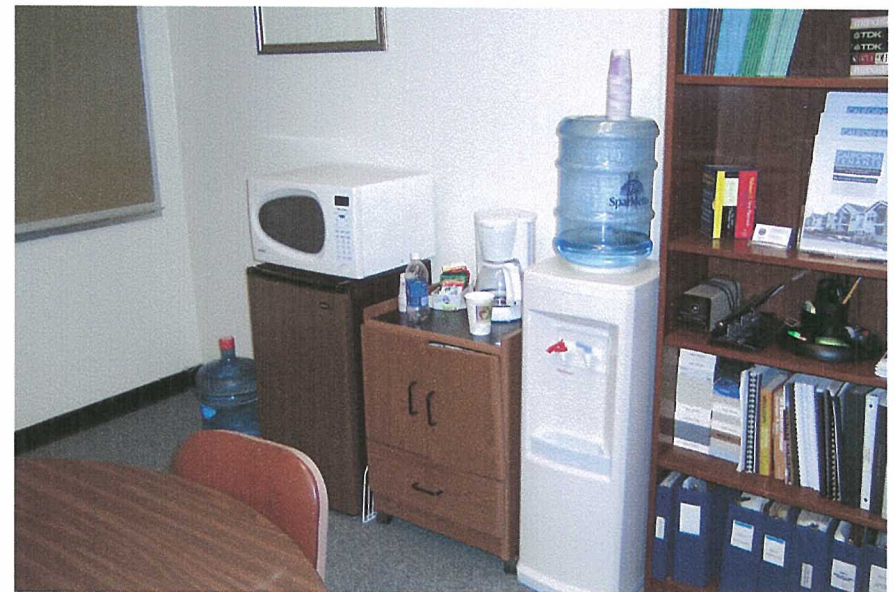
Building - Photo # 20

2" threshold is not compliant.



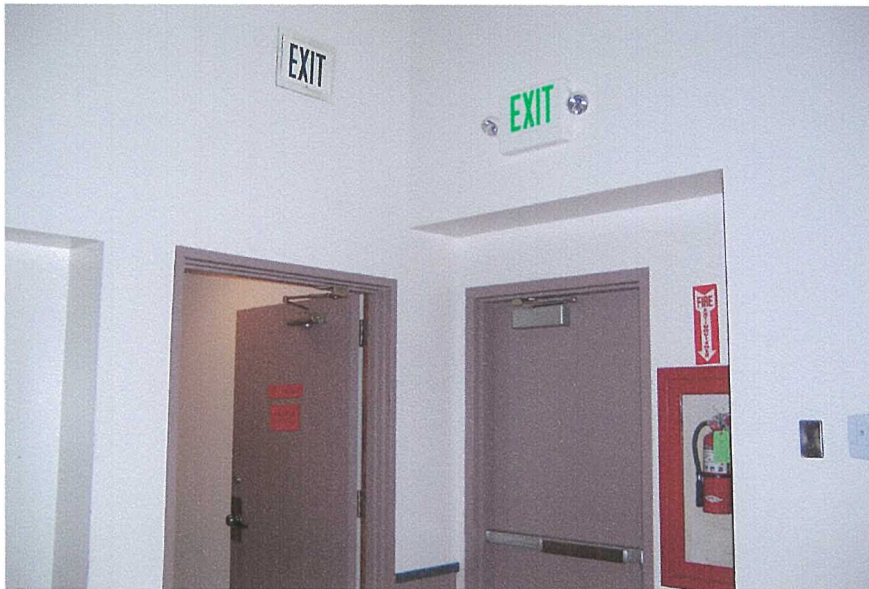
Building - Photo # 21

Hardware is not accessible type. No tactile/Braille room identification sign.



Building - Photo # 22

Table does not have the require knee clearance - 26 1/4" high.



Building - Photo # 23

*No fire tactile and Braille "EXIT" sign provided.
Hardware is not accessible type. No tactile/Braille room
identification sign.*



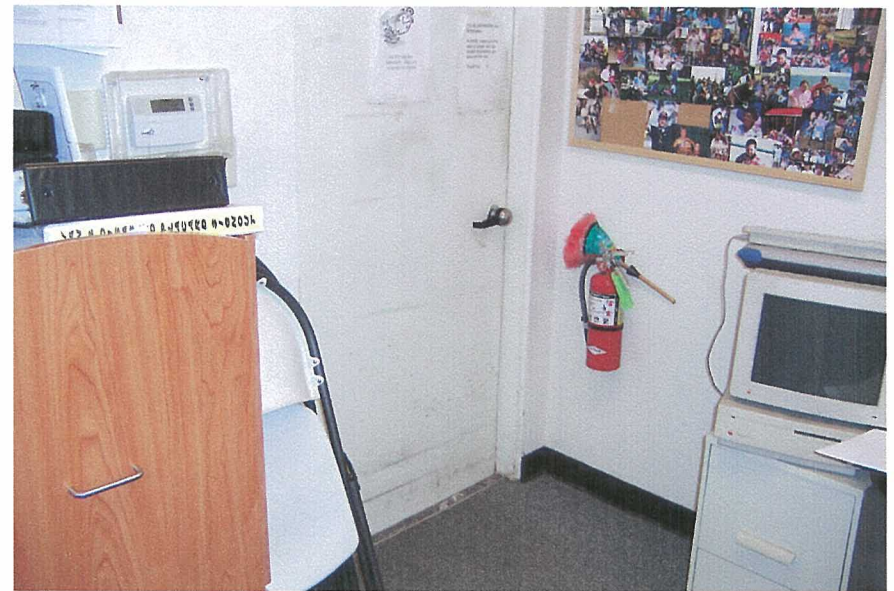
Building - Photo # 24

*Restroom vestibule is small and not compliant, without
the required minimum 60" from door to wall.*



Building - Photo # 25

Sink is too low and does not have the required knee clearance - 24" high and 32" to the top. Mirror mounted too high.



Building - Photo # 26

6" interior strike push side clearance to wall. There is not the required door maneuverable clearance due to the location of furniture and appliances.

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Westside Community Center BUILDING - 1 Total Cost = \$157,220
1 Hallway - H003
\$6,780
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" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	1
Exterior doors strike side clearance at front approach at pull side.	24" min. clear width.	21 1/2" doors strike clearance at pull side to wall. Photo #: 1	ADAAG: 4.13.6 Fig. 25 T24: 1133B.2.4.3; Fig 11B-26A (a)	Provide an automatic door operator.	1	JOB	\$5,500	\$5,500	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 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
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 17 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, location.	30" to 44" above floor.		Folding partitions pull hardware is mounted at 59" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Remount hardware at accessible height.	1	JOB	\$100	\$100	4	
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.		Door stop mounted at kick plate area. Photo #: 1	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	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	
Sanitary Facilities											
Adult: Coat hook.	Coat hook not within accessible reach range.		Coat hooks mounted at 52" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	3	

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	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.	1	JOB	\$120	\$120	2	
Facilities and elements required to be identified as accessible.		Provide the international symbol of accessibility.	No ISA sign at entrance.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1	JOB	\$50	\$50	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 the required tactile permanent room signage.	2	JOB	\$100	\$200	2	

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Main Meeting Room - 112										\$11,660	
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.	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		
Drinking Fountains											
Kindergarten Drinking Fountain space requirements at wall and post mounted units.	Kindergarten Drinking Fountain minimum dept 18" knee space 22" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 30" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain does not have the required knee clearance - 12" deep, not high low, without wing wall at one side. Photo #: 2	ADAAG: 4.15.5(1) T24: 1507.3.; CBC Table 15-A	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2		

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BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Doors											
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguishers does not have compliant hardware, mounted at 54" high.	ADAAG: 4.13.9	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	2	JOB	\$250	\$500	2		
		Photo #: 3	T24: 1133B.2.5.1								
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 49" high.	ADAAG: 4.2.5; 4.2.6	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
			T24: Article 380-8 (c) C.E.C.Chapter 3								
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								

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 lights.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	4	JOB	\$1,200	\$4,800	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	
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 34 1/4" high. Photo #: 4	ADAAG: 7.2 T24: 1122B.4	Counter within construction tolerance.	REF.		\$0		4	

3 Hallway - H004
\$6,820
Doors

Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 5	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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BUILDING - 1



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 4 1/2" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	4	
Exterior doors strike side clearance at front approach at pull side.	24" min. clear width.		21" doors strike pull side to wall. Photo #: 5	ADAAG: 4.13.6 Fig. 25 T24: 1133B.2.4.3; Fig 11B-26A (a)	Provide an automatic door operator.	1	JOB	\$5,500	\$5,500	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 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.	1	JOB	\$100	\$100	2	
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.		Door force to open 19 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 5	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	No ISA sign at door.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1	JOB	\$50	\$50	3		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		

4 Storage - 113
\$770
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	
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BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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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 51" 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
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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5 Hallway - 114E**\$600****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 20 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
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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 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		
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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
6 Room - 114B										\$6,440	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2" to wall.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	4		
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 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.	1	JOB	\$1,250	\$1,250	3		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 6	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
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	
7 Janitor										\$490	
Doors											
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	

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

Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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8 Storage - 115**\$770****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	
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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	
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Westside Community Center
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Signage

Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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9 Staff Toilet**\$1,770****Electrical, Alarms**

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

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).	Faucet requires more than 5 lbs. of effort to operate.	ADAAG: 4.27.4 T24: N/A	Adjust faucet pressure.	1	JOB	\$250	\$250	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Directional sign to accessible restrooms.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Small staff restroom not accessible.	ADAAG: 4.1.2(7)(d); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide directional sign to accessible restrooms, including a directional arrow and the International Symbol of Accessibility.	1	JOB	\$120	\$120	2	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	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	
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
10 kitchen - 114D										\$7,440	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel at end of island is 27" wide instead to the required 36" wide minimum. Photo #: 12	ADAAG: 4.3.3 T24: 3305 (b) 1	Relocate equipment as needed o provide compliant width.	1	JOB	\$200	\$200	2		
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel at end of island is 29 1/2" wide instead to the required 36" wide minimum. Photo #: 11	ADAAG: 4.3.3 T24: 3305 (b) 1	Remodel area to provide compliant width.	1	JOB	\$600	\$600	2		
Doors											
Door stop floor mounted at door landings area is a tripping hazard.	Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 6" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	1		
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 counter. Photo #: 9	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.	1	JOB	\$1,250	\$1,250	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 counter.	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.	1	JOB	\$1,250	\$1,250	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 counter.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate counter.	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 13 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 61" high. Photo #: 7	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	2	JOB	\$250	\$500	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 59" high. Photo #: 10	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Hazards/Protruding Objects											
Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Kitchen hood mounted at 75 3/4" high. Photo #: 8	ADAAG: 4.4.2 T24: 1121B.2	Modify overhead obstruction to provide required clearance.	1	JOB	\$2,000	\$2,000	2		

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Westside Community Center
BUILDING - 1



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" 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 - door 116A. Photo #: 10	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	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
11 Caterer's Storage - 116A										\$5,100	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel at column is 35 1/2" wide instead to the required 36" wide. Cabinet further reduces the minimum required path of travel. Photo #: 14	ADAAG: 4.3.3 T24: 3305 (b) 1	Remodel area to provide compliant width.	1	JOB	\$3,000	\$3,000	4		
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 14 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1 1/2" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 and blocked by shelf.	ADAAG: 4.2.5; 4.2.6	Relocate shelf.	1	JOB	\$280	\$280	4		
				T24: Article 380-8 (c) C.E.C.Chapter 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. Photo #: 13	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. Photo #: 13	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Storage - 116B										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
13 Conference Room - 117										\$4,170	
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.	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 RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 recommended for elementary school age.	Table does not have the require knee clearance, mounted at 26 5/8" high and 29" to the top.	ADAAG: N/A T24: CBC 1106.B3 DSA School Modernization Policy 98-02.3	When modernizing, provide minimum one accessible desk/study bench or 5% of all desks/study benches made accessible.	1	JOB	\$500	\$500	3	
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 7 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	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 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		
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 59" 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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
14 Hallway - H005										\$7,130	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2	JOB	\$40	\$80	2		
Power-assisted doors, opening force.	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.	8 lbs. of effort o operate automatic door push plate.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5	Adjust power-assisted doors opening force.	1	JOB	\$300	\$300	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 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)	33 1/2" and 30 1/4" wheelchair maneuverable clearance in front of door, due to the location of wall.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Provide automatic door opener.	1	JOB	\$5,500	\$5,500	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Building directory sign indicating location of accessible features.		Indicate location of accessible features i.e. restrooms, drinking fountains, public telephones, elevators. Letters and pictograms shall be contrasting in color.	None near to main entrance.	ADAAG: 4.1.2(7)(c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide building directory sign indicating the location of accessible features, i.e. restrooms, drinking fountains, public telephones, elevators.	1	JOB	\$300	\$300	3	
Directional path of travel sign.		Directional sign at inaccessible path of travel or at each juncture along exterior path of travel. Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign close to entrance walk directing to main facility entrance.	ADAAG: 35.163(b); 4.30.5 T24: 1117B.5.3; 1117B.5.4	Provide a directional sign including a directional arrow pointing to the accessible path of travel and the International Symbol of Accessibility.	1	JOB	\$200	\$200	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	No ISA sign at hallway.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1	JOB	\$50	\$50	3		

15 Storage - 118
\$490
Doors

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
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Signage

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


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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16 Janitor - 19
\$490
Doors

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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17 Duplicating Room - 120
\$4,040
Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 table and 47" in front of door to copier. Photo #: 17	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate table and copier.	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
18 Administration Office - 101										\$12,470	
Drinking Fountains											
Kindergarten Drinking Fountain space requirements at wall and post mounted units.	Kindergarten Drinking Fountain minimum dept 18" knee space 22" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48"clear space in front of drinking fountain. The bubbler outlet orifice shall be 30" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain does not have the required knee clearance.	ADAAG: 4.15.5(1) T24: 1507.3.; CBC Table 15-A	Provide new accessible high and low drinking fountains.	1	JOB	\$4,200	\$4,200	2		
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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	2" interior strike push side clearance to wall and 39" space from door perpendicular to casework instead of the required 60".	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing to provide compliant clearances and relocate casework in from of door.	1	JOB	\$1,250	\$1,250	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 12 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 5 lbs., door sweep 4 secs., back check 3 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 66" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 15	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		
Bottom Kick plate - dead bolt.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Dead bolts mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide a deadbolt kick plate cover on push side of door when altering area.	1	JOB	\$300	\$300	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 52" 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.	2	JOB	\$280	\$560	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Letter drop area 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	2	
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No exterior sign.	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	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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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 40" high does not have low area. Photo #: 16	ADAAG: 7.2 T24: 1122B.4	Provide compliant counter.	1	JOB	\$3,500	\$3,500	2
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19 Office - 102**\$1,200****Doors**

Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	45" in front of door to shelves.	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Relocate shelves.	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

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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		
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 53" 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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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Signage

Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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20 Office - 103**\$4,530****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2".		ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	4" pull side strike clearance to shelf.		ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate shelf.	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.	2	JOB	\$390	\$780	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	
21 Staff Toilet										\$1,910	
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	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Sanitary Facilities											
Single accommodation restroom.	Multiple compliance violations.	Small inaccessible restroom, does not have the required maneuverable clearances, 38" wheelchair maneuverable clearance in front of door, narrow door 27" wide, no grab bars, no pipe insulation, mirror mounted too high. Photo #: 18		ADAAG: 4.22 T24: 1115B.7.2	Provide a directional sign to accessible restroom.	1	JOB	\$120	\$120	2	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.		ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.		ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
22 Kitchenette - 104										\$9,190	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2		
Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	Maneuverable clearance in from of door is 41" deep and 78 1/2" wide instead of the required 60". Photo #: 19	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Remodel area to provide compliant clearances..	1	JOB	\$4,000	\$4,000	3		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2	
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	

23 Small Hall - H001
\$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	4	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
24 Office - 105										\$2,510	
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 8 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.	2" threshold. Photo #: 20	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		

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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 50" 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
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3
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25 Conference Room - 106**\$5,080****Assistive Technology**

Portable Assistive Listening Devices.	Provide assistive listening system for meeting rooms, concert and lecture halls, playhouses, movie theaters, assembly areas, that accommodate less than 50 persons.	There is not a portable Assistive Listening System and ALS sign.	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 RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	Table does not have the require knee clearance - 26 1/4" high. Photo #: 22	ADAAG: ADAAG 4.32.3; Fig. 45 T24: CBC 1106B.3	Provide minimum one accessible desk/study bench or 5% of all desks/study benches to be made accessible.	1	JOB	\$1,250	\$1,250	3	
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 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 opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.		Hardware not accessible type. Photo #: 21	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.		No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 21	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.	3	JOB	\$100	\$300	3	
26 Office - 107										\$1,860	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	6" doors strike clearance at pull side, due to the location of furniture.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate furniture.	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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

27 Office - 106
\$770
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	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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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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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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28 Women's Restroom - 109**\$14,800****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 4 1/2" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	1
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	Restroom vestibule is small and not compliant, without the required minimum 60" from door to wall - 32" provided. Photo #: 24	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing and remodel alcove removing existing wall to hallway H002.	1	JOB	\$4,000	\$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 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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 50" 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		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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.	Paper towel dispenser protrudes 9" from the wall at 36" 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											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 24" high and 32" to the top. Photo #: 25	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	
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.	1	JOB	\$100	\$100	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 56" high.	ADAAG: 4.27	T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2	

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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.	1	JOB	\$350	\$350	2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser not accessible type, mounted at 45" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Stall enclosures, dimensions		Stall enclosing water closet provided shall be minimum 60" (1525 mm) wide.	2 small non-compliant stalls.	ADAAG: ADAAG 4.17.3*; Fig. 30(a) T24:	Remove stall enclosure in single accommodation restroom to make accessible. Patch and match floor and wall surfaces.	1	JOB	\$5,000	\$5,000	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Women's restroom door does not have a compliant ISA.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	2	
29 Hallway - H002										\$19,610	

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.	3" 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.	1	JOB	\$1,250	\$1,250	2	

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 5 lbs., door sweep 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 13 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.	Deadbolt requires tight grasping and is mounted at 48" high. Photo #: 23	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$250	\$250	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. Photo #: 23	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		

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	1/2" threshold. (Vertical)	ADAAG: 4.13.8 T24: 1133B.2.4.1	Provide new threshold. Modify landing as required to insure code compliance.	60	JOB	\$280	\$16,800	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											
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" sign provided. Photo #: 23	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	

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

30 Office - 111
\$4,200
Doors

Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	6" interior strike push side clearance to wall. There is not the required door maneuverable clearance due to the location of furniture and appliances. Photo #: 26	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing to provide the required compliant clearances. Relocate furniture and appliances as needed to provide compliant clearances.	1	JOB	\$1,250	\$1,250	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 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	

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Westside Community Center
BUILDING - 1



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	3/4" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Provide new threshold. Modify landing as required to insure code compliance.	1	JOB	\$280	\$280	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, 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		
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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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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											
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 54" 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" 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 the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
31 Men's Restroom - 110										\$11,950	
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 7" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1	JOB	\$100	\$100	1		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	4" door strike clearance at pull side, due to the location of wall. Door 27 1/2" wide.	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.	1	JOB	\$1,250	\$1,250	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		

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 51 1/2" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 50" 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		

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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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.	Paper towel dispenser protrudes 9" from the wall at 35" 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											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 24" high and 32" to the top.	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
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.	1	JOB	\$100	\$100	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 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2		

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Westside Community Center
BUILDING - 1



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 55" 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 not accessible type, mounted at 45" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Stall enclosures, dimensions		Stall enclosing water closet provided shall be minimum 60" (1525 mm) wide.	Small non-compliant stalls.	ADAAG: ADAAG 4.17.3*; Fig. 30(a) T24:	Remove toilet partition and urinal to provide compliant unisex restroom.	1	JOB	\$5,000	\$5,000	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

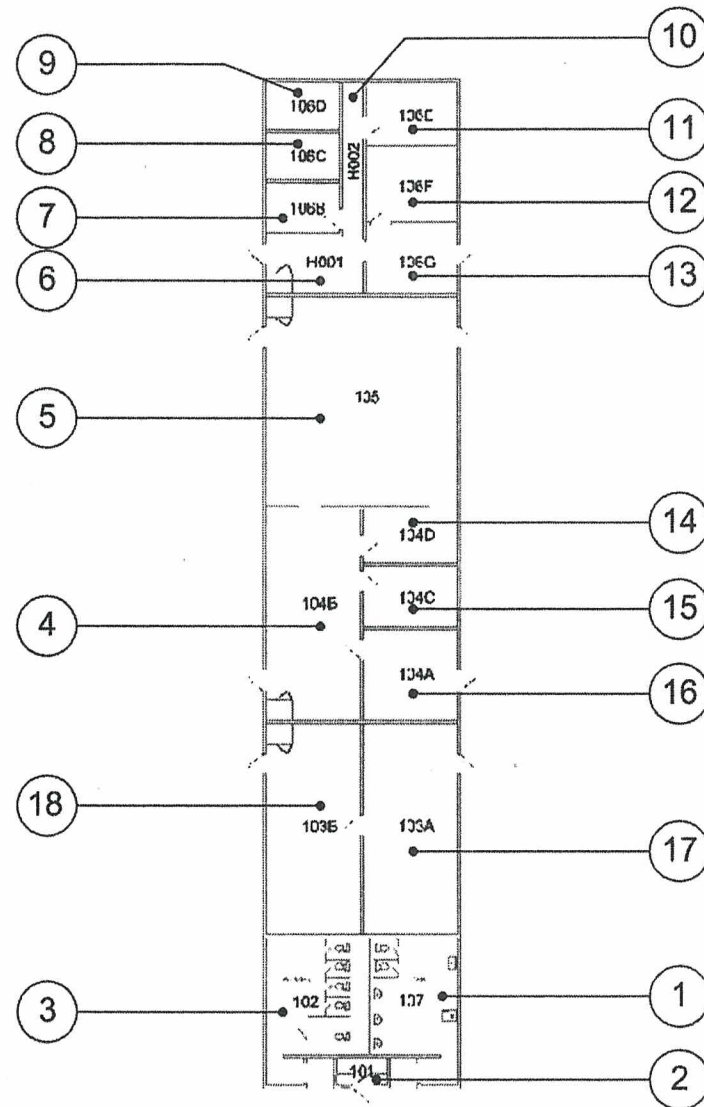
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Westside Community Center
BUILDING - 1


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.		ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	4	
32 Mechanical Room - 126										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.		ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.		ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

**WESTSIDE COMMUNITY CENTER
BUILDING - TWO**







Building - Photo # 1

Triangle sign mounted on wall instead of door. Doorstop mounted at kick plate area.



Building - Photo # 2

Sink does not have the required knee clearance - 25 1/2" high and 31 1/2" to the top.



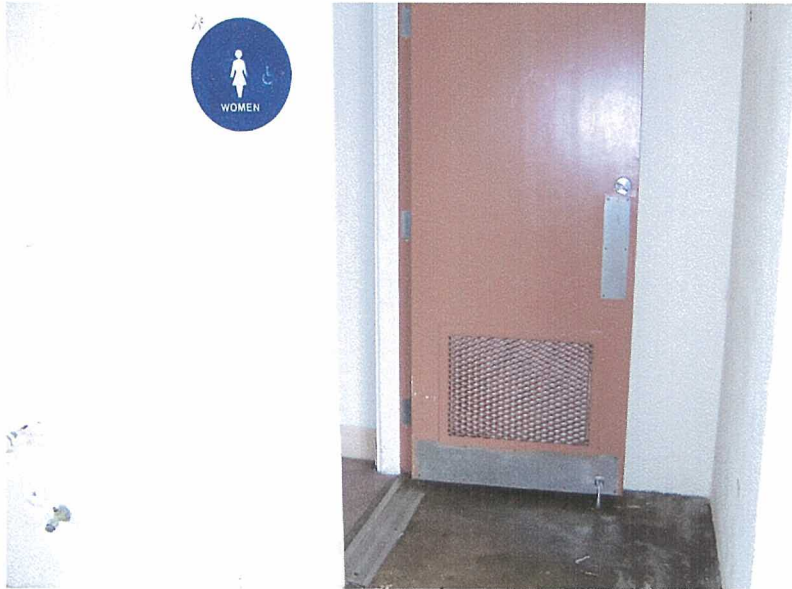
Building - Photo # 3

Toilet paper dispenser is mounted at 1/2" below grab bar instead of having 12" clear minimum.



Building - Photo # 4

1" threshold, is not compliant.



Building - Photo # 5

Women's restroom sign is mounted on the wall.



Building - Photo # 6

Sink does not have the required knee clearance - 25" high and 31" to the top.



Building - Photo # 7

*Flush valve located at the narrow side of water closet.
Toilet paper dispenser accessible type but it is mounted at
1/2" below grab bar. 17" from centerline of water closet to
wall. Back & side grab bars are mounted too close to the
wall.*

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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Westside Community Center BUILDING - 2 Total Cost =										\$69,690	
1 Men's Restroom - 107										\$20,870	
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 not 12" at the push strike side of door. Entrance vestibule is too small, 50" perpendicular to door, due to the location of wall.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Provide an automatic door operator or remodel area relocating door and providing compliant vestibule clearances.	1	JOB	\$5,000	\$5,000	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 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 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	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Deadbolt requires tight grasping and is mounted at 51" high.		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 exceeds1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1 1/2" threshold.		ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500	2	
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 1		ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe 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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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 - 25 1/2" high and 31 1/2" to the top. Photo #: 2	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	16" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	3		
Water Closet stall, at least one shall be a standard accessible toilet.	60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	Water closet does not have the minimum wheelchair maneuverable clearance - 58" wide.	ADAAG: 4.17.3 T24: 1115B.7.1.3	Remodel water closet when altering the area.	REF.		\$0		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	\$150	\$150	2		

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 8" from the wall with the total projection of 50" 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: 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 2" from the wall with the total projection of 40" 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 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		
Urinals height.	Urinal rim shall be elongated mounted at 17" high max.	Urinal has 12" high of rim projection.	ADAAG: 4.18.2 T24: N/A	Provide new wall mounted accessible urinal.	1	JOB	\$3,800	\$3,800	4		

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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser not accessible type, mounted at 42" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Elementary: Stall toilet paper dispensers.		Elementary: toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 6" max. of front edge of toilet seat, T-24. Mounting height 14"-19" to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07)	Toilet paper dispenser is mounted at 1/2" below grab bar instead of having 1 12" clear minimum. Photo #: 3	ADAAG: 4.16.6 T24: 1115B.9.3, Table 1115-1	Relocate toilet paper dispenser to an accessible height.	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Men's triangle sign mounted on wall instead of door. Photo #: 1	ADAAG: T24: 1115B.5	Remount sign.	1	JOB	\$50	\$50	3	

2 Mechanical Room - 101
\$490
Doors

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Women's Restroom - 102										\$17,880	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 10 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, 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.	1" threshold. Photo #: 4	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	50	SF	\$25	\$1,250	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		

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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
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.	Paper towel dispenser protrudes 6" from the wall at 41" 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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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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)	50" wheelchair maneuverable clearance in front of door, due to the location of wall. Restroom vestibule is too small.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b)	Remodel area as needed to provide compliant vestibule, relocate door or provide an automatic door operator.	1	JOB	\$5,000	\$5,000	2		
			T24:								
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	Provide insulation at hot water drain pipes under at least one lavatory.	1	JOB	\$100	\$100	3		
			T24: N/A								
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 25" high and 31" to the top.	ADAAG: 4.19.2	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
		Photo #: 6	T24: 1115B.9.1 Table 1115-1								

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BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 #: 7	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.	17" from centerline of water closet to wall. Photo #: 7	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	1	JOB	\$5,000	\$5,000	4	
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 2" from the wall with the total projection of 38" from the back wall instead of 42" required. Photo #: 7	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 is mounted 8" from the wall with the total projection of 50" from the back wall instead of 54" required. Photo #: 7	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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BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.		No U-pull outside of door.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$150	\$150	2	
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 47 1/2" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2	
Adult: Stall toilet paper dispensers.	Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07).		Toilet paper dispenser accessible type but it is mounted at 1/2" below grab bar. Photo #: 7	ADAAG: 4.16.6 T24: 1115B.9.3	Relocate toilet paper dispenser to an accessible height.	1	JOB	\$350	\$350	2	
Adult: Coat hook.	Coat hook not within accessible reach range.		Coat hook mounted at 62" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1	JOB	\$70	\$70	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser not accessible type, mounted at 41" 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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Women's restroom circle sign is mounted on the wall. Photo #: 5	ADAAG: T24: 1115B.5	Relocate sign.	1	JOB	\$50	\$50	2		

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
4 Copying Room - 104B										\$2,880	
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.	Automatic door opener requires 7 lbs. of effort to operate.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust automatic door opener.	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.	2	JOB	\$390	\$780	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.	3/8" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$280	\$280	3		

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BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
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	
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Alarm controls located at 55 1/2" high.	ADAAG: 4.2.5 T24: 1118B.5	Modify vending machine and mounting height of operating mechanisms.	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" 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	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 the required tactile permanent room signage.	2	JOB	\$100	\$200	3	
5 Open Office - 105										\$5,500	
Corridor											
Corridor width, occupant load of 10 people or more.		Corridor minimum clear width shall be 44" wide.	Path of travel to cubicle is 32" wide instead to the required 36" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Modify cubicle to provide compliant entry width.	1	JOB	\$300	\$300	2	
Corridor width, occupant load of 10 people or more.		Corridor minimum clear width shall be 44" wide.	Path of travel to door at Victoria Street is 37" wide instead to the required 36" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Remove bookcases to provide compliant width.	1	JOB	\$50	\$50	2	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 31" to wall.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Automatic door opener provided.	REF.		\$0		2	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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 due to the location of cubicle.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate cubicle.	1	JOB	\$150	\$150	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 opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 57" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	2	JOB	\$250	\$500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		

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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500	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.	3/8" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$280	\$280	3	
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
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 49" 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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BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" 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 the required tactile permanent room signage.	3	JOB	\$100	\$300	3	
6 Hallway - H001										\$7,890	
Corridor											
Corridor width, occupant load of 10 people or more.		Corridor minimum clear width shall be 44" wide.	Path of travel to exterior door is 38" wide instead to the required 44" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Enlarge corridor when altering the area.	REF.		\$0		2	
Doors											
Interior doors strike side clearance at pull side hinge approach.		Strike side clearance 36" min.	1/2" 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	\$5,500	\$5,500	4	

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BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 8 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, 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.	1/2" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Provide new threshold. Modify landing as required to insure code compliance.	1	JOB	\$280	\$280	4		
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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Westside Community Center
BUILDING - 2


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

Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 51" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4
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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
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Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3
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7 Office - 106B**\$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
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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Office - 106C										\$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	
9 Office - 106D										\$150	
Doors											
Door maneuvering clearances at landings.		Side approach corridor or landing clearance shall be minimum of 60" wide.	38" in front of door to desk.	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
10 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		
11 Office - 106E										\$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		
12 Office - 106F										\$200	
Doors											
Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	43" from door to shelf.	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Relocate shelf.	1	JOB	\$50	\$50	2		

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Westside Community Center
BUILDING - 2


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

13 Office - 106G
\$1,130
Doors

Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 7 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.	Deadbolt requires tight grasping and is mounted at 45" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$250	\$250	2	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	1/2" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Provide new threshold. Modify landing as required to insure code compliance.	1	JOB	\$280	\$280	3	
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											
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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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14 Office - 104D
\$150
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 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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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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15 Office - 104C
\$150
Doors

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	8 1/2" 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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Westside Community Center
BUILDING - 2



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

Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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16 Meeting Room - 104A**\$4,300****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.	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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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 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	
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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	5/8" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	40	SF	\$25	\$1,000	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	
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	

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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
17 Office - 103A										\$3,580	
Doors											
Door opening, offset hinges		Minimum door clear width must be at least 32" wide.	Door width 31 3/4".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	4	
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 14 lbs., door sweep 9 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Automatic door opener requires 9 lbs. of effort to operate.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust automatic door opener.	1	JOB	\$100	\$100	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 40" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Relocate obstacles as needed to provide compliant approach to fire extinguisher.	1	JOB	\$50	\$50	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.	3/8" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$280	\$280	3		
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		

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Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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											
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 the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
18 Office - 103B									\$3,020		

Doors

Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 31 3/4".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	3	
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Westside Community Center
BUILDING - 2



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 17 lbs., door sweep 9 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Automatic door opener is out of order.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Repair automatic door opener.	1	JOB	\$300	\$300	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.	1/2" - 3/4 threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$280	\$280	3		

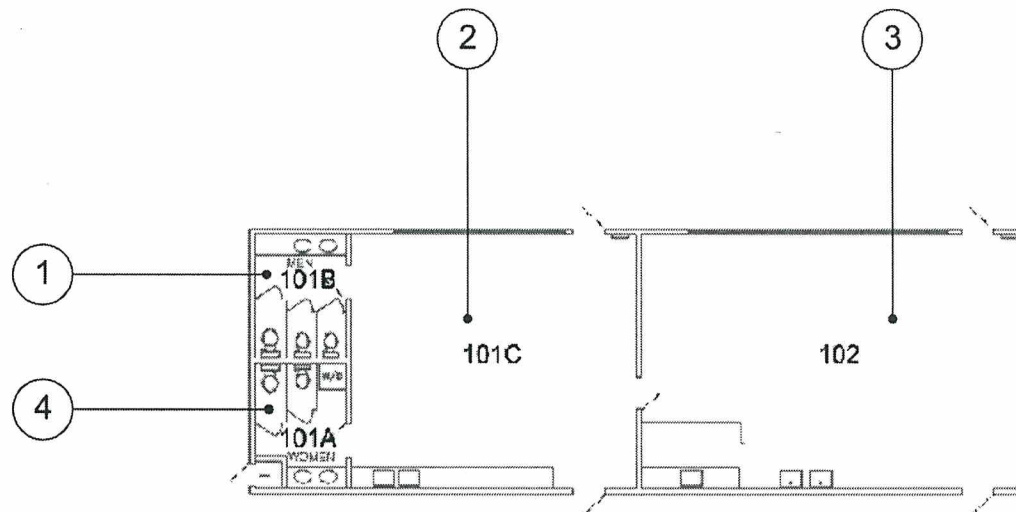
14-Apr-08

Westside Community Center
BUILDING - 2


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 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											
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 the required tactile permanent room signage.	2	JOB	\$100	\$200	3		

**WESTSIDE COMMUNITY CENTER
BUILDING - THREE**

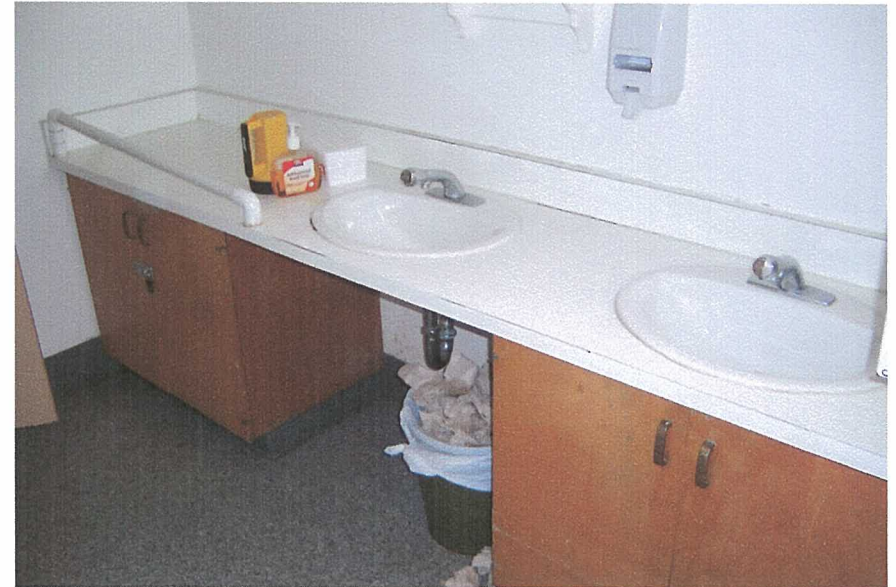






Building - Photo # 1

*Men's restroom door does not have a compliant sign.
Hardware is not accessible type.*



Building - Photo # 2

*Sink does not have the required knee clearance - 24"
high and 31" to the top. Soap dispenser accessible type,
mounted at 42" high.*



Building - Photo # 3

Narrow Men's semi-ambulatory stall is not compliant, since there is no other accessible restroom in this building.



Building - Photo # 4

Narrow Women's semi-ambulatory stall is not compliant, since there is no other accessible restroom in this building.



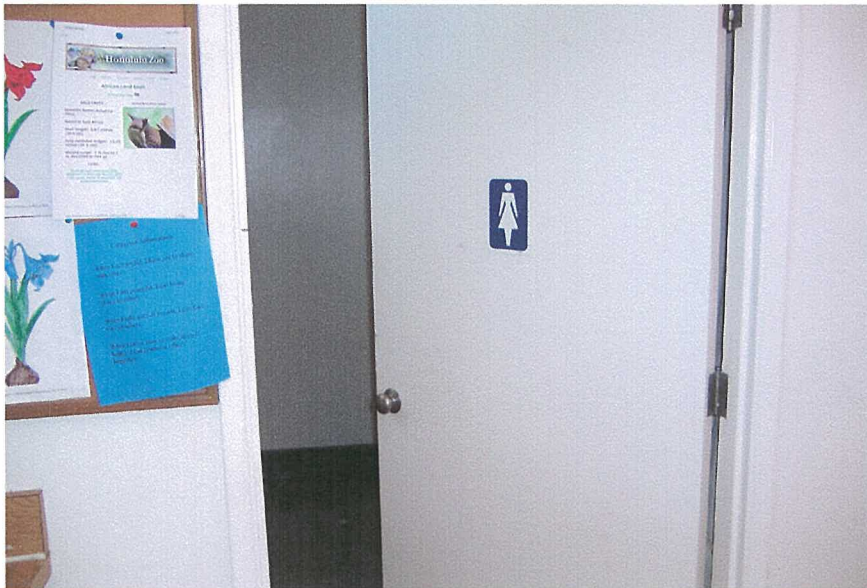
Building - Photo # 5

Sink does not have the required knee clearance. Soap dispenser accessible type, mounted at 57" high. Accessible type paper towel dispenser, mounted at 50" high.



Building - Photo # 6

No knee clearance at eye wash, similar requirements as drinking fountains. Path of travel to eyewash is not compliant.



Building - Photo # 7

Doorknob not accessible type requires tight grasping and twisting of the wrist to operate. Women's restroom door does not have a compliant sign.



Building - Photo # 8

Sink does not have the required knee clearance - 24" high and 31" to the top. Relocate storage under sink.

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Westside Community Center
BUILDING - 3



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Westside Community Center BUILDING - 3 Total Cost = \$50,425

1 Men's Restroom

\$11,140

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
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Electrical, Alarms

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

Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 24" high and 31" to the top. Photo #: 2	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
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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	Narrow semi-ambulatory stall is not compliant, since there is no other accessible restroom in this building. Photo #: 3	ADAAG: 4.17.3 T24: 1115B.7.1.3	Remove one water closet fixture to provide the required space for the accessible stalls, provide new grab bars and accessories.	1	JOB	\$7,000	\$7,000	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.	Soap dispenser accessible type, mounted at 42" high.	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Men's restroom door does not have a compliant sign. Photo #: 1	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	4		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Classroom - 101C										\$13,900	
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48"clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Low non-compliant drinking fountain, without high/low. Drinking fountain is abandoned.	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide a new high/low drinking fountain when altering the area.	1	JOB	\$4,200	\$4,200	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 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		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 8 lbs., door sweep 8 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
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		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 53" 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		
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.	Soap dispenser accessible type, mounted at 56" high.	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser accessible type, mounted at 56" high.	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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.	Not wheelchair accessible "EXIT" sign provided.	ADAAG: T24: 1117B.5	Provide directional and/or informational sign about facilities and/or building functionality.	2	JOB	\$200	\$400	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 STAIR" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	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 the required tactile permanent room signage.	2	JOB	\$100	\$200	3	
Work Surfaces											
Service counter stand-up service, height.		Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 36 1/2" high.	ADAAG: 7.2 T24: 1122B.4	Lower the counter.	1	JOB	\$3,500	\$3,500	2	

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Work Service Room - 102										\$14,195	
Corridor											
Corridor width, occupant load of 10 people or more.	Corridor minimum clear width shall be 44" wide.	Path of travel at kitchen area is 28" wide instead to the required 44" wide.	ADAAG: 4.3.3 T24: 3305 (b) 1	Remodel area as needed to provide compliant clearances when altering the area.	1	JOB	\$4,000	\$4,000	3		
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 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 9 lbs., door sweep 8 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door 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		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 60" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Electrical, Alarms											
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, mounted at 68" high.	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.	1	JOB	\$1,200	\$1,200	2		

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 55" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	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)	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		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance. Photo #: 5	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
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 accessible type, mounted at 50" high. Photo #: 5	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2		

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Westside Community Center
BUILDING - 3



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 47" high. Photo #: 5	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	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.	Non-accessible wheelchair path of travel exit sign provided.	ADAAG: T24: 1117B.5	Provide directional and/or informational sign about facilities and/or building functionality.	1	JOB	\$200	\$200	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 the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

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Westside Community Center
BUILDING - 3


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	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.	No stair identification sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	

Special Equipment

Eye Wash space requirements at wall and post mounted units.	Eye Wash minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of eye wash. The eye wash shall be 36" high max., 6" deep from the edge. Operating system within 6" from the front, shall not required tight grasping, twisting and pinchint to operate and not to exceed 5 lbf. of effort.	No knee clearance at eye wash, similar requirements as drinking fountains. Path of travel to eye wash too narrow. Photo #: 6	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide a new compliant eye wash with the required knee clearance and accessible path of travel.	1	JOB	\$4,200	\$4,200	3	
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4 Women's Restroom
\$11,190
Doors

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	16" doors strike clearance at pull side, due to the location of counter. Photo #: 8	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.	1	JOB	\$1,250	\$1,250	2	
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Westside Community Center
BUILDING - 3



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 7	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		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 24" high and 31" to the top. Photo #: 8	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
Water Closet 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.	Narrow semi-ambulatory stall is not compliant, since there is no other accessible restroom in this building. Photo #: 4	ADAAG: 4.17.3 T24: 1115B.7.1.3	Remove one water closet fixture to provide the required space for the accessible stalls, provide new grab bars and accessories.	1	JOB	\$7,000	\$7,000	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 accessible type, mounted at 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	1	JOB	\$350	\$350	2		

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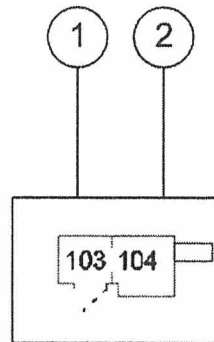
Westside Community Center
BUILDING - 3



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 7	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	Women's restroom door does not have a compliant sign.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1	JOB	\$100	\$100	2	

**WESTSIDE COMMUNITY CENTER
BUILDING - FOUR**







Building - Photo # 1

No door landing and sloped walk at exterior door. Not compliant hardware, no tactile/Braille room identification sign.

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Westside Community Center
BUILDING - 4



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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Westside Community Center BUILDING - 4 Total Cost = \$3,230

1 Storage

\$2,490

Doors

Doors, landing at entrance exceeds maximum slope.	Level landing of maximum 2.0 % slope required at door landing.	Step without a ramp and the required compliant door landing at exterior door. Photo #: 1	ADAAG: 4.13.8* T24: N/A	Provide ramped entry and landing in front of storage door.	1	JOB	\$2,000	\$2,000	2
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Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 1	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
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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. Photo #: 1	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3
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Westside Community Center
BUILDING - 4


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Changing Room										\$740	
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. Padlock mounted at 68" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Remove padlock and provide a compliant hardware.	1	JOB	\$390	\$390	2		
Door opening hardware, pull side-type.	U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have compliant hardware, mounted at 56" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2		
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		

Total Project Cost : **\$413,600**