

Park Maintenance - Parks Toolhouse

The Park Maintenance Toolhouse has a single level garage/shop space (with an office and break area mezzanine) and an attached 2 story structure with office space and a break room on the upper level and work space in the lower level. There is not currently an accessible route between levels. An on-grade route is provided to the garage/shop area and the lower level (via a service garage). The upper level was recently remodeled to provide accessible toilet rooms and an accessible kitchen for employee use. There is not currently an accessible route to the upper level.

Park Maintenance- Parks Toolhouse

Accessibility Review

| Location | Solution / Comments | | Qty | Unit Cost | Total Cost | Priority | Estimated Compl. Date | Person Responsible | Actual Compl. Date | Actual Cost |
|-------------------------|---|--|-----|-----------|---------------------------|--------------|--------------------------|-----------------------|--------------------------|----------------|
| JQP # / Item # | | | | | | | | | | |
| Loft / Mezzanine | | | | | | | | | | |
| 14D2 15635 | Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4 <i>There is not currently an accessible route to the loft / mezzanine (used for office, lockers and break room). Relocate activities to an accessible location as necessary to accommodate individuals.</i> | | 1 | \$0 | \$0 | 1 | | | | |
| Main (SW) Entry | | | | | | | | | | |
| 12D 15626 | Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. Exterior security hardware. ICC / ANSI 404.2.6 <i>Photo 1.</i> | | 1 | \$325 | \$325 | 1 | | | | |
| Toilet Room- SW | | | | | | | | | | |
| 22A2 15628 | Install directional signage to the nearest accessible toilet room. MN 1341 1110.2, 1113.10.3.3 <i>Direct to the new men's and women's toilet rooms located near the break room.</i> | | 1 | \$50 | \$50 | 1 | | | | |
| | | | | | Priority # 1 Total | \$375 | | | | |

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|---------------------------------|---|-----|-----------|---------------------------|-----------------|--------------------------|-----------------------|--------------------------|----------------|
| Office / Break Room Area | | | | | | | | | |
| 14D3 15637 | Install a compliant lift to provide accessible between levels. IBC 1104.4 <i>There is not currently an accessible route to the office area of the building (includes offices, lockers, toilet rooms and break room). The rise is approximately 36" (measured at the exterior of the loading dock). Photo 2.</i> | 1 | \$20,000 | \$20,000 | 2 | | | | |
| | | | | Priority # 2 Total | \$20,000 | | | | |

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|------------------------------------|--|-----|-----------|---------------------------|----------|--------------------------|-----------------------|--------------------------|----------------|
| Locker Area | | | | | | | | | |
| 24V 15639 | In the changing/locker room, provide a bench, 20"-24" deep x 48" long, fixed to the wall or with a back along the longer dimension. The bench is to be mounted 17"-19" above the floor at the accessible dressing room and provide clear floor space at the end of the bench. MN1341 903 <i>Photo 4.</i> | 1 | \$200 | \$200 | 3 | | | | |
| Locker Area- Hand Wash Sink | | | | | | | | | |
| 22S 15648 | Modify the foot activated wash basin to provide hand operated controls, automatic sensor, or replace with or add a wall hung fully compliant lavatory. ICC / ANSI 309.4, 606.4 | 1 | \$450 | \$450 | 3 | | | | |
| 22T 15649 | Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308 | 1 | \$50 | \$50 | 3 | | | | |
| | | | | <i>Location Subtotal:</i> | | | | | \$500 |
| Men's Toilet Room | | | | | | | | | |
| 22B1 15641 | Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5 <i>Currently on the door.</i> | 1 | \$40 | \$40 | 3 | | | | |
| 22H1 15642 | Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 | 2 | \$50 | \$100 | 3 | | | | |
| 22Q 15645 | Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 | 1 | \$50 | \$50 | 3 | | | | |
| 22Z 15643 | 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> | | | | | \$240 |

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|----------------------------------|---|-----|-----------|---------------------------|----------|--------------------------|-----------------------|--------------------------|----------------|
| Office Area (from garage) | | | | | | | | | |
| 20D 15636 | Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6 | 1 | \$250 | \$250 | 3 | | | | |
| Offices | | | | | | | | | |
| 20D 15638 | Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6 | 2 | \$250 | \$500 | 3 | | | | |
| Parking | | | | | | | | | |
| 05A 15659 | Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1 | 1 | \$400 | \$400 | 3 | | | | |
| Women's Toilet Room | | | | | | | | | |
| 22B1 15651 | Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5 <i>Currently on the door.</i> | 1 | \$40 | \$40 | 3 | | | | |
| 22H1 15652 | Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 | 2 | \$50 | \$100 | 3 | | | | |
| 22Q 15655 | Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 | 1 | \$50 | \$50 | 3 | | | | |
| 22Z 15653 | 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> | | | | | \$240 |
| | | | | Priority # 3 Total | | | | | \$2,330 |

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|--------------------------|---|-----|-----------|------------|----------|--------------------------|-----------------------|--------------------------|----------------|
| Break Room | | | | | | | | | |
| 20P | 15640 Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 Currently at 46". | 2 | \$250 | \$500 | 4 | | | | |
| Drinking Fountain | | | | | | | | | |
| 41A1 | 15647 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 Currently provides 1 accessible drinking fountain with knee and toe clearance. (A bottle filler is also included.) | 1 | \$1,500 | \$1,500 | 4 | | | | |
| Lower Level | | | | | | | | | |
| 14D3 | 15657 Install a compliant lift to provide accessible between levels. IBC 1104.4 There is an exterior garage door on the backside of the building that provides an on-grade entry. | 1 | \$18,000 | \$18,000 | 4 | | | | |
| Main (SW) Entry | | | | | | | | | |
| 12C2 | 15627 It is recommended a power door opener be installed to accommodate insufficient maneuvering clearances at the door. ICC / ANSI 404.2.3 Currently provides depth of 44" on the interior side of the door. | 1 | \$1,500 | \$1,500 | 4 | | | | |

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| Men's Toilet Room | | | | | | | | | |
| 22N1 15644 | 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 | 1 | \$400 | \$400 | 4 | | | | |
| 22P5 15646 | Lower lavatory so top edge is no higher than 34" AFF. ICC / ANSI 606.3 <i>Currently at 34 1/2" to the rim of the drop-in sink. Photo 6.</i> | 1 | \$500 | \$500 | 4 | | | | |
| | | | | <i>Location Subtotal:</i> | | | | | \$900 |
| Office (new) | | | | | | | | | |
| 20P 15634 | Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 47".</i> | 1 | \$250 | \$250 | 4 | | | | |
| Toilet Room- Lower Level | | | | | | | | | |
| 22 15658 | Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 | 1 | \$10,000 | \$10,000 | 4 | | | | |

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|----------------------------|--|-----|-----------|---------------------------|----------|--------------------------|-----------------------|--------------------------|-----------------|
| Toilet Room- SW | | | | | | | | | |
| 22-20A 15629 | Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides 29" clear opening.</i> | 1 | \$1,500 | \$1,500 | 4 | | | | |
| 22-20B 15631 | 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 7".</i> | 1 | \$750 | \$750 | 4 | | | | |
| 22B1 15630 | Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5 | 1 | \$40 | \$40 | 4 | | | | |
| 22D 15632 | Remove interior partitions to create a single use toilet room. It is recommended that a privacy lock be installed. ICC / ANSI 603.2 <i>Photo 5.</i> | 1 | \$1,500 | \$1,500 | 4 | | | | |
| 22Q 15633 | Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 | 1 | \$50 | \$50 | 4 | | | | |
| | | | | <i>Location Subtotal:</i> | | | | | \$3,840 |
| Women's Toilet Room | | | | | | | | | |
| 22N1 15654 | 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 | 1 | \$400 | \$400 | 4 | | | | |
| 22P5 15656 | Lower lavatory so top edge is no higher than 34" AFF. ICC / ANSI 606.3 <i>Currently at 34 1/2" to the rim of the drop-in sink. Photo 6.</i> | 1 | \$500 | \$500 | 4 | | | | |
| | | | | <i>Location Subtotal:</i> | | | | | \$900 |
| | | | | Priority # 4 Total | | | | | \$37,390 |

Transition Plan - (location/priority)



Photo 1: View of southwest entry. Replace the knob with a style that does not require grasping, pinching or twisting to operate (such as a lever).



Photo 2: There is not currently an accessible route (interior or exterior) to the office / break room area of the building. (Approximately 36" rise.)



Photo 3: One side of the break room provides a kitchenette (no range provided) with sink and counter at 34". This is a good example of accessibility.

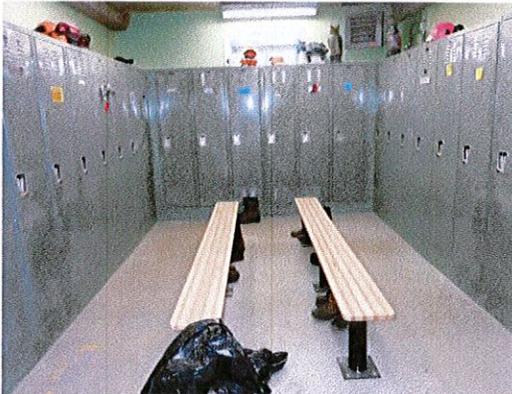


Photo 4: A new locker room area was created. Add an accessible bench (42" min x 20-24") with a back (or positioned against the wall).



Photo 5: View of SW toilet room. Currently no features of accessibility have been provided. Direct to the new toilet rooms.

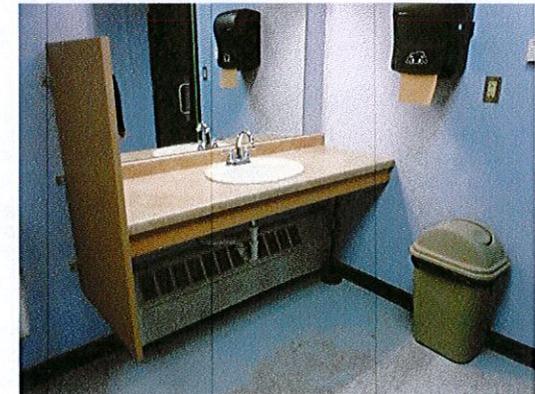
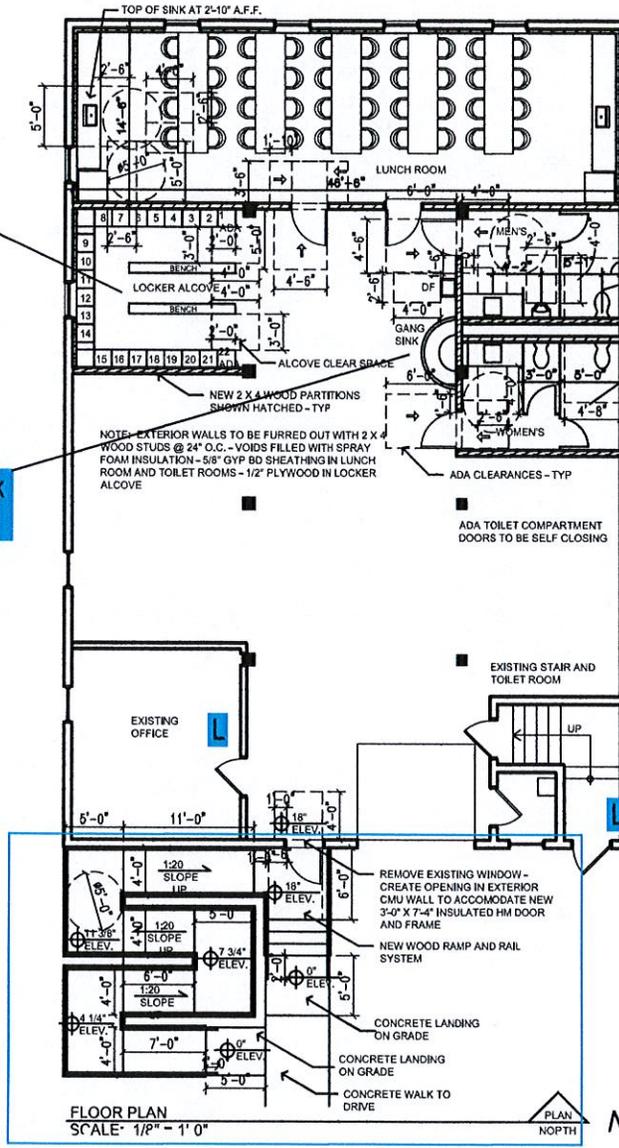


Photo 6: The rim of the sinks in the recently remodeled toilet rooms are currently at 34 1/2" vs. 34" (the counter is at 34").



Provide an accessible bench

Provide accessible controls for sink
Lower the towel dispenser

Relocate the sign
Add staple style pulls to accessible stall door
Lower the coat hook
Insulate the pipes at the lavatory

Create an accessible route to the upper level

- Key
- Priority 1
 - Priority 2
 - Priority 3
- L Install door lever hardware

Not provided at time of site visit

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Proposed Entry
City of Duluth, MN

2013