

City Center West

The City Center West complex includes a community center, library branch, Fire Station 8 and a police sub-station. The single level building was constructed in 1989 (the police sub-station was added later). The toilet rooms in the community center and library provide some features of accessibility, but do not fully comply with current design standards.

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Community Center- Single User Toilet Room									
22B 15555	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	2				
Parking									
05H 15562	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>Re-stripe the accessible parking to provide 8' wide minimum spaces with adjacent 8' wide minimum aisles. Currently there are 4 spaces designated as accessible, each 12' wide. Photo 1.</i>	1	\$150	\$150	2				
Senior Community Center Exterior Entry (from driveway)									
08D1 15554	Modify / replace existing surface material to eliminate changes in level greater than 1/2". ANSI 303.2, Figure 303.2 <i>There is currently a 1" rise. This appears to be the primary entry. Photo 2.</i>	1	\$750	\$750	2				
				Priority # 2 Total	\$940				

City Center West

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Community Center- Single User Toilet Room									
22K6 (MN) 15558	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2	1	\$400	\$400	3				
22Q 15556	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22U 15557	Relocate the existing soap dispenser so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308 <i>Currently at 54".</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$500

Drinking Fountain

41A1 15538	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>Currently has 1 drinking fountain with a 33" spout height.</i>	1	\$1,500	\$1,500	3				
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Library- Reference Computer

29A 15526	Provide a minimum of one computer lab on an accessible permanent or movable table / counter. The top height of the surface is to be 28"-34" above the floor, with knee clearance a minimum 27" high by 30" wide x 19" deep. ICC / ANSI 902.2 <i>Relocate the reference computer to a location that provides 27" minimum knee clearance; currently provides 25". Photo 4.</i>	1	\$200	\$200	3				
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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Library- Single User Toilet Room									
22B 15520	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2 <i>There is currently an engraved sign mounted on the door.</i>	1	\$40	\$40	3				
22K6 (MN) 15525	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2	1	\$400	\$400	3				
22Q 15523	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22Z 15524	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$540
Library- Work Tables									
26J 15527	Provide a moveable table with knee clearance below, a minimum 27" high by 30" wide by 19" deep. (Encouraged) <i>The tables currently provide 24" knee clearance.</i>	1	\$200	\$200	3				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Men's Toilet Room									
22B	15530	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2 <i>There is currently an engraved sign mounted on the door. Photo 6.</i>		1	\$40	\$40	3		
22E3	15531	Create a fully compliant 60" minimum wide toilet stall by combining two existing stalls and removing one toilet. Ensure that the new stall provides 48" minimum in front of the toilet, side and rear grab bars, toilet paper dispenser located below the horizontal grab bar, a low coat hook, easily operable stall locking hardware and staple style pulls on both sides of the stall door. MN 1341 604.3.1 <i>There is currently an ambulatory stall. Photo 8.</i>		1	\$1,350	\$1,350	3		
22F6 (MN)	15535	In the ambulatory accessible toilet stall (36" wide), install compliant grab bars on both side walls of the ambulatory accessible toilet stall. MN 1341.0460, Subpart 4, Figure 29b		1	\$400	\$400	3		
22H1	15532	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3		1	\$50	\$50	3		
22Q	15534	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6		1	\$50	\$50	3		
22Z	15533	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11		1	\$50	\$50	3		
<i>Location Subtotal:</i>						\$1,940			
Small Meeting Room / 103									
20B1	15551	Relocate object to achieve needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>The plants currently obstruct the entry from the corridor. Photo 3.</i>		1	\$50	\$50	3		

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Women's Toilet Room									
22B	15540	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2 <i>There is currently an engraved sign mounted on the door. Photo 6.</i>	1	\$40	\$40	3			
22E3	15541	Create a fully compliant 60" minimum wide toilet stall by combining two existing stalls and removing one toilet. Ensure that the new stall provides 48" minimum in front of the toilet, side and rear grab bars, toilet paper dispenser located below the horizontal grab bar, a low coat hook, easily operable stall locking hardware and staple style pulls on both sides of the stall door. MN 1341 604.3.1 <i>There is currently an ambulatory stall. Photo 8.</i>	1	\$1,350	\$1,350	3			
22F6 (MN)	15545	In the ambulatory accessible toilet stall (36" wide), install compliant grab bars on both side walls of the ambulatory accessible toilet stall. MN 1341.0460, Subpart 4, Figure 29b	1	\$400	\$400	3			
22H1	15542	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3			
22Q	15544	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3			
22Z	15543	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3			
				<i>Location Subtotal:</i>	\$1,940				
				Priority # 3 Total	\$6,870				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Community Center- Coat Rack									
14F5 15561	Provide a closet rod / coat rack (or portion of) mounted no higher than 48" above the floor. ADA ABA 225.2 <i>All of the hanging rods are currently at 64".</i>	1	\$50	\$50	4				
Community Center- Single User Toilet Room									
22C2 (MN) 15560	Relocate the lavatory or enlarge the room to provide a minimum 42" between the lavatory and the center of the water closet. ANSI 604.3.2 <i>The sink is currently within the clearance for the toilet. No action recommended, okay at time of construction.</i>	1	\$0	\$0	4				
22C3 (MN) 15559	Enlarge the room to provide a minimum 48" of clear floor space in front of the water closet. MN 1341.0442, Subpart 2, Figure MN 1341 28 <i>Currently provides 40" in front of the toilet.</i>	1	\$5,000	\$5,000	4				
				<i>Location Subtotal:</i>					\$5,000
Drinking Fountain									
22-20B1 15539	Remove / relocate / replace moveable object to provide needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>The drinking fountain currently obstructs the push side clearance into the men's and women's toilet rooms. Photo 7.</i>	1	\$50	\$50	4				
Grand Avenue Entry									
20M 15550	Provide a smooth surface at the bottom (within 10" of the floor) of the door, that extends the full width of the door. ICC / ANSI 404.2.9 <i>Currently provides 8".</i>	2	\$50	\$100	4				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Library									
21A1 15519	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 36 1/2".</i>	1	\$1,000	\$1,000	4				
Library Entry									
20M 15518	Provide a smooth surface at the bottom (within 10" of the floor) of the door, that extends the full width of the door. ICC / ANSI 404.2.9 <i>Currently provides 8".</i>	2	\$50	\$100	4				
Library- Single User Toilet Room									
22C2 (MN) 15521	Relocate the lavatory or enlarge the room to provide a minimum 42" between the lavatory and the center of the water closet. ANSI 604.3.2 <i>The sink is currently within the clearance for the toilet. No action recommended, okay at time of construction.</i>	1	\$0	\$0	4				
22N1 15522	Relocate the water closet flush valve so it is located on the open side of the water closet or provide an automatic flush system. MN1341 604.6 <i>Photo 5.</i>	1	\$400	\$400	4				
				<i>Location Subtotal:</i>	\$400				
Library- Workroom									
25J9 15529	Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804	1	\$7,000	\$7,000	4				
27B 15528	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>	\$8,000				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Main Entry									
20M 15517	Provide a smooth surface at the bottom (within 10" of the floor) of the door, that extends the full width of the door. ICC / ANSI 404.2.9 <i>Currently provides 8".</i>	2	\$50	\$100	4				
Men's Toilet Room									
22-20B 15537	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 13" on the pull side.</i>	1	\$750	\$750	4				
22P5 15536	Lower lavatory so top edge is no higher than 34" AFF. ICC / ANSI 606.3 <i>Currently at 35" to the rim of the sink.</i>	1	\$500	\$500	4				
				<i>Location Subtotal:</i>					\$1,250
Parking									
05E 15563	Relocate the sign identifying each designated accessible parking stall, so centered at the head end of the parking space and mounted 60"-66" above the floor (measured to the bottom of the sign). MN1341 502.7 <i>The signs are currently at 92".</i>	4	\$250	\$1,000	4				
Senior / Community Center Entry									
20M 15553	Provide a smooth surface at the bottom (within 10" of the floor) of the door, that extends the full width of the door. ICC / ANSI 404.2.9 <i>Currently provides 8".</i>	2	\$50	\$100	4				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Small Meeting Room / 103									
27B	15552	1	\$1,000	\$1,000	4				
	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 Currently at 36 1/2".								
Women's Toilet Room									
22-20B	15547	1	\$750	\$750	4				
	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 Currently provides 13" on the pull side.								
22P5	15546	1	\$500	\$500	4				
	Lower lavatory so top edge is no higher than 34" AFF. ICC / ANSI 606.3 Currently at 35" to the rim of the sink.								
				<i>Location Subtotal:</i>					\$1,250
				Priority # 4 Total	\$19,400				

Transition Plan - (location/priority)



Photo 1: View of parking. Restripe the parking spaces to 8' wide with 8' wide aisle (can be shared between 2 spaces).



Photo 2: Patch the concrete and expand to provide maneuvering clearance at the exterior door that leads directly into the community room. (This was the primary door used by participants.)



Photo 3: Relocate the planter that currently obstructs the pull side clearance to the small meeting room (103).

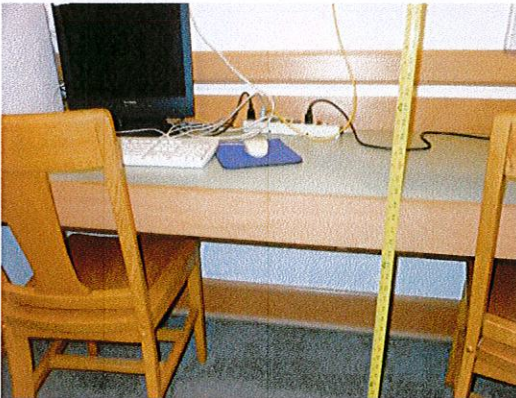


Photo 4: Relocate (or add) a reference computer at a location with 27" minimum knee clearance. (Currently provides 25".)



Photo 5: View of single user toilet room in library.



Photo 6: Add signs with raised and braille characters to the toilet rooms.

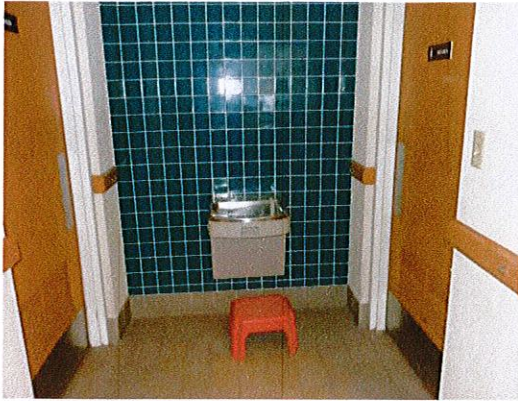


Photo 7: The drinking fountain currently obstructs the push side clearance into the men's and women's toilet rooms.



Photo 8: View of toilet room. Typical toilet rooms provide an ambulatory accessible stall, but not a stall with 60" clearance.