

## City Hall



## City of Everett ADA Transition Plan

March 2018



Institute for Human Centered Design

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## City Hall

Year Built: 1962

### Background

City Hall, located at 484 Broadway, is a four story building that houses the Mayor's Office, Registrar of Voters, Retirement Office, Human Resources, Council Chambers, City Clerk's Office, Collector's Office, the Health Department, Everett Community TV, Women, Infants and Children Office, Code Enforcement Office, Engineering Office, Inspectional Services, Assessor's Office, Auditor, Constituent Services and Building Department among others.

The levels are connected by two sets of stairs and one elevator. There are two entrances to level 1 and one entrance to the lower level. Two out of three have only minor accessibility issues. There is a parking lot on the northwest side that has only minor accessibility issues.

### Key Accessibility Issues

#### Entrance and Exits

Two sets of double doors at the main entrance lack leaves that provide a clear width of 32 inches. There is some damage to the accessible entrance threshold on the Lower Level. Clear floor space is not provided at the automatic door opener at the entrance from the parking lot.

#### Interior Routes

Although a ramp is provided to an intermediate tier of seating in the Council Chambers, no accessible route is provided to the upper tier. Similarly, there is no accessible route to the TV studio stage due to a seven-inch step.

#### Doors

Doors throughout the building lack hardware that is operable with a closed fist. All toilet room doors lack maneuvering clearance on

the pull side of the door. Doors to the Hearing Room lack maneuvering clearance.

#### Stairs

Stairs throughout the building lack handrails with a compliant cross section.

#### Elevator

Elevator call buttons are beyond reach range at all levels. Hoistway signage with a tactile star is not provided at either elevator door jambs on level 1. Tactile stars are not provided at the main entry level on the hoistway or on the control panel within the car. Audible car position indicators were not working on the day of survey. The elevator telephone is located beyond the reach range.

#### Service Counters

Service counters throughout the building are located higher than 36 inches above the floor.

#### Assistive Listening Systems

Assistive listening systems are not provided in the Council Chambers or the Hearing Room.

#### Toilet Rooms

A men's and a women's multi-user toilet room is located on the Lower Level, Level 2, and Level 3. There are no wheelchair accessible toilet compartments or urinals provided in the toilet rooms on Level 2 or in the men's toilet room on the Lower Level. Audible and visible alarms are not provided in toilet rooms. Additional concerns are the lack of pipe protection at lavatories, mirrors located higher than 40 inches above the floor, dispensers located beyond the reach range, accessible compartments with incorrect door swings, urinals located higher than 17" above the floor, and protruding objects. Many toilet rooms are kept locked and require twisting. Visitors must pick up keys at level 1 and travel to the Lower Level or Level 2 to use the toilet room.

Drinking Fountains

No drinking fountains are at an accessible height with toe and knee clearance for seated users.

Additional Accessibility Issues

- There is a level change greater than ¼ inch deep due to a missing tree grate by the main entrance.
- One van and one car accessible space are required in the lot at the rear of the building. They are provided but have minor issues including signage.
- Some curb ramps lack detectable warnings and non-compliant landings.
- Clear floor space is not provided alongside a bench near Broadway and Church Street due to trash barrel placement.
- There is noncompliant egress and designation signage throughout the building. The International Symbol of Accessibility is not provided at the parking lot entrance or at any toilet rooms in the building.
- Work surfaces in a few locations lack toe clearance.
- There is a lack of visible fire alarms throughout the building.

**Order of Magnitude Cost Estimates**





- Exterior route renovations: \$2,238
- Entrance renovations: \$3,163
- Interior access route issues: \$3,010
- Door hardware and six (6) automatic door openers: \$18,696
- Stair handrails: \$14,430
- Elevator renovations: \$5,700
- Signage (egress, designation, informational): \$7,772
- Providing accessible service counters: \$6,160
- 4 accessible work surfaces: \$1,400
- Assistive listening system for Hearing Room and Council Chambers: \$2,902
- Toilet room renovations: \$19,025
- Providing drinking fountains for seated users: \$4,028
- Miscellaneous corrective actions (level change, surface, parking slope and signage, operable parts, etc.): \$1,185

**Total: \$ 89,709**




**Universal Design Recommendations**

- Provide a curb ramp close to the accessible space and accessible entrance on Church Street. (\$1,225)

**City of Everett**  
**City Hall Exterior**






ID	Location	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Pedestrian Access Routes</b>										
<b>Walking Surface</b>										
E1	City Hall Entrance on Broadway	Walking Surface	Sidewalk		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max. Provide tree grate.	1	350	\$350
<b>Curb Ramps and Blended Transitions</b>										
<b>Curb Ramp</b>										
E2	Broadway and Webster St.	Curb Ramp	N/A		Curb ramp not provided	-	Provide curb ramp at intersection on opposite side of street.	1	1225	\$1225
<b>Diagonal Curb Ramp</b>										
E3	Broadway and Church St.	Diagonal Curb Ramp	N/A		Landing > 1:50 (2.00%)	6.5%	Reduce slope to be no steeper than 1:50 (2.00%).	1	123	\$123
<b>Detectable Warnings</b>										
E4	Broadway and Church St.	Detectable Warnings	N/A		Detectable warnings not provided	-	Provide a detectable warning on curb ramp/platform edge at far side of street.	2	180	\$360

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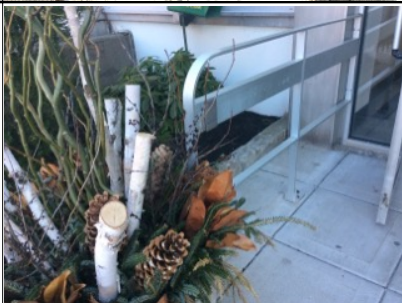

ID	Location	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
E5	Broadway and Webster St.	Detectable Warnings	Perpendicular		Detectable warnings not provided	-	Provide a detectable warning on curb ramp on opposite side.	1	180	\$180
<b>Street Furniture</b>										
<b>Benches &amp; Seating</b>										
E6	Broadway and Church St.	Benches & Seating	N/A		Clear floor space adjacent to the bench not provided	-	Provide a 30" x 48" clear space adjacent to the bench. Relocate trash can.	1	Labor	\$0
<b>Universal Design</b>										
E7	Church St. Accessible Entrance						Universal design recommendation - provide a curb cut at front of accessible space.	1	1225	\$1225








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Route to Accessible Street Entrance			Exterior Access Route	Exterior		Level changes > 1/4" Surface is not stable, firm, and slip-resistant		Alter change in level to be 1/4" high max. Repair surface.	1	103	\$103
<b>Off-Street Parking Lot or Garage</b>												
2	Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	49 2 0	The parking lot has the required number of accessible car and van spaces. The only issues with the spaces are outlined below. An additional accessible space is provided but it was not counted because it lacks an access aisle.	1	-	\$0
3	Parking Lot (Large Space That Should be Designated Van Accessible)	Ext		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%) Sign does not have the designation "Van Accessible"	4.2% -	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Add the designation "Van Accessible" to the sign located at the van accessible space.	1	538	\$538
4	Parking Lot (Car Accessible Space)	Ext		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at access aisle > 1:50 (2.00%)	2.7%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	288	\$288
5	Parking Lot (Accessible Space Lacking an Access Aisle)	Ext		Off-Street Parking Lot or Garage	Visitor		Sign < 60" above finished grade	28.8"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0

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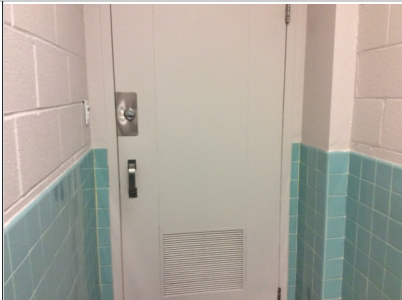
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Parking Lot (Car Accessible Space)	Ext		Off-Street Parking Lot or Garage	Visitor		Sign < 60" above finished grade	56:5"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
<b>Entrance</b>												
7	Front Entrance	1		Entrance	Main Entrance		Neither door leaf is compliant Door requires >15 lbs. of force to open	26.5" 17 lbs	Provide automatic door openers for both doors in each set of double doors at this entrance/exit.	2	1530	\$3060
8	Accessible Entrance by Room 1	LL	1	Entrance	Main Entrance		Surface not stable, firm, and slip-resistant at entrance		Repair surface.	1	103 / Labor	\$103
9	Parking Lot Entrance	Ext		Entrance	Secondary Entrance		Clear floor space at opener not provided		Provide a 30" x 48" clear floor space at automatic door opener. Relocate planter. Consider providing additional contrast at button so that it's more visible.	1	Labor	\$0
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
10	Stair 2 (Same at Other Stair and on Level 2)	3		Means of Egress	N/A		Tactile exit sign not provided		Ensure tactile exit signs with raised characters and braille are provided at exit doors leading to enclosed stairways. Mount signs between 48"-60" above finish floor located on the latch side of the door.	4	116	\$464

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Hearing Room	3	37	Means of Egress	N/A		Tactile exit sign not provided		Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	2	116	\$232
12	Council Chambers	3	38	Means of Egress	N/A		Tactile exit sign not provided		Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	2	116	\$232
13	Stair 1 by Room 9	LL	9	Means of Egress	N/A		Tactile exit sign not provided		Ensure tactile exit signs with raised characters and braille are provided at exit doors leading to enclosed stairways. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
<b>Interior Access Route</b>												
14	Retirement Office	3	30	Interior Access Route	N/A		Route < 36" wide	28"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
15	Corridor by Elevator	1		Interior Access Route	N/A		Obstructed by protruding objects	7.5"	Provide a cane detectable barrier at AED.	1	153	\$153




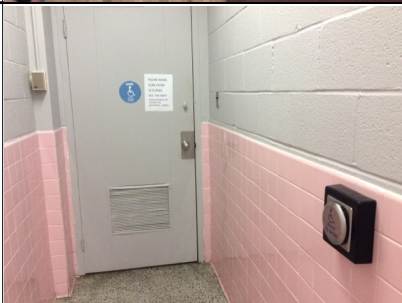



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Corridor by Collector's Office	1	13	Interior Access Route	N/A		Obstructed by protruding objects	-	Reverse location of two scales so that wooden piece isn't protruding out.	1	Labor	\$0
17	Corridor by Elevator	3	38	Interior Access Route	N/A		Obstructed by protruding objects		Provide a cane detectable barrier at AED.	1	153	\$153
18	Council Chambers	3	38	Interior Access Route	N/A		Level changes > 1/4"	-	Remove step if possible. If not, provide a wood ramp to the stage. (Cost estimate for a wood ramp.)	1	1352	\$1352
19	ECTV	LL	1	Interior Access Route	N/A		Level changes > 1/4"	7"	Remove step if possible. If not, provide a wood ramp to the stage. (Cost estimate for a wood ramp.)	1	1352	\$1352
<b>Doors, Doorways, &amp; Gates</b>												
20	Men's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	5"	Provide an automatic door opener.	1	1530	\$1530








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Men's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	4"	Provide an automatic door opener.	1	1530	\$1530
22	Women's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	5"	Provide an automatic door opener.	1	1530	\$1530
23	City Council	3	38	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided		Relocate desk to provide 18" of maneuvering clearance on the latch pull side of the door.	1	Labor	\$0
24	Women's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	4.75"	Ensure that the automatic door opener is operational.	1	Labor	\$0
25	Men's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	5" 12 lbs.	Provide an automatic door opener.	1	1530	\$1530

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	4"	Provide an automatic door opener. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	1772	\$1772
27	Hearing Room	3	37	Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist		Provide an automatic door opener. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	1772	\$3544
28	City Clerk's Office, Collector's Office (3 Doors), Assessor's Office (2 Doors)	1	10 11 13	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	6	242	\$1452
29	Health Department, City Solicitor, Meeting Rooms	2	20 21 27 28 29	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	5	242	\$1210
30	Facility Maintenance Office, Engineer's Office, Department of Planning & Development (2 Doors)	2	24 22 25	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	4	242	\$968

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Retirement Office, Human Resources, Registrars of Voters Office	3	30 32 34	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	242	\$726
32	City Council, Mayor's Office	3	38 31	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	242	\$484
33	Men's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
34	Women's Toilet Room	LL		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
35	ECTV to TV Studio	LL	1	Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	WIC Office (3 Offices)	LL	1A	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	3	242	\$726
37	Health Insurance, WIC Office, ECTV, IT	LL	2 1A 1 9	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	4	242	\$968
38	Stair 2 by Accessible Entrance	LL		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open. Note: Fire doors shall have the opening force allowable by the appropriate administrative authority.	1	Labor	\$0
<b>Stairways</b>												
39	Front Entrance	1		Stairways	Interior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section		Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Provide handrails with 1 1/4" - 2" circular cross sections. (30 linear ft. of handrail estimated)	1	1110	\$1110
40	Stair 2 by Accessible Entrance (New Handrails for all Stories)	LL		Stairways	Interior		Handrails have non-compliant cross section		Provide handrails with 1 1/4" - 2" circular cross section.	3	2220	\$6660








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Stair 1 by Room 9 (New Handrails for all Stories)	LL	9	Stairways	Interior		Handrails have non-compliant cross section Handrails not continuous where required		Provide handrails with 1 1/4" - 2" circular cross sections. Provide continuous handrails.	3	2220	\$6660
<b>Elevator</b>												
42	Elevator, All Levels	LL		Elevator	Interior		Elevator call buttons > 42" (MAAB) Elevator call buttons > 48"	52.5"	Lower call buttons to 42" max. above the finish floor at each level.	4	964	\$3856
43	Elevator	1		Elevator	Interior		Hoistway signs not on both jambs Tactile stars not provided at main entry level		Provide hoistway signs on both sides of jambs. Provide a tactile star on both sides of jambs at main floor. At other floors, provide appropriate number. Provide a tactile star at the main floor on the control panel within the car.	2	48	\$96
44	Elevator	LL		Elevator	Interior		Tactile stars not provided at main entry level Audible & visible car position indicators not provided	- -	Provide a tactile star at the main floor on the control panel within the car. Install audible and visible car position indicators.	1	1748	\$1748
<b>Signage</b>												
45	Auditor Purchasing Treasurer Budget and Other Offices on Level 1	1		Signage	Designation		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	9	116	\$1044

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
46	Parking Entrance Exit Doors, Stepped Entrance Doors, Door to Stair	1		Signage	Egress		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	5	116	\$580
47	Women's Toilet Room and Men's Toilet Room	2		Signage	Designation		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	2	116	\$232
48	Inspectional Services and Other Offices on Level 2	2	26	Signage	Designation		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	14	116	\$1624
49	Human Resources and Other Offices on Level 3	3	32	Signage	Designation		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	13	116	\$1508
50	Council Chambers (2 Entry Doors)	3	38	Signage	Egress		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	2	116	\$232

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51	Accessible Entrance	LL		Signage	Egress		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	1	116	\$116
52	WIC Office and Other Offices throughout Lower Level	LL	1A	Signage	Designation		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	9	116	\$1044
53	Women's Toilet Room and Men's Toilet Room	3		Signage	Designation		Raised characters not provided Braille not provided International Symbol of Acc. not compliant		Provide text with raised characters duplicated in braille. Replace sign with a sign containing the International Symbol of Accessibility.	2	116	\$232
54	Parking Lot Entrance	1		Signage	Informational		International Symbol of Acc. not compliant		Replace sign with a sign containing the International Symbol of Accessibility.	1	116	\$116
<b>Service Counter</b>												
55	Information Counter	1		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finish floor.	1	440	\$440




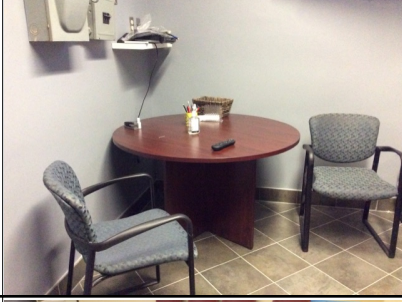



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
56	Treasurer's Office and Auditor's Office	1		Service Counter	N/A		Counter > 36" high	42"- 43.3"	Provide a counter that is 36" max. above the ground or finish floor.	2	440	\$880
57	City Clerk's Office, Assessor's Office	1	10 11	Service Counter	N/A		Counter > 36" high	40"- 42.5"	Provide a counter that is 36" max. above the ground or finish floor.	2	440	\$880
58	Department of Planning and Development and Health Department, Inspectional Services	2	25 20 26	Service Counter	N/A		Counter > 36" high	42.5"-43.3"	Provide a counter that is 36" max. above the ground or finish floor.	3	440	\$1320
59	Mayor's Office, Retirement Office, Human Resources, Registrars of Voters, City Council	3	31 30 32 34 38	Service Counter	N/A		Counter > 36" high	42"-45"	Provide a counter that is 36" max. above the ground or finish floor.	5	440	\$2200
60	ECTV	LL	1	Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finish floor.	1	440	\$440








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
61	Collector's Office	1	13	Service Counter	N/A		Forward approach w/ part of counter surface < 30" long		Relocate wire out of clear space at counter. Provide a portion of the counter surface that is 30" long min. and 36" high max. with 27" min. knee and toe clearance under the counter.	1	Labor	\$0
<b>Operable Parts</b>												
62	Elevator			Operable Parts	Equipment		Reach < 15" or > 48"(forward/side approach)	56"	Relocate phone so that controls are between 15"- 48" above finish floor.	1	Labor / 128	\$128
63	ECTV	LL	1	Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	59"	Provide a clothes rod or coat hook 15"- 48" above finish floor.	1	128	\$128
<b>Dining or Work Surfaces</b>												
64	Human Resources Retirement Office Meeting Room, and Auditor's Office on 1	3 1	32 30	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	9"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	3	350	\$1050
65	Parent Info Center	LL	6	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided		Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	350	\$350

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Assembly Area</b>												
66	Hearing Room	3	37	Assembly Area	N/A		Assistive listening devices not provided		If audible communication is integral to the use of the space, provide an assistive listening system.	1	1214	\$1214
67	Council Chambers	3	38	Assembly Area	N/A		Assistive listening devices not provided		If audible communication is integral to the use of the space, provide an assistive listening system.	1	1688	\$1688
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
68	Men's Toilet Room (Same at Women's Toilet Room)	2		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Audible and visible alarms not provided		Provide one accessible wheelchair stall or add an accessible single-user toilet room. When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	3437	\$6874
69	Men's Toilet Room	LL		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Audible and visible alarms not provided		Provide one accessible wheelchair stall or add an accessible single-user toilet room. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	3437	\$3437
70	Men's Toilet Room (Same in Women's Toilet Rooms on 3 and LL)	3		Overall Access	Toilet Room		Audible and visible alarms not provided		When fire system is updated, ensure that a visible and audible fire alarm is installed.	3	346	\$1038

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Lavatory</b>												
71	Men's Toilet Room	LL		Lavatory	N/A		Faucet is not operable with a closed fist Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- - 49" 56"	Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. Relocate dispenser to 42" max. above the floor.	1	1030	\$1030
85	Men's Toilet Room	LL		Lavatory	N/A		Faucet is not operable with a closed fist Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- - 49" 56"	Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. Relocate dispenser to 42" max. above the floor.	1	493 46 128 353	\$4934612835 3
72	Women's Toilet Room and Men's Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 48.7"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor.	2	174	\$348
73	Women's Toilet Room	LL		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 48.6"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	174	\$174
<b>Toilet Compartment</b>												
74	Women's Toilet Room	3		Toilet Compartment	Accessible Compartment		Door has incorrect swing		Reverse swing at door and replace keeper.	1	128	\$128








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
75	Women's Toilet Room	LL		Toilet Compartment	Accessible Compartment		Door has incorrect swing		Reverse swing at door and replace keeper. Per MAAB, ensure no devices are mounted above either grab bar, obstructing its use.	1	128 Labor	\$128
76	Men's Toilet Room	3		Toilet Compartment	Accessible Compartment		Door has incorrect swing Door has malfunctioning self-closing hinge		Reverse swing at door and replace keeper. Repair hinge.	1	128 Labor	\$128
<b>Urinal</b>												
77	Men's Toilet Rooms	LL 2		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	24" 53"	Provide at least one urinal with the rim no higher than 17" above the finish floor. Mount flush control at 44" max. above the finish floor.	2	1811	\$3622
<b>Dispensers</b>												
78	Men's Toilet Room	2		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	50" -	Relocate so the operable part is 42" max. above the finish floor. Relocate dispenser out of the circulation path.	1	353	\$353
79	Women's Toilet Room	2		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	50"	Relocate so the operable part is 42" max. above the finish floor. Relocate dispenser out of the circulation path.	1	353	\$353



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
80	Women's Toilet Room	LL		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	50"	Relocate so the operable part is 42" max. above the finish floor. Relocate dispenser out of the circulation path.	1	353	\$353
81	Women's Toilet Room and Men's Toilet Room	3		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object		Relocate dispenser out of the circulation path.	2	353	\$706
82	Women's Toilet Room	LL		Dispensers	Tampon Dispenser		Dispenser acts as a protruding object	6"	Relocate dispenser out of the circulation path.	1	353	\$353
<b>Additional Access</b>												
<b>Drinking Fountains</b>												
83	Corridor	2 3		Drinking Fountains	High		No drinking fountain provided for seated users		Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	2	2014	\$4028
<b>Fire Alarms</b>												
84	Corridor on Lower Level by 9 and Throughout the Building	LL	9	Fire Alarms	Office		No visible fire alarm provided within room		When fire system is updated, ensure that a visible fire alarm is installed in each room and in corridors. Currently only audible alarms are installed in corridors throughout the building. In existing facilities, visual alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system installed.	1	-	\$0