



**ALICE KECK PARK MEMORIAL
GARDENS
ACCESSIBILITY SURVEY**



June, 2007

CITY OF SANTA BARBARA



1. INTRODUCTION AND BACKGROUND 1

Introduction
The ADA Title II Requirements
Project Background

2. SUMMARY OF FINDINGS 4

Summary of Accessibility Survey Findings for Both Public Right-of-Way and Site

3. COST SUMMARY 6

Summary of Cost for Public Right-of-Way and Site

4. ACCESSIBILITY SURVEY REPORT GLOSSARY 7

Explanation of Accessibility Survey Report Format

5. ACCESSIBILITY SURVEY REPORT

Reference Drawings
Photographs
Survey Findings:
 Public Right-of-Way
 Site: Alice Keck Park Memorial Gardens
 Buildings: None





Introduction

This document is an Accessibility Survey report for the **Alice Keck Park, located at 219 East Micheltorena 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). The 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. 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.



Alice Keck Park Memorial Garden Accessibility Survey Report:

This Accessibility Survey report includes the evaluation of the immediate public right-of-way adjacent to the **Alice Keck Park Memorial Garden** and park site accessibility issues. 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, California Building Code (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 GPA 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 Accessibility Survey Report:

The Alice Keck Park Memorial Garden is located in the downtown area of the City of Santa Barbara. The Alice Keck

Park Memorial Garden does not have any buildings within the park; there is only a gazebo.

This park is highly used by the general community. It offers many diverse opportunities for recreation. The park has benches located throughout the site, trash receptacles, directories and talking signs. There are no public restrooms at this park.

Site Issues:

1. There are **bus stops** located near the park that are accessible. The path of travel from these bus stops to the accessible pedestrian entrances provided on Micheltorena and Santa Barbara streets is in general accessible, with some cross slope issues and substandard curb ramps without detectable warnings. There is no directional signage to the accessible entrances needed to facilitate wayfinding.
2. There are no **public parking lots** at this park, only on-street parking.
3. There are several sidewalks and walks within the park that have **cross slope** issues in the paths of travel, as well as pavement dislocations and uneven surfaces that are not code compliant. A few walks have steep running slopes that require handrails to comply with the ramp requirements.



4. There are several **protruding vegetation plants into the walks**, reducing the minimum walk required width and **overhead obstructions** – plants below 80” high.
5. **The curb ramps** have several non-compliant issues including steep **curb ramp and flairs running slopes**, **no detectable warnings and contrast with the adjacent surfaces**.
6. **Benches** do not have a 30” x 48” space adjacent to them so a person using a wheelchair can sit shoulder to shoulder with the person seated on the bench. A few benches do not have back support.
7. **There are several stairs** around the park without compliant **handrails and handrail extensions**; **contrasting color striping - 70% contrast and uneven risers**. Some are wood boards and dirt, non-compliant.
8. There are two **drinking fountains** without a compliant path of travel to them, one has a 2” drop from a concrete platform to the path of travel and the other uneven surfaces. One of the drinking fountains does not have the required knee clearance.
9. **There are several bridges** that have multiple code violations. Path of travel with no guardrails or non-compliant ones. Some have a step at the entry and exit

point. Another has a steep path of travel leading to the bridge.

10. **There is a wooden path and platform** over some mash type of planting. The path is narrow, with 1” gaps in the direction of travel and no warning curbs around this area.
11. **The brick area adjacent to the pond** also lacks guardrails.
12. **Directional signage** is missing at all non-accessible entrances with steps, directing persons with disabilities to accessible entrances. There are several informational signs that do not have tactile, Braille or audible signs to provide information to blind pedestrians.

It is very important to not only provide accessibility features but to maintain them. The decomposed granite surface provided at most of the park walks need high maintenance to keep them firm, stable and without uneven surfaces and cross slopes. This surface when wet can be slippery. We recommend in this report to change the walks surfaces that are firm, stable and slip resistant and required less maintenance.

Detailed information regarding the non-compliant features of the park is included in the following report.



The Accessibility Survey report cost summary below reflects the probable construction cost estimate without applying the soft cost factor. The location factor has been included into the preliminary probable construction cost estimates.

Public Right-of-Way:

Preliminary probable construction cost: \$ 151,066

Site:

Preliminary probable construction cost: \$ 958,662

TOTAL COST: \$ 1,109,728

SOFT COST- 35%: \$ 388,405

GRAND TOTAL COST: \$ 1,498,134

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

Location Factor:

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

Soft Cost Factor:

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



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

The survey report contains the following items:

Item:

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

Location:

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

Condition/Barrier:

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

Requirement:

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

Existing condition:

This is a brief description of the conditions in the field and indicates why the item is not code compliant, for instance a

4.5% cross slope of a sidewalk, when the code requirement is a maximum of 2% or not to exceed 2.5% in 20 LF. Under this field, we also will indicate a Photo #, where applicable.

Photo #:

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

Code Reference:

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

Suggested Recommendation:

This “Recommendation” field indicates one of the suggested possible solutions to remove an architectural barrier. It is important to understand that there are several possible solutions to each problem and the final solution can vary depending of the design selected in the implementation phase. Often the nature of the solution is linked to a cost consideration. For instance, in a restroom the design solutions selected may be to provide the minimum “patch and match” retrofit to achieve access, the least expensive solution, or the public entity may select to do a complete retrofit of the restrooms to address other maintenance of functional

problems and to modernize the facility at the same time that the ADA barriers are removed.

Quantity:

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

Unit Type:

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

Unit Cost:

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

Total Cost:

This field indicates the total budgetary preliminary probable construction cost estimate. This probable construction cost estimate does not include soft cost, which in a public building construction type can be around 35% to 50% of the construction cost estimate, depending on the implementation methods, location of the project, etc. There are some items that might be indicated in the report as REF-reference, this means that either there is no cost associated with the barrier removal of the item, or that the cost for the particular item is

included as a total job, and the additional item information is for clarification only or to give a more detailed information of why the existing condition is not code compliant. The reference items are also used to indicate hardship conditions, for instance topographical site constraints that prohibit access to a facility, applicable code exceptions and other unreasonable hardship conditions.

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

PR-Priority:

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

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

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



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

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

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

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

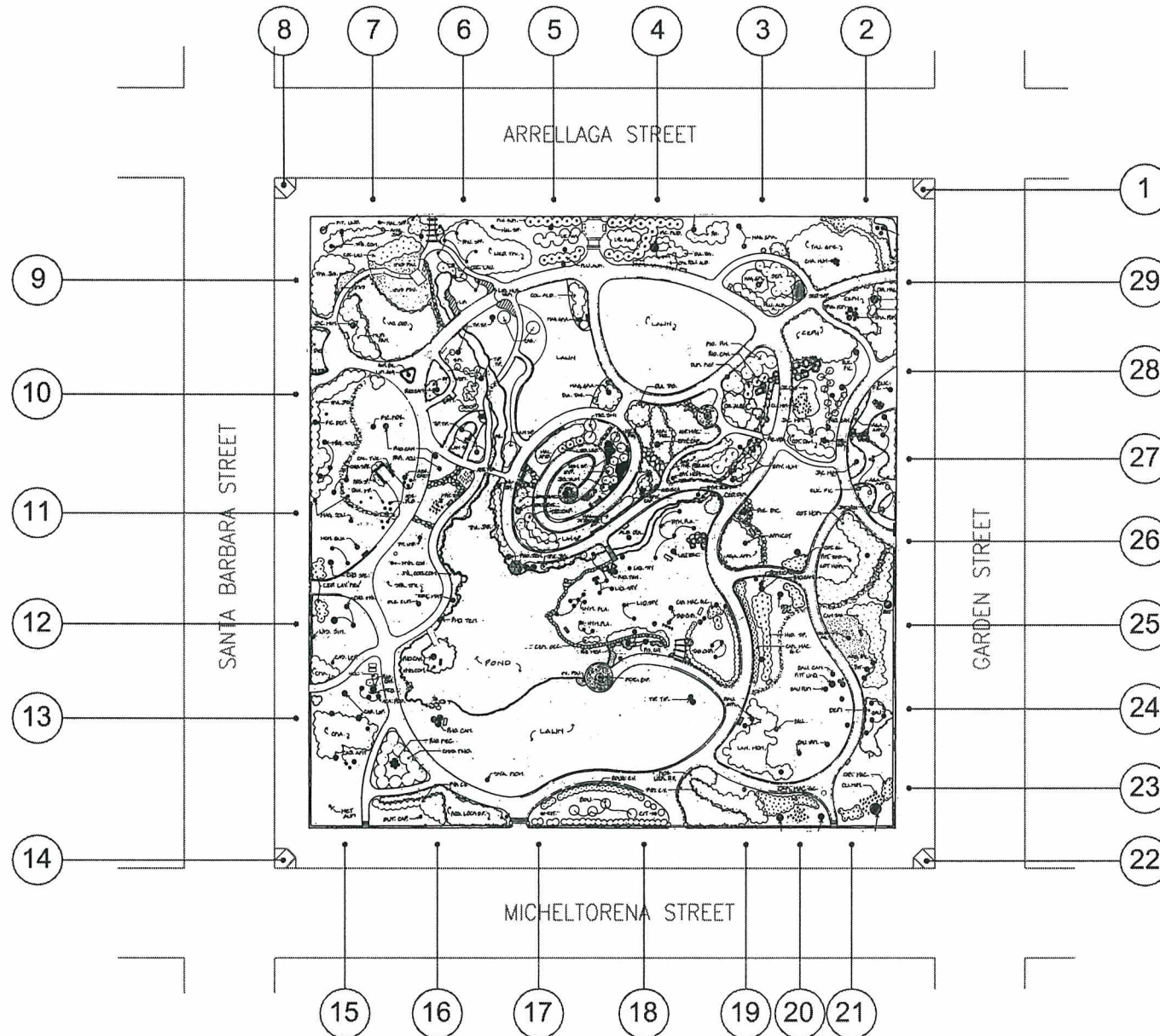
This construction tolerance allowance will have to be evaluated in a case-by-case basis and approved by the agencies that have jurisdiction on the project, or be addressed in a public entity Transition Plan.

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

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

**ALICE KECK PARK
PUBLIC RIGHT-OF-WAY**







Public Right-of-Way - Photo # 1

Curb ramp is non-conforming, with running slope of 9.5% and flar side of 11.5%. The top landing is 24" deep instead of the required 48". There are no detectable warnings and contrasting color with the adjacent surfaces. Grooves 4" instead of 12" wide.



Public Right-of-Way - Photo # 2

Pavement dislocation is a tripping hazard. Tree well dirt level has a 1"-3" drop from the adjacent walk.



Public Right-of-Way - Photo # 3

Tree well has uneven surfaces and pavement dislocations that need repair.



Public Right-of-Way - Photo # 4

Uneven surface in the path of travel needs to be repaired.



Public Right-of-Way - Photo # 5

Tree leaves are an overhead obstruction at 62" high instead of the required minimum clearance of 80" high.



Public Right-of-Way - Photo # 6

Tree branch protrudes 7" into the path of travel at 72" high. Branch needs to be trimmed.

14-Apr-08

Alice Keck Park
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY TYPE	UNIT	UNIT COST	TOTAL COST	PR	IMPL DATE
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Alice Keck Park PUBLIC RIGHT-OF-WAY Total Cost = \$151,066

1 Curb Ramp

\$5,900

Curb Ramps & Landings

Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope 9.5%; flair sides slope ranges from 11.5% to 7.2%; bottom landing 2'; grooves 4" wide; no detectable warnings and not contrasting color with adjacent surfaces. Photo #: 1	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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2 Sidewalk

\$2,160

Walks and Sidewalks

Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Pavement dislocation. Photo #: 3	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	80	SF	\$22	\$1,760	2
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Patched concrete at pavement dislocation need to be repaired. Photo #: 2	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	2	JOB	\$200	\$400	2

3 Sidewalk

\$4,480

Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.7% to 3.4%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	160	SF	\$28	\$4,480	3
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14-Apr-08

Alice Keck Park
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
4 Sidewalk									\$110	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface in front of brick. Photo #: 4	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1 JOB	\$50	\$50	2	
Smooth surface.	Yes		Pavement dislocation 3/4" high.	ADAAG: 4.5.2 T24: 1133B.7.1	Smooth surface; grind pavement surface.	3 LF	\$20	\$60	2	
5 Sidewalk									\$2,240	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Dislocation next to tree - 1".	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	80 SF	\$28	\$2,240	2	
6 Sidewalk									\$17,808	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surfaces and pavement dislocation next to Daniel Erick Bush plaque - 1 3/4".	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	636 SF	\$28	\$17,808	2	
7 Sidewalk									\$6,720	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surfaces and pavement dislocation - 5/8".	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	240 SF	\$28	\$6,720	2	

14-Apr-08

Alice Keck Park
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Curb Ramp									\$5,900	
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope 11.3%; flair sides slope ranges from 14.2% to 7.7%; bottom landing 21"; no detectable warnings and not contrasting color with adjacent surfaces.	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	
9 Sidewalk									\$6,720	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.5% to 2.8%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	240	SF	\$28	\$6,720	3	
10 Sidewalk									\$50	
Hazards/Protruding Objects										
Minimum clear headroom, 80" high above finished floor min. and/or obstacle reduction of clear width of path of travel.	80" clear headroom from floor and/or >36" clearance, (32" permitted for a distance of no more than 24")	Tree branches and leaves at 62" high. Photo #: 5	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	

14-Apr-08

Alice Keck Park
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
11 Sidewalk									\$8,400	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.9% to 2.3%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	300 SF	\$28	\$8,400	3		
12 Sidewalk									\$3,360	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.5% to 3.2%.	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		
13 Sidewalk									\$17,640	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.3% to 4.4%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	630 SF	\$28	\$17,640	3		
14 Curb Ramp									\$5,900	
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp running slope 15.4%; flair sides slope ranges from 17.6% to 20.2%; bottom landing 8"; no detectable warnings and not contrasting color with adjacent surfaces.	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1 JOB	\$5,900	\$5,900	3		

14-Apr-08

Alice Keck Park
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
15 Sidewalk Adjacent To Curb Ramp									\$6,720	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.3% to 7.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	240 SF	\$28	\$6,720	3		
16 Sidewalk Adjacent To Stairs									\$1,178	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation adjacent to tree - 3/4".	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6 LF	\$20	\$120	2		
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	42" wide sidewalk, due to protruding shrubs.	ADAAG: 4.3.3 T24: 1133B.7.1	Trim shrubs and maintain 48" wide clear path of travel.	1 JOB	\$50	\$50	3		
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope 2.5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	36 SF	\$28	\$1,008	3		
17 Sidewalk									\$6,168	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation adjacent to Bob and Fusae Shied tree plaque - 1".	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6 LF	\$20	\$120	2		
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.4% to 2.8%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	216 SF	\$28	\$6,048	3		

14-Apr-08

Alice Keck Park
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
18 Sidewalk In Front of Stairs									\$5,944	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation next to tree - 7/8".	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6 LF	\$20	\$120	2		
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.4% to 3.8%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	208 SF	\$28	\$5,824	3		
19 Sidewalk									\$180	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation next to tree - 1" and fill in uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	9 LF	\$20	\$180	2		
20 Sidewalk									\$7,280	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes	Uneven surface and dislocation.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	260 SF	\$28	\$7,280	2		
21 Sidewalk									\$5,090	
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 6'-0" high. Photo #: 6	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		

14-Apr-08

Alice Keck Park
PUBLIC RIGHT-OF-WAY



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Walks and Sidewalks										
Cross slope.		<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.5% to 3.0%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	180 SF	\$28	\$5,040	3	

22 Curb Ramp**\$5,900****Curb Ramps & Landings**

Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp flair sides slope ranges from 14.3% to 8.4%; no detectable warnings and not contrasting color with adjacent surfaces.	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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23 Sidewalk**\$2,240****Walks and Sidewalks**

Smooth surface, no excessive irregular surfaces.	Yes	Uneven surface and dislocation.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	80 SF	\$28	\$2,240	2	
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24 Sidewalk**\$1,008****Walks and Sidewalks**

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope is 3.4% and dislocation 1/2".	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	36 SF	\$28	\$1,008	3	
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14-Apr-08

Alice Keck Park
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
25 Sidewalk									\$50	
Hazards/Protruding Objects										
Minimum clear headroom, 80" high above finished floor min. and/or obstacle reduction of clear width of path of travel.	80" clear headroom from floor and/or >36" clearance, (32" permitted for a distance of no more than 24")	Tree branches and leaves at 60" 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	
26 Sidewalk									\$5,720	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation next to tree ranges from 1/2" to 1".	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6	LF	\$20	\$120	2	
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.0% to 3.5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	200	SF	\$28	\$5,600	3	
27 Sidewalk									\$120	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation next to tree - 5/8".	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6	LF	\$20	\$120	2	
28 Sidewalk									\$10,480	
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Dislocation next to news stand.	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	6	LF	\$20	\$120	2	

14-Apr-08

Alice Keck Park
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
Cross slope.		<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.1% to 2.5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	370	SF	\$28	\$10,360	3	

29 Sidewalk

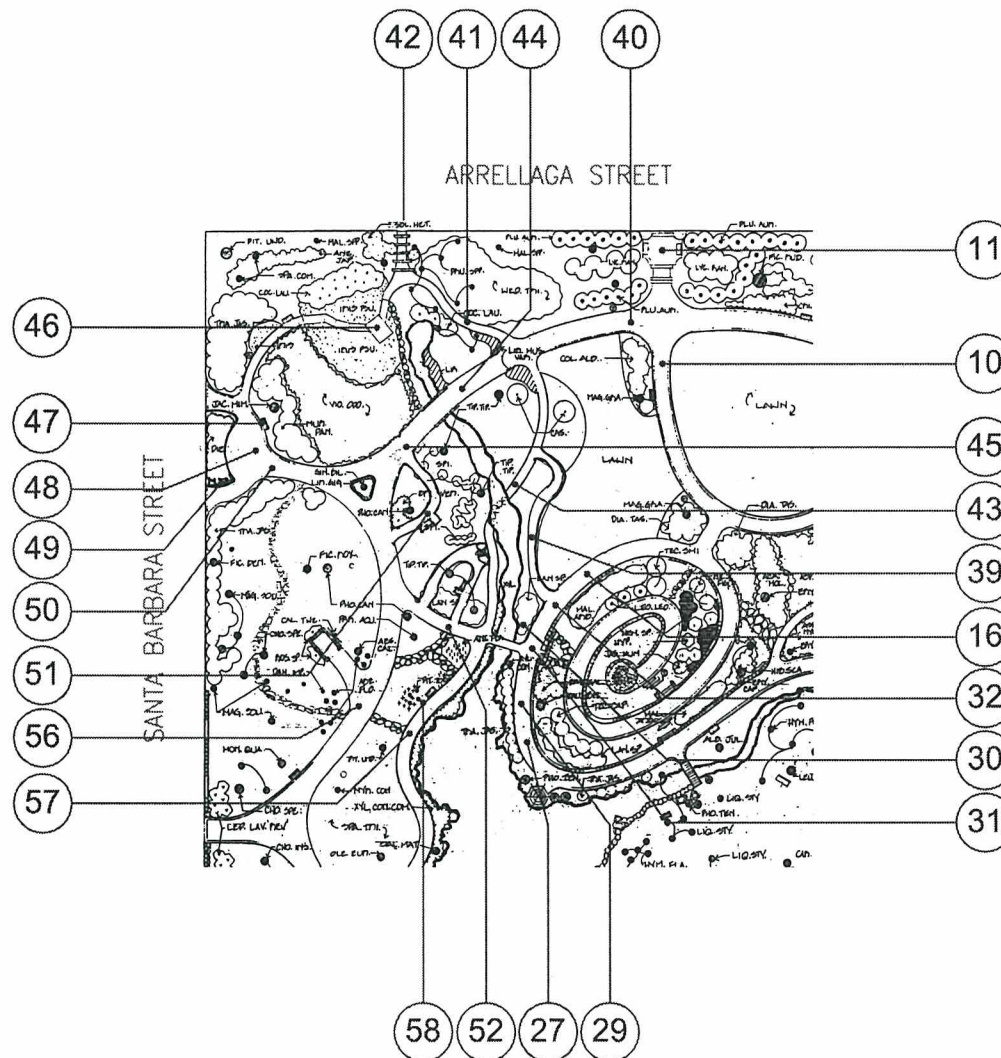
\$5,600

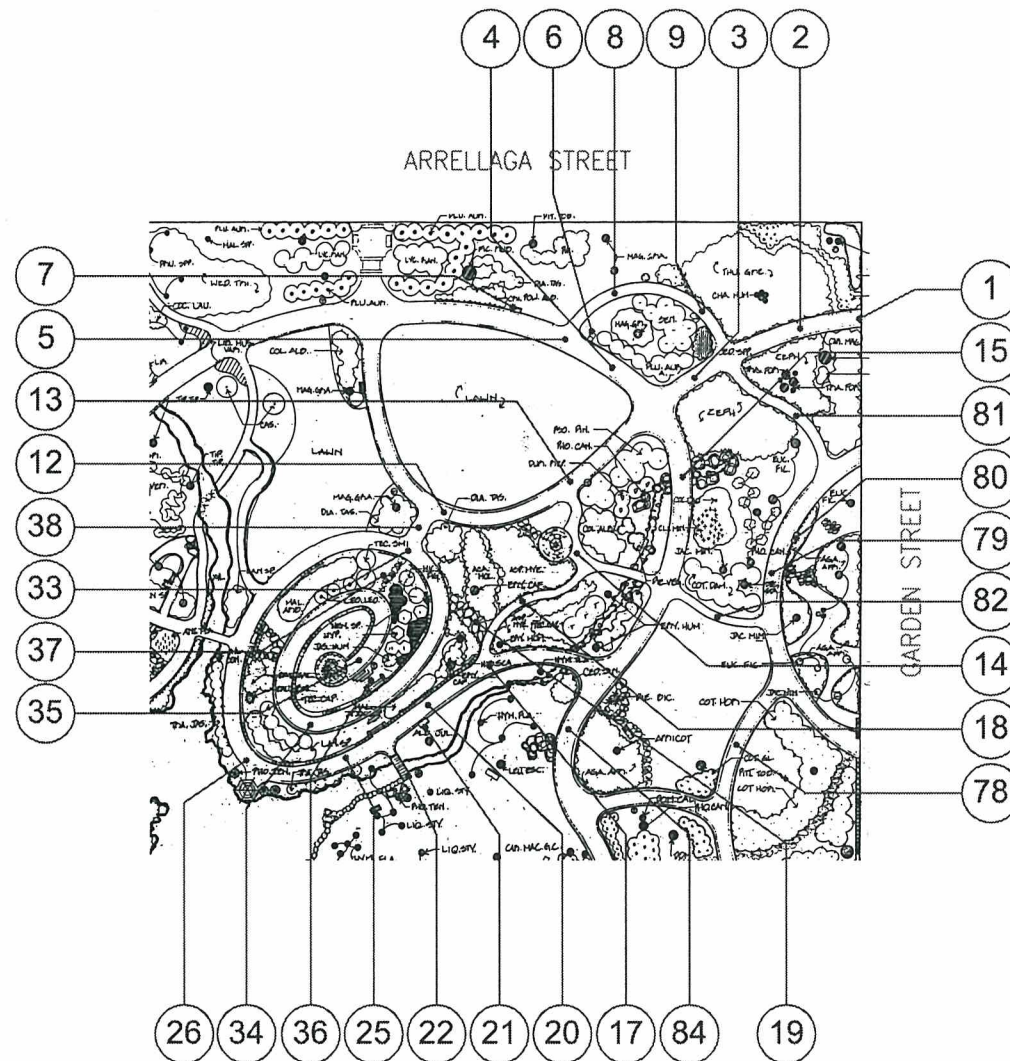
Walks and Sidewalks

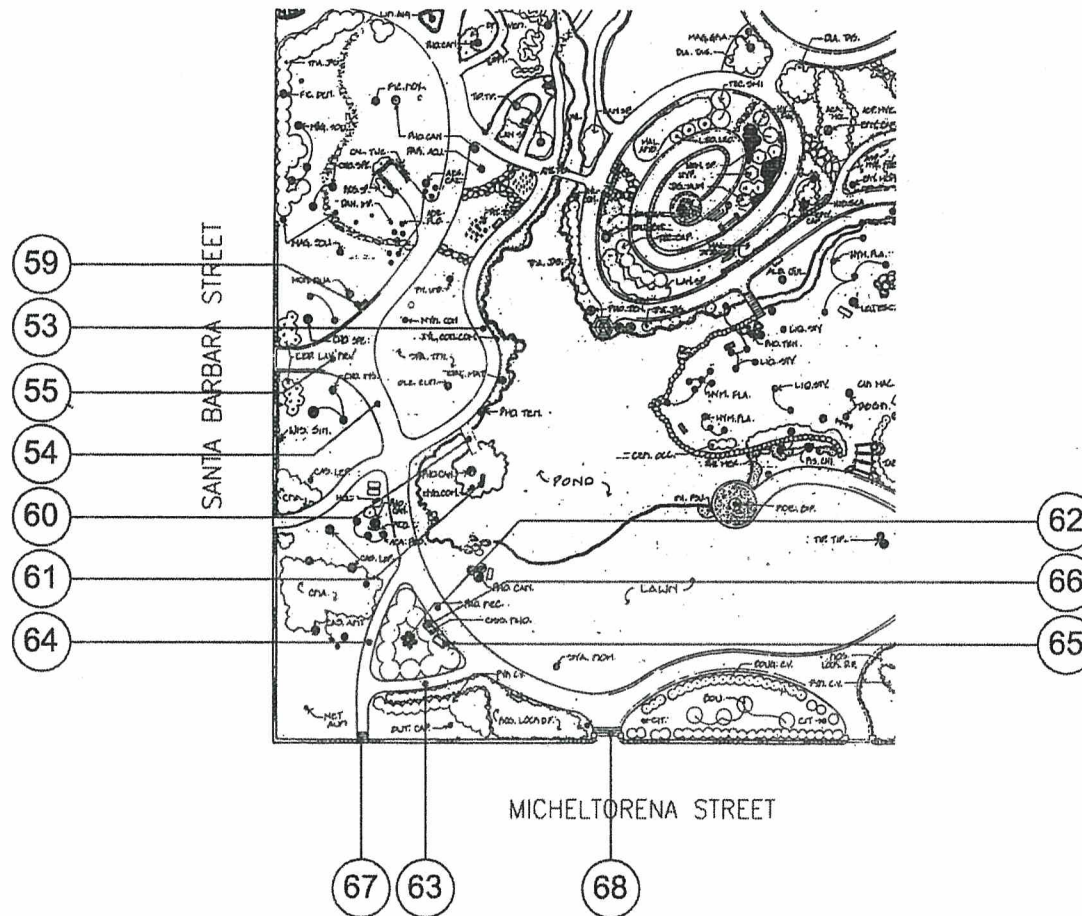
Cross slope.		<2%, (2.5% not to exceed 20')	Cross slope 4.3%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	200	SF	\$28	\$5,600	3	
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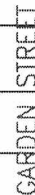
ALICE KECK PARK SITE













Site - Photo # 1

1" drop from sidewalk to decomposed granite surface, is a tripping hazard.



Site - Photo # 2

Path of travel has uneven surfaces and excessive cross slopes that are not considered an accessible surface.



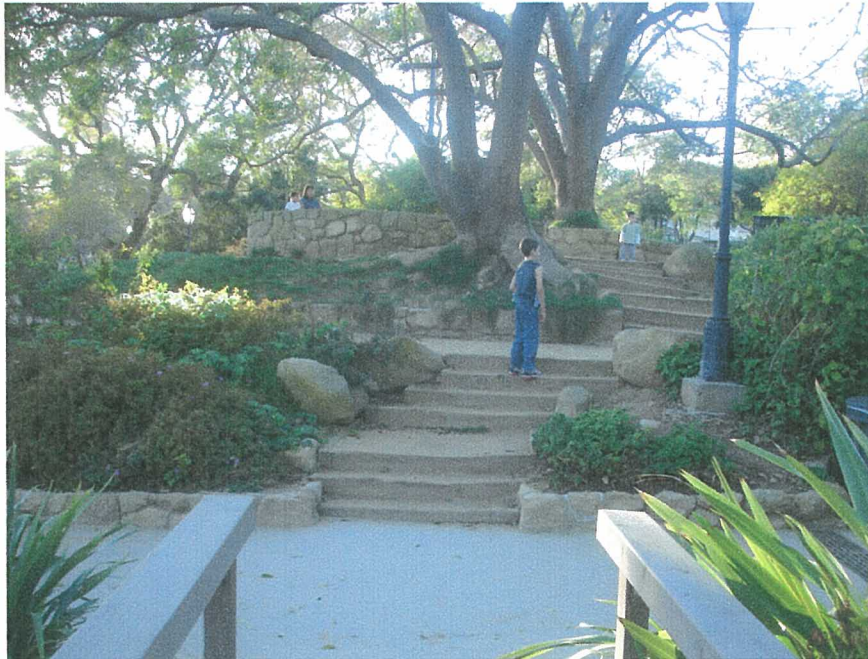
Site - Photo # 3

Landing at drinking fountain has 2" to 3" drop from concrete platform to decomposed granite level.



Site - Photo # 4

There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench.



Site - Photo # 5

Stair has uneven raisers, no handrails and contrasting color striping.



Site - Photo # 6

Walk width 38" due to vegetation protruding into the path of travel.



Site - Photo # 7

There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. 1" drop with adjacent surface.



Site - Photo # 8

Path of travel has 1" drop with adjacent surface.



Site - Photo # 9

Path of travel has uneven surfaces – not compliant.



Site - Photo # 10

Path of travel between batting cages has an excessive cross slope ranging from 3.2% to 5.3% slope.



Site - Photo # 11

*Path of travel not accessible through narrow stone walk
with planting - natural walk not accessible.
Informational-directional signage needed.*



Site - Photo # 12

*Path of travel not accessible due to 2" step and narrow
stone walk with planting - natural walk not accessible.
Informational-directional signage needed.*



Site - Photo # 13

There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. No backrest provided.



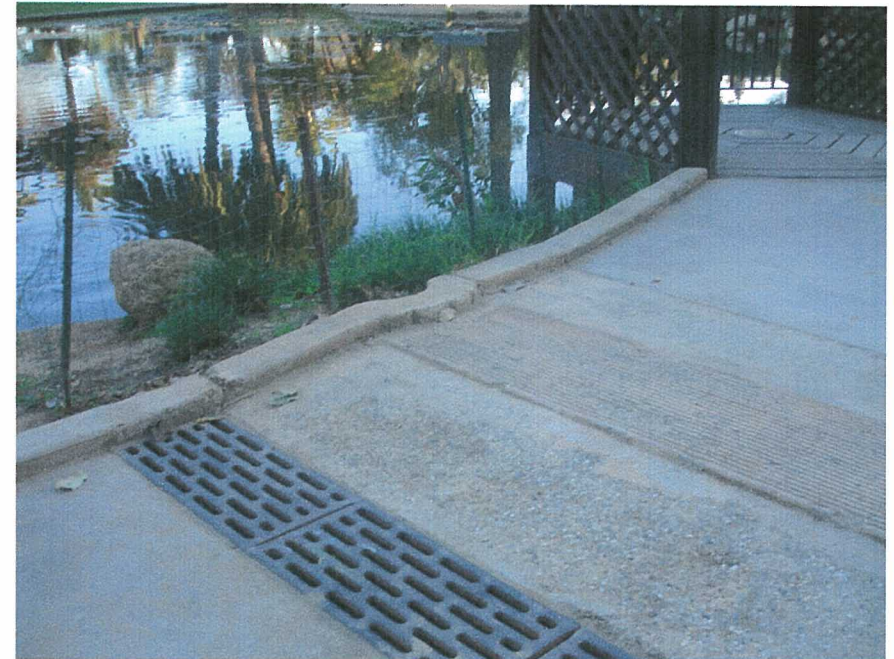
Site - Photo # 14

*Bridge has non-compliant path of travel width - 36 1/2".
Guardrail with 14" gaps between rails instead of 4" sphere max. Running slope at access to it is 11.1%-14.2%. 2" drop to path of travel.*



Site - Photo # 15

Path of travel has uneven surfaces. Tree branches and leaves at 70" high.



Site - Photo # 16

Path of travel has grates with 3/4" wide gaps in the direction of travel (1'x8').



Site - Photo # 17

Stair has uneven bottom raisers 5 1/2" to 6", uneven intermediate stair raisers 4 1/2" to 6", uneven raisers at top stairs 5 1/2" to 5 3/4". No handrails and contrasting color striping.



Site - Photo # 18

Path of travel to tree has uneven surface due to tree root, dislocations range from 1 1/2" to 2".



Site - Photo # 19

Stair does not have compliant landing. Uneven raisers 4" to 6 1/2", non-compliant extensions, no compliant contrasting color striping.



Site - Photo # 20

Path of travel has uneven surfaces leading to a 12" drop. Path of travel is not accessible. Provide informational and directional sign at this location.



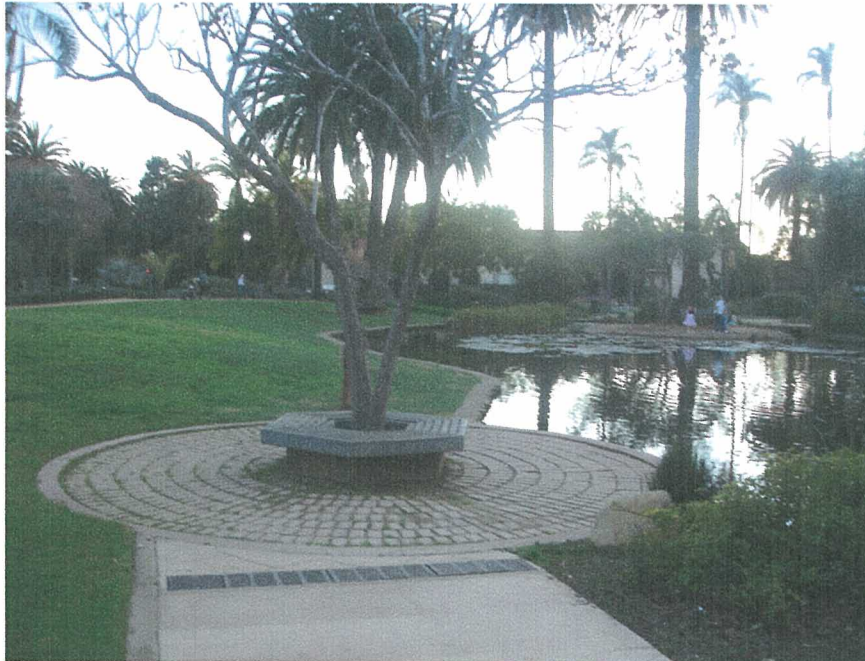
Site - Photo # 21

Stair does not have compliant landing. Uneven raisers 4" to 6 1/2", non-compliant extensions, no compliant contrasting color striping.



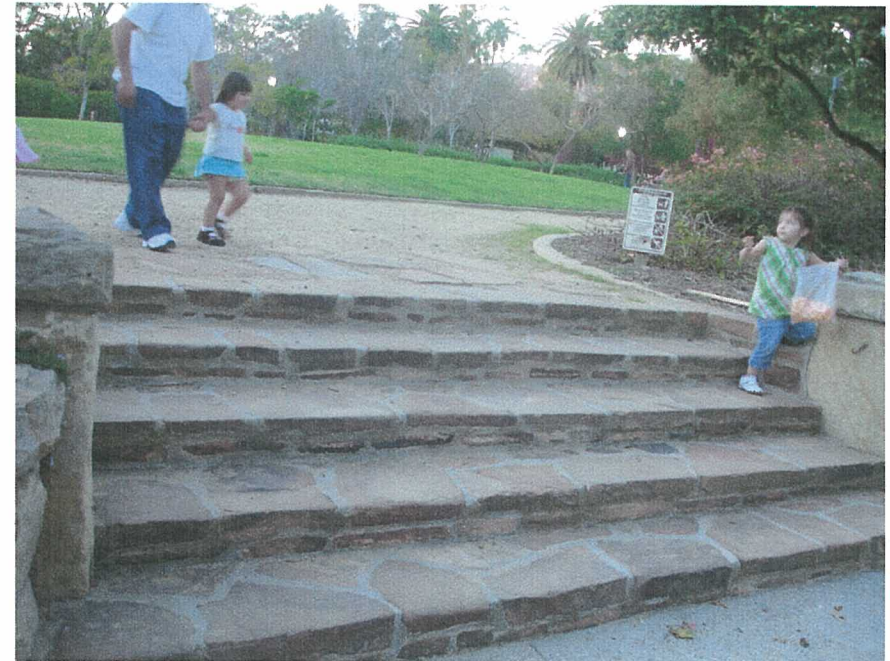
Site - Photo # 22

Path of travel has uneven surfaces leading to a 12" drop. Path of travel is not accessible. Provide informational and directional sign at this location.



Site - Photo # 23

Walk adjacent to pond has a 16" drop to water without a 6" curb.



Site - Photo # 24

Stair does not have compliant raisers 5" bottom to 6", non-compliant treads 16 1/2" to 17 1/2". No handrails and contrasting color striping. No directional sign to accessible entrances.



Site - Photo # 25

Bridge adjacent to pond does not have a guardrail. The bridge surface has 1" gaps in the direction of travel, and a step at both ends to the adjacent walks. Bench is located on an accessible path of travel with uneven surfaces.

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
5 Walk									\$9,800	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.4% to 4.0%. Photo #: 2	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	350 SF	\$28	\$9,800	3		
6 Drinking Fountain									\$1,760	
Walks and Sidewalks										
Walkway level landings at doors/gates.	Level landings (60"x60") swing side.	Landing at drinking fountain has 2" to 3" drop from concrete platform to decomposed granite level. Photo #: 3	ADAAG: N.A. T24: 1133B.7.5	Provide level landing at drinking fountain.	80 SF	\$22	\$1,760	2		
7 Bench									\$220	
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.	There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. Photo #: 4	ADAAG: 4.37.1 T24: N/A	Provide space adjacent to the bench.	10 SF	\$22	\$220	3		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
8 Walk									\$610	
Walks and Sidewalks										
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	Walk width 38" due to vegetation protruding into the path of travel. Photo #: 6	ADAAG: 4.3.3 T24: 1133B.7.1	Enlarge width of walk/sidewalk/pedestrian way to 48" when area is remodeled.(CA only)	1	JOB	\$50	\$50	2	
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope 4.5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	20	SF	\$28	\$560	3	
9 Walk									\$2,240	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 4.0% to 5.0%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	80	SF	\$28	\$2,240	3	
10 Walk									\$560	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope 3.6%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	20	SF	\$28	\$560	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
11 Stair									\$3,840	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided. Photo #: 17	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1		
Stairs										
Exterior stair with multiple code violations.	Comply with all code requirements.	Stair has uneven bottom raisers 5 1/2" to 6", uneven intermediate stair raisers 4 1/2" to 6", uneven raisers at top stairs 5 1/2" to 5 3/4". Photo #: 17	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs.	1 JOB	\$3,000	\$3,000	2		
Handrail location.	Handrail required at both sides of stairs.	No handrails provided at 3 locations - 2 risers each. Photo #: 17	ADAAG: 4.9.4 T24: 1003.3.3.6.1.A	Provide new compliant handrails with extensions.	36 LF	\$0	\$0	2		
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	Stair does not have compliant contrasting color striping. Photo #: 17	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.	72 LF	\$10	\$720	2		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Walk									\$1,680	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.6% to 4.1%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	60 SF	\$28	\$1,680	3		
13 Walk									\$9,800	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.0% to 2.4%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	350 SF	\$28	\$9,800	3		
14 Bench									\$7,440	
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.	There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. Photo #: 7	ADAAG: 4.37.1 T24: N/A	Provide a new bench with 30" by 48" space adjacent to it and an accessible path of travel.	1 JOB	\$500	\$500	3		
Walks and Sidewalks										
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	Path of travel has 1" drop with adjacent surface. Photo #: 8	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	10 SF	\$22	\$220	2		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Cross slope.	<2%, (2.5% not to exceed 20')		Brick surface has a cross slope ranging from 2.6% to 4.5%. Photo #: 7	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	240 SF	\$28	\$6,720	3	
15 Walk									\$8,400	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slope ranges from 3.6% to 4.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	300 SF	\$28	\$8,400	3	
16 Walk									\$16,800	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slope 2.9%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	600 SF	\$28	\$16,800	3	
17 Walk									\$12,600	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	450 SF	\$28	\$12,600	3	
18 Walk									\$6,820	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface. Photo #: 9	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	240 SF	\$28	\$6,720	3	
Walk/sidewalk width.	36" ADA, 48" min. (CA only)		Walk width 24" due to plants. Photo #: 10	ADAAG: 4.3.3 T24: 1133B.7.1	Enlarge width of walk/sidewalk/pedestrian way to 48" when area is remodeled.(CA only)	1 JOB	\$100	\$100	2	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
19 Walk									\$200	
Walks and Sidewalks										
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	Not accessible narrow stone walk with planting and stones - natural walk not accessible. Photo #: 11, 12	ADAAG: 4.3.3 T24: 1133B.7.1	Provide directional sign pointing to the wheelchair accessible path of travel. Maintain plants trimmed for other pedestrians use.	1 JOB	\$200	\$200	1		
20 Walk									\$4,200	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope 4.5%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	150 SF	\$28	\$4,200	3		
21 Bench									\$500	
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.	There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. No backrest provided. Photo #: 13	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and accessible path of travel. Provide back rest.	1 JOB	\$500	\$500	3		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
22 Bridge									\$10,000	
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Bridge has non-compliant path of travel width - 36 1/2". Guardrail with 14" gaps between rails instead of 4" sphere max. Running slope at access to it is 11.1%-14.2%. 2" drop to path of travel. Photo #: 14	ADAAG: 4.8.1 T24: 1133B.7.3	Provide a new compliant wider bridge, with slopes no greater than 8.33% and continuous surface with the adjacent path of travel.	1 JOB	\$10,000	\$10,000	1	
23 Drinking Fountain									\$500	

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 - 24" high to plumbing pipe.	ADAAG: 4.15.5(1) T24: 1507.3.; CBC Table 15-A	Reroute plumbing pipe as needed to provide compliant knee clearance.	1 JOB	\$500	\$500	2	
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14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
24 Plaza With Directory								\$168,050		
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 70" high. Photo #: 15	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		
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes	Uneven surface. Photo #: 15	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	6000 SF	\$28	\$168,000	3		
25 Walk To Gazebo								\$25,528		
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope ranges from 6.2% to 8.6%, no handrails provided.	ADAAG: 4.8.1 T24: 1133B.7.3	Provide handrails as ramp requirements apply for slopes greater than 5%.	100 LF	\$150	\$15,000	2		
Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope 2.6%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	376 SF	\$28	\$10,528	3		
26 Grates In Front Of Gazebo								\$1,530		
Walks and Sidewalks										
Rectangular gratings (walks shall be free of gratings if possible).	1/2" max. grid openings in direction of traffic flow	Grate has 3/4" wide gaps in the direction of travel. (1'x1')	ADAAG: 4.5.4 T24: 1133B.7.2	Provide new grating, with grid openings 1/2" max. in the direction of traffic flow.	1 SF	\$150	\$150	2		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Rectangular gratings (walks shall be free of gratings if possible).	1/2" max. grid openings in direction of traffic flow		Grate has 3/4" wide gaps in the direction of travel. (1'x8') Photo #: 16	ADAAG: 4.5.4 T24: 1133B.7.2	Provide new grating, with grid openings 1/2" max. in the direction of traffic flow.	8 SF	\$150	\$1,200	2	
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")		Grooves have a vertical drop of 5/8" high.	ADAAG: 4.5.2 T24: 1133B.7.4	Grind or repair pavement dislocation to create beveled transition 1:2 max.	9 LF	\$20	\$180	2	

27 Walk
\$12,800
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")

Overhead obstruction at
48" high and 16" wide.

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

Walks and Sidewalks

Slope (if it exceeds 5%,
walkway must meet
ramp standards).

1:20 (5.0%) max.

Running slope ranges
from 6.2% to 7.2%, no
handrails provided.

ADAAG: 4.8.1

T24: 1133B.7.3

Provide handrails as ramp
requirements apply for
slopes greater than 5%.

85 LF \$150 \$12,750 2

28 Grate
\$1,200
Walks and Sidewalks

Rectangular gratings
(walks shall be free of
gratings if possible).

1/2" max. grid openings in
direction of traffic flow

Grate has 3/4" wide
gaps in the direction of
travel. (1'x8')

ADAAG: 4.5.4

T24: 1133B.7.2

Provide new grating, with
grid openings 1/2" max. in
the direction of traffic flow.

8 SF \$150 \$1,200 2

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
29 Walk To Bridge									\$5,900	
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Bridge ramp running slope 6.4% at main walk; slope at entrance of bridge ranges from 14.2% to 16.0%	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	2	
30 Bridge									\$10,000	
Curb Ramps & Landings										
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Bridge ramp running slope 4% at main walk; slope at entrance of bridge ranges from 14.2% to 16.0%.	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	\$10,000	\$10,000	2	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
31 Bench									\$220	
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.	There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench.	ADAAG: 4.37.1		Provide 30" by 48" space adjacent to the bench.	10 SF	\$22	\$220	3	
T24: N/A										
32 Walk At Intersection With Path									\$4,700	
Walks and Sidewalks										
Rectangular tree gratings adjacent to the path of travel.	1/2" max. grid openings in direction of traffic flow	3/4" drop at grate.	ADAAG: 4.5.4		Modify adjacent surface as needed to have 1/4" maximum vertical drop from grate.	1 JOB	\$300	\$300	3	
			T24: 1133B.7.2							
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope ranges from 7.5% to 13.6%.	ADAAG: 4.8.1		Modify existing walk/sidewalk/path to have a slope to 1:20 or less.	200 SF	\$22	\$4,400	3	
			T24: 1133B.7.3							
33 Walk To Trellis									\$13,440	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes	Uneven surface.	ADAAG: 4.5.2		Repave area to provide smooth accessible route surface.	480 SF	\$28	\$13,440	3	
			T24: 1133B.7.1							

Alice Keck Park SITE										
14-Apr-08										
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
34 Walk To Tree										\$400
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface due to tree root, dislocations range from 1 1/2" to 2". Photo #: 18	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1 JOB	\$400	\$400	2	
35 Walk										\$6,584
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Running slope ranges from 5.5% to 9.3%.	ADAAG: 4.8.1 T24: 1133B.7.3	Modify existing walk/sidewalk/path to have a slope to 1:20 or less.	52 SF	\$22	\$1,144	3	
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")		Drop at circular viewing area - 3" high.	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	
Smooth surface, no excessive irregular surfaces.	Yes		Uneven brick surface adjacent to tree.	ADAAG: 4.5.2 T24: 1133B.7.1	Maintain brick surface smooth.	180 SF	\$18	\$3,240	3	
36 Stairs										\$7,120
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Risers height.		Risers height between 4" and 7". Risers height uniform with others. (CA only)	Stairs do not have compliant risers, no handrails provided, no contrasting color stripping. Photo #: 5	ADAAG: T24: 1133B4.5.3	Remodel stairs as required to provide uniform riser height between 4" to 7" high range.	1 JOB	\$7,000	\$7,000	2	
37 Stone Walk									\$220	
Walks and Sidewalks										
Pavement dislocations, uneven surface.		Vertical change with beveled edge 1:2 max. (between 1/4" and 1/2")	Uneven surface leading to a 12" drop. Path of travel not accessible. Photo #: 20	ADAAG: 4.5.2 T24: 1133B.7.4	Provide informational and directional sign at this location.	1 JOB	\$220	\$220	2	
38 Trellis Area									\$1,220	
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.	There is no 30" by 48" space adjacent to bench for a wheelchair user to be seated shoulder to shoulder with a person seated on the bench. T24:	ADAAG: 4.37.2	Provide new bench with 30" by 48" space adjacent to it and accessible path of travel.	10 SF	\$22	\$220	2	
Stairs										
Exterior stair with multiple code violations.		Comply with all code requirements.	Step does not have contrasting color striping and handrail.	ADAAG: 4.9 T24: 1133B.4	Provide compliant step with contrasting color striping and handrails with extensions.	1 JOB	\$1,000	\$1,000	2	

Alice Keck Park SITE										
14-Apr-08										
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
39 Walk									\$13,160	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slope 4.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	470 SF	\$28	\$13,160	3	
40 Walk									\$13,440	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	480 SF	\$28	\$13,440	3	
41 Walk									\$8,960	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slope ranges from 2.4% to 6.1%. Uneven surface.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	320 SF	\$28	\$8,960	3	
42 Stairs									\$10,120	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		Not directional sign provided. Photo #: 22	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	

14-Apr-08


**Alice Keck Park
SITE**



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Exterior stair with multiple code violations.	Comply with all code requirements.		Stair does not have compliant landing. Uneven raisers 8" to 8 1/2", non compliant handrails and extensions, no compliant contrasting color striping and loose doormat. (Exit from private office) Photo #: 22	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs and handrails.	1 JOB	\$10,000	\$10,000	2	
43 Walk									\$1,176	
Walks and Sidewalks										
Walk/sidewalk width.	36" ADA, 48" min. (CA only)		36" wide flag stone walk with 2" curb, leading to water feature.	ADAAG: 4.3.3 T24: 1133B.7.1	Provide a compliant wider walk and a 60" wheelchair turn around space close to water feature.	42 SF	\$28	\$1,176	3	
44 Walk									\$25,200	
Walks and Sidewalks										
Cross slope.	<2%, (2.5% not to exceed 20')		Cross slope ranges from 2.6% to 5.1%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	900 SF	\$28	\$25,200	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
45 Bench									\$264	
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.	ADAAG: 4.37.1		Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	12 SF	\$22	\$264	3	
				T24: N/A						
46 Wood Walk & Dirt Path									\$12,000	
Walks and Sidewalks										
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	Wooden walk and dirt path is 42" wide . Wood walk has 1" gaps in the direction of travel and 20" drop to the adjacent ground without a 6" curb.	ADAAG: 4.3.3		Widen walked to be 48" min. Provide a 6" curb around walk and platform. Modify wooden deck as needed to have 1/2" max. in the direction of travel.	1 JOB	\$12,000	\$12,000	1	
			Photo #: 21	T24: 1133B.7.1						
47 Bench									\$220	
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.	ADAAG: 4.37.1		Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3	
				T24: N/A						

14-Apr-08										Alice Keck Park SITE		
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE		
48 Walks										\$29,400		
Walks and Sidewalks												
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface. 1/2" to 1" vertical drops at both entrances.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1050 SF	\$28	\$29,400	2			
49 Tactile Directory										\$3,000		
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.		Tactile direction sign has Federal Braille instead of California Contracted type 2 Braille.	ADAAG: T24: 1117B.5	Provide directional and/or informational sign about facilities and/or building functionality.	1 JOB	\$3,000	\$3,000	3			
50 Walk										\$10,360		
Walks and Sidewalks												
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	370 SF	\$28	\$10,360	3			
51 Walk										\$22,400		
Walks and Sidewalks												
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	800 SF	\$28	\$22,400	3			

14-Apr-08										Alice Keck Park SITE			
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE			
52 Walk										\$7,420			
Walks and Sidewalks													
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface. 1" drop at change of surface in front of talking sign.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	265 SF	\$28	\$7,420	3				
53 Walk												\$10,360	
Walks and Sidewalks													
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	370 SF	\$28	\$10,360	3				
54 Walk										\$25,200			
Walks and Sidewalks													
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	900 SF	\$28	\$25,200	3				
55 Walk										\$28,000			
Walks and Sidewalks													
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1000 SF	\$28	\$28,000	3				
56 Walk										\$33,600			
Walks and Sidewalks													
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1200 SF	\$28	\$33,600	3				

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
57 Step At Walk									\$40	
Stairs										
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	Stair does not have compliant 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.	4 LF	\$10	\$40	2		
58 Bench									\$220	
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.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3		
59 Bench									\$220	
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.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
60 Wood Bridge									\$6,200	
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)	Bridge over pond does not have a guardrail. Photo #: 25	ADAAG: N.A. T24: 1133B.8.2	Provide a new compliant guardrail	20 LF	\$250	\$5,000	1		
Walks and Sidewalks										
Rectangular gratings (walks shall be free of gratings if possible).	1/2" max. grid openings in direction of traffic flow	The bridge surface has 1" gaps in the direction of travel. There is a step at each side of bridge to the adjacent walks. Photo #: 25	ADAAG: 4.5.4 T24: 1133B.7.2	Provide new bridge surface to have 1/2" maximum gaps in the direction of travel.	40 SF	\$30	\$1,200	1		
61 Bench Under Tree									\$6,160	
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. 21" seat high. Photo #: 25	ADAAG: 4.37.1 T24: N/A	Provide a 30" by 48" space adjacent to bench and modify area as needed to provide an accessible path of travel.	280 SF	\$22	\$6,160	2		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
62 Walk									\$35,280	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1260 SF	\$28	\$35,280	3	
63 Walk									\$3,640	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Running slope ranges from 5.8% to 8.9%. Uneven surface.	ADAAG: 4.8.1 T24: 1133B.7.3	Modify existing walk/sidewalk/path to have a slope to 1:20 or less.	160 SF	\$22	\$3,520	2	
64 Walk									\$3,904	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.		Running slope ranges from 5.6% to 9.0%. Uneven surface.	ADAAG: 4.8.1 T24: 1133B.7.3	Modify existing walk/sidewalk/path to have a slope to 1:20 or less.	172 SF	\$22	\$3,784	2	
65 Bench									\$220	
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.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3	
66 Directory									\$1,000	
Signage										
Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.	Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		No verbal and tactile description of exhibit.	ADAAG: T24: 1117B.5	Provide verbal and tactile description of directory sign as alternative method of providing information to blind pedestrians.	1 JOB	\$1,000	\$1,000	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
67 Stair									\$4,920	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1		
Stairs										
Handrail location.	Handrail required at both sides of stairs.	Handrails are not compliant.	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.	16 LF	\$250	\$4,000	2		
Striping for the visually impaired.	Contrasting color strip (2") at all exterior stair nosing. (CA only).	Stair does not have compliant contrasting color striping.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping for visually impaired at all exterior stair treads when area is altered.	20 LF	\$10	\$200	2		
Risers height.	Risers height between 4" and 7". Risers height uniform with others. (CA only)	Stair does not have compliant risers 7 1/2" bottom to 6 1/2", non compliant treads 13" to 13 1/2".	ADAAG: T24: 1133B4.5.3	Remodel stairs as required to provide uniform riser height between 4" to 7" high range.	1 JOB	\$600	\$600	2		

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
68 Stair									\$6,520	
Signage										
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided. Photo #: 24	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	
Stairs										
Handrail location.		Handrail required at both sides of stairs.	Handrails are not compliant. Photo #: 24	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.	20 LF	\$250	\$5,000	2	
Striping for the visually impaired.		Contrasting color strip (2") at all exterior stair nosing. (CA only).	Stair does not have compliant contrasting color striping. Photo #: 24	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.	60 LF	\$10	\$600	2	
Risers height.		Risers height between 4" and 7". Risers height uniform with others. (CA only)	Stair does not have compliant raisers 5" bottom to 6", non-compliant treads 16 1/2" to 17 1/2". Photo #: 24	ADAAG: T24: 1133B4.5.3	Remodel stairs as required to provide uniform riser height between 4" to 7" high range.	1 JOB	\$800	\$800	2	
69 Walk									\$33,600	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1200 SF	\$28	\$33,600	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
70 Concrete Walk									\$17,620	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign at path of travel junction that leads to inaccessible path of travel with steps.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$120	\$120	1	
Walks and Sidewalks										
Slope (if it exceeds 5%, walkway must meet ramp standards).	1:20 (5.0%) max.	Running slope 8.4%, without handrails.	ADAAG: 4.8.1 T24: 1133B.7.3	Provide compliant ramp with handrails on both sides.	70	LF	\$250	\$17,500	3	
71 Bench									\$220	
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.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10	SF	\$22	\$220	3	
72 Entrance									\$6,190	
Signage										
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	No directional sign with ISA at inaccessible 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	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Handrail location.		Handrail required at both sides of stairs.	Handrails are not compliant.	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.	10 LF	\$250	\$2,500	3	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface at park entrance.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	130 SF	\$28	\$3,640	2	
73 Walk								\$40,600		
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1450 SF	\$28	\$40,600	3	
74 Walk								\$27,000		
Signage										
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided at junction paths to accessible entrance.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	960 SF	\$28	\$26,880	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
75 Stair									\$4,820	
Signage										
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	Not directional sign provided.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	
Stairs										
Handrail location.		Handrail required at both sides of stairs.	Handrails are not compliant.	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.	15 LF	\$250	\$3,750	2	
Striping for the visually impaired.		Contrasting color strip (2") at all exterior stair nosing. (CA only).	Stair does not have compliant contrasting color striping.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping for visually impaired at all exterior stair treads when area is altered.	20 LF	\$10	\$200	2	
Risers height.		Risers height between 4" and 7". Risers height uniform with others. (CA only)	Stair does not have compliant raisers 4 1/4" bottom to 7".	ADAAG: T24: 1133B4.5.3	Remodel stairs as required to provide uniform riser height between 4" to 7" high range.	1 JOB	\$750	\$750	2	
76 Walk									\$38,080	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	1360 SF	\$28	\$38,080	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
77 Bench									\$220	
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.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3	
78 Walk									\$13,720	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	490 SF	\$28	\$13,720	3	
79 Walk									\$16,740	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	590 SF	\$28	\$16,520	3	
Pavement dislocations.		Beveled edge 1:2 max. (between 1/4" and 1/2")	3/4" to 1 3/4" drop.	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	10 SF	\$22	\$220	1	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
80 Bench									\$220	
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. No back provided.	ADAAG: 4.37.1 T24: N/A	Provide new bench with 30" by 48" space adjacent to it and an accessible path of travel.	10 SF	\$22	\$220	3	
81 Walk									\$9,100	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	325 SF	\$28	\$9,100	3	
82 Walk									\$5,600	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	200 SF	\$28	\$5,600	3	
83 Walk									\$11,200	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	400 SF	\$28	\$11,200	3	

14-Apr-08

**Alice Keck Park
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
84 Walk									\$22,400	
Walks and Sidewalks										
Smooth surface, no excessive irregular surfaces.	Yes		Uneven surface.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	800 SF	\$28	\$22,400	3	
85 Stair									\$7,120	
Signage										
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.		Not directional sign provided to accessible path of travel.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1 JOB	\$120	\$120	1	
Stairs										
Exterior stair with multiple code violations.	Comply with all code requirements.		Stair does not have compliant landing. Uneven raisers 4" to 6 1/2", non-compliant extensions, no compliant contrasting color striping. Photo #: 19	ADAAG: 4.9 T24: 1133B.4	Provide new compliant stairs and handrails.	1 JOB	\$7,000	\$7,000	2	

14-Apr-08

**Alice Keck Park
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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Alice Keck Park SITE Total Cost = \$958,662
1 Walk
\$198
Walks and Sidewalks

Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	1" drop from sidewalk to decomposed granite surface. Photo #: 1	ADAAG: 4.5.2 T24: 1133B.7.4	Remove, replace or repair surface area to correct abrupt change in level.	9 SF	\$22	\$198	3
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2 Walk
\$3,920
Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 2.8% to 4.6%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	140 SF	\$28	\$3,920	2
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3 Walk
\$5,880
Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 4.1% to 7.0%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	210 SF	\$28	\$5,880	2
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4 Walk
\$14,000
Walks and Sidewalks

Cross slope.	<2%, (2.5% not to exceed 20')	Cross slope ranges from 3.0% to 4.2%.	ADAAG: 4.3.7 T24: 1133B.7.1.3	Modify walk/sidewalk/pedestrian way to provide compliant cross slope.	500 SF	\$28	\$14,000	3
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14-Apr-08

**Alice Keck Park
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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86 Walk To Pond
\$728
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)	16" drop to water without curb. Photo #: 23	ADAAG: N.A. T24: 1133B.8.2	Provide 6" high concrete curb if drop off is less than 30" high.	26 LF	\$28	\$728	1	
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Total Project Cost : \$1,109,728

14-Apr-08

**Alice Keck Park
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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86 Walk To Pond
\$728
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)	16" drop to water without curb. Photo #: 23	ADAAG: N.A. T24: 1133B.8.2	Provide 6" high concrete curb if drop off is less than 30" high.	26 LF	\$28	\$728	1	
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Total Project Cost : \$1,109,728