

City of Carmel-by-the-Sea

ADA Evaluation and Transition Plan

of Various City-Owned Properties



September 28, 2018

Prepared by:



Table of Contents

Executive Summary	1
ADA Evaluation Report Development Process	2
Accessibility and Undue Burden	2
Definitions and Abbreviations	3
Survey Process	3
Facility Reports	3
Transition Plan – City Criteria	4
Priorities for Accessibility Barrier Removal	5
Strategies for Removal of Accessibility Barriers	5
Time Frame for Completion	6
Cost Analysis	6
Estimated Project Cost by Facility	7

Facility Summaries

City Hall (Historic)	8
Site	9
Building	13
Del Mar Beach Public Restrooms	25
Site	26
Building	29
Devendorf Park Restrooms	31
Site	32
Building	36
Fire Station	38
Site	39
Building	40
First Murphy House (Historic) & Park	43
Site	44
Building	48

Flanders Mansion (Historic)	53
Site	54
Building	55
Forest Hill Park	59
Site – South	60
Building – South	62
Site – North	66
Building – North	68
Forest Theater	69
Site	70
Buildings	77
Harrison Memorial Library (Historic)	80
Site	81
Building	85
Park Branch/Harrison Children’s Library	93
Site	94
Building	96
Picadilly Park	107
Site	108
Building	109
Police Department, Public Works Building & Corp. Yard	110
Site	111
Building – Police Department	115
Building – Public Works	125
Scenic & Santa Lucia Park	128
Site	129
Building	132
Scout House	134
Site	135
Building	137

Senior Housing Parking Garage (1 level)	140
Site	141
Sunset Center (Historic)	144
Site	145
Buildings	157
Vista Lobos Complex	192
Site	193
Building	198

CASp Reports

- Appendix A - City Hall (Historic)**
- Appendix B - Del Mar Beach Public Restrooms**
- Appendix C - Devendorf Park Restrooms**
- Appendix D - Fire Station**
- Appendix E - First Murphy House (Historic) & Park**
- Appendix F - Flanders Mansion (Historic)**
- Appendix G - Forest Hill Park**
- Appendix H - Forest Theater**
- Appendix I - Harrison Memorial Library (Historic)**
- Appendix J – Park Branch/Harrison Children’s Library**
- Appendix K - Picadilly Park**
- Appendix L - Police Department, Public Works & Corp. Yard**
- Appendix M - Scenic & Santa Lucia Park**
- Appendix N - Scout House**
- Appendix O - Senior Housing Parking Garage (1 level)**
- Appendix P - Sunset Center (Historic)**
- Appendix Q - Vista Lobos Complex**
- Appendix R - List of Non-ADA-Conforming ramps along City Streets and City Parks**

Prepared by City of Carmel Public Works

1. Executive Summary

A. Project:

Development of an Americans with Disabilities Act (ADA) Transition Plan for the City of Carmel-by-the-Sea for the following City Owned properties (listed alphabetically):

1. City Hall (Historic Property)
2. Del Mar Beach Public Restrooms
3. Devendorf Park Public Restrooms
4. First Murphy House, Park (Historic Property), and Restrooms
5. Fire Station
6. Flanders Mansion (Historic Property)
7. Forest Hill Park
8. Forest Theater Complex
9. Harrison Memorial Library (Historic Property)
10. Park Branch/Harrison Children's Library
11. Picadilly Park Public Restrooms
12. Police Department and Public Works & Corp. Yard
13. Scenic & Santa Lucia Public Restrooms
14. Scout House
15. Senior Housing Parking Garage (1 level)
16. Sunset Center including adjacent buildings on same site (Historic Property)
17. Vista Lobos Complex

B. Design Team:

1. Architect: Kasavan Architects
60 West Market Street, Suite 300
Salinas, Ca 93901
(831) 424-2232
2. CASp Specialist: William M. Holl, AIA; CASp-509
110 Baja Sol Court
Scotts Valley, CA 95066
831-345-5395

C. City of Carmel-by-the-Sea Team:

1. Robert Harary, P.E.
Director of Public Works
2. Agnes Martelet
Environmental Compliance Manager
3. Cleve Waters
Facilities Maintenance Supervisor
4. Robert Estrella
Project Manager
5. Dick Bower, MS, CBO, FM
Building Official

2. ADA Evaluation Report Development Process

The self-evaluation is the City's assessment of its current facilities. The ADA sets forth specific requirements for preparation of an acceptable Transition Plan. This plan includes:

- A list of the physical barriers in the City's facilities that limit the accessibility of its programs, activities, or services to individuals with disabilities,
- A detailed outline of the methods to be used to remove these barriers and make the facilities accessible,
- A schedule for taking the steps necessary to achieve compliance with the ADA,
- Title II, and
- The name of the individuals responsible for the plan's implementation.

Title II applies to State and local government entities and protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided by those agencies.

A summary of the Title III Barrier Free Access Inspection for each facility represented in the Transition Plan can be found starting on page 8. The CASp Inspection reports are noted as appendixes which satisfy the requirement above. The process by which the requirements are to be met are described within.

3. Accessibility and Undue Burden

There are two kinds of accessibility:

- Program accessibility and
- Physical accessibility

Absence of discrimination requires that both types of accessibility be provided. Programmatic accessibility includes physical accessibility, but also entails all policies, practices, and procedures that permit people with disabilities to participate in programs and to access important information. Physical accessibility requires that a facility be barrier-free. Barriers include any obstacles that prevent or restrict the entrance to or use of a facility. Program accessibility requires that individuals with disabilities be provided an equally effective opportunity to participate in or benefit from a public entity's programs and services. Program accessibility may be achieved by either structural or non-structural methods. Non-structural methods include acquisition or redesign of equipment, assignment of aides to beneficiaries, and provision of services at alternate sites.

Programs offered by the City to the public must be accessible. Accessibility includes advertisement, orientation, eligibility, participation, testing or evaluation, physical access, provision of auxiliary aids, transportation, policies, and communication. The City may achieve program accessibility by several methods:

- Structural methods such as altering an existing facility,
- Acquisition or redesign of equipment,
- Assignment of aides, and
- Providing services at alternate accessible sites.

When choosing a method of providing program access, the City will give priority to the one that results in the most integrated setting appropriate to encourage interaction among all users, including individuals with disabilities. In compliance with the requirements of the ADA, the City provides equality of opportunity, but does not guarantee equality of results.

The City is not required to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or activity, would create a hazardous condition resulting in a direct threat to the participant or others, or would represent an undue financial and administrative burden.

The determination that an undue burden would result must be based on an evaluation of all resources available for use in the City. For example, if a barrier-removal action is judged unduly burdensome, the City must consider other options for providing access to the benefits and services of the program or activity by individuals with disabilities.

In addition, per the Construction-Related Accessibility Standards Compliance Act (CA Civil Code 55.51-55.545), the Determination is “Inspected by a CASp”; corrections are needed to meet construction-related accessibility standards.

The 2016 California Building Code does not require accessibility upgrades unless there is an addition or alteration to an existing building. However, the Americans with Disabilities Act (ADA), requires that barriers to accessibility be removed if doing so does not result in undue financial or administrative burdens. The City has the burden of proving that compliance with the Americans with Disabilities Act (ADA), Title II Regulations, Subpart D – Program Accessibility: Existing Facilities, would result in undue financial or administrative burdens, herein after referred to as an undue burden. Identifying items as an undue burden is a reasonable assumption made by the CASp in this plan.

4. Definitions and Abbreviations

ADA	Americans with Disabilities Act
ADAAG	Americans with Disabilities Act Accessibility Guidelines
AFF	Above Finish Floor
CASp	Certified Access Specialist
CBC	California Building Code
ISA	International Symbol of Accessibility
NFPA	National Fire Protection Agency
POT	Path of Travel
R.O.M.	Rough Order Magnitude

5. Survey Process

The survey process was undertaken by Mr. William Holl, CASp 509 who was equipped with measuring devices, facility plans and data gathering documents and devices. The survey process identified physical barriers in City facilities as follows:

- Site items related to building use including on-site parking, signage, related path of travel from the public right-of-way.
- Building related items include sanitary facilities, drinking fountains, elevators, counters, sinks, and interior path of travel.

In addition, the City’s Public Works Department staff independently reviewed all streets and parks to identify physical barriers in these areas. The results are provided in Appendix R and are included in this Plan for reference. Kasavan Architects and William M. Holl are not responsible for the content or accuracy of Appendix R.

6. Facility Reports

A facility report has been produced for each site and building which details each Item found to be non-compliant with ADAAG and Title 24 standards. Title 24 of the California Code of

Regulations, known as the California Building Standards Code is the regulations that govern the construction of buildings in California.

The facility report for each site includes:

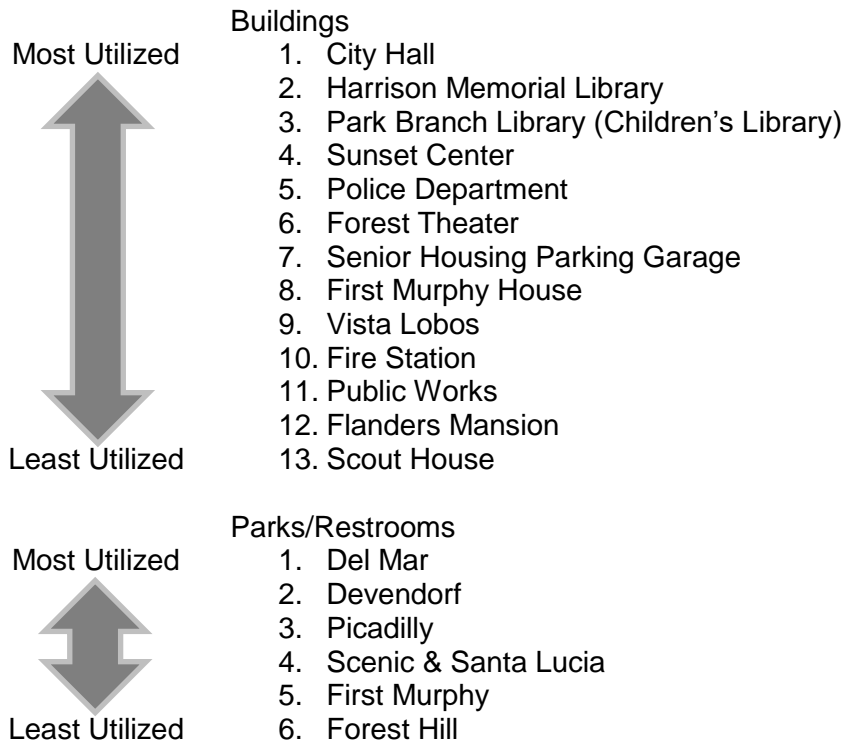
- Summary of Permit History
- Description of the facilities
- Accessibility barriers
- Summary of Corrections
- Photos

7. Transition Plan – City Criteria

The City has a facilities funding plan to address readily achievable corrections starting in 2018. The following criteria will apply as the basis for prioritizing the removal of architectural barriers in the facilities included in this plan:

- **Number of Users:** The facility serves a large number of people, including persons with disabilities.
- **Unique Facilities:** The facility houses programs that cannot be moved to another facility.
- **Current Degree of Accessibility:** The facility is in need of significant accessibility improvements.
- **Long Term Planning Status:** The facility is scheduled for upgrades or improvements that will include accessibility.

The City has assessed the use of each facility and has ranked each facility from most utilized by the public to least utilized.



8. Priorities for Accessibility Barrier Removal

The criteria listed below is the basis upon which each barrier removal action is evaluated.

- **Priority 1 –**
Safety Issue, Access Item must be immediately repaired, it is considered a safety issue or hazard to the end user.
- **Priority 2 –**
Incorrect Installation, Access Item was required to be provided but was not installed correctly and must be re-installed. Reinstallation of access Item shall be installed to meet the current regulations regardless of the cost.
- **Priority 3 –**
Code Changes, Access Item is not in compliance with current code, even though it may have been compliant at the time of original installation. The access Item now falls under the removal of barriers requirements of ADA and shall be made to comply either by a voluntary compliance or because of an alteration to the specific area.
- **Priority 4 –**
Difficult Correction, Access Item is not in compliance with the current code and cannot be accomplished due to technically infeasible conditions. It may be possible to correct the Access Item, but not without significant impacts to the use of the facility and significant cost impacts. These Access Items are considered an Undue Burden.

9. Strategies for Removal of Accessibility Barriers

There are numerous strategies that can be utilized to identify the best use of City resources to remove a physical accessibility barrier. The City will use the following guidelines to categorize the removal actions.

A. Maintenance Project –

An accessibility barrier that can be removed by the City's maintenance staff or with limited assistance from a licensed contractor. The majority of these barriers are planned to be removed within one year.

Examples of these items include:

- Adjust door closers
- Paint indicator stripes on stair nosing, interior applications.
- Relocate or install signage
- Replace door hardware
- Relocate toilet room accessories

B. Short Term Project –

An accessibility barrier removal project that will require assistance from a licensed contractor and can be addressed in the short term.

Examples of these items include:

- Relocate plumbing fixtures and associated systems
- Modify or install stair and ramps, associated handrails
- Modify built-in casework & countertops

These projects can be completed in a short time frame, say less than 6 months, upon funding by the City.

C. Current Planning/Construction Projects –

An accessibility barrier is already scheduled to be removed under a current or pending construction project.

City Facilities that are currently in the planning stage include:

- Police Building Renovation and Expansion Project

D. Long Term Planning Projects –

Projects requiring long-term planning and significant funding. These projects include those with funding issues that need to be identified and resolved before the barrier can be removed.

Preliminarily, these projects would be scheduled beyond 10 years out before funding by the City, unless they are incorporated into a larger project plan.

10. Time Frame for Completion

The City intends to address the items listed as **Priority 1** and **Priority 2** within a time frame of one to five years depending on immediate necessity, degree of complexity, and overall funding available. In general, **Priority 3** items do not inhibit a person's ability to access or participate in City programs or events. **Priority 4** items will need to assess over the long term as they require major facility modifications and or funding sources.

11. Cost Analysis

The goal of the Transition Plan is to provide an outline for future projects to ultimately bring all City facilities into compliance with the ADA and provisions of the CBC. The Transition Plan does not provide the design solutions for each item not currently in compliance. Many items identified within this Plan requires final design solutions prepared by a licensed Architect or Engineer in order to provide detailed solutions and accurate cost estimates.

The cost analysis provided within this Transition Plan is based on rough order magnitude (R.O.M.) cost evaluations utilizing square foot, liner foot, lump sum or similar quantifying characteristics. Factors such as project location, construction bid market, building access phasing complexity contribute to our estimate of current probable construction costs.

Construction costs assume the following:

- Projects are competitively bid to three or more qualified General Contractors.
- Projects of similar scope at each location are combined or packaged together.

Example: All railing projects at a facility will be combined and completed under the same construction contract.

- Project items which are identified as “modify existing or replace”, the R.O.M. costs indicated are to modify existing.

Other costs associated with construction projects include design consultant fees, permit and inspection fees. These costs are considered soft costs and are typically designated at 20%.

The estimated costs included in this Plan should only be used for rough budgeting purposes. Exclusions include cost escalation, unforeseen or unknown associated infrastructure repairs, dry rot repairs, or other conditions that may be warranted by the work. Also excluded are hazardous materials testing and abatement, topographic surveys and geotechnical reports that may be required to complete the work.

In addition, at this level of project scope analysis we recommend a construction contingency of 15% be included in the Total Development Cost estimate.

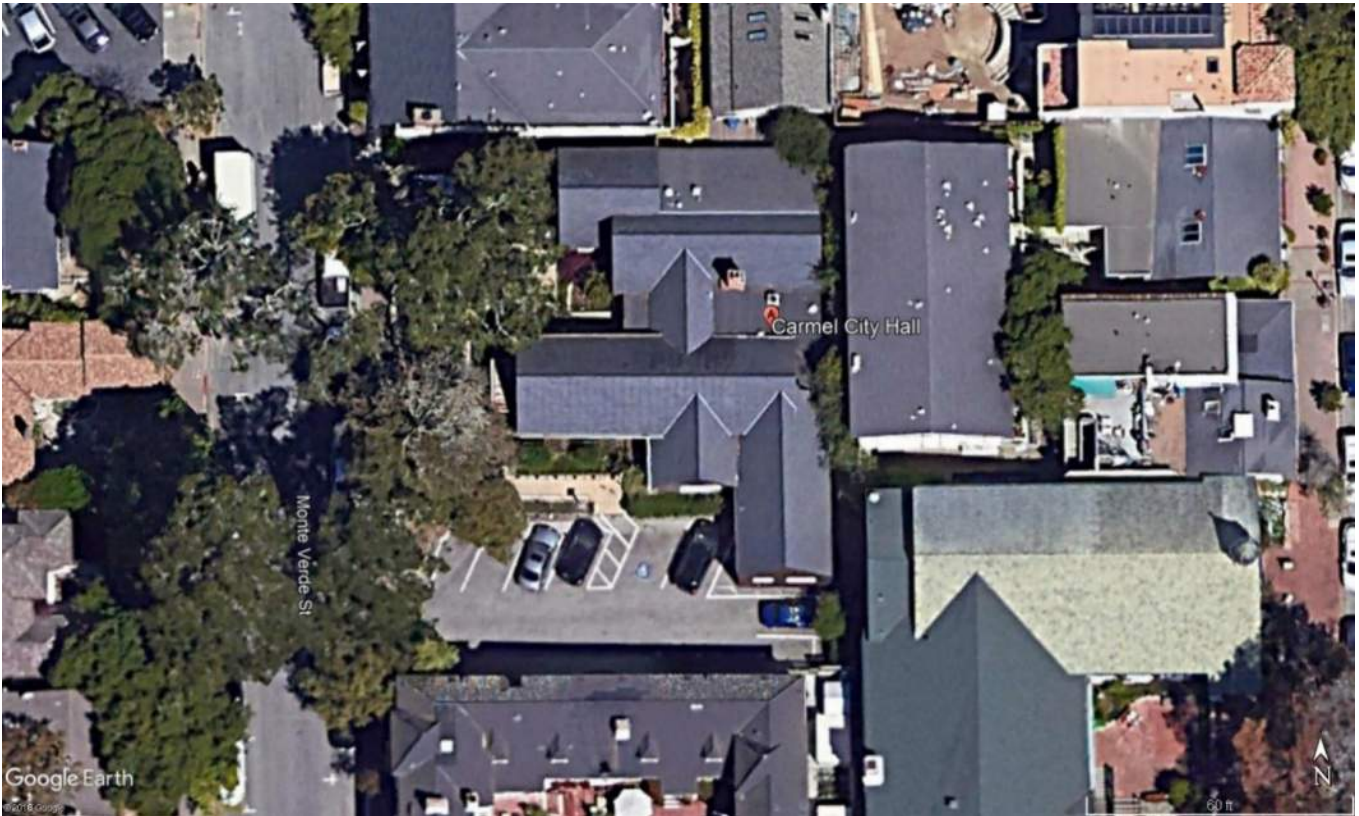
Over the past year the Central Coast bidding market has been escalating due to a general lack of competition, especially at the subcontractor level. The TBD Consultants' Cost Index has shown an average annual escalation rate of 7.6%.

12. Estimated Project Cost by Facility:

<i>Building Name</i>	<i>R.O.M. Construction Costs</i>	<i>Soft Costs 20%</i>	<i>Construction + Soft</i>
City Hall (Historic)	\$94,780	\$18,956	\$113,736
Del Mar Beach Public Restrooms	\$111,140	\$22,228	\$133,368
Devendorf Park Restrooms	\$93,410	\$18,682	\$112,092
Fire Station	\$48,045	\$9,609	\$57,654
First Murphy House (Historic) & Park	\$114,830	\$22,966	\$137,796
Flanders Mansion (Historic)	\$88,865	\$17,773	\$106,638
Forest Hill Park (Upper & Lower)	\$152,725	\$30,545	\$183,270
Forest Theater	\$237,645	\$47,529	\$285,174
Harrison Memorial Library	\$143,780	\$28,756	\$172,536
Park Branch/Harrison Children's Library	\$109,200	\$21,840	\$131,040
Picadilly Park	\$27,280	\$5,456	\$32,736
Police Department, Public Works Building & Corp. Yard	\$170,700	\$34,140	\$204,840
Scenic & Santa Lucia Park	\$99,550	\$19,910	\$119,460
Scout House	\$40,780	\$8,156	\$48,936
Senior Housing Parking Garage	\$41,100	\$8,220	\$49,320
Sunset Center (Historic)	\$676,790	\$135,358	\$812,148
Vista Lobos Complex	\$206,300	\$41,260	\$247,560
TOTALS	\$2,456,920	\$491,384	\$2,948,304
Construction Contingency 15%			\$442,246
TOTAL DEVELOPMENT COSTS			\$3,390,550

City Hall (Historic)



Monte Verde Street between Ocean Avenue & 7th Avenue
Carmel-by-the-Sea, California 93923





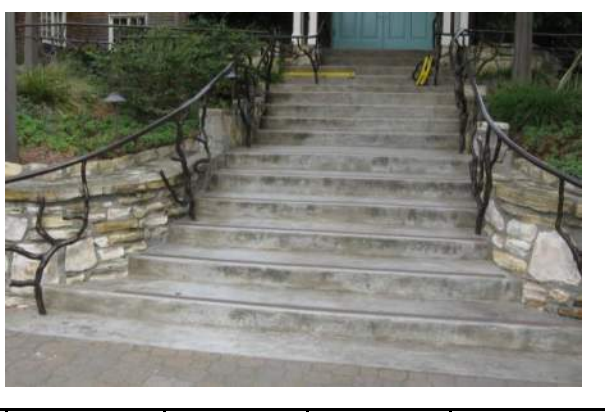
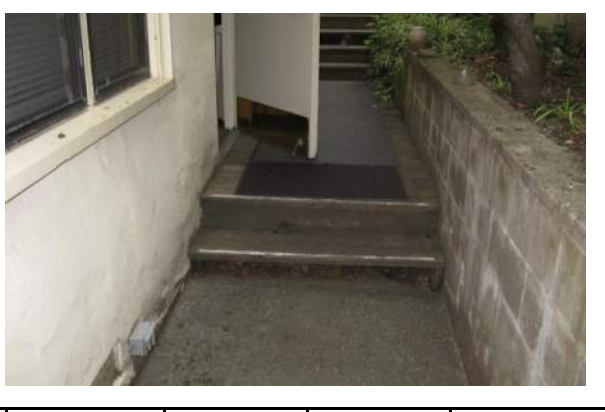
R.O.M. Cost Evaluation:



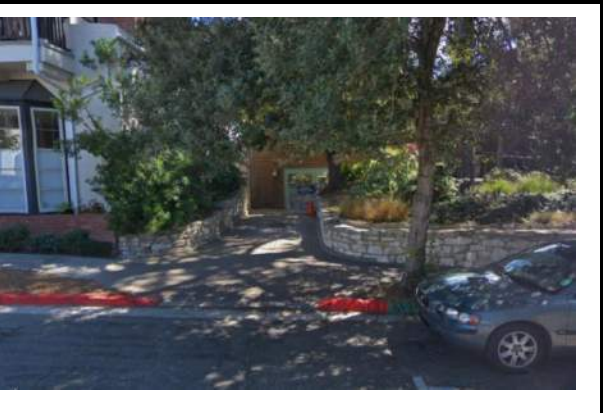
Site, Path of Travel:	\$ 10,480
Site, Parking:	\$21,965
Interiors, Toilet Rooms & Drinking Fountains:	\$14,685
Interiors, Other:	<u>\$47,650</u>
Total:	\$94,780

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>				
<p>1. Provide an accessible route from the public sidewalk to the primary entrance</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>B. <i>Accessible Parking Space:</i></p>				
<p>1. Regrade parking space and aisle for max surface slope of 1:48 in any direction</p>	Code Ref. 11B-502.4	Priority 3	Strategy D	Budget \$21,965
<p>2. Van accessible markings and international symbol of accessibility</p>	Code Ref. 11B502.3 11B-502.6	Priority 3	Strategy D	
<p>3. Identification signage, Van Accessible, Minimum Fine & Tow Away signs</p>	Code Ref. 11B-502.6 11B502.8	Priority 3	Strategy D	

<p>C. <i>Exterior Concrete Ramp on the North Side of the Stairway from the Public Sidewalk</i></p>																						
<table border="1"> <thead> <tr> <th data-bbox="191 604 906 636"></th> <th data-bbox="911 604 1068 636">Code Ref.</th> <th data-bbox="1068 604 1211 636">Priority</th> <th data-bbox="1211 604 1354 636">Strategy</th> <th data-bbox="1354 604 1507 636">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 636 906 688">1. Handrail Extensions</td> <td data-bbox="911 636 1068 688">N/A</td> <td colspan="2" data-bbox="1068 636 1354 688">Equivalent Facilitation</td> <td data-bbox="1354 636 1507 787" rowspan="3">N/A</td> </tr> <tr> <td data-bbox="191 688 906 741">2. Bottom Landing, extend in direction of travel</td> <td data-bbox="911 688 1068 741">11B-405.7.3.1</td> <td data-bbox="1068 688 1211 741">3</td> <td data-bbox="1211 688 1354 741">D</td> </tr> <tr> <td data-bbox="191 741 906 787">3. Ramp slope, connection to primary entrance</td> <td data-bbox="911 741 1068 787">N/A</td> <td data-bbox="1068 741 1211 787">4</td> <td data-bbox="1211 741 1354 787">D</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Handrail Extensions	N/A	Equivalent Facilitation		N/A	2. Bottom Landing, extend in direction of travel	11B-405.7.3.1	3	D	3. Ramp slope, connection to primary entrance	N/A	4	D				
	Code Ref.	Priority	Strategy	Budget																		
1. Handrail Extensions	N/A	Equivalent Facilitation		N/A																		
2. Bottom Landing, extend in direction of travel	11B-405.7.3.1	3	D																			
3. Ramp slope, connection to primary entrance	N/A	4	D																			
<p>D. <i>Exterior Concrete Bench</i></p>																						
<table border="1"> <thead> <tr> <th data-bbox="191 1199 906 1230"></th> <th data-bbox="911 1199 1068 1230">Code Ref.</th> <th data-bbox="1068 1199 1211 1230">Priority</th> <th data-bbox="1211 1199 1354 1230">Strategy</th> <th data-bbox="1354 1199 1507 1230">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1230 906 1329">1. Modify or replace the bench to make the top of the bench surface 19" maximum above the ground</td> <td data-bbox="911 1230 1068 1329">11B-903</td> <td data-bbox="1068 1230 1211 1329">3</td> <td data-bbox="1211 1230 1354 1329">B</td> <td data-bbox="1354 1230 1507 1329">\$1,000</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Modify or replace the bench to make the top of the bench surface 19" maximum above the ground	11B-903	3	B	\$1,000												
	Code Ref.	Priority	Strategy	Budget																		
1. Modify or replace the bench to make the top of the bench surface 19" maximum above the ground	11B-903	3	B	\$1,000																		

<p>E. <i>Exterior Concrete Stairway</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	D	Requires significant design & review.
2. Modify south handrail to be +34" above stair	11B-505.4	3	D	
3. Handrail extensions at bottom of stairway - custom/artistic	11B-505.10.3	3	D	
4. Handrail extensions at the bottom of the stairway - custom/artistic	11B-505.10.3	3	D	
5. South handrail extension at the bottom of the upper flight - custom/artistic	11B-505.10.4	3	D	
6. Modify the handrail extensions at the top of the upper flight - custom/artistic	11B-505.4	3	D	
7. Riser height and top landing depth	N/A	4	D	N/A
<p>F. <i>Exterior Wood Stair at NE corner of Building</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide handrails	11B-505	2	B	\$3,180
2. Contrasting nosing stripes	11B-504.4.1	3	B	
3. Correct slope of bottom landing	1011.7.1	3	B	
4. Width of top landing	N/A	4	D	N/A

<p>G. <i>Exterior Concrete Stair at the Southeast Corner of the Building</i></p>				
<p>1. Replace stair & handrail</p>	<p>Code Ref. 11B-504 & 505</p>	<p>Priority 2</p>	<p>Strategy D</p>	<p>Budget \$6,300</p>
<p>H. <i>Width of walking surface, east side of Bldg</i></p>				
<p>1. Correcting the width of the walking surface on the east side of the building</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>I. <i>Path of Travel from Public Sidewalk to Basement Level Entrance</i></p>				
<p>1. Provide an accessible route from the sidewalk to the basement level</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>

Building

J. Primary Lobby Entrance



	Code Ref.	Priority	Strategy	Budget
1. Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$2,500
2. Relocate deadbolt	11B-404.2.7	3	B	
3. Adjust door closers	N/A	3	B	

K. Main Level North Restroom





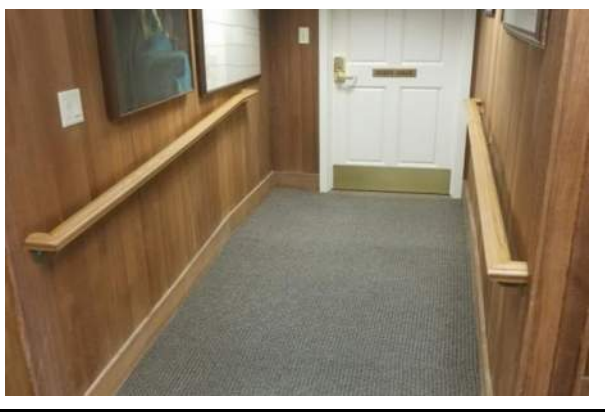


	Code Ref.	Priority	Strategy	Budget
1. Signage	11B-703.7.2.6.3	3	A	\$3,450
2. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	
3. Adjust door closer	N/A	3	A	
4. Correcting the maneuvering clearance on the push side of the door	N/A	4	D	
5. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D	
6. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
7. Lavatory: Relocate	N/A	4	D	
8. Remove cabinet on south wall	N/A	1	A	
9. Accessories: Relocate soap dispenser, seat cover dispenser, paper towel dispenser, coat hook	11B-603.5 11B-308	3	A	
10. Light switch: Relocate	11B-308	3	B	

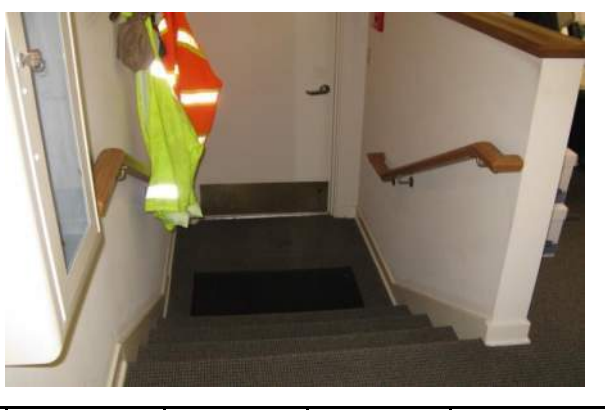


L. Main Level South Restroom




	Code Ref.	Priority	Strategy	Budget
1. Signage	11B-703.7.2.6.3	3	A	\$3,335
2. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	
3. Adjust door closer	N/A	3	A	
4. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D	
5. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
6. Lavatory: Relocate	N/A	4	D	
7. Remove cabinet on north wall	N/A	1	A	
8. Accessories: Relocate soap dispenser, seat cover dispenser, coat hook	11B-603.5 11B-308	3	A	
9. Light switch: Relocate	11B-308	3	B	

<p>M. <i>Drinking Fountain</i></p>				
<p>1. Replace drinking fountain</p>	<p>Code Ref. 11B-602</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$3,500</p>
<p>N. <i>Building Department Reception Counter</i></p>				
<p>1. Modify the counter</p>	<p>Code Ref. 11B-904.4</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$5,200</p>

<p>O. <i>Interior Ramp</i></p>																
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Replace handrails</td> <td>11B-505</td> <td>3</td> <td>B</td> <td>\$2,400</td> </tr> <tr> <td>2. Correcting the depth of the landing at the top of the ramp.</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace handrails	11B-505	3	B	\$2,400	2. Correcting the depth of the landing at the top of the ramp.	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget												
1. Replace handrails	11B-505	3	B	\$2,400												
2. Correcting the depth of the landing at the top of the ramp.	N/A	4	D	N/A												
<p>P. <i>Interior Door to Building Department from Lobby</i></p>																
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.</td> <td>11B-404.2.10</td> <td>3</td> <td>B</td> <td rowspan="2">\$1,500</td> </tr> <tr> <td>2. Adjust door closer</td> <td>N/A</td> <td>3</td> <td>A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$1,500	2. Adjust door closer	N/A	3	A		
	Code Ref.	Priority	Strategy	Budget												
1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$1,500												
2. Adjust door closer	N/A	3	A													
<p>Q. <i>Building Department Sink Counter</i></p>																
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Replace sink counter to provide access at sink</td> <td>11B-606</td> <td>3</td> <td>B</td> <td>\$3,200</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace sink counter to provide access at sink	11B-606	3	B	\$3,200						
	Code Ref.	Priority	Strategy	Budget												
1. Replace sink counter to provide access at sink	11B-606	3	B	\$3,200												

<p>R. <i>Interior Stair to Southeast Exit</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Replace handrails	11B-505	3	B	\$2,900
2. Add contrasting nosing stripes	11B-504.4.1	3	A	
<p>S. <i>Southeast Exit Door</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
2. Adjust threshold height and slopes at the exterior landing	N/A	4	D	N/A
<p>T. <i>Interior Door from Building Department to Council Chamber</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$1,500
2. Adjust door closer	N/A	3	B	


<i>U. Interior Door to Administration Department from Lobby</i>				
	Code Ref.	Priority	Strategy	Budget
1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$1,500
2. Adjust door closer	N/A	3	B	
3. Correcting the clearance on the strike/push side of the door	N/A	4	D	N/A
<i>V. Administration Department Interior Office Doors</i>				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	A	\$2,000
2. Provide clear width of 32 inches minimum at two doors	11B-404.2.3	3	A	
<i>W. Administration Department Sink Counter</i>				
				
	Code Ref.	Priority	Strategy	Budget
1. Replace sink counter	11B-606	3	B	\$3,200
2. Relocate paper towel dispenser, soap dispenser, hand sanitizer dispenser	11B-603.5	3	B	

X. Admin. Department Reception Counter


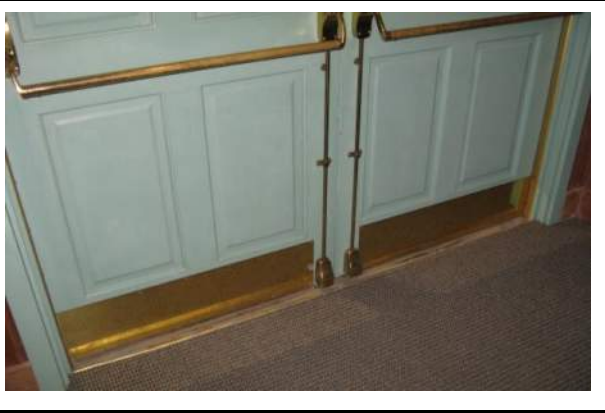



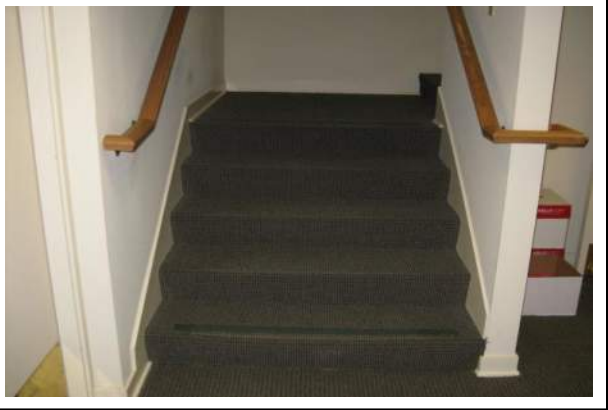
	Code Ref.	Priority	Strategy	Budget
1. Modify the counter	11B-904.4	3	B	\$5,200

Y. Northeast Exit Door

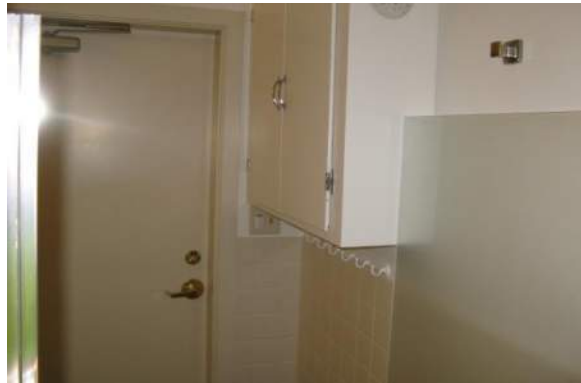


	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$1,000
2. Relocate light switch	11B-308	3	B	
3. Adjust threshold height and slopes at the exterior landing	N/A	4	D	N/A




<p>Z. Interior Door to Council Chamber from Lobby</p>																								
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Adjust door closer</td> <td>N/A</td> <td>3</td> <td>A</td> <td rowspan="4" style="text-align: center; vertical-align: middle;">\$1,350</td> </tr> <tr> <td>2. Relocate light switch</td> <td>11B-308</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Signage: Provide Assistive Listening System sign next to the door</td> <td>11B-216.10</td> <td>3</td> <td>A</td> </tr> <tr> <td>4. Relocate hand sanitizer dispenser</td> <td>11B-603.5</td> <td>3</td> <td>A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Adjust door closer	N/A	3	A	\$1,350	2. Relocate light switch	11B-308	3	B	3. Signage: Provide Assistive Listening System sign next to the door	11B-216.10	3	A	4. Relocate hand sanitizer dispenser	11B-603.5	3	A		
	Code Ref.	Priority	Strategy	Budget																				
1. Adjust door closer	N/A	3	A	\$1,350																				
2. Relocate light switch	11B-308	3	B																					
3. Signage: Provide Assistive Listening System sign next to the door	11B-216.10	3	A																					
4. Relocate hand sanitizer dispenser	11B-603.5	3	A																					
<p>AA. West Exit Doors from Council Chamber</p>																								
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.</td> <td>11B-404.2.10</td> <td>3</td> <td>B</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">\$2,000</td> </tr> <tr> <td>2. Relocate deadbolt</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Adjust door closer</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> <tr> <td>4. Adjust threshold height and slopes at the exterior landing</td> <td>N/A</td> <td>4</td> <td>D</td> <td style="text-align: center;">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$2,000	2. Relocate deadbolt	11B-404.2.7	3	B	3. Adjust door closer	N/A	3	B	4. Adjust threshold height and slopes at the exterior landing	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget																				
1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$2,000																				
2. Relocate deadbolt	11B-404.2.7	3	B																					
3. Adjust door closer	N/A	3	B																					
4. Adjust threshold height and slopes at the exterior landing	N/A	4	D	N/A																				

<p>BB. Council Dais</p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide handrails	11B-505	3	B	\$1,700
2. Provide contrasting stipe at step	11B-504.4.1	3	B	
<p>CC. Stairs from Administration Department to Basement</p>				
	Code Ref.	Priority	Strategy	Budget
1. Replace handrails	11B-505	3	B	\$8,500
2. Provide contrasting stripe at step	11B-504.4.1	3	B	

DD. Basement Level Restroom



	Code Ref.	Priority	Strategy	Budget
1. Signage	11B-703.7.2.6.3	3	A	\$4,400
2. Replace threshold	11B-404.2.5	3	B	
3. Adjust door closer	N/A	3	A	
4. Replace the toilet with the flush control on the open side	11B-604.6	3	B	
5. Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D	
6. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
7. Toilet Paper Dispenser: Relocate	11B-604.7	3	B	
8. Lavatory: Provide knee clearance	11B-306.3	3	B	
9. Relocating the lavatory horizontally would decrease the clearance around the toilet	N/A	4	D	
10. Remove cabinet on east wall	N/A	1	A	
11. Accessories: Relocate soap dispenser, seat cover dispenser, coat hook	11B-603.5 11B-308	3	B	
12. Relocate light switch & receptacle	11B-308	3	B	
13. Relocate mirror	11B-603.3	3	B	
14. Shower: make shower accessible	N/A	4	D	

<i>EE. Door to Basement Conference Room</i>				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
<i>FF. Basement Conference Room Sink Counter</i>				
				
	Code Ref.	Priority	Strategy	Budget
1. The basement level is not accessible to persons in a wheelchair and providing access is an undue burden.	N/A	4	D	N/A
<i>GG. Door to Basement IT Room</i>				
				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
<i>HH. Basement Exit Door</i>				
				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
2. Adjust threshold height and maneuvering clearance at the exterior landing	N/A	4	D	N/A

Del Mar Beach Public Restrooms



Del Mar Avenue at Ocean Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$30,780
Site, Parking:	\$70,160
Interiors, Toilet Rooms & Drinking Fountains:	\$10,200
Interiors, Other:	\$ 0
Total:	\$111,140



Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>																						
<ol style="list-style-type: none"> 1. Provide an "Accessible Route" sign with a right arrow at the sidewalk at the bottom of the west concrete walk 2. Provide edge protection and handrails where the running slope of the concrete walks exceeds 1:20 (5%) 3. Provide ramp landings 	<table border="1"> <thead> <tr> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>11B-216.3</td> <td>3</td> <td>B</td> <td rowspan="2">\$23,500</td> </tr> <tr> <td>11B-405.9 & 11B-505</td> <td>1</td> <td>B</td> </tr> <tr> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>	Code Ref.	Priority	Strategy	Budget	11B-216.3	3	B	\$23,500	11B-405.9 & 11B-505	1	B	N/A	4	D	N/A						
Code Ref.	Priority	Strategy	Budget																			
11B-216.3	3	B	\$23,500																			
11B-405.9 & 11B-505	1	B																				
N/A	4	D	N/A																			
<p>B. <i>Path of Travel from Accessible Parking Spaces to Public Sidewalk</i></p>																						
<ol style="list-style-type: none"> 1. Provide edge protection and handrails where the running slope of the concrete walks exceeds 1:20 (5%) 2. Provide detectable warning mats between the pedestrian and vehicular areas 3. Correct the running slope of the concrete paver walk 4. Provide ramp landings 5. Correct cross slope of the paver walk 	<table border="1"> <thead> <tr> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>11B-405.9 & 11B-505</td> <td>3</td> <td>D</td> <td rowspan="2">\$24,200</td> </tr> <tr> <td>11B-247.1.2.5</td> <td>3</td> <td>D</td> </tr> <tr> <td>N/A</td> <td>4</td> <td>D</td> <td rowspan="3">N/A</td> </tr> <tr> <td>N/A</td> <td>4</td> <td>D</td> </tr> <tr> <td>N/A</td> <td>4</td> <td>D</td> </tr> </tbody> </table>	Code Ref.	Priority	Strategy	Budget	11B-405.9 & 11B-505	3	D	\$24,200	11B-247.1.2.5	3	D	N/A	4	D	N/A	N/A	4	D	N/A	4	D
Code Ref.	Priority	Strategy	Budget																			
11B-405.9 & 11B-505	3	D	\$24,200																			
11B-247.1.2.5	3	D																				
N/A	4	D	N/A																			
N/A	4	D																				
N/A	4	D																				

C. Accessible Parking Spaces



	Code Ref.	Priority	Strategy	Budget
1. Provide detectable warnings at the boundaries between the concrete paver walk and accessible parking spaces	11B-247.1.2.5	3	D	\$45,960
2. Regrade parking spaces and aisles for max surface slope of 1:48 in any direction	11B-502.4	3	D	
3. Accessible parking markings and international symbol of accessibility	11B-502.1 11B502.3 11B-502.6	3	D	
4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	3	D	
5. Paint access aisle markings	11B-502.3.3	3	D	
6. Provide wheel stops where the parking spaces adjoin the accessible route	11B-502.7.2	3	D	

<p>D. <i>Drinking Fountain</i></p>				
<p>1. Replace drinking fountain with hi-low fountain, pedestrian protection and ground surface slopes not to exceed 2%</p>	<p>Code Ref. 11B-602</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$6,280</p>
<p>E. <i>Benches at Women's Changing Area</i></p>				
<p>1. Provide a 48" long minimum section of bench that provides minimum seat & back support</p>	<p>Code Ref. 11B-903</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>

Building

F. Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.2 & 11B-703.7.2.6	3	A	\$5,350
2. Women's Changing Area Sign: Provide raised characters and braille	11B-703.2	3	B	
3. Provide 180 degree turn at entry and turning space in the restroom	N/A	4	D	
4. Toilet: Replace the toilet seat	11B-604.4	3	B	
5. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
6. Grab Bars: Relocate the sidewall grab bar	N/A	3	B	
7. Toilet Paper Dispenser: Remove the dispenser mounted on the wall and provide a dispenser under the sidewall grab bar	11B-307 & 11B-604.9.6	2	A	
8. Sanitary Napkin Disposal: Relocate	11B-603.5	3	B	
9. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
10. Provide 60" minimum maneuvering clearance perpendicular to the pull side of the door	N/A	4	D	
11. Lavatory: Replace	11B-606	3	B	

G. Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.2 & 11B-703.7.2.6	3	A	\$4,850
2. Provide 180 degree turn at entry and turning space in the restroom	N/A	4	D	
3. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
4. Toilet Paper Dispenser: Remove the dispenser mounted on the wall and provide a dispenser under the sidewall grab bar	11B-307 & 11B-604.9.6	2	A	
5. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
6. Provide 60" minimum maneuvering clearance perpendicular to the pull side of the door	N/A	4	D	
7. Lavatory: Replace	11B-606	3	B	
8. Soap Dispenser: Relocate	11B-603.5	3	B	

Devendorf Park Public Restrooms

Junipero Avenue at Ocean Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$79,210
Site, Parking:	\$1,000
Interiors, Toilet Rooms & Drinking Fountains:	\$13,200
Interiors, Other:	\$ 0
Total:	\$93,410

Site

A. *Path of Travel from Public Sidewalk to Primary Entrance.*







	Code Ref.	Priority	Strategy	Budget
1. Repair or replace concrete walk to correct the uneven surface and change in level at the public sidewalk	11B-403	3	B	\$9,500
2. Correct the running slope of the concrete walk	N/A	4	D	N/A



B. *Parallel Parking Space on 6th Avenue identified as Accessible*



	Code Ref.	Priority	Strategy	Budget
1. Remove the identification sign and markings at the parallel parking space	N/A	1	A	\$1,000
2. Provide an accessible parking space	N/A	4	D	N/A

<p>C. Path of Travel from Public Sidewalk to Park Benches</p>																												
<table border="1"> <thead> <tr> <th data-bbox="191 604 906 636"></th> <th data-bbox="906 604 1068 636">Code Ref.</th> <th data-bbox="1068 604 1214 636">Priority</th> <th data-bbox="1214 604 1352 636">Strategy</th> <th data-bbox="1352 604 1507 636">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 636 906 730">1. Provide an "Accessible Route" sign with a right arrow at the north end of the concrete walk from 6th Street</td> <td data-bbox="906 636 1068 730">216.3</td> <td data-bbox="1068 636 1214 730">1</td> <td data-bbox="1214 636 1352 730">B</td> <td data-bbox="1352 636 1507 730" rowspan="2">\$16,160</td> </tr> <tr> <td data-bbox="191 730 906 867">2. At the concrete walk from the corner of Mission Street and Ocean Avenue provide edge protection and handrails where the running slope exceeds 1:20 (5%)</td> <td data-bbox="906 730 1068 867">11B-405.9 & 11B-505</td> <td data-bbox="1068 730 1214 867">3</td> <td data-bbox="1214 730 1352 867">B</td> </tr> <tr> <td data-bbox="191 867 906 909">3. Providing ramp landings</td> <td data-bbox="906 867 1068 909">N/A</td> <td data-bbox="1068 867 1214 909">4</td> <td data-bbox="1214 867 1352 909">D</td> <td data-bbox="1352 867 1507 909">N/A</td> </tr> <tr> <td data-bbox="191 909 906 1014">4. Correcting the cross slope of the concrete walk that connects the southwest corner of the park to the northeast corner</td> <td data-bbox="906 909 1068 1014">N/A</td> <td data-bbox="1068 909 1214 1014">4</td> <td data-bbox="1214 909 1352 1014">D</td> <td data-bbox="1352 909 1507 1014">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide an "Accessible Route" sign with a right arrow at the north end of the concrete walk from 6th Street	216.3	1	B	\$16,160	2. At the concrete walk from the corner of Mission Street and Ocean Avenue provide edge protection and handrails where the running slope exceeds 1:20 (5%)	11B-405.9 & 11B-505	3	B	3. Providing ramp landings	N/A	4	D	N/A	4. Correcting the cross slope of the concrete walk that connects the southwest corner of the park to the northeast corner	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget																								
1. Provide an "Accessible Route" sign with a right arrow at the north end of the concrete walk from 6th Street	216.3	1	B	\$16,160																								
2. At the concrete walk from the corner of Mission Street and Ocean Avenue provide edge protection and handrails where the running slope exceeds 1:20 (5%)	11B-405.9 & 11B-505	3	B																									
3. Providing ramp landings	N/A	4	D	N/A																								
4. Correcting the cross slope of the concrete walk that connects the southwest corner of the park to the northeast corner	N/A	4	D	N/A																								
<p>D. Wood Benches</p>																												
<table border="1"> <thead> <tr> <th data-bbox="191 1423 906 1455"></th> <th data-bbox="906 1423 1068 1455">Code Ref.</th> <th data-bbox="1068 1423 1214 1455">Priority</th> <th data-bbox="1214 1423 1352 1455">Strategy</th> <th data-bbox="1352 1423 1507 1455">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1455 906 1520">1. Provide at least one accessible bench with 30" x 48" clear space at the end.</td> <td data-bbox="906 1455 1068 1520">11B-903</td> <td data-bbox="1068 1455 1214 1520">3</td> <td data-bbox="1214 1455 1352 1520">B</td> <td data-bbox="1352 1455 1507 1520">\$1,000</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide at least one accessible bench with 30" x 48" clear space at the end.	11B-903	3	B	\$1,000																		
	Code Ref.	Priority	Strategy	Budget																								
1. Provide at least one accessible bench with 30" x 48" clear space at the end.	11B-903	3	B	\$1,000																								

<p>E. <i>Concrete Stair at 6th Avenue and Mission Street</i></p>																								
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="3">\$5,050</td> </tr> <tr> <td>2. Provide handrails</td> <td>11B-505</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Provide 48" deep landing at bottom of stair</td> <td>1011.6</td> <td>3</td> <td>B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	B	\$5,050	2. Provide handrails	11B-505	3	B	3. Provide 48" deep landing at bottom of stair	1011.6	3	B						
	Code Ref.	Priority	Strategy	Budget																				
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$5,050																				
2. Provide handrails	11B-505	3	B																					
3. Provide 48" deep landing at bottom of stair	1011.6	3	B																					
<p>F. <i>Stone stair at 6th Avenue and Mission Street</i></p>																								
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="3">\$6,200</td> </tr> <tr> <td>2. Provide handrails</td> <td>11B-505</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Modify bottom tread</td> <td>11B-504.2</td> <td>3</td> <td>B</td> </tr> <tr> <td>4. Correcting the riser heights of the stair</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	B	\$6,200	2. Provide handrails	11B-505	3	B	3. Modify bottom tread	11B-504.2	3	B	4. Correcting the riser heights of the stair	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget																				
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$6,200																				
2. Provide handrails	11B-505	3	B																					
3. Modify bottom tread	11B-504.2	3	B																					
4. Correcting the riser heights of the stair	N/A	4	D	N/A																				

<p>G. Monumental Concrete Stair on Ocean Street</p>																			
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>D</td> <td rowspan="3">\$41,300</td> </tr> <tr> <td>2. Provide handrails</td> <td>11B-505</td> <td>3</td> <td>D</td> </tr> <tr> <td>3. Provide 48" deep landing at top of stair</td> <td>1011.6</td> <td>3</td> <td>D</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	D	\$41,300	2. Provide handrails	11B-505	3	D	3. Provide 48" deep landing at top of stair	1011.6	3	D	
	Code Ref.	Priority	Strategy	Budget															
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$41,300															
2. Provide handrails	11B-505	3	D																
3. Provide 48" deep landing at top of stair	1011.6	3	D																
<p>J. Drinking Fountain</p>																			
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Replace drinking fountain</td> <td>11B-602</td> <td>3</td> <td>B</td> <td>\$3,500</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace drinking fountain	11B-602	3	B	\$3,500									
	Code Ref.	Priority	Strategy	Budget															
1. Replace drinking fountain	11B-602	3	B	\$3,500															

Building

H. Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	\$4,850
2. Grab Bars: Replace the "L" shaped grab bar with a 36" long minimum rear wall grab bar and a 42" long minimum side wall grab bar	11B-604.5	3	B	
3. Toilet Paper Dispenser: Remove the dispenser mounted on the wall opposite and provide a dispenser below the side grab bar	11B-204.5 & 11B-604.7	2	A	
4. Seat Cover Dispenser: Relocate	11B-603.5	3	A	
5. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
6. Relocate the coat hook	11B-308	3	B	
7. Correcting the location of the compartment door opening	N/A	4	D	
8. Lavatory: Replace one lavatory and insulate the supply and drain lines	11B-606	3	B	

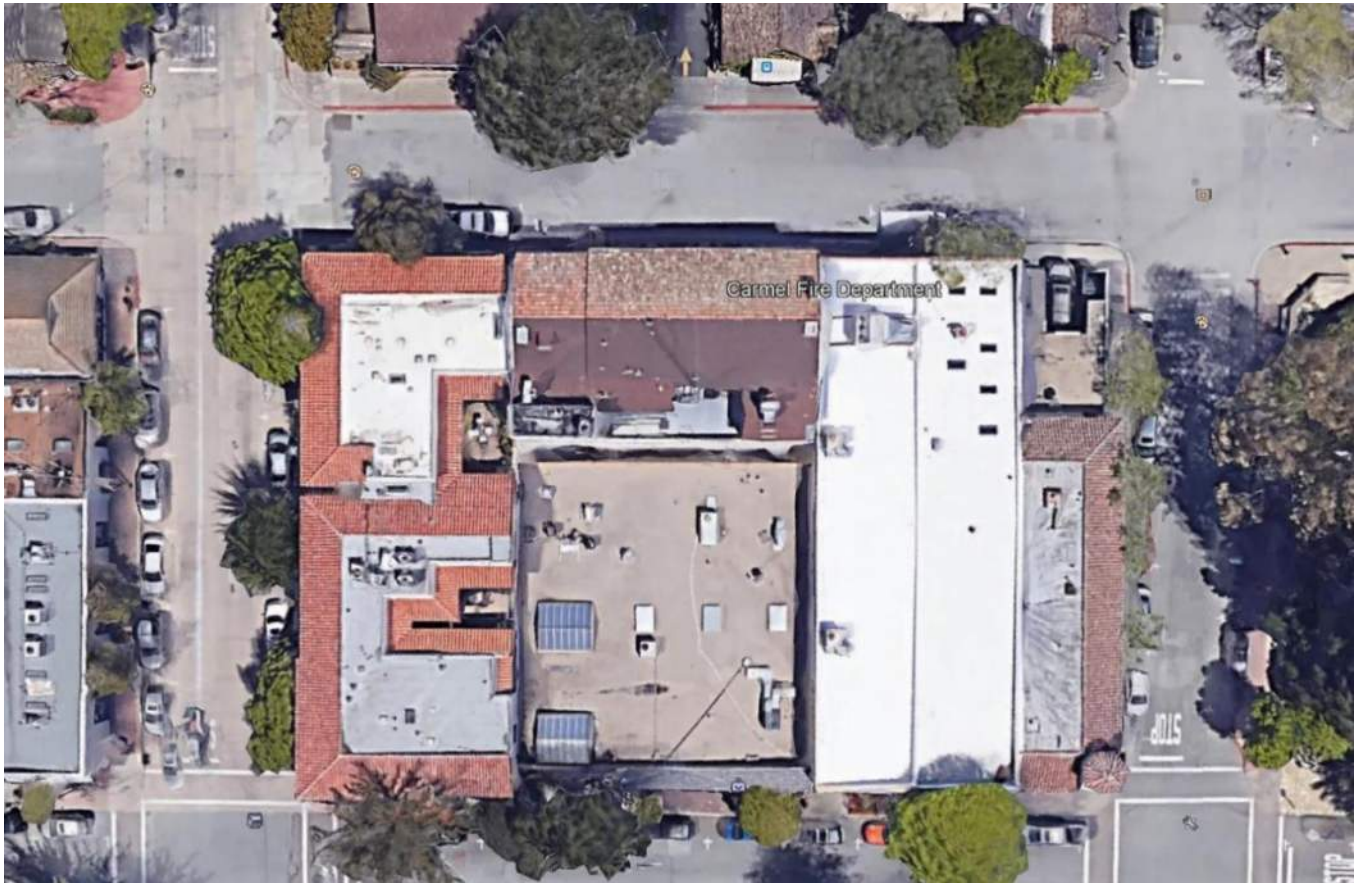
I. Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	\$4,850
2. Grab Bars: Replace the "L" shaped grab bar with a 36" long minimum rear wall grab bar and a 42" long minimum side wall grab bar	11B-604.5	3	B	
3. Toilet Paper Dispenser: Remove the dispenser mounted on the wall opposite and provide a dispenser below the side grab bar	11B-204.5 & 11B-604.7	2	A	
4. Seat Cover Dispenser: Relocate	11B-603.5	3	A	
5. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
6. Relocate the coat hook	11B-308	3	B	
7. Correcting the location of the compartment door opening	N/A	4	D	
8. Lavatory: Replace one lavatory and insulate the supply and drain lines	11B-606	3	B	
9. Urinal: Correcting the width of the urinal alcove	N/A	4	D	

Fire Station

6th Avenue between Mission Street & San Carlos Street
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$2,100
Site, Parking:	\$0
Interiors, Toilet Rooms & Drinking Fountains:	\$0
Interiors, Other:	<u>\$45,945</u>
Total:	\$48,045

Fire Station



6th Avenue between Mission Street & San Carlos Street

City of Carmel-by-the-Sea



ADA Evaluation and Transition Report




September 28, 2018

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>				
<p>1. Provide a paved accessible route for a person using a wheelchair from the public sidewalk to the primary entrances</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>B. <i>Exterior Concrete Stair</i></p>				
<p>1. Contrasting nosing stripes, shall extend full width of tread</p>	<p>Code Ref. 11B-504.4.1</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$2,100</p>
<p>2. Provide handrails</p>	<p>11B-505</p>	<p>3</p>	<p>B</p>	
<p>3. Correct the stair riser heights</p>	<p>N/A</p>	<p>4</p>	<p>D</p>	<p>N/A</p>

Building

<p>C. <i>Primary Entrance</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Adjust door closer</p>	N/A	3	A	\$500
<p>2. Provide required maneuvering clearance on both sides of the door</p>	N/A	4	D	N/A
<p>D. <i>Interior Concrete Stair from Entry Foyer to Engine Bay</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Contrasting nosing stripes</p>	11B-504.4.1	3	B	\$500
<p>2. Provide handrails</p>	N/A	4	D	N/A
<p>E. <i>Dispatch Office Door</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Adjust door closer</p>	N/A	3	A	\$500
<p>2. Provide accessible route to the Dispatch Office</p>	N/A	4	D	N/A

F. First Floor Office Doors (2)				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	A	\$1,000
2. Correct width of one door and providing an accessible route the office doors	N/A	4	D	N/A
G. Entry Foyer				
	Code Ref.	Priority	Strategy	Budget
1. Provide access to the Entry Foyer and the restroom on the this level	N/A	4	D	N/A
H. Interior Concrete Stairway (Six Flights)				
				
				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$27,945
2. Provide handrails	11B-505	3	B	
3. Provide guardrails at the open sides of the stairway and the second floor landing	1015	3	B	
4. Correcting the riser heights, treads depths and landing depths	N/A	4	D	N/A

<i>I. Second Floor</i>				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware at five interior doors	11B-404.2.7	3	A	\$2,500
2. Providing access to the Second Floor and the two restrooms and sink counter located on the Second Floor level	N/A	4	D	N/A
<i>J. Second Floor Exit Door to Roof Deck</i>				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
<i>K. Interior Wood Stairway from Roof Deck to Engine Bay (Two Flights)</i>				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$12,500
2. Provide handrails	11B-505	3	B	
3. Correct the riser heights and provide a landing at the top of the stairway	N/A	4	D	N/A



First Murphy House and Park (Historic)

Lincoln Street at 6th Avenue
Carmel-by-the-Sea, California 93923

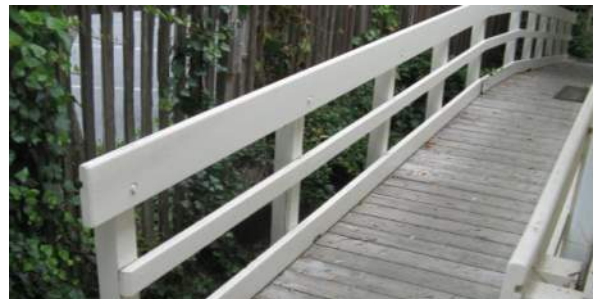
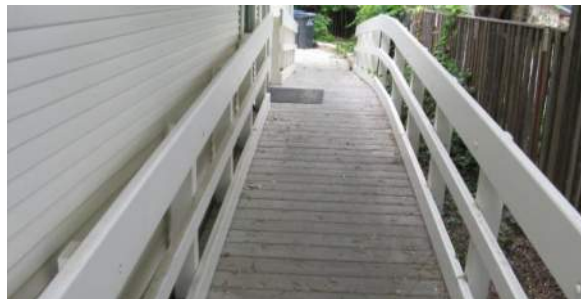


R.O.M. Cost Evaluation:

Site, Path of Travel:	\$68,900
Site, Parking:	\$25,300
Interiors, Toilet Rooms & Drinking Fountains:	\$11,330
Interiors, Other:	<u>\$9,300</u>
Total:	\$114,830

Site

A. *Path of Travel from Public Sidewalk to Primary Entrance.*



	Code Ref.	Priority	Strategy	Budget
1. Providing an accessible route from the public sidewalk to the primary entrance	N/A	4	D	N/A
2. Exterior Wood Ramp to Secondary Entrance - provide handrails	11B-505	3	B	\$16,000
3. Exterior Wood Ramp to Secondary Entrance - correcting the clear width of the ramp, size of the landing at the top and slope of the landing at the bottom of the ramp on the east side	N/A	4	D	N/A

B. *Path of Travel from Public Sidewalk to Restroom Building Primary Entrances*



	Code Ref.	Priority	Strategy	Budget
1. Provide edge protection and handrails where the running slope of the concrete walk exceeds 1:20 (5%)	11B-405.9	3	B	\$13,330
2. Provide ramp landings	N/A	4	D	N/A

C. Accessible Parking Space:








	Code Ref.	Priority	Strategy	Budget
1. Regrade parking space and aisle for max surface slope of 1:48 in any direction	11B-502.4	2	D	\$25,300
2. Provide parallel curb ramp	11B-406.3	2	D	
3. Van accessible markings and international symbol of accessibility	11B-502.1 11B502.3 11B-502.6	2	D	
4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	2	D	


D&E Concrete Curb Ramp




	Code Ref.	Priority	Strategy	Budget
1. Correcting the height and slope of the gutter, slope and surface for the landing at the top of the ramp and the surface of the path to the House	N/A	4	D	N/A



<p>F. <i>Walking Surface from Curb Ramp to Restroom Building</i></p>				
<p>1. Correcting the surface of the first 15 -20 feet and the running slope of the paved portion</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>G. <i>Exterior Wood Stair at First Murphy House Primary Entry</i></p>				
<p>1. Contrasting nosing stripes</p>	Code Ref. 11B-504.4.1	Priority 3	Strategy B	Budget \$3,600
<p>2. Provide handrails</p>	11B-505	3	B	
<p>H. <i>Exterior Wood Stair at First Murphy House</i></p>				
<p>1. Contrasting nosing stripes</p>	Code Ref. 11B-504.4.1	Priority 3	Strategy B	Budget \$3,600
<p>2. Provide handrails</p>	11B-505	3	B	


<p>I. <i>Walking Surface from the West side of First Murphy House to the Observation Deck</i></p>				
<p>1. Provide a paved walk</p>	Code Ref. 11B-403	Priority 3	Strategy D	Budget \$14,500
<p>J. <i>Exterior Wood Stairway at Restroom Building</i></p>				
<p>1. Contrasting nosing stripes</p>	Code Ref. 11B-504.4.1	Priority 3	Strategy B	Budget \$16,900
<p>2. Provide handrail extensions</p>	Code Ref. 11B-505	Priority 3	Strategy B	
<p>3. Modify guardrails at the open sides of the stairway and the landings, 4" max openings</p>	Code Ref. 1015	Priority 3	Strategy B	
<p>4. Provide paved solid surfaces at the intermediate landing and the landing at the top of the stairway</p>	Code Ref. 1011.6 1011.7.1	Priority 3	Strategy B	
<p>5. Correcting the slope of the landing at the bottom of the stairway</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A

<p>K. Benches at the Observation Deck</p>				
<p>1. Provide a 48" long minimum section of bench at one end with seats that are 20" deep min. with seat that is between 17" min. and 19" max above finish floor & back support</p>	<p>Code Ref. 11B-903</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>

Building - First Murphy House

<p>L. North Side Accessible Entrance</p>				
<p>1. Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.</p>	<p>Code Ref. 11B-404.2.10</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,500</p>
<p>2. Replace lever hardware</p>	<p>11B-404.2.7</p>	<p>3</p>	<p>B</p>	
<p>3. Providing 48" minimum maneuvering clearance perpendicular to the push side of the door</p>	<p>N/A</p>	<p>4</p>	<p>D</p>	<p>N/A</p>

<p>M. Restroom</p>																																											
<table border="1"> <thead> <tr> <th data-bbox="191 638 906 674"></th> <th data-bbox="906 638 1068 674">Code Ref.</th> <th data-bbox="1068 638 1211 674">Priority</th> <th data-bbox="1211 638 1354 674">Strategy</th> <th data-bbox="1354 638 1507 674">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 674 906 722">1. Signage</td> <td data-bbox="906 674 1068 722">11B-703.7.2.6.3</td> <td data-bbox="1068 674 1211 722">3</td> <td data-bbox="1211 674 1354 722">B</td> <td data-bbox="1354 674 1507 1213" rowspan="9" style="text-align: center; vertical-align: middle;">\$3,730</td> </tr> <tr> <td data-bbox="191 722 906 827">2. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.</td> <td data-bbox="906 722 1068 827">11B-404.2.10</td> <td data-bbox="1068 722 1211 827">3</td> <td data-bbox="1211 722 1354 827">B</td> </tr> <tr> <td data-bbox="191 827 906 875">3. Relocate lever hardware</td> <td data-bbox="906 827 1068 875">11B-404.2.7</td> <td data-bbox="1068 827 1211 875">3</td> <td data-bbox="1211 827 1354 875">B</td> </tr> <tr> <td data-bbox="191 875 906 940">4. Toilet: Replace the tank with the flush control on the open side of the toilet</td> <td data-bbox="906 875 1068 940">N/A</td> <td data-bbox="1068 875 1211 940">3</td> <td data-bbox="1211 875 1354 940">B</td> </tr> <tr> <td data-bbox="191 940 906 1008">5. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet</td> <td data-bbox="906 940 1068 1008">N/A</td> <td data-bbox="1068 940 1211 1008">4</td> <td data-bbox="1211 940 1354 1008">D</td> </tr> <tr> <td data-bbox="191 1008 906 1058">6. Grab Bars: Relocate the grab bars</td> <td data-bbox="906 1008 1068 1058">11B-604.5.2</td> <td data-bbox="1068 1008 1211 1058">3</td> <td data-bbox="1211 1008 1354 1058">B</td> </tr> <tr> <td data-bbox="191 1058 906 1108">7. Lavatory: Replace</td> <td data-bbox="906 1058 1068 1108">11B-606</td> <td data-bbox="1068 1058 1211 1108">3</td> <td data-bbox="1211 1058 1354 1108">B</td> </tr> <tr> <td data-bbox="191 1108 906 1159">8. Toilet Paper Dispenser: Relocate</td> <td data-bbox="906 1108 1068 1159">11B-604.7</td> <td data-bbox="1068 1108 1211 1159">3</td> <td data-bbox="1211 1108 1354 1159">B</td> </tr> <tr> <td data-bbox="191 1159 906 1213">9. Mirror: Relocate</td> <td data-bbox="906 1159 1068 1213"></td> <td data-bbox="1068 1159 1211 1213">3</td> <td data-bbox="1211 1159 1354 1213">B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Signage	11B-703.7.2.6.3	3	B	\$3,730	2. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	3. Relocate lever hardware	11B-404.2.7	3	B	4. Toilet: Replace the tank with the flush control on the open side of the toilet	N/A	3	B	5. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D	6. Grab Bars: Relocate the grab bars	11B-604.5.2	3	B	7. Lavatory: Replace	11B-606	3	B	8. Toilet Paper Dispenser: Relocate	11B-604.7	3	B	9. Mirror: Relocate		3	B	
	Code Ref.	Priority	Strategy	Budget																																							
1. Signage	11B-703.7.2.6.3	3	B	\$3,730																																							
2. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B																																								
3. Relocate lever hardware	11B-404.2.7	3	B																																								
4. Toilet: Replace the tank with the flush control on the open side of the toilet	N/A	3	B																																								
5. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D																																								
6. Grab Bars: Relocate the grab bars	11B-604.5.2	3	B																																								
7. Lavatory: Replace	11B-606	3	B																																								
8. Toilet Paper Dispenser: Relocate	11B-604.7	3	B																																								
9. Mirror: Relocate		3	B																																								
<p>N. Kitchen Sink Counter</p>																																											
<table border="1"> <thead> <tr> <th data-bbox="191 1661 906 1696"></th> <th data-bbox="906 1661 1068 1696">Code Ref.</th> <th data-bbox="1068 1661 1211 1696">Priority</th> <th data-bbox="1211 1661 1354 1696">Strategy</th> <th data-bbox="1354 1661 1507 1696">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1696 906 1747">1. Modify or replace a portion of the sink counter</td> <td data-bbox="906 1696 1068 1747">11B-606</td> <td data-bbox="1068 1696 1211 1747">3</td> <td data-bbox="1211 1696 1354 1747">B</td> <td data-bbox="1354 1696 1507 1808" rowspan="2" style="text-align: center; vertical-align: middle;">\$5,300</td> </tr> <tr> <td data-bbox="191 1747 906 1808">2. Provide a 30" minimum work surface adjacent to the sink</td> <td data-bbox="906 1747 1068 1808">11B-902</td> <td data-bbox="1068 1747 1211 1808">3</td> <td data-bbox="1211 1747 1354 1808">B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Modify or replace a portion of the sink counter	11B-606	3	B	\$5,300	2. Provide a 30" minimum work surface adjacent to the sink	11B-902	3	B																													
	Code Ref.	Priority	Strategy	Budget																																							
1. Modify or replace a portion of the sink counter	11B-606	3	B	\$5,300																																							
2. Provide a 30" minimum work surface adjacent to the sink	11B-902	3	B																																								

O. Interior Office Door				
	Code Ref.	Priority	Strategy	Budget
1. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	\$2,000
2. Provide a clear width of 32 inches minimum	11B-404	3	B	
3. Provide lever hardware	11B-404.2.7	3	B	
P. Primary Entrance and West Exit Door				
				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	B	\$500
2. Correcting the height of the thresholds	N/A	4	D	N/A

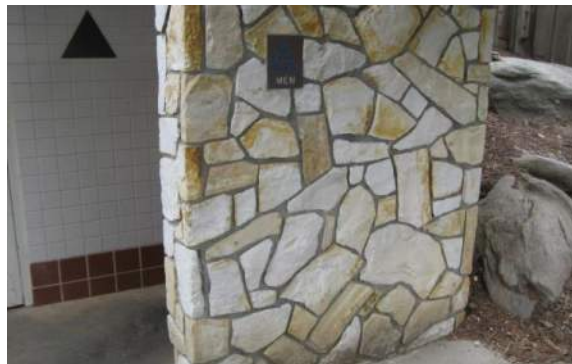
Building - Restroom Building

Q. *Women's Restroom*



	Code Ref.	Priority	Strategy	Budget
1. Signage - Provide raised characters and braille	11B-703.2	3	A	\$3,800
2. Entry Doorway: Relocate the geometric symbol next to the doorway	11B-703.7.2.6.3	3	B	
3. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
4. Grab Bars: Relocate the rear grab bars	11B-604.5	3	B	
5. Toilet Paper Dispenser: Remove the dispenser mounted on the wall opposite the toilet	11B-204.5	3	A	
6. Seat Cover Dispenser: Relocate	11B-603.5	3	B	
7. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
8. Relocate the coat hook	11B-308	3	B	
9. Correcting the location of the door opening and providing 60" minimum maneuvering clearance perpendicular to the pull side of the door	N/A	4	D	
10. Mirror: Relocate	N/A	3	B	

R. Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Signage - Provide raised characters and braille	11B-703.2	3	A	\$3,800
2. Entry Doorway: Relocate the geometric symbol next to the doorway	11B-703.7.2.6.3	3	B	
3. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
4. Grab Bars: Relocate the rear grab bars	11B-604.5	3	B	
5. Toilet Paper Dispenser: Remove the dispenser mounted on the wall opposite the toilet	11B-204.5	3	A	
6. Seat Cover Dispenser: Relocate	11B-603.5	3	B	
7. Toilet Compartment Door: Provide self-closing hinges and pulls	11B-604.8.1.2	3	B	
8. Relocate the coat hook	11B-308	3	B	
9. Correcting the location of the door opening and providing 60" minimum maneuvering clearance perpendicular to the pull side of the door	N/A	4	D	
10. Urinal: Providing a 36" wide minimum alcove	N/A	4	D	

Flanders Mansion (Historic)



25800 Hatton Road
Carmel-by-the-Sea, California 93923






R.O.M. Cost Evaluation:

Site, Path of Travel:	\$26,765
Site, Parking:	\$14,100
Interiors, Toilet Rooms & Drinking Fountains:	\$0
Interiors, Other:	<u>\$48,000</u>
Total:	\$88,865

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>				
<p>1. Providing an accessible route from the public sidewalk to the primary entrance</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>B. <i>Accessible Parking Space:</i></p>				
<p>1. Regrade parking space and aisle for max surface slope of 1:48 in any direction</p>	<p>Code Ref. 11B-502.4</p>	<p>Priority 3</p>	<p>Strategy D</p>	<p>Budget \$14,100</p>
<p>2. Van accessible markings and international symbol of accessibility</p>	<p>11B-502.6</p>	<p>3</p>	<p>D</p>	
<p>3. Identification signage, Van Accessible, Minimum Fine & Tow Away signs</p>	<p>11B-502.6 11B502.8</p>	<p>3</p>	<p>D</p>	
<p>4. Provide a ramp from parking space to kitchen level in screened porch</p>	<p>11B-405</p>	<p>3</p>	<p>D</p>	<p>\$12,600</p>
<p>5. Enlarge doorway to porch to provide a min. 32" clear width</p>	<p>11B-502</p>	<p>3</p>	<p>D</p>	
<p>6. Provide access to the main stairway lobby from dining room by fixing the swing of double doors</p>	<p>N/A</p>	<p>3</p>	<p>D</p>	<p>\$1,000</p>

Building

<p>C. Primary Entrance</p>													
	<table border="1"> <thead> <tr> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>11B-404.2.7</td> <td>3</td> <td>B</td> <td>\$500</td> </tr> <tr> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>	Code Ref.	Priority	Strategy	Budget	11B-404.2.7	3	B	\$500	N/A	4	D	N/A
Code Ref.	Priority	Strategy	Budget										
11B-404.2.7	3	B	\$500										
N/A	4	D	N/A										
<p>1. Provide lever hardware</p>													
<p>2. Correcting the height of the threshold, the width of the doorway and the slope at the exterior of the door</p>													
<p>D. Bathroom (not on an accessible route)</p>													
	<table border="1"> <thead> <tr> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>	Code Ref.	Priority	Strategy	Budget	N/A	4	D	N/A				
Code Ref.	Priority	Strategy	Budget										
N/A	4	D	N/A										
<p>1. Making the bathroom accessible</p>													
<p>E. Kitchen Sink Counter</p>													
	<table border="1"> <thead> <tr> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>	Code Ref.	Priority	Strategy	Budget	N/A	4	D	N/A				
Code Ref.	Priority	Strategy	Budget										
N/A	4	D	N/A										
<p>1. Making the sink counter accessible</p>													

F. Pantry Sink Counter



	Code Ref.	Priority	Strategy	Budget
1. Providing knee clearance, parallel approach allowed	11B-606.2		Equivalent Facilitation	N/A

G. Main Stairway



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$12,100
2. Provide handrails	11B-505	3	B	
3. Revise guardrails so that openings between pickets are less than 4"	1015	3	B	

H. Southeast Stairway




	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$14,600
2. Provide handrails	11B-505	3	B	
3. Revise guardrails so that openings between pickets are less than 4"	1015	3	B	

I. *Stairs from the living room/ballroom to the kitchen level*





	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$3,600
2. Provide handrails without removing doors	11B-505	3	B	
3. Removal of doors	N/A	4	D	
4. Provide lever hardware	11B-404.2.7	3	B	

J. *Step from the entry level to living room/ballroom level*



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$3,600
2. Provide handrails without removing doors	11B-505	3	B	
3. Removal of doors	N/A	4	D	
4. Provide lever hardware	11B-404.2.7	3	B	

<p>K1. <i>Exterior Stairs (If the public is provided access to the grounds surrounding the building)</i></p>																						
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="3">\$12,765</td> </tr> <tr> <td>2. Upgrade handrails</td> <td>11B-505</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Upgrade guardrails</td> <td>1015</td> <td>3</td> <td>B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	B	\$12,765	2. Upgrade handrails	11B-505	3	B	3. Upgrade guardrails	1015	3	B				
	Code Ref.	Priority	Strategy	Budget																		
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$12,765																		
2. Upgrade handrails	11B-505	3	B																			
3. Upgrade guardrails	1015	3	B																			
<p>K2. <i>Exterior Stairs (If the public is provided access to the grounds surrounding the building; no improvements to basement access)</i></p>																						
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="3">\$14,000</td> </tr> <tr> <td>2. Upgrade handrails</td> <td>11B-505</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Upgrade guardrails</td> <td>1015</td> <td>3</td> <td>B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	B	\$14,000	2. Upgrade handrails	11B-505	3	B	3. Upgrade guardrails	1015	3	B				
	Code Ref.	Priority	Strategy	Budget																		
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$14,000																		
2. Upgrade handrails	11B-505	3	B																			
3. Upgrade guardrails	1015	3	B																			

Forest Hill Park

Junipero Street at Camino Del Monte
 Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$102,015
Site, Parking:	\$38,525
Interiors, Toilet Rooms & Drinking Fountains:	\$12,185
Interiors, Other:	\$ <u>0</u>
Total:	\$152,725

Site - South



	Code Ref.	Priority	Strategy	Budget
1. Provide a passenger drop off and loading zone on Camino Del Monte at the south end of the park.	11B-503	3	D	\$80,900
2. Provide a paved accessible route from the drop off and loading zone on Camino Del Monte to the play structures, swings, accessible picnic table, accessible bench, and restroom entrances.	11B-402	3	D	

B. Play Structures








	Code Ref.	Priority	Strategy	Budget
1. Correct the slope of the 30" x 48" clear ground space adjacent to the transfer platform at each play structure.	11B-302	3	B	\$8,250
2. Correct the level of the transfer platforms at both play structures	11B-1008.3.1.1	3	B	

C. Swings



	Code Ref.	Priority	Strategy	Budget
1. Provide a turning space immediately adjacent to the swing	11B-304	3	B	\$6,125

<p>D. Picnic Tables</p>				
<p>1. Provide at least one accessible picnic table</p>	<p>Code Ref. 11B-246.5</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>
<p>E. Benches</p>				
<p>1. Provide a 48" long minimum section of bench that provides minimum seat & back support</p>	<p>Code Ref. 11B-903</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>
<p>Restroom Building - South</p>				
<p>F. Drinking Fountain</p>				
<p>1. Replace drinking fountain with hi-low fountain, pedestrian protection and ground surface slopes not to exceed 2%</p>	<p>Code Ref. 11B-602</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$4,025</p>

<p>G. Telephone Enclosure</p>				
<p>1. Remove the telephone enclosure and mount the emergency box 27" maximum above the ground measured to the bottom of the box</p>	<p>Code Ref. 11B-307</p>	<p>Priority 1</p>	<p>Strategy A</p>	<p>Budget \$500</p>
<p>H. Identification Signs on the South Exterior Wall</p>				
<p>1. Relocate the signs</p>	<p>Code Ref. 11B-703.4.1</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$200</p>

I. West Restroom



	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.2 & 11B-703.7.2.6	3	A	\$3,280
2. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
3. Toilet Paper Dispenser: Relocate	11B-604.7	2	A	
4. Lavatory: Replace	11B-606	3	B	
5. Hand Dryer: Relocate	11B-603.5	3	B	

J. East Restroom




	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.2 & 11B-703.7.2.6	3	A	\$3,280
2. Correct the slope of the exterior concrete surface within the required maneuvering clearance	N/A	4	B	
3. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet and a minimum 60" wide and 48" deep maneuvering space in front of the toilet	N/A	4	D	
4. Toilet Paper Dispenser: Relocate	11B-604.7	2	A	
5. Lavatory: Replace	11B-606	3	B	
6. Hand Dryer: Relocate	11B-603.5	3	B	

Site - North

K. *Path of Travel from Public Sidewalk to Restroom Entrances and Tennis Courts*



	Code Ref.	Priority	Strategy	Budget
1. Provide accessible routes from the public street to the tennis courts and restroom entrances	N/A	4	D	N/A

<p>L. Path of Travel from Public Sidewalk to Restroom Entrances and Tennis Courts</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Parking: Remove existing asphalt paving as required to accommodate a van accessible parking space and access aisle, and to conform to the slope of the driveway. Re-grade the base course and repave with asphalt concrete with surface slope not greater than 1:48 (2.08%) in any direction.</p>	11B-502.4	3	B	\$38,525
<p>2. Van accessible markings and international symbol of accessibility</p>	11B502.3 11B-502.6	3	B	
<p>3. Identification signage, Van Accessible, Minimum Fine & Tow Away signs</p>	11B-502.6 11B502.8	3	B	
<p>4. Gates (2): Remove the existing concrete paving at the exterior of the west gate within the required maneuvering clearance, re-grade the base course and repave with asphalt concrete with surface slopes not greater than 1:48 (2.08%)</p>	11B-404.2.4 1010.1.5	3	B	\$3,240
<p>5. Benches (2): Provide at least one accessible bench</p>	11B-903	3	B	\$1,000

Restroom Building - North

M. North Restroom



	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.7.2.6	3	A	\$700
2. Lavatory: Adjust or replace the hand-operated metering faucet	11B-606.4	3	B	

N. South Restroom



	Code Ref.	Priority	Strategy	Budget
1. Wall & Door Signage	11B-703.7.2.6	3	A	\$700
2. Lavatory: Adjust or replace the hand-operated metering faucet	11B-606.4	3	B	

Forest Theater Complex

Mountain View Avenue & Santa Rita Street
Carmel-by-the-Sea, California 93921

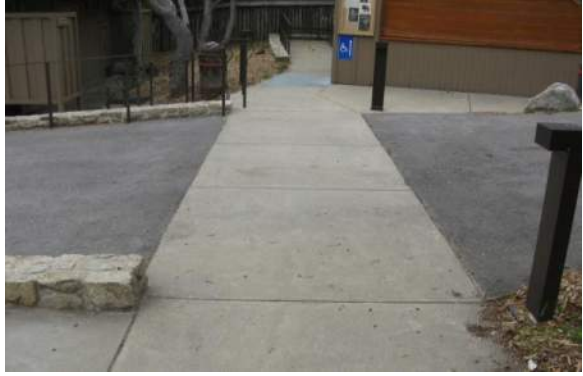






R.O.M. Cost Evaluation:

Site, Path of Travel:	\$118,665
Site, Parking:	\$200
Interiors, Toilet Rooms & Drinking Fountains:	\$77,000
Interiors, Other:	<u>\$41,780</u>
Total:	\$237,645

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance and Accessible Seating</i></p>				
<p>1. Public sidewalks are not provided. Provide accessible route from the public way to the primary entrance</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>B. <i>Accessible Parking Space:</i></p>				
<p>1. Provide "Van Accessible" parking sign & locate min. 60" above grade</p>	<p>Code Ref. 11B-502.6</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$200</p>
<p>C. <i>Exterior Concrete Ramp at Accessible Parking Space Access Aisle</i></p>				
<p>1. Provide a continuous and uninterrupted barrier providing edge protection on each side of the ramp to prevent wheel entrapment</p>	<p>Code Ref. 11B-405.9</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$3,000</p>

<p>D. <i>Path of Travel from the Accessible Parking Space to Outdoor Seating:</i></p>				
<p>1. Provide a marked crossing and detectable warning mat at vehicular way</p>	<p>Code Ref. 11B-106 & 11B-705.1</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$1,600</p>
<p>E. <i>West Exterior Concrete Stairway from Parking Lot to Concession Building</i></p>				
<p>1. At the top of the 2nd flight from the southwest exit gate, extend handrail horizontally above the landing 12" min.</p>	<p>Code Ref. 11B-505.10.2</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$2,400</p>
<p>2. Provide detectable warnings at the bottom of the stairway at the vehicular way</p>	<p>Code Ref. 11B-705.1</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$600</p>
<p>F. <i>Exterior Wood Stair at Concession Building</i></p>				
<p>1. Contrasting nosing stripes</p>	<p>Code Ref. 11B-504.4.1</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$3,300</p>
<p>2. Provide handrail extensions</p>	<p>Code Ref. 11B-505.10.3</p>	<p>Priority 3</p>	<p>Strategy B</p>	
<p>3. Correcting the riser heights</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>

<p>G. <i>Exterior Concrete Ramp at the East Side of the Wood Deck</i></p>				
<p>1. Provide a continuous and uninterrupted barrier providing edge protection on each side of the ramp to prevent wheel entrapment</p>	<p>Code Ref. 11B-405.9</p>	<p>Priority 1</p>	<p>Strategy B</p>	<p>Budget \$2,600</p>
<p>H. <i>Exterior Wood Stairway at the Southwest Side of the Stage</i></p>				
	<p>Code Ref.</p>	<p>Priority</p>	<p>Strategy</p>	<p>Budget</p>
<p>1. Upper Flight: Replace handrails</p>	<p>11B-505</p>	<p>3</p>	<p>D</p>	<p>\$22,600</p>
<p>2. Contrasting nosing stripes</p>	<p>11B-504.4.1</p>	<p>3</p>	<p>D</p>	
<p>3. Provide a 42" high minimum guardrail at the open side of the stair</p>	<p>1015</p>	<p>3</p>	<p>D</p>	
<p>4. Correct the slope at the bottom three treads</p>	<p>1011.7.1</p>	<p>3</p>	<p>D</p>	
<p>5. Lower Flight: Replace one handrail</p>	<p>11B-505</p>	<p>3</p>	<p>D</p>	
<p>6. Modify the guardrail at the intermediate landing</p>	<p>1015</p>	<p>3</p>	<p>D</p>	

I. *Exterior Wood Stairway at the Southeast Side of the Stage*







	Code Ref.	Priority	Strategy	Budget
1. Upper Flight: Replace handrails	11B-505	3	D	\$22,600
2. Contrasting nosing stripes	11B-504.4.1	3	D	
3. Provide a 42" high minimum guardrail at the open side of the stair	1015	3	D	
4. Lower Flight: Replace one handrail	11B-505	3	D	
5. Modify the guardrail at the intermediate landing	1015	3	D	

J. *Guardrail at the Northwest side of the Stage*



	Code Ref.	Priority	Strategy	Budget
1. Modify the guardrail	1015	3	D	\$3,900

<p>K. <i>Exterior Wood Stair at the Northwest side of the Stage</i></p>																												
<table border="1"> <thead> <tr> <th data-bbox="191 600 906 632"></th> <th data-bbox="906 600 1065 632">Code Ref.</th> <th data-bbox="1065 600 1208 632">Priority</th> <th data-bbox="1208 600 1351 632">Strategy</th> <th data-bbox="1351 600 1507 632">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 632 906 684">1. Provide handrails</td> <td data-bbox="906 632 1065 684">11B-505</td> <td data-bbox="1065 632 1208 684">3</td> <td data-bbox="1208 632 1351 684">D</td> <td data-bbox="1351 632 1507 684" rowspan="4">\$9,400</td> </tr> <tr> <td data-bbox="191 684 906 737">2. Contrasting nosing stripes</td> <td data-bbox="906 684 1065 737">11B-504.4.1</td> <td data-bbox="1065 684 1208 737">3</td> <td data-bbox="1208 684 1351 737">D</td> </tr> <tr> <td data-bbox="191 737 906 789">3. Close risers</td> <td data-bbox="906 737 1065 789">11B-504.3</td> <td data-bbox="1065 737 1208 789">3</td> <td data-bbox="1208 737 1351 789">D</td> </tr> <tr> <td data-bbox="191 789 906 842">4. Modify the guardrail at the top landing</td> <td data-bbox="906 789 1065 842">1011.6</td> <td data-bbox="1065 789 1208 842">3</td> <td data-bbox="1208 789 1351 842">D</td> </tr> <tr> <td data-bbox="191 842 906 905">5. Correcting the height of the riser at the stage and the depth of the top landing</td> <td data-bbox="906 842 1065 905">N/A</td> <td data-bbox="1065 842 1208 905">4</td> <td data-bbox="1208 842 1351 905">D</td> <td data-bbox="1351 842 1507 905">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide handrails	11B-505	3	D	\$9,400	2. Contrasting nosing stripes	11B-504.4.1	3	D	3. Close risers	11B-504.3	3	D	4. Modify the guardrail at the top landing	1011.6	3	D	5. Correcting the height of the riser at the stage and the depth of the top landing	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget																								
1. Provide handrails	11B-505	3	D	\$9,400																								
2. Contrasting nosing stripes	11B-504.4.1	3	D																									
3. Close risers	11B-504.3	3	D																									
4. Modify the guardrail at the top landing	1011.6	3	D																									
5. Correcting the height of the riser at the stage and the depth of the top landing	N/A	4	D	N/A																								
<p>L. <i>Exterior Asphalt Concrete Ramp at the Northeast Side of the Stage</i></p>																												
<table border="1"> <thead> <tr> <th data-bbox="191 1314 906 1346"></th> <th data-bbox="906 1314 1065 1346">Code Ref.</th> <th data-bbox="1065 1314 1208 1346">Priority</th> <th data-bbox="1208 1314 1351 1346">Strategy</th> <th data-bbox="1351 1314 1507 1346">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1346 906 1409">1. Modify the handrail extension at the top of the ramp</td> <td data-bbox="906 1346 1065 1409">11B-505</td> <td data-bbox="1065 1346 1208 1409">3</td> <td data-bbox="1208 1346 1351 1409">B</td> <td data-bbox="1351 1346 1507 1409">\$800</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Modify the handrail extension at the top of the ramp	11B-505	3	B	\$800																		
	Code Ref.	Priority	Strategy	Budget																								
1. Modify the handrail extension at the top of the ramp	11B-505	3	B	\$800																								
<p>M. <i>Exterior Asphalt Walking Surface at the Northeast Side of the Stage</i></p>																												
<table border="1"> <thead> <tr> <th data-bbox="191 1818 906 1850"></th> <th data-bbox="906 1818 1065 1850">Code Ref.</th> <th data-bbox="1065 1818 1208 1850">Priority</th> <th data-bbox="1208 1818 1351 1850">Strategy</th> <th data-bbox="1351 1818 1507 1850">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1850 906 1915">1. Provide a guardrail on the south side of the walking surface</td> <td data-bbox="906 1850 1065 1915">1015</td> <td data-bbox="1065 1850 1208 1915">2</td> <td data-bbox="1208 1850 1351 1915">B</td> <td data-bbox="1351 1850 1507 1915">\$6,600</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide a guardrail on the south side of the walking surface	1015	2	B	\$6,600																		
	Code Ref.	Priority	Strategy	Budget																								
1. Provide a guardrail on the south side of the walking surface	1015	2	B	\$6,600																								

<p>N. North Exit Gate</p>				
<p>1. Provide an exterior landing</p>	<p>Code Ref. 1010.1.5</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,865</p>
<p>2. Correcting the slope of the interior landing is an undue burden</p>	<p>N/A</p>	<p>4</p>	<p>D</p>	<p>N/A</p>
<p>O. Stair at North Exit Gate</p>				
<p>1. Correcting the slope of the top landing</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>

P. North Seating Section Aisle Handrails





	Code Ref.	Priority	Strategy	Budget
1. Modify or provide handrails	11B-505.4	3	B	\$10,200


Q. Handrails at Seating Middle and Southwest Bottom Stair Flights



	Code Ref.	Priority	Strategy	Budget
1. Modify or provide handrails	11B-505.4	3	B	\$8,000

<p>R. <i>Top Handrail Extensions at Seating Stairs</i></p>				
<p>1. Modify five (5) handrail extensions</p>	<p>Code Ref. 11B-505.10.2</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$5,000</p>
<p>S. <i>Bottom Handrail Extensions at Seating Stairs</i></p>				
<p>1. Modify eight (8) handrail extensions</p>	<p>Code Ref. 11B-505.10.3</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$8,200</p>

Building

<p>T. <i>Concession Building</i></p>				
<p>1. Sales Counter: Provide a portion of the sales counter surface that is 36" long minimum and 34" high maximum above the floor</p>	<p>Code Ref. 11B-904.4</p>	<p>Priority 3</p>	<p>Strategy D</p>	<p>Budget \$15,000</p>

U. Men's and Women's Restroom Building



		Code Ref.	Priority	Strategy	Budget
1.	Reconfigure to add one accessible toilet stall, accessories, etc. for each men & women; correct mounting heights on accessories; correct entry thresholds	N/A	3	D	\$77,000
2.	Provide accessible path of travel to accessible parking space	N/A	3	D	\$5,000

V. Restroom at Dressing Room Building



		Code Ref.	Priority	Strategy	Budget
1.	Provide an exterior landing at the entry door to the building	1010.1.5 & 11B, 404.2.4	3	B	\$6,500
2.	Adjust restroom door closer	N/A	3	B	

W. Indoor Theater



	Code Ref.	Priority	Strategy	Budget
1. Primary Entrances (Performers and Audience), provide level hardware	11B-404.2.7	3	B	\$20,280
2. Interior Doors: Modify or replace two doors so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	
3. Remove shelf from office door	N/A	1	B	
4. Interior Ramp: Modify the handrail extension at the top of the ramp	11B-505	3	B	
5. All Interior Stairs: Provide contrasting stripes	11B-504.4.1	3	B	
6. Interior Stair to Seating Area: Provided handrails on both sides of the stair	11B-505	3	B	
7. Correcting the stair width	N/A	4	D	
8. Seating Aisle: Provided a handrail on the wall side of the aisle	11B-505	3	B	
9. Correcting the height of the bottom riser	N/A	4	D	
10. Interior Backstage Stair to Dressing Room: Modify the handrails	11B-505.10.3	3	B	
11. Interior Backstage Stair to Exit Landing: Provide a 48" deep minimum landing at the bottom of the stair	1011.6	3	B	

Harrison Memorial Library (Historic)

Ocean Street & Lincoln Street
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$53,880
Site, Parking:	\$0
Interiors, Toilet Rooms & Drinking Fountains:	\$0
Interiors, Other:	<u>\$89,900</u>
Total:	\$143,780

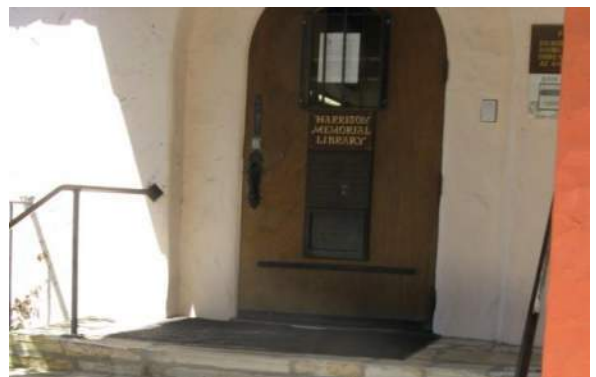
Site

A. *Path of Travel from Public Sidewalk to Primary Entrance.*







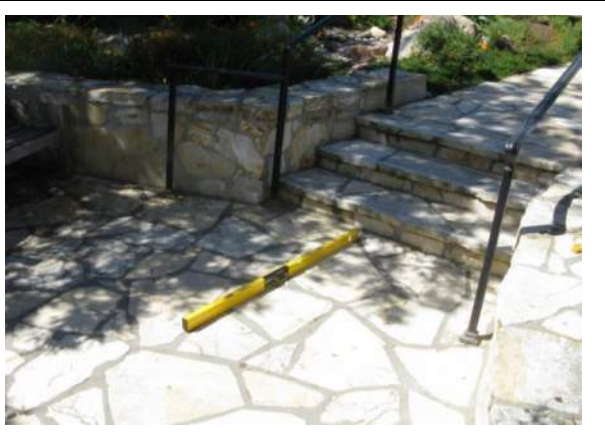
	Code Ref.	Priority	Strategy	Budget
1. Providing an accessible route from the public sidewalk to the primary entrance	N/A	4	D	N/A



B. *Exterior Stone Stairway at Primary Entrance*



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$15,000
2. Replace or modify handrails at upper flight	11B-505	3	D	
3. Modify handrails at lower flight	11B-505.10.3	3	D	
4. Replace or modify guardrails at upper flight	1015	3	D	

<p>C. <i>Exterior Stone Stair to Basement Level</i></p>																
<table border="1"> <thead> <tr> <th data-bbox="191 640 906 672"></th> <th data-bbox="906 640 1065 672">Code Ref.</th> <th data-bbox="1065 640 1209 672">Priority</th> <th data-bbox="1209 640 1354 672">Strategy</th> <th data-bbox="1354 640 1507 672">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 672 906 724">1. Contrasting nosing stripes</td> <td data-bbox="906 672 1065 724">11B-504.4.1</td> <td data-bbox="1065 672 1209 724">3</td> <td data-bbox="1209 672 1354 724">D</td> <td data-bbox="1354 672 1507 724">\$500</td> </tr> <tr> <td data-bbox="191 724 906 787">2. Correcting the slope of the landing at the top of the stair</td> <td data-bbox="906 724 1065 787">N/A</td> <td data-bbox="1065 724 1209 787">4</td> <td data-bbox="1209 724 1354 787">D</td> <td data-bbox="1354 724 1507 787">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Contrasting nosing stripes	11B-504.4.1	3	D	\$500	2. Correcting the slope of the landing at the top of the stair	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget												
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$500												
2. Correcting the slope of the landing at the top of the stair	N/A	4	D	N/A												
<p>D. <i>Exterior Stone Bench at Basement Level</i></p>																
<table border="1"> <thead> <tr> <th data-bbox="191 1239 906 1270"></th> <th data-bbox="906 1239 1065 1270">Code Ref.</th> <th data-bbox="1065 1239 1209 1270">Priority</th> <th data-bbox="1209 1239 1354 1270">Strategy</th> <th data-bbox="1354 1239 1507 1270">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1270 906 1333">1. Making the basement level accessible to persons in a wheelchair</td> <td data-bbox="906 1270 1065 1333">N/A</td> <td data-bbox="1065 1270 1209 1333">4</td> <td data-bbox="1209 1270 1354 1333">D</td> <td data-bbox="1354 1270 1507 1333">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Making the basement level accessible to persons in a wheelchair	N/A	4	D	N/A						
	Code Ref.	Priority	Strategy	Budget												
1. Making the basement level accessible to persons in a wheelchair	N/A	4	D	N/A												
<p>E. <i>Exterior Drinking Fountain</i></p>																
<table border="1"> <thead> <tr> <th data-bbox="191 1774 906 1806"></th> <th data-bbox="906 1774 1065 1806">Code Ref.</th> <th data-bbox="1065 1774 1209 1806">Priority</th> <th data-bbox="1209 1774 1354 1806">Strategy</th> <th data-bbox="1354 1774 1507 1806">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1806 906 1850">1. Replace drinking fountain</td> <td data-bbox="906 1806 1065 1850">11B-602</td> <td data-bbox="1065 1806 1209 1850">1</td> <td data-bbox="1209 1806 1354 1850">B</td> <td data-bbox="1354 1806 1507 1850">\$6,280</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace drinking fountain	11B-602	1	B	\$6,280						
	Code Ref.	Priority	Strategy	Budget												
1. Replace drinking fountain	11B-602	1	B	\$6,280												

<p>F. <i>Path of Travel from Public Sidewalk to Entrance at Reading Room Level</i></p>				
<p>1. Providing an accessible route from the public sidewalk to Reading Room</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>G. <i>Exterior Stone Stairway from Ocean St. Public Sidewalk to Primary Entrance</i></p>				
<p>1. Contrasting nosing stripes</p>	Code Ref. 11B-504.4.1	Priority 3	Strategy D	\$5,000
<p>2. Modify handrails at lower flight</p>	Code Ref. 11B-505.10.3	Priority 3	Strategy D	
<p>3. Correcting the slope of the landing at the top & bottom of the stair</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A

<p>H. <i>Exterior Stone Stairway from Public Sidewalk to Basement Level</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$12,100
2. Provide handrails	11B-505	3	D	
3. Correcting the tread depth at the north flight and the slope of the landing at the top of the stair	N/A	4	D	N/A
<p>I. <i>Guardrails at 6th Avenue Public Sidewalk</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Replace or modify guardrails	1015	1	D	\$15,000

Building

J. Primary Lobby Entrance



	Code Ref.	Priority	Strategy	Budget
1. Replace threshold	11B-404.2.5	3	B	\$1,000
2. Adjust door closer	N/A	3	B	
3. Correcting the depth of the exterior landing	N/A	4	D	N/A

K. Circulation Desk



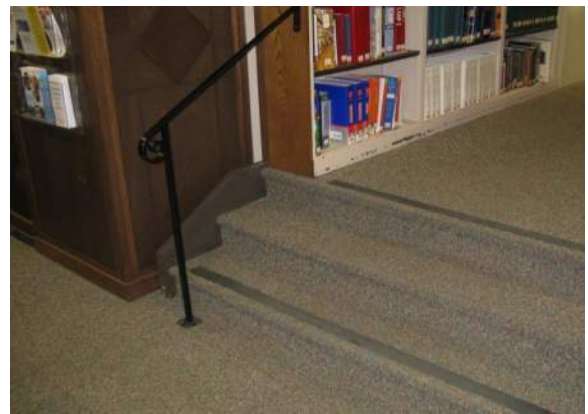
	Code Ref.	Priority	Strategy	Budget
1. Modify or replace the counter	11B-204 11B-904.4	1	B	\$6,800

L. South Stair to Reference Department from Lobby





	Code Ref.	Priority	Strategy	Budget
1. Replace handrails, both sides of stair	11B-505	3	B	\$5,000
2. Contrasting nosing stripes shall extend full width of stairs at top and bottom tread	11B-504.4.1	3	B	
3. Correcting the depth of the intermediate landing	N/A	4	D	N/A

M. North Stair to Reference Department from Lobby



	Code Ref.	Priority	Strategy	Budget
1. Replace handrails, both sides of stair	11B-505	3	B	\$5,000
2. Contrasting nosing stripes shall extend full width of stairs at top and bottom tread	11B-504.4.1	3	B	

<p>N. South Stair to Reading Room from Lobby</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace handrails, both sides of stair</p>	11B-505	3	B	\$13,700
<p>2. Contrasting nosing stripes shall extend full width of stairs at top and bottom tread</p>	11B-504.4.1	3	B	
<p>O. North Stair to Reading Room from Lobby</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace or modify handrails, both sides of stair</p>	11B-505	3	B	\$7,400
<p>2. Contrasting nosing stripes shall extend full width of stairs at top and bottom tread</p>	11B-504.4.1	3	B	
<p>3. Correcting the vertical clearance at the bottom tread</p>	N/A	4	D	N/A

P. Stair to Mezzanine Level from Lobby







	Code Ref.	Priority	Strategy	Budget
1. Replace or modify handrails, both sides of stair	11B-505	3	B	\$16,100
2. Contrasting nosing stripes shall extend full width of stairs at top and bottom tread	11B-504.4.1	3	B	

Q. Computer Station at Lobby Level



	Code Ref.	Priority	Strategy	Budget
1. Provide knee clearance	11B-306	3	B	\$1,200

<p>R. North Exit Door at Lobby</p>																																																								
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Make this door an accessible entrance to the building</td> <td>CHBC Section 8-603.2</td> <td>3</td> <td>B</td> <td rowspan="8" style="vertical-align: middle; text-align: center;">\$4,200</td> </tr> <tr> <td>2. Signage; directional signage from primary entrance</td> <td>CHBC Section 8-603.2</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Provide lever hardware on exterior side of door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>4. Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.</td> <td>11B-404.2.10</td> <td>3</td> <td>B</td> </tr> <tr> <td>5. Replace threshold</td> <td>11B-404.2.5</td> <td>3</td> <td>B</td> </tr> <tr> <td>6. Provide 12" strike/push side maneuvering clearance</td> <td>11B-404.2.4</td> <td>3</td> <td>B</td> </tr> <tr> <td>7. Relocate the switch next to the door</td> <td>11B-308</td> <td>3</td> <td>B</td> </tr> <tr> <td>8. Adjust door closer</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Make this door an accessible entrance to the building	CHBC Section 8-603.2	3	B	\$4,200	2. Signage; directional signage from primary entrance	CHBC Section 8-603.2	3	B	3. Provide lever hardware on exterior side of door	11B-404.2.7	3	B	4. Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	5. Replace threshold	11B-404.2.5	3	B	6. Provide 12" strike/push side maneuvering clearance	11B-404.2.4	3	B	7. Relocate the switch next to the door	11B-308	3	B	8. Adjust door closer	N/A	3	B	<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. It is recommended that this door be locked and identified as for maintenance personnel only.</td> <td>N/A</td> <td>1</td> <td>A</td> <td rowspan="2" style="vertical-align: middle; text-align: center;">\$200</td> </tr> <tr> <td>2. Signage</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> </tbody> </table>					Code Ref.	Priority	Strategy	Budget	1. It is recommended that this door be locked and identified as for maintenance personnel only.	N/A	1	A	\$200	2. Signage	N/A	3	B
	Code Ref.	Priority	Strategy	Budget																																																				
1. Make this door an accessible entrance to the building	CHBC Section 8-603.2	3	B	\$4,200																																																				
2. Signage; directional signage from primary entrance	CHBC Section 8-603.2	3	B																																																					
3. Provide lever hardware on exterior side of door	11B-404.2.7	3	B																																																					
4. Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B																																																					
5. Replace threshold	11B-404.2.5	3	B																																																					
6. Provide 12" strike/push side maneuvering clearance	11B-404.2.4	3	B																																																					
7. Relocate the switch next to the door	11B-308	3	B																																																					
8. Adjust door closer	N/A	3	B																																																					
	Code Ref.	Priority	Strategy	Budget																																																				
1. It is recommended that this door be locked and identified as for maintenance personnel only.	N/A	1	A	\$200																																																				
2. Signage	N/A	3	B																																																					
<p>S. Stair to Exterior Balcony from Lobby</p>																																																								

<p>T. <i>Exterior Balcony Guardrail</i></p>				
<p>1. Modify or replace guardrail</p>	Code Ref. 1015	Priority 3	Strategy B	Budget \$16,800
<p>U. <i>South Exit Door at Reading Room</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. This door is used as an accessible entrance with a pushbutton nearby to notify an attendant to</p>	N/A	Equivalent Facilitation		N/A
<p>2. Provide directional signs at the primary entrance</p>	CHBC Section 8-603.2	3	B	\$3,700
<p>3. Provide lever hardware on exterior side of door</p>	11B-404.2.7	3	B	
<p>4. Modify or replace the door to provide a smooth surface on the push side extending the full width of the door.</p>	11B-404.2.10	3	B	
<p>5. Correcting the threshold height and the ground surface slopes at the required maneuvering clearance on both sides of the door</p>	N/A	4	D	N/A

V. Reading Room Book Stacks





	Code Ref.	Priority	Strategy	Budget
1. North Stacks: accessible to persons in a wheelchair	N/A	4	D	N/A
2. South Stacks: There is a pushbutton on the south end of the stacks to notify an attendant to assist persons with disabilities	11B-103	Equivalent Facilitation		N/A
3. Book Stack, higher than 54" max., attendant available for assistance	11B-225.2.3	Equivalent Facilitation		N/A
4. Book Stack, width of aisles, attendant available for assistance	11B-225.2.3	Equivalent Facilitation		N/A

W. Reference Level & Mezzanine Stacks

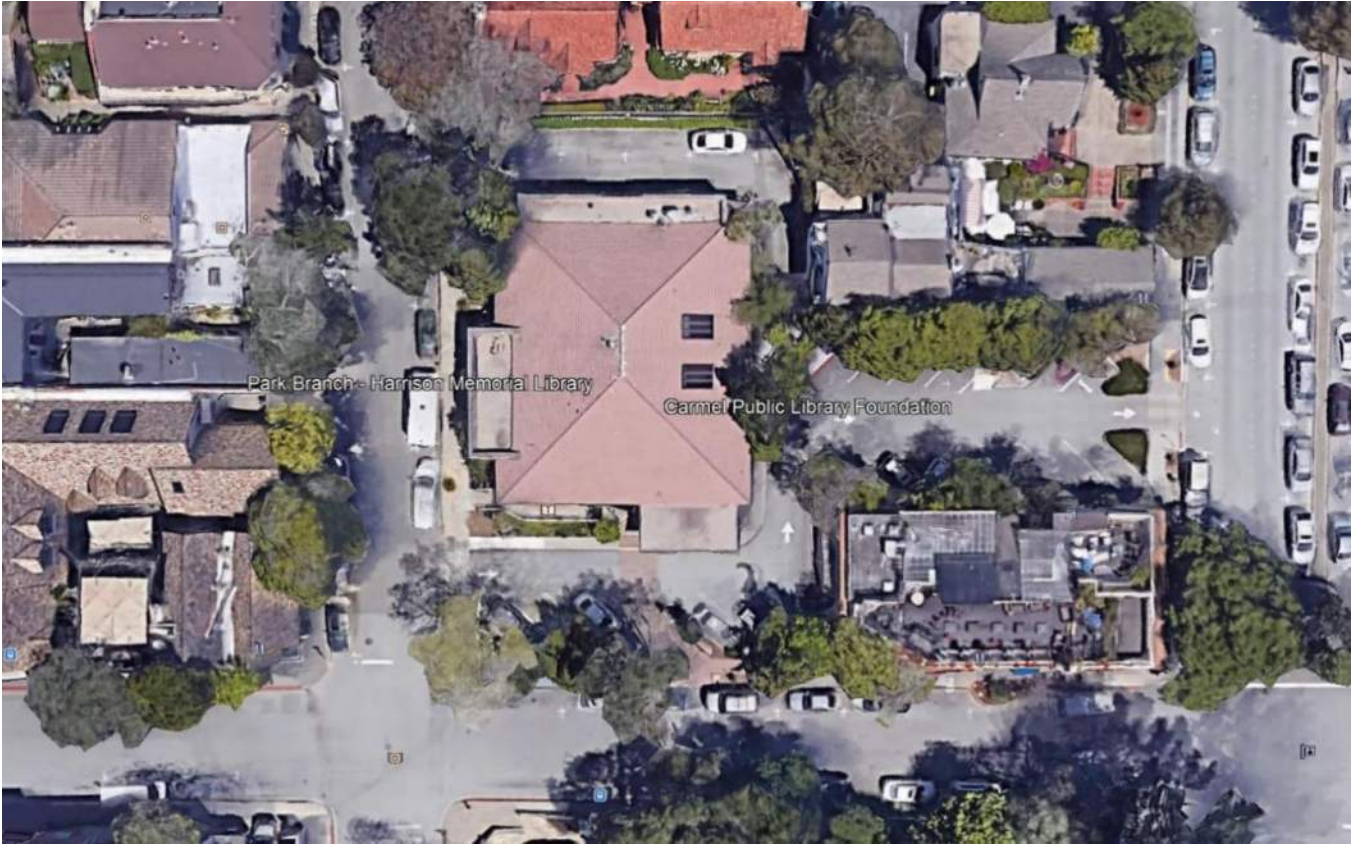


	Code Ref.	Priority	Strategy	Budget
1. Make stacks accessible	N/A	4	D	N/A

<p>X. <i>Stair to Basement Level from Reading Room</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace or modify handrails, both sides of stair</p>	11B-505	3	B	\$8,300
<p>2. Contrasting nosing stripes</p>	11B-504.4.1	3	B	
<p>3. Correcting the depth of the landing at the top of the stairs</p>	N/A	4	D	N/A
<p>Y. <i>Basement Level</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Make Basement Level accessible</p>	N/A	4	D	N/A
<p>2. Make Basement Level toilet rooms accessible</p>	N/A	4	D	N/A
<p>3. Office door; provide lever hardware</p>	11B-404.2.7	3	B	\$500

Park Branch / Harrison Children's Library

Mission Street & 6th Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$11,600
Site, Parking:	\$13,920
Interiors, Toilet Rooms & Drinking Fountains:	\$32,900
Interiors, Other:	<u>\$50,780</u>
Total:	\$109,200

Site

A. *Path of Travel from Public Sidewalk to Primary Entrance.*



	Code Ref.	Priority	Strategy	Budget
1. Provide handrail extensions at the bottom of the ramp and modify one handrail extension at the top of the ramp	11B-505	3	B	\$1,500
2. Correcting the slope at the bottom landing	N/A	4	D	N/A

B. & C. *Accessible Parking Spaces*



	Code Ref.	Priority	Strategy	Budget
1. Remove existing accessible spaces due to space & aisle slope and access to public sidewalk	11B-406 & 504	3	D	\$13,920
2. Provide one van accessible parking space & aisle, striping, signage, etc. adjacent to Mission Street	11B-406 & 504	3	D	
3. Provide a 48" wide painted hatched path of travel from the access aisle to the public sidewalk	11B-403	3	D	

D. Exterior Concrete Stair at the Primary Entrance



	Code Ref.	Priority	Strategy	Budget
1. Replace or modify handrails	11B-505	3	B	\$5,000
2. Correcting the slope at the bottom landing	N/A	4	D	N/A

E. Exterior Concrete Stair at Southeast Exit



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$5,100
2. Provide handrails on both sides of the stair	11B-505	3	B	
3. Replace the bottom tread	1011.7.1	3	B	
4. Correcting the slope at the bottom landing is an undue burden	N/A	4	D	N/A

Building

F. Primary Entrance



	Code Ref.	Priority	Strategy	Budget
1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	\$2,000
2. Adjust door closer	N/A	3	B	

G. Public Restroom (South)



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Install offset hinges to provide a clear width of 32 inches	11B-404.2.3	3	B	\$7,300
2. Signage	11B-703.7.2.6	3	A	
3. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	
4. Providing the required clearance on the push side of the door	N/A	4	D	
5. Adjust door closer	N/A	3	A	
6. Grab Bars: Relocate grab bars	11B-604.5	3	B	
7. Toilet Paper Dispenser: Relocate	11B-604.7	2	B	
8. Seat Cover Dispenser: Relocate	11B-603.5	3	B	
9. Sanitary Napkin Dispenser: Relocate	11B-603.5	3	B	
10. Hand Dryer: Replace	11B-204 & 11B-603.5	3	B	

H. Employee Restroom (North)



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Install offset hinges to provide a clear width of 32 inches	11B-404.2.3	3	B	\$6,600
2. Signage	11B-703.7.2.6	3	A	
3. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	
4. Providing the required clearance on both sides of the door	N/A	4	D	
5. Adjust door closer	N/A	3	A	
6. Toilet: Replace the tank with the flush control located on the open side	11B-604.6	3	B	
7. Relocating the toilet and providing the required clearances around and in front of the toilet	N/A	4	D	
8. Grab Bars: Relocate grab bars	11B-604.5	3	B	
9. Toilet Paper Dispenser: Relocate	11B-604.7	3	B	
10. Seat Cover Dispenser: Relocate	11B-603.5	3	B	
11. Sanitary Napkin Dispenser: Relocate	11B-603.5	3	B	
12. Hand Dryer: Replace	11B-204 & 11B-603.5	3	B	

I. Children's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Install offset hinges to provide a clear width of 32 inches	11B-404.2.3	3	B	\$9,000
2. Signage	11B-703.7.2.6	3	A	
3. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	
4. Adjust door closer	N/A	3	A	
5. Providing the required clearance on the pull side of the door	N/A	4	D	
6. Toilet: Replace the tank with the flush control located on the open side	11B-604.6	3	B	
7. Providing the required clearance in front of the toilet	N/A	4	D	
8. Grab Bars: Relocate the sidewall grab bar and provide a rear grab bar	11B-604.5	3	B	
9. Toilet Paper Dispenser: Relocate	11B-604.7	3	B	
10. Lavatory: Modify the counter to provide knee clearance	11B-606.2, exception 4	3	B	
11. Relocating the lavatory		4	D	
12. Hand Dryer: Replace	11B-204 & 11B-603.5	3	B	
13. Switch: Relocate	11B-308.1	3	B	

J. Drinking fountain






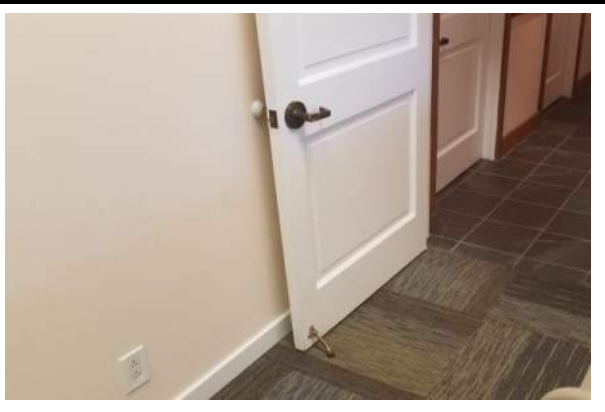
	Code Ref.	Priority	Strategy	Budget
1. Modify the existing alcove and provide a dual fountain	11B-602	3	B	\$10,000
2. Provide a countertop drinking fountain in the Children's Restroom	11B-602.2, Exception	3	B	

K. Interior Door to Youth Services Room from Lobby



	Code Ref.	Priority	Strategy	Budget
1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	\$2,500
2. Modify or replace the security gate to provide the required clearance on the push side of the door	11B-404.2.4	3	B	
3. Adjust door closer	N/A	3	B	

<p>L. <i>Interior Double-Leaf Door to Local History Room from Lobby</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	\$2,500
<p>2. Modify or replace doors so that one of the leaves provides a clear width of 32 inches minimum</p>	11B-404.2.2	3	B	
<p>M. <i>Interior Door to Archive Room</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	\$2,000
<p>2. Relocate the dead bolt</p>	11B-404.2.7	3	B	
<p>3. Adjust door closer</p>	N/A	3	B	
<p>4. Providing the required clearance on both sides of the door</p>	N/A	4	D	N/A

<p>N. Interior Door to Administration Office from Lobby</p>				
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	<p>Code Ref. 11B-404.2.10</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>
<p>O. Interior Door to Employee Area from Hallway</p>				
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	<p>Code Ref. 11B-404.2.10</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,500</p>
<p>2. Adjust door closer</p>	<p>N/A</p>	<p>3</p>	<p>B</p>	

P. Interior Doors in Employee Areas

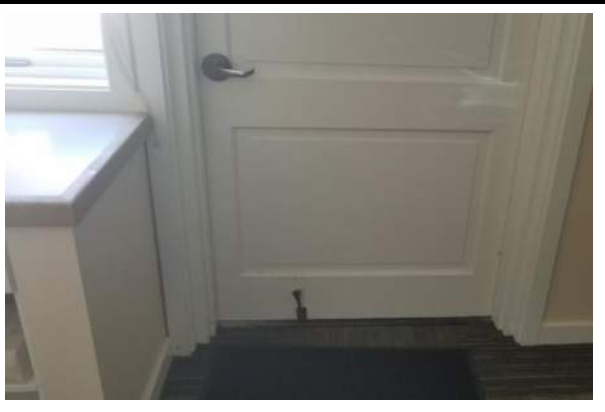
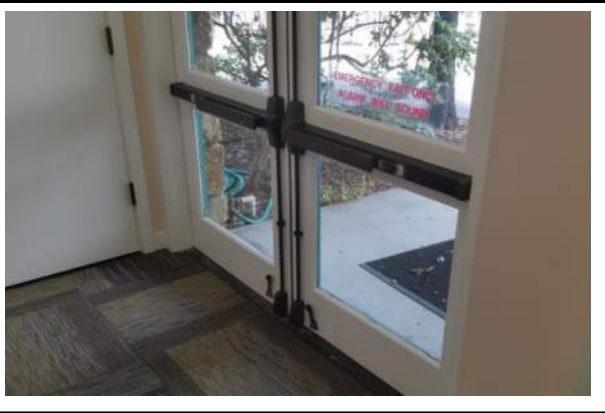



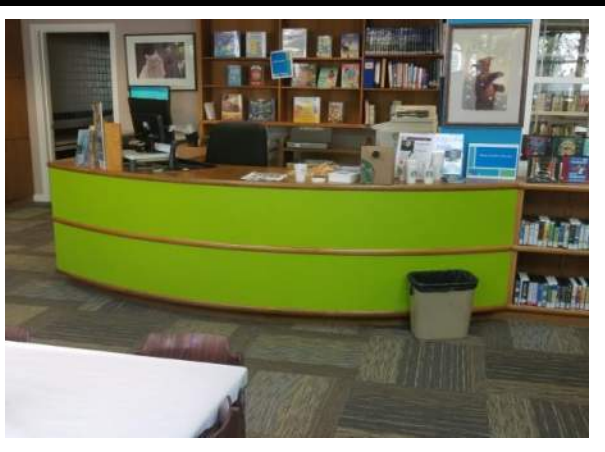
	Code Ref.	Priority	Strategy	Budget
1. At three doors: Install offset hinges to provide a clear width of 32 inches	11B-404.2.3	3	B	\$5,500
2. Modify or replace four doors so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	


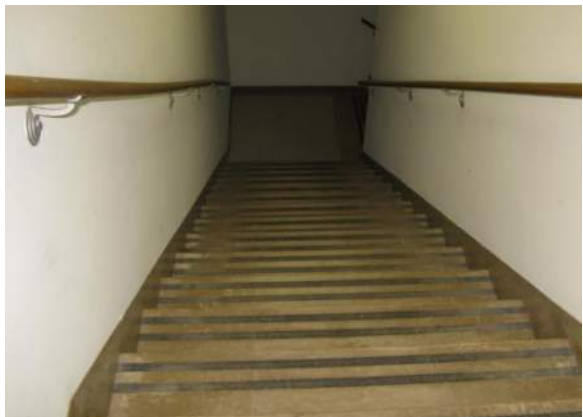
Q. Employee Break Room Sink Counter



	Code Ref.	Priority	Strategy	Budget
1. Replace the sink counter	11B-606	3	B	\$5,600
2. Relocate the paper towel dispenser	11B-603.5	3	B	

<p>R. North Exit Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	\$1,500
<p>2. Adjust door closer</p>	N/A	3	B	
<p>3. Correcting the ground surface slopes at the exterior of the door</p>	N/A	4	D	N/A
<p>S. East Double-Leaf Exit Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace the threshold</p>	11B-404.2.5	3	B	\$2,000
<p>2. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	
<p>3. Adjust door closer</p>	N/A	3	B	
<p>4. Correcting the ground surface slopes at the exterior of the door</p>	N/A	4	D	N/A

<p>T. Southeast Exit Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the door so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	\$1,500
<p>2. Adjust door closer</p>	N/A	3	B	
<p>3. Providing the required clearance on both sides of the door</p>	N/A	4	D	N/A
<p>U. Circulation Desk</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify the counter to provide an accessible portion of counter, max. 34" AFF</p>	11B-904.4	3	B	\$18,500
<p>2. Provide the required width at the common use circulation path to the employee side of the</p>	11B-206.2.8	3	B	

<p>V. <i>Book Stacks</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Book Stack, higher than 54" max., attendant available for assistance</p>	11B-225.2.3	Equivalent Facilitation		N/A
<p>2. Book Stack, width of aisles, attendant available for assistance</p>	11B-225.2.3	Equivalent Facilitation		N/A
<p>W. <i>Stair to Basement Utility Room</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Contrasting nosing stripes</p>	11B-504.4.1	3	B	\$4,680
<p>2. Provide handrail extensions</p>	11B-505	3	B	

Picadilly Park Public Restrooms




Dolores Street, between Ocean Avenue and 7th Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$25,080
Site, Parking:	\$0
Interiors, Toilet Rooms & Drinking Fountains:	\$2,200
Interiors, Other:	<u>\$ 0</u>
Total:	\$27,280

Site

<p>A. <i>Path of Travel from Public Sidewalk to Benches and Restroom Building Primary Entrance.</i></p>																				
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Correct the cross slope of the concrete paver walkway</td> <td>11B-403.3</td> <td>3</td> <td>B</td> <td rowspan="2">\$17,800</td> </tr> <tr> <td>2. Provide edge protection and handrails where the running slope of the concrete pavers exceeds 1:20 (5%)</td> <td>11B-405.9 & 11B-505</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Correct the running slope and provide ramp landings</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Correct the cross slope of the concrete paver walkway	11B-403.3	3	B	\$17,800	2. Provide edge protection and handrails where the running slope of the concrete pavers exceeds 1:20 (5%)	11B-405.9 & 11B-505	3	B	3. Correct the running slope and provide ramp landings	N/A	4	D	N/A	
	Code Ref.	Priority	Strategy	Budget																
1. Correct the cross slope of the concrete paver walkway	11B-403.3	3	B	\$17,800																
2. Provide edge protection and handrails where the running slope of the concrete pavers exceeds 1:20 (5%)	11B-405.9 & 11B-505	3	B																	
3. Correct the running slope and provide ramp landings	N/A	4	D	N/A																
<p>B. <i>Benches</i></p>																				
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Provide one bench that has code required clear ground space, seat depth, height and proper back support</td> <td>11B-903</td> <td>3</td> <td>A</td> <td>\$1,000</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide one bench that has code required clear ground space, seat depth, height and proper back support	11B-903	3	A	\$1,000										
	Code Ref.	Priority	Strategy	Budget																
1. Provide one bench that has code required clear ground space, seat depth, height and proper back support	11B-903	3	A	\$1,000																
<p>C. <i>Drinking Fountain</i></p>																				
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Replace drinking fountain</td> <td>11B-602</td> <td>1</td> <td>B</td> <td>\$6,280</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace drinking fountain	11B-602	1	B	\$6,280										
	Code Ref.	Priority	Strategy	Budget																
1. Replace drinking fountain	11B-602	1	B	\$6,280																

Building

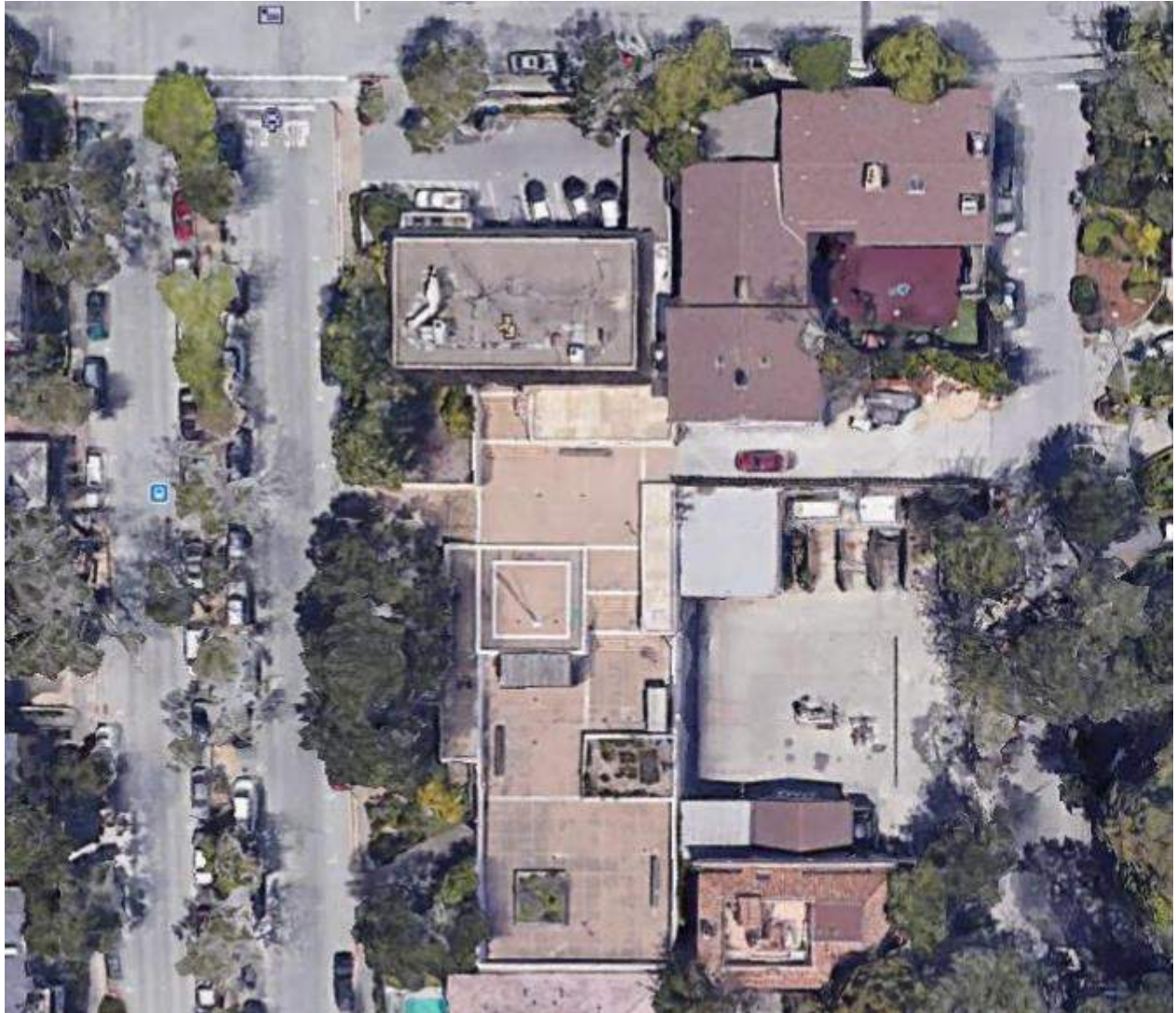
D. Restroom



	Code Ref.	Priority	Strategy	Budget
1. Signage	11B-703.7.2.6.3	3	A	\$2,200
2. Correct the slope of the exterior walking surface and provide required maneuvering clearance	N/A	4	D	
3. Toilet: Replace the seat	11B-604.4	3	B	
4. Grab Bars: Replace the sidewall grab	11B-604.5.1	3	B	
5. Lavatory: Relocate	11B-606.3	3	B	
6. Toilet Paper Dispenser: Replace	11B-604.7 & 204	3	A	
7. Seat Cover Dispenser: Relocate	11B-603.5	3	A	
8. Mirror: Relocate	11B-603.3	3	A	

Police Department, Public Works Building & Corps Yard




Junipero Avenue & 4th Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$70,700
Site, Parking:	\$1,000
Interiors, Toilet Rooms & Drinking Fountains:	\$8,800
Interiors, Other:	<u>\$90,200</u>
Total:	\$170,700

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>				
<p>1. Providing an accessible route from the public sidewalk to the primary entrance</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>B. <i>Accessible Parallel Parking Space on 4th Ave. Parallel street parking spaces do not meet the requirements of an accessible parking space</i></p>				
<p>1. Remove accessible street parking space and provide van accessible space in site parking lot.</p>	Code Ref. 11B-208 & 11B-502	Priority 1	Strategy B	Budget \$1,000
<p>C. <i>Path of Travel from Public Sidewalk to Police Department North Accessible Entrance</i></p>				
<p>1. Provide a ramp from the public sidewalk where the crosswalk running slope exceeds 1:20 (5%)</p>	Code Ref. 11B-405	Priority 3	Strategy B	Budget \$16,800
<p>2. Paint the crosswalk 48" wide minimum and verify that the running slope is 1:20 (5%), max. and the</p>	Code Ref. 11B-403	Priority 3	Strategy B	

D. *Exterior Concrete Stairway at Police Department Primary Entrance, Three Flights*









	Code Ref.	Priority	Strategy	Budget
1. Provide handrails along the most direct path of egress travel (monumental stairs)	1014.9 & 11B-505	3	C	\$10,600
2. Correcting the slope of the landing at the bottom of the stairway	N/A	4	D	N/A

E. *Walking Surface from Public Sidewalk to Stairway*



	Code Ref.	Priority	Strategy	Budget
1. Correcting the running and cross slopes	N/A	4	D	N/A

<p>F. Exterior Concrete Stair at Police Department Roof Deck</p>				
	Code Ref.	Priority	Strategy	Budget
1. Remove the stair entirely or provide handrails	11B-505	3	C	\$15,000
2. Contrasting nosing stripes	11B-504.4.1	3	C	
3. Add guardrails at the top landing and edge of the roof deck	1015	3	C	
4. Correcting the riser heights	N/A	4	D	N/A
<p>G. Exterior Concrete Stairway to South Plaza</p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide handrails along the most direct path of egress travel (monumental stairs)	1014.9 & 11B-505	3	D	\$16,200
<p>H. Exterior Wood Benches at Plazas</p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide back supports or provide alternate bench	11B-903.4	3	B	\$1,000

<p>I. Path of Travel from Public Sidewalk to Public Services Primary Entrance</p>				
<p>1. Correcting the cross slope</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>J. Exterior Composite Bench at Public Services Primary Entrance</p>				
<p>1. Replace the bench and relocate the trash receptacle</p>	<p>Code Ref. 11B-903</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>
<p>K. Exterior Concrete Stair at Public Services Building</p>				
<p>1. Provide handrails</p>	<p>Code Ref. 11B-505</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$4,500</p>
<p>2. Contrasting nosing stripes</p>	<p>11B-504.4.1</p>	<p>3</p>	<p>B</p>	
<p>3. Correcting the tread depth, slope of the top landing and relocating the door at the bottom</p>	<p>N/A</p>	<p>4</p>	<p>D</p>	<p>N/A</p>

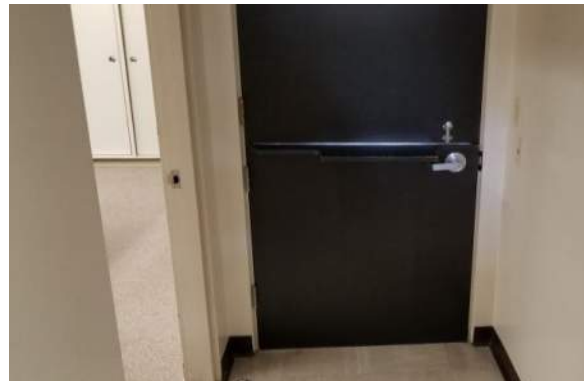
Building - Police Department

L. Primary Lobby Entrance



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Replace or modify the active leaf so the surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	C	\$3,500
2. Replace threshold	11B-404.2.5	3	C	
3. Relocate the intercom button adjacent to the door	11B-308	3	C	
4. Adjust door closers	N/A	3	C	

M. Lobby Interior Door



	Code Ref.	Priority	Strategy	Budget
1. Provide required maneuvering clearance parallel to the doorway on the latch side	N/A	3	C	\$5,000

N. Lobby Counter





	Code Ref.	Priority	Strategy	Budget
1. Lower the counter so the surface is 34" high maximum above the floor	11B-904.4.1	3	C	\$7,500
2. Provide a structure below the counter so it does not protrude into the circulation space	11B-204	3	C	

O. North Accessible Entrance

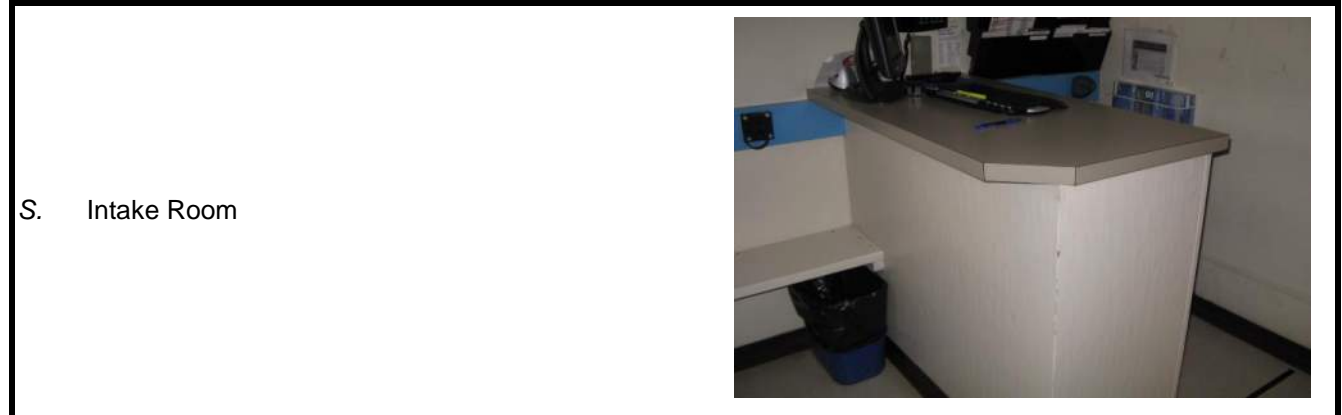


	Code Ref.	Priority	Strategy	Budget
1. Remove existing asphalt paving within the required maneuvering clearance at the exterior landing, re-grade the base course and repave with asphalt concrete with surface slope not greater than 1:48 (2.08%), in any direction	1011.7.1	3	B	\$2,100
2. Adjust door closers	N/A	3	B	



<p>P. Main Level Public Restroom</p>																							
<table border="1"> <thead> <tr> <th data-bbox="191 600 906 632"></th> <th data-bbox="906 600 1068 632">Code Ref.</th> <th data-bbox="1068 600 1211 632">Priority</th> <th data-bbox="1211 600 1354 632">Strategy</th> <th data-bbox="1354 600 1507 632">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 632 906 699">1. Signage: Provide a unisex geometric symbol on the exterior of the door</td> <td data-bbox="906 632 1068 699">11B-703.7.2.6.3</td> <td data-bbox="1068 632 1211 699">3</td> <td data-bbox="1211 632 1354 699">A</td> <td data-bbox="1354 632 1507 879" rowspan="4" style="text-align: center; vertical-align: middle;">\$600</td> </tr> <tr> <td data-bbox="191 699 906 766">2. Toilet: Providing minimum clearance around and in front of the toilet</td> <td data-bbox="906 699 1068 766">N/A</td> <td data-bbox="1068 699 1211 766">4</td> <td data-bbox="1211 699 1354 766">D</td> </tr> <tr> <td data-bbox="191 766 906 816">3. Grab Bars: Relocate both grab bars</td> <td data-bbox="906 766 1068 816">11B-604.5</td> <td data-bbox="1068 766 1211 816">3</td> <td data-bbox="1211 766 1354 816">A</td> </tr> <tr> <td data-bbox="191 816 906 879">4. Lavatory: Insulate the supply and drain lines under the lavatory</td> <td data-bbox="906 816 1068 879">11B-606.5</td> <td data-bbox="1068 816 1211 879">3</td> <td data-bbox="1211 816 1354 879">A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Signage: Provide a unisex geometric symbol on the exterior of the door	11B-703.7.2.6.3	3	A	\$600	2. Toilet: Providing minimum clearance around and in front of the toilet	N/A	4	D	3. Grab Bars: Relocate both grab bars	11B-604.5	3	A	4. Lavatory: Insulate the supply and drain lines under the lavatory	11B-606.5	3	A	
	Code Ref.	Priority	Strategy	Budget																			
1. Signage: Provide a unisex geometric symbol on the exterior of the door	11B-703.7.2.6.3	3	A	\$600																			
2. Toilet: Providing minimum clearance around and in front of the toilet	N/A	4	D																				
3. Grab Bars: Relocate both grab bars	11B-604.5	3	A																				
4. Lavatory: Insulate the supply and drain lines under the lavatory	11B-606.5	3	A																				
<p>Q. North Counter at Dispatch</p>																							
<table border="1"> <thead> <tr> <th data-bbox="191 1703 906 1734"></th> <th data-bbox="906 1703 1068 1734">Code Ref.</th> <th data-bbox="1068 1703 1211 1734">Priority</th> <th data-bbox="1211 1703 1354 1734">Strategy</th> <th data-bbox="1354 1703 1507 1734">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1734 906 1795">1. Lower the counter so the surface is 34" high maximum above the floor</td> <td data-bbox="906 1734 1068 1795">11B-904.4.1</td> <td data-bbox="1068 1734 1211 1795">3</td> <td data-bbox="1211 1734 1354 1795">C</td> <td data-bbox="1354 1734 1507 1795">\$8,800</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Lower the counter so the surface is 34" high maximum above the floor	11B-904.4.1	3	C	\$8,800													
	Code Ref.	Priority	Strategy	Budget																			
1. Lower the counter so the surface is 34" high maximum above the floor	11B-904.4.1	3	C	\$8,800																			



	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware at seven interior doors	11B-404.2.7	3	C	\$3,500
2. Replace the doors to the Detective Office	11B-404.2.3	3	C	\$3,000
3. Replace the doors to the Dispatch	11B-404.2.3	3	C	\$1,000
4. Remove the top slide latch at the Interview Room door	N/A	3	C	\$500
5. Providing the minimum maneuvering clearance at the Intake and Interview Room doors	N/A	4	D	N/A



	Code Ref.	Priority	Strategy	Budget
1. Counter: Lower the counter so the surface is 34" high maximum above the floor	11B-904.4.1	3	C	\$6,200
2. Provide a 36" wide minimum common use circulation path to the employee side of the	11B-402	3	C	
3. Benches: Provide a 20" minimum deep bench seat at the north wall	11B-903	3	C	
4. Exterior Door: Provide lever hardware	11B-404.2.7	3	C	
5. Exterior Door: Correcting the height of the threshold	N/A	4	D	N/A

<p>T. Interview Room Bench</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Providing a clear ground space positioned at the end of the bench seat and a 20" minimum deep</p>	N/A	4	D	N/A
<p>U. Break Room Sink Counter</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace the sink counter</p>	11B-606	3	B	\$6,500

V. *Main Level Women's Restroom, Shower, and Locker Room*



	Code Ref.	Priority	Strategy	Budget
1. Door: Provide lever hardware at the entry door to both rooms	11B-404.2.7	3	A	\$1,000
2. Adjust door closer	N/A	3	A	
3. Making the rooms accessible to persons in a wheelchair	N/A	4	D	N/A

W. *Main Level Men's Restroom, Shower, and Locker Room*





	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
2. Making the rooms accessible to persons in a wheelchair	N/A	4	D	N/A

X. *Stairway to Emergency Operations and Basement Levels, Three Flights*



	Code Ref.	Priority	Strategy	Budget
1. Provide handrails on both sides of the stairway	11B-505	3	D	\$19,400
2. Provide lever hardware at the doors to the pistol range, emergency operations center and at the top and bottom of the stair	11B-404.2.7	3	D	
3. Adjust the closers at the doors at the top and bottom of the stair	N/A	3	D	
4. Correcting the upper flight riser heights and the maneuvering clearance at the door at the bottom	N/A	4	D	N/A

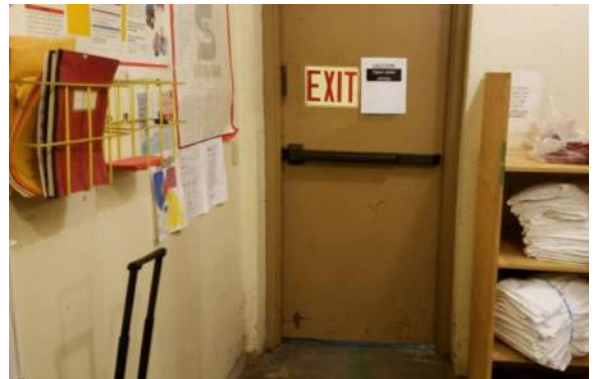
<p>Y. Emergency Operations Center and Restroom</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware at the entry doors to these rooms</p>	11B-404.2.7	3	A	\$6,250
<p>2. Provide lever faucets at the lavatory in the restroom</p>	11B-606.4	3	A	
<p>3. Making the rooms accessible to persons in a wheelchair</p>	N/A	4	D	N/A
<p>Z. <i>Basement Level Women's Restroom, Shower, and Locker Room</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Adjust door closer</p>	N/A	3	A	\$950
<p>2. Provide lever faucets at the lavatory in the restroom</p>	11B-606.4	3	A	
<p>3. Raise the curtain rod</p>	11B-204	3	A	
<p>4. Making the rooms accessible to persons in a wheelchair</p>	N/A	4	D	N/A

AA. *Basement Level Men's Restroom, Shower, and Locker Room*



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
2. Making the rooms accessible to persons in a wheelchair	N/A	4	D	N/A

BB. *Basement Level West Exit Door*

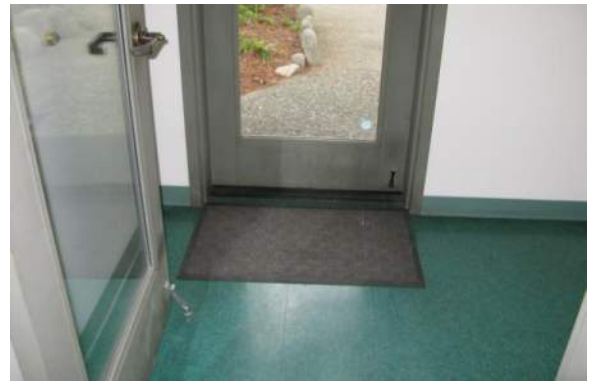


	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500

<p>CC. Basement Level East Exit Doors</p>				
<p>1. Adjust door closer</p>	<p>Code Ref. N/A</p>	<p>Priority 3</p>	<p>Strategy A</p>	<p>Budget \$500</p>
<p>DD. Basement Level Interior Doors</p>				
<p>1. Provide lever hardware at eight interior doors</p>	<p>Code Ref. 11B-404.2.7</p>	<p>Priority 3</p>	<p>Strategy A</p>	<p>Budget \$4,000</p>

Building - Public Services

EE. Primary Entrance and Vestibule



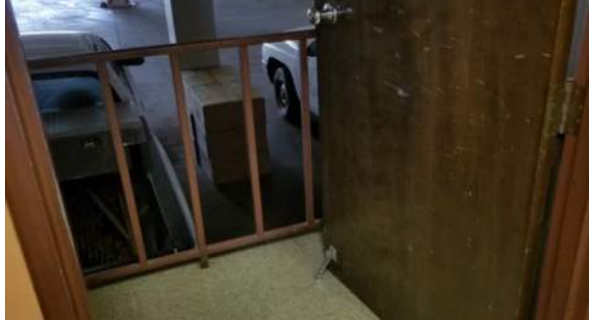



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$500
2. Correct the distance between the two doors	N/A	4	D	N/A

FF. Reception Counter



	Code Ref.	Priority	Strategy	Budget
1. Relocate the upper counter so it protrudes into the circulation space 4" maximum	11B-204	3	B	\$2,000
2. Provide a 36" wide minimum common use circulation path to the employee side of the counter	11B-402	3	B	

<p>GG. South Exit Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware</p>	11B-404.2.7	3	A	\$500
<p>2. Correcting the height of the threshold is an undue burden</p>	N/A	4	D	N/A
<p>HH. Interior Office Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware</p>	11B-404.2.7	3	B	\$1,500
<p>2. Replace the door</p>	11B-404.2.3	3	B	
<p>II. East Exit Door</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware</p>	11B-404.2.7	3	A	\$1,000
<p>2. Adjust door closer</p>	N/A	3	A	

JJ. Stair to Garage				
	Code Ref.	Priority	Strategy	Budget
1. Provide closed risers	11B-504.3	3	B	\$15,800
2. Replace handrails	11B-505	3	B	
3. Replace the guardrails at the upper landing and provide a guardrail at the open sides of the stair	1015	3	B	
KK. West Exit Door From Garage				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	A	\$500
LL. East Exit Door From Garage				
	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	A	\$1,000
2. Adjust door closer	N/A	3	A	

Scenic & Santa Lucia Public Restrooms

Scenic Road & Santa Lucia Avenue
 Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$87,625
Site, Parking:	\$0
Interiors, Toilet Rooms & Drinking Fountains:	\$11,925
Interiors, Other:	<u>\$ 0</u>
Total:	\$99,550

Site

A. Path of Travel from Public Sidewalk to Primary Entrance.

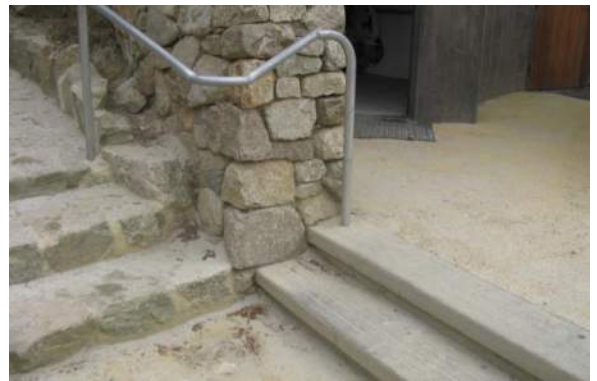


	Code Ref.	Priority	Strategy	Budget
1. Provide a paved accessible route to the restroom entrances, benches and drinking fountain	11B-206	3	D	\$25,000

B. Accessible Parking

	Code Ref.	Priority	Strategy	Budget
1. Provide accessible parking	N/A	4	D	N/A

C. Exterior Concrete Stair



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$5,500
2. Modify handrails	11B-505	3	D	

D. Exterior Stone Stair from the Public Sidewalk to the Restroom Building and Beach




	Code Ref.	Priority	Strategy	Budget
1. Replace the stairway	11B-504 & 11B-505	3	D	\$55,000

E. Drinking Fountain



	Code Ref.	Priority	Strategy	Budget
1. Provide a paved ground surface within the required 30" x 48" clear ground space under the drinking fountain	11B-302	3	B	\$2,200
2. Provide pedestrian protection	11B-602.9	3	B	

<p>F. Benches</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide paved ground surfaces at the required 30" x 48" clear space positioned at the end of one of the benches</p>	11B-302	3	B	\$2,125
<p>2. Modify back support or replace bench</p>	11B-903.4	3	B	

Building

G. West Restroom



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Provide a paved ground surface at the exterior of the door within required maneuvering clearances	11B-302	3	B	\$4,600
2. Correct the height of the threshold	11B-404.2.5	3	B	
3. Adjust the door closer	N/A	3	B	
4. Lavatory: Correcting the location of the lavatory	N/A	4	D	
5. Baby Changing Table: Remove	N/A	3	B	

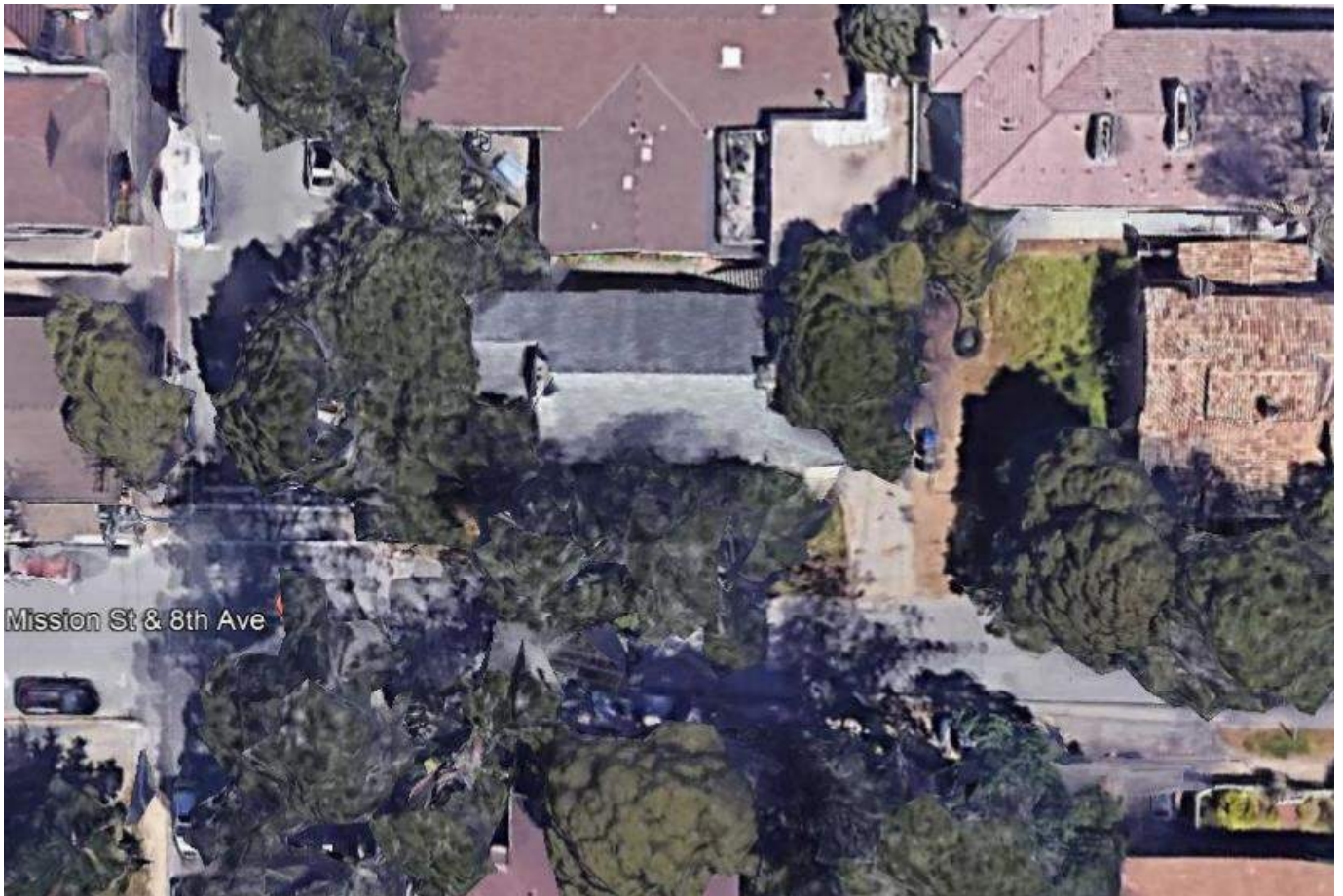
I. East Restroom



	Code Ref.	Priority	Strategy	Budget
1. Entry Door: Provide a paved ground surface at the exterior of the door within required maneuvering clearances	11B-302	3	B	\$5,125
2. Correct the height of the threshold	11B-404.2.5	3	B	
3. Adjust the door closer	N/A	3	B	
4. Toilet Paper Dispenser: Replace	11B-604.7	3	B	
5. Baby Changing Table: Remove	N/A	3	B	

Scout House

Mission Street at 8th Avenue
Carmel-by-the-Sea, California 93923



R.O.M. Cost Evaluation:

Site, Path of Travel:	\$26,680
Site, Parking:	\$1,000
Interiors, Toilet Rooms & Drinking Fountains:	\$0
Interiors, Other:	<u>\$13,100</u>
Total:	\$40,780


Site

A. *Path of Travel from Public Sidewalk to Primary Entrance.*



	Code Ref.	Priority	Strategy	Budget
1. Providing an accessible route from the public sidewalk to the primary entrance	N/A	4	D	N/A

B. *Accessible Parking Space:*



	Code Ref.	Priority	Strategy	Budget
1. Remove accessible parking space, signage, striping	N/A	1	A	\$1,000
2. Providing an accessible parking space with accessible path of travel to the main entrance	N/A	4	D	N/A

C. Exterior Stone Stair at Building Entry



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$3,500
2. Provide handrails on both sides of the stair	11B-505	3	B	
3. Correcting the slopes of the landings and the walk to the lower stairway	N/A	4	D	N/A

D. Exterior Stone Stairway at Public Sidewalk



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	D	\$12,100
2. Correct riser heights to be 7" max.	N/A	3	D	
3. Provide handrails on both sides of the stair	11B-505	3	D	
4. Correcting the cross slopes of the landings	N/A	4	D	N/A


E. *Exterior Wood Stair at the Southeast Corner of the Building*



	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$6,300
2. Provide handrails on both sides of the stair	11B-505	3	B	
3. Provide a 42" high minimum guardrail at the open side of the stair	1015	3	B	
4. Correcting the size of the landing at the top of the stair and the slope of the landing at the bottom and of the stair	N/A	4	D	N/A

Building

F. *Primary Entrance*



	Code Ref.	Priority	Strategy	Budget
1. Primary entrance is not on an accessible route. Provide the required clearances & threshold height	N/A	4	D	N/A
2. Adjust the door closer	N/A	3	B	\$4,780
3. Extend the concrete landing	1010.1.6	3	B	
4. Provide handrails	11B-505	3	B	
5. Contrasting nosing stripes	11B-504.4.1	3	B	

G. Stair to Main Level






	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$8,800
2. Replace or modify handrails	11B-505	3	B	
3. Modify the bottom tread to be 11" deep	1011.5.4	3	B	
4. Correcting the stair width and removing the winder treads	N/A	4	D	N/A

H. Stair to Basement Storage

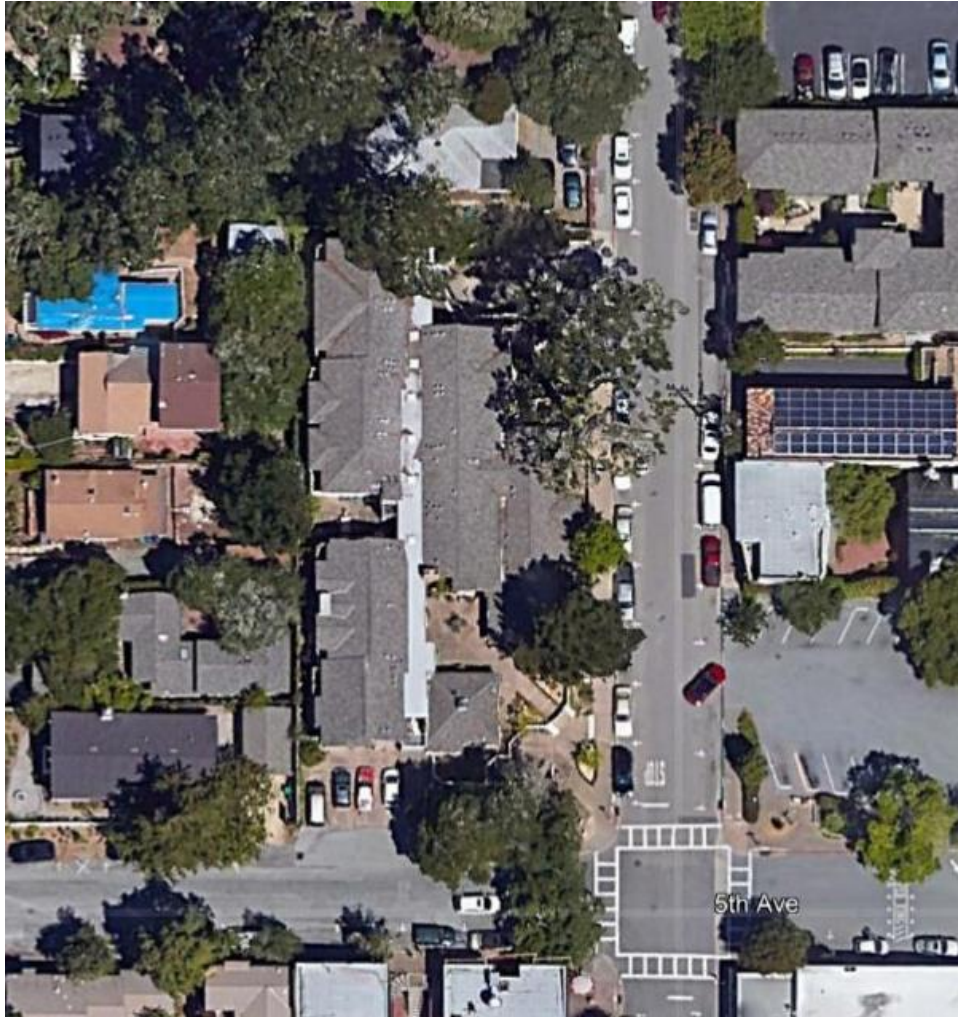


	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$3,300
2. Provide one handrail on the south side of the stair	11B-505	3	B	
3. Correcting the protruding tread and the riser heights	N/A	4	D	N/A

<p>I. <i>Kitchen Sink Counter</i></p>				
<p>1. Correcting the height of the counter and insulating the supply & drain lines (kitchen is not on an accessible path of travel)</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>J. <i>Benches</i></p>				
<p>1. Correcting the size and height of the seat and removing the arm at the end of a bench or provide ADA bench</p>	Code Ref. 11B-504.4.1	Priority 3	Strategy A	Budget \$1,000
<p>K. <i>Southeast Exit Door</i></p>				
<p>1. Correcting the height of the threshold</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A

Senior Housing Parking Garage



Dolores Street between 4th and 5th Avenue
 Carmel-by-the-Sea, California 93923

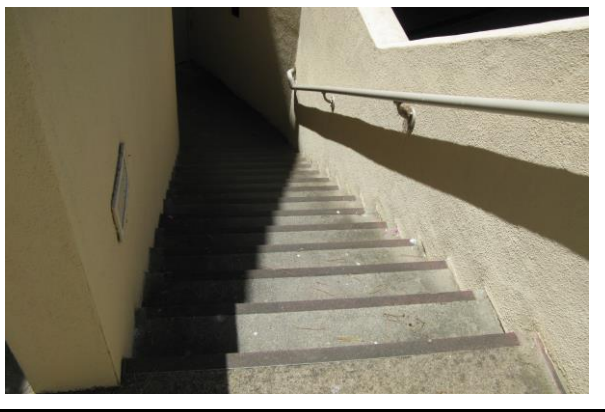
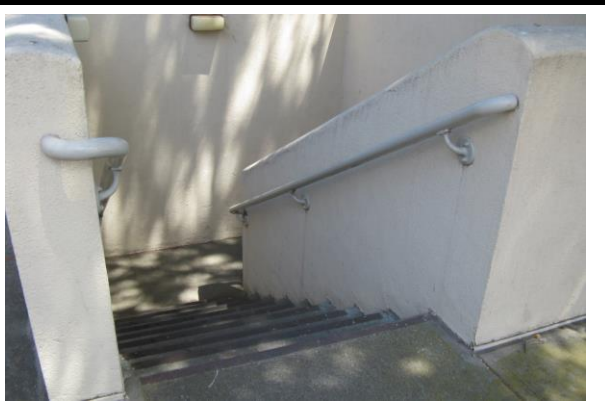


R.O.M. Cost Evaluation:

Site, Path of Travel:	\$41,100
Site, Parking:	\$0
Interiors, Toilet Rooms & Drinking Fountains:	\$0
Interiors, Other:	<u>\$ 0</u>
Total:	\$41,100

Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance.</i></p>				
<p>1. Provide a paved accessible route for a person using a wheelchair from the public sidewalk to the primary entrances</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>B. <i>Concrete Walk from Public Sidewalk to North Stair</i></p>				
<p>1. Making the walk 48" wide minimum</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>2. Provide edge protection and handrails where the running slope of the concrete walk exceeds 1:20 (5%)</p>	<p>11B-405.9 & 11B-505</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$16,300</p>
<p>3. Provide ramp landings</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>

<p>C. <i>Exterior North Concrete Stair</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$10,300
2. Modify or replace handrails	11B-505	3	B	
3. Correct the slope of the landing at the top of the stair	N/A	4	D	N/A
4. Correct the depth of the landing at the bottom of the stair	N/A	4	D	N/A
<p>D. <i>Exterior South Concrete Stairway (Two Flights)</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Contrasting nosing stripes	11B-504.4.1	3	B	\$12,500
2. Modify or replace handrails	11B-505	3	B	

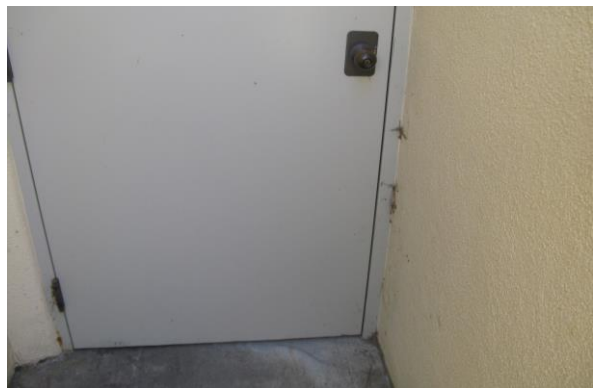
Building

E. North Entrance



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	B	\$1,000
2. Provide lever hardware	11B-404.2.7	3	B	
3. Correct the slope and length of the landing on the garage side of the door	N/A	4	D	N/A

F. South Entrance



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	B	\$1,000
2. Provide lever hardware	11B-404.2.7	3	B	
3. Correct the slope and length of the landing on the garage side of the door	N/A	4	D	N/A

G. Parking Spaces

	Code Ref.	Priority	Strategy	Budget
1. Provide accessible parking spaces on an accessible route	N/A	4	D	N/A

Sunset Center

San Carlos Street between Mission Street and between 8th & 10th
Carmel-by-the-Sea, California 93923



Estimated Budget Cost Breakdown:



Site, Path of Travel:	\$325,300
Site, Parking:	\$38,900
Interiors, Toilet Rooms & Drinking Fountains:	\$120,290
Interiors, Other:	<u>\$192,300</u>
Total Budget this Building:	\$676,790

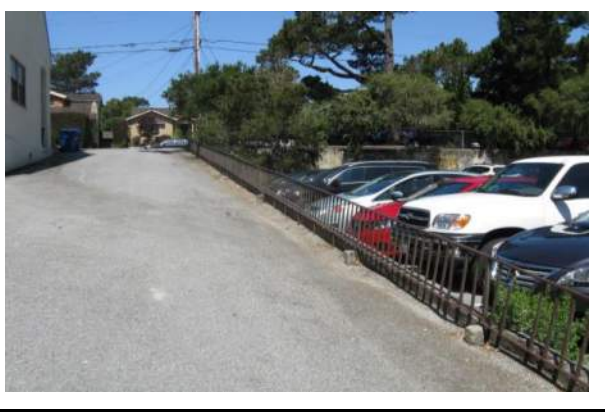
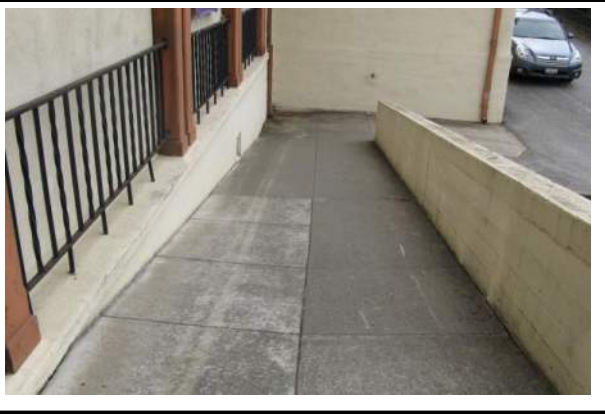

Site



A. *Path of Travel from Public Sidewalk to Primary Entrances*

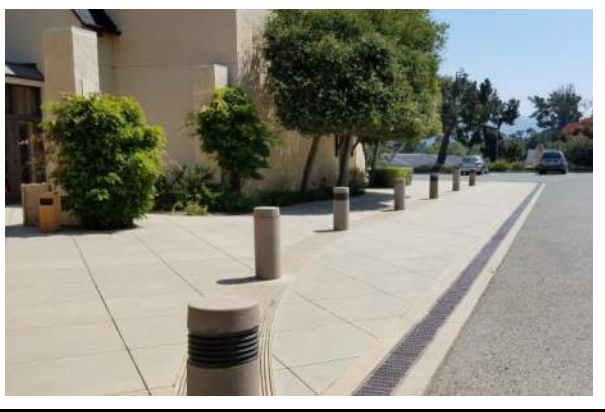






	Code Ref.	Priority	Strategy	Budget
1. Accessible path between Public Sidewalk and the two cottages is a vehicular way	N/A	4	D	N/A
2. Ramp from Central Parking Lot to the South Parking Lot, provide handrails and guardrails	11B-505 and 1015	3	D	\$56,000
3. Ramp from Central Parking Lot to the South Parking Lot, correcting the slope and providing intermediate landings	N/A	4	D	N/A


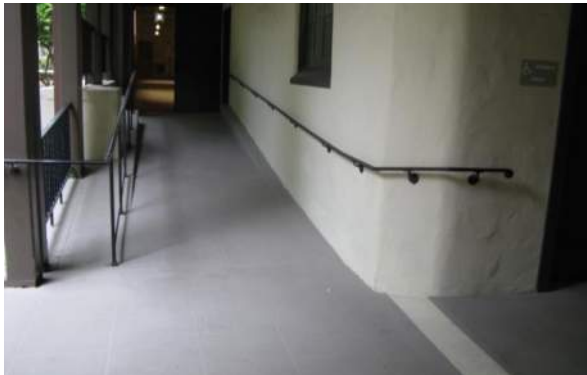
<p>B. <i>North Parking Lot: Accessible Parking Spaces</i></p>																															
<table border="1"> <thead> <tr> <th data-bbox="191 604 906 636"></th> <th data-bbox="906 604 1068 636">Code Ref.</th> <th data-bbox="1068 604 1211 636">Priority</th> <th data-bbox="1211 604 1354 636">Strategy</th> <th data-bbox="1354 604 1507 636">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 636 906 688">1. Add additional accessible parking spaces</td> <td data-bbox="906 636 1068 688">N/A</td> <td data-bbox="1068 636 1211 688">4</td> <td data-bbox="1211 636 1354 688">D</td> <td data-bbox="1354 636 1507 688">N/A</td> </tr> <tr> <td data-bbox="191 688 906 751">2. Regrade parking space and aisle for max surface slope of 1:48 in any direction</td> <td data-bbox="906 688 1068 751">11B-502.4</td> <td data-bbox="1068 688 1211 751">3</td> <td data-bbox="1211 688 1354 751">D</td> <td data-bbox="1354 688 1507 1014" rowspan="5">\$32,300</td> </tr> <tr> <td data-bbox="191 751 906 814">3. Van accessible markings and international symbol of accessibility</td> <td data-bbox="906 751 1068 814">11B-502.</td> <td data-bbox="1068 751 1211 814">3</td> <td data-bbox="1211 751 1354 814">D</td> </tr> <tr> <td data-bbox="191 814 906 888">4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs</td> <td data-bbox="906 814 1068 888">11B-502.6 11B502.8</td> <td data-bbox="1068 814 1211 888">3</td> <td data-bbox="1211 814 1354 888">D</td> </tr> <tr> <td data-bbox="191 888 906 1014">5. Provide a 48" wide min. crosswalk fro the access aisle to the ramp to Carpenter Hall with running slope at 1:20 max and cross slope at 1:48 max.</td> <td data-bbox="906 888 1068 1014">11B-403 and 11B-247.1.2.5</td> <td data-bbox="1068 888 1211 1014">3</td> <td data-bbox="1211 888 1354 1014">D</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Add additional accessible parking spaces	N/A	4	D	N/A	2. Regrade parking space and aisle for max surface slope of 1:48 in any direction	11B-502.4	3	D	\$32,300	3. Van accessible markings and international symbol of accessibility	11B-502.	3	D	4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	3	D	5. Provide a 48" wide min. crosswalk fro the access aisle to the ramp to Carpenter Hall with running slope at 1:20 max and cross slope at 1:48 max.	11B-403 and 11B-247.1.2.5	3	D				
	Code Ref.	Priority	Strategy	Budget																											
1. Add additional accessible parking spaces	N/A	4	D	N/A																											
2. Regrade parking space and aisle for max surface slope of 1:48 in any direction	11B-502.4	3	D	\$32,300																											
3. Van accessible markings and international symbol of accessibility	11B-502.	3	D																												
4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	3	D																												
5. Provide a 48" wide min. crosswalk fro the access aisle to the ramp to Carpenter Hall with running slope at 1:20 max and cross slope at 1:48 max.	11B-403 and 11B-247.1.2.5	3	D																												
<p>C. <i>North Parking Lot: Concrete Paver Ramp to Carpenter Hall</i></p>																															
<table border="1"> <thead> <tr> <th data-bbox="191 1423 906 1455"></th> <th data-bbox="906 1423 1068 1455">Code Ref.</th> <th data-bbox="1068 1423 1211 1455">Priority</th> <th data-bbox="1211 1423 1354 1455">Strategy</th> <th data-bbox="1354 1423 1507 1455">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1455 906 1507">1. Handrail Extensions at top of ramp</td> <td data-bbox="906 1455 1068 1507">11B-505.10.1</td> <td data-bbox="1068 1455 1211 1507">3</td> <td data-bbox="1211 1455 1354 1507">B</td> <td data-bbox="1354 1455 1507 1507">\$2,000</td> </tr> <tr> <td data-bbox="191 1507 906 1551">2. Rise of ramp and length of bottom landing</td> <td data-bbox="906 1507 1068 1551">N/A</td> <td data-bbox="1068 1507 1211 1551">4</td> <td data-bbox="1211 1507 1354 1551">D</td> <td data-bbox="1354 1507 1507 1551">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Handrail Extensions at top of ramp	11B-505.10.1	3	B	\$2,000	2. Rise of ramp and length of bottom landing	N/A	4	D	N/A																
	Code Ref.	Priority	Strategy	Budget																											
1. Handrail Extensions at top of ramp	11B-505.10.1	3	B	\$2,000																											
2. Rise of ramp and length of bottom landing	N/A	4	D	N/A																											



<p>D. <i>North Parking Lot: Guardrail at the South Side of the Lot</i></p>				
<p>1. Replace guardrail</p>	<p>Code Ref. 1015</p>	<p>Priority 3</p>	<p>Strategy D</p>	<p>Budget \$34,000</p>
<p>E. <i>North Parking Lot: Concrete Ramp at North Building Entrance</i></p>				
<p>1. Provide handrails</p>	<p>Code Ref. 11B-505</p>	<p>Priority 3</p>	<p>Strategy D</p>	<p>Budget \$24,300</p>
<p>2. Extend guardrail</p>	<p>1015</p>	<p>3</p>	<p>D</p>	
<p>3. Correct running slope of ramp</p>	<p>N/A</p>	<p>4</p>	<p>D</p>	<p>N/A</p>
<p>F. <i>North Parking Lot: Electric Vehicle Charging Stations</i></p>				
<p>1. Make vehicle charging stations accessible and provide an accessible route to the building or public sidewalk</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>


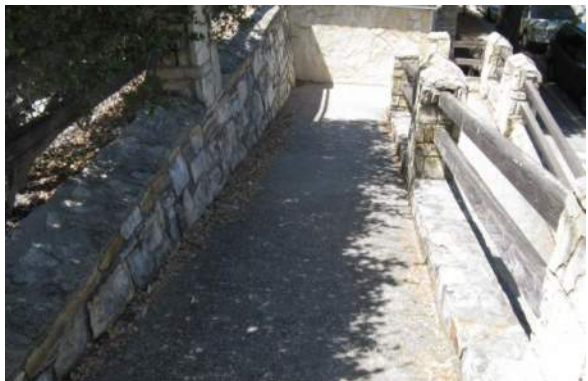
<p>G. <i>North Parking Lot: Concrete Ramp at the North Side of the Lot</i></p> 					
		Code Ref.	Priority	Strategy	Budget
	1. Provide handrails	11B-505	3	B	\$26,000
2. Correct running slope of ramp	N/A	4	D	N/A	
<p>H. <i>Central Parking Lot & Plaza: Accessible Parking Spaces</i></p> 					
		Code Ref.	Priority	Strategy	Budget
	1. Remove planter boxes located within the parking spaces	N/A	3	A	\$2,400
	2. Van accessible markings and international symbol of accessibility	11B502.3 11B-502.6	3	B	
3. Identification signage, Van Accessible, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	3	B		



<p>I. <i>Central Parking Lot & Plaza: Path of Travel from Accessible Parking Spaces to Primary Entrance</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Separate the walking surface from the vehicular way with a curb, railing or continuous detectable warning element</p>	11B-247.1.2.5	1	D	\$24,000
<p>2. Correct the cross slope</p>	N/A	4	D	N/A
<p>J. <i>Central Parking Lot & Plaza: Benches</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide a 48" long minimum section of bench that provides minimum seat & back support</p>	11B-903	3	B	\$1,000
<p>K. <i>Central Parking Lot & Plaza: Concrete Stairway from the Public Sidewalk to the Plaza at the Primary Entrance</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Handrail Extensions</p>	N/A	Equivalent Facilitation		N/A

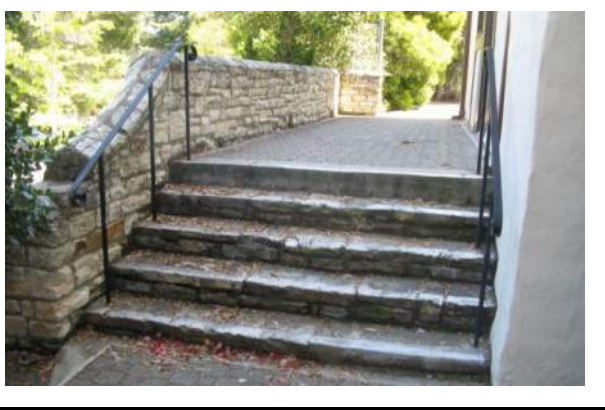
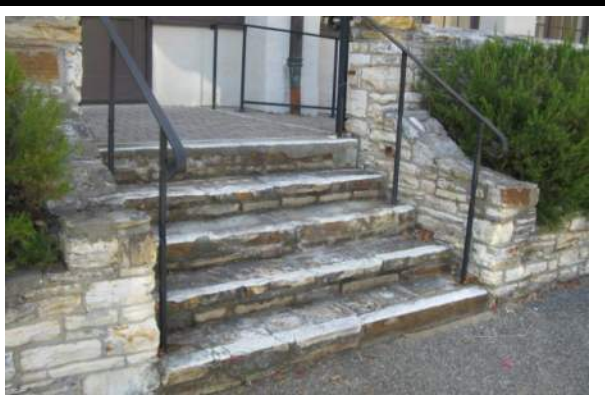
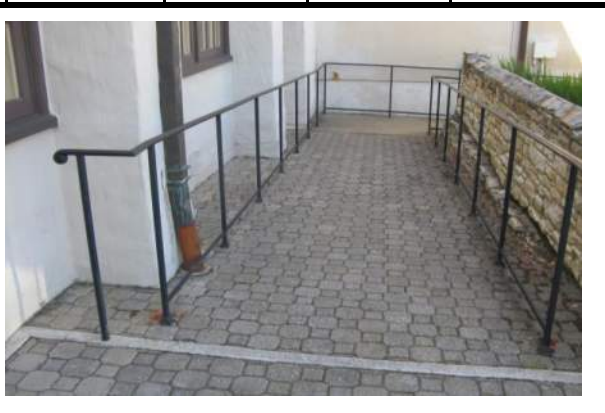
<p>L. <i>Central Parking Lot & Plaza: Stone Stairway to North Courtyard from Plaza</i></p>																			
<table border="1"> <thead> <tr> <th data-bbox="191 604 906 636"></th> <th data-bbox="906 604 1068 636">Code Ref.</th> <th data-bbox="1068 604 1211 636">Priority</th> <th data-bbox="1211 604 1354 636">Strategy</th> <th data-bbox="1354 604 1510 636">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 636 906 688">1. Replace handrails</td> <td data-bbox="906 636 1068 688">11B-505</td> <td data-bbox="1068 636 1211 688">3</td> <td data-bbox="1211 636 1354 688">B</td> <td data-bbox="1354 636 1510 688">\$18,000</td> </tr> <tr> <td data-bbox="191 688 906 751">2. Correcting the slope of the landing at the top of the stairway</td> <td data-bbox="906 688 1068 751">N/A</td> <td data-bbox="1068 688 1211 751">4</td> <td data-bbox="1211 688 1354 751">D</td> <td data-bbox="1354 688 1510 751">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Replace handrails	11B-505	3	B	\$18,000	2. Correcting the slope of the landing at the top of the stairway	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget															
1. Replace handrails	11B-505	3	B	\$18,000															
2. Correcting the slope of the landing at the top of the stairway	N/A	4	D	N/A															
<p>M. <i>Central Parking Lot & Plaza: Concrete Ramp to Orchestra Level Entrance from Plaza</i></p>																			
<table border="1"> <thead> <tr> <th data-bbox="191 1159 906 1190"></th> <th data-bbox="906 1159 1068 1190">Code Ref.</th> <th data-bbox="1068 1159 1211 1190">Priority</th> <th data-bbox="1211 1159 1354 1190">Strategy</th> <th data-bbox="1354 1159 1510 1190">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1190 906 1295">1. Provide an additional handrail support at the top of the ramp so the handrail extensions overhang the circulation path 12" max.</td> <td data-bbox="906 1190 1068 1295">N/A</td> <td data-bbox="1068 1190 1211 1295">3</td> <td data-bbox="1211 1190 1354 1295">B</td> <td data-bbox="1354 1190 1510 1295">\$2,500</td> </tr> <tr> <td data-bbox="191 1295 906 1356">2. Correcting the slope of the landing at the bottom of the ramp</td> <td data-bbox="906 1295 1068 1356">N/A</td> <td data-bbox="1068 1295 1211 1356">4</td> <td data-bbox="1211 1295 1354 1356">D</td> <td data-bbox="1354 1295 1510 1356">N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide an additional handrail support at the top of the ramp so the handrail extensions overhang the circulation path 12" max.	N/A	3	B	\$2,500	2. Correcting the slope of the landing at the bottom of the ramp	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget															
1. Provide an additional handrail support at the top of the ramp so the handrail extensions overhang the circulation path 12" max.	N/A	3	B	\$2,500															
2. Correcting the slope of the landing at the bottom of the ramp	N/A	4	D	N/A															




<p>N.</p> <p><i>Central Parking Lot & Plaza: Concrete Stairway to Orchestra Level Entrance from Plaza</i></p>				
		Code Ref.	Priority	Strategy
1. Provide an additional handrail support at the top of the stairway so the handrail extensions overhang the circulation path 12" max.	N/A	3	B	\$3,000
2. Modify one handrail extension at the bottom of the stairway	11B-505.10.3	3	B	
<p>O.</p> <p><i>Central Parking Lot & Plaza: Concrete Ramp to the Northern Portion of the Building from the Orchestra Level</i></p>				
		Code Ref.	Priority	Strategy
1. Provide an additional handrail support at the top of the ramp so that one handrail extends 12" max.	N/A	3	B	\$3,500
2. Modify the wall mounted handrail extension at the bottom of the ramp to return to the wall	N/A	3	B	
3. Extend handrail at the top of the ramp	N/A	4	D	N/A


<p>P. <i>Central Parking Lot & Plaza: Concrete Ramp to Restrooms from Orchestra Level</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Replace concrete ramp and top landing. New ramp shall have a running slope of 1:12	11B-405	3	B	\$24,500
2. Provide handrails, both sides of new ramp	11B-505.10.1	3	B		
<p>Q. <i>South Parking Lot & Plaza: Accessible Parking Spaces</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Van accessible markings and international symbol of accessibility	11B502.3 11B-502.6	3	B	\$3,200
	2. Identification signage, Minimum Fine & Tow Away signs	11B-502.6 11B502.8	3	B	
3. On the south side of the parking space, provide a 48" min. crosswalk from the access aisle to the ramp to Cottage 17; running slope 1:20 and cross slope 1:48 max	11B-403 and 11B-247.1.2.5	3	B		

<p>R. <i>South Parking Lot & Plaza: Accessible Parking Space at the Southeast Corner of the Sunset Center</i></p> 				
		Code Ref.	Priority	Strategy
<p>1. Remove accessible parking space, striping, signage, etc.</p>	N/A	2	A	\$1,000
<p>S. <i>Mission Street Side: Concrete Ramp from the Southeast Cottage</i></p> 				
		Code Ref.	Priority	Strategy
<p>1. Provide handrails</p>	11B-505	3	B	\$47,700
<p>2. Extend guardrail</p>	1015	3	B	
<p>3. Correct the running slope</p>	N/A	4	D	N/A


<p>T. <i>Mission Street Side: South Concrete Stair</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide handrail extensions at the bottom of the stair</p>	11B-505.10.3	3	B	\$2,000
<p>2. Correcting the riser heights, handrail extensions at the top of the stair and slope of the landing at</p>	N/A	4	D	N/A
<p>U. <i>Mission Street Side: Step to South Deck and Deck Guardrail</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide a handrail on the building side of the step</p>	11B-505	3	B	\$15,600
<p>2. Reduce the clear opening in the deck guardrail to 4" max.</p>	1015	3	B	
<p>3. Correct the width of the steps</p>	N/A	4	D	N/A

<p>V. <i>Mission Street Side: Stone Stair at the Southeast Corner of the Sunset Center</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide handrail extensions at the bottom of the stair</p>	11B-505.10.3	3	B	\$2,000
<p>2. Correct the riser heights</p>	N/A	4	D	N/A
<p>W. <i>Mission Street Side: Stone Stair to Mission St. at the Southeast Corner of the Sunset Center</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide handrail extensions at the bottom of the stair</p>	11B-505.10.3	3	B	\$2,000
<p>2. Correcting the slope of the landing at the bottom of the stair</p>	N/A	4	D	N/A
<p>X. <i>Mission Street Side: Concrete Paver Ramp at the Southeast Corner of the Sunset Center</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. the handrail extensions at the top and bottom of the ramp overhang less than 12"</p>	N/A	Equivalent Facilitation		N/A

<p>Y. <i>Mission Street Side: Concrete Stairway from Lower Orchestra Seating</i></p>																							
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Add contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="2">\$2,900</td> </tr> <tr> <td>2. Extend handrails in direction of stair run</td> <td>11B-505.10.3</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Correcting the slope of the landing at the bottom of the stair</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$2,900	2. Extend handrails in direction of stair run	11B-505.10.3	3	B	3. Correcting the slope of the landing at the bottom of the stair	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget																			
1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$2,900																			
2. Extend handrails in direction of stair run	11B-505.10.3	3	B																				
3. Correcting the slope of the landing at the bottom of the stair	N/A	4	D	N/A																			
<p>Z. <i>Mission Street Side: Concrete Stairway from Orchestra Level</i></p>																							
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Add contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td>\$500</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$500													
	Code Ref.	Priority	Strategy	Budget																			
1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$500																			
<p>A1. <i>Mission Street Side: Stone Stairway at Studio Level Exit Door</i></p>																							
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Correcting the slope of the treads and landings</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> <tr> <td>2. Provide a barrier at the top of the stairway to prevent usage</td> <td>N/A</td> <td>3</td> <td>B</td> <td>\$2,900</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Correcting the slope of the treads and landings	N/A	4	D	N/A	2. Provide a barrier at the top of the stairway to prevent usage	N/A	3	B	\$2,900								
	Code Ref.	Priority	Strategy	Budget																			
1. Correcting the slope of the treads and landings	N/A	4	D	N/A																			
2. Provide a barrier at the top of the stairway to prevent usage	N/A	3	B	\$2,900																			

<p>B1. <i>Mission Street Side: Northeast Concrete Stair</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify handrail extensions</p>	11B-505	3	B	\$4,000
<p>2. Correcting the slope of the landing at the top of the stair</p>	N/A	4	D	N/A

Building

<p>C1. <i>Original North Portion: Primary Double-Leaf Entrance</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.</p>	11B-404.2.10	3	B	\$9,500

D1. Original North Portion: Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Door: relocate deadbolt	11B-404.2.7	3	A	\$1,600
2. Adjust door closer	N/A	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Accessories: Relocate soap dispenser, paper towel dispenser	11B-603.5	3	A	
5. Remove Baby Changing Table from accessible toilet compartment	11B-226.4	3	A	

E1. Original North Portion: Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Door: relocate deadbolt	11B-404.2.7	3	A	\$1,600
2. Adjust door closer	N/A	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Accessories: Relocate soap dispenser, paper towel dispenser	11B-603.5	3	A	
5. Remove Baby Changing Table from accessible toilet compartment	11B-226.4	3	A	
6. Relocating the accessible toilet compartment door to provide minimum maneuvering clearance	N/A	4	D	N/A

F1. Original North Portion Drinking Fountain

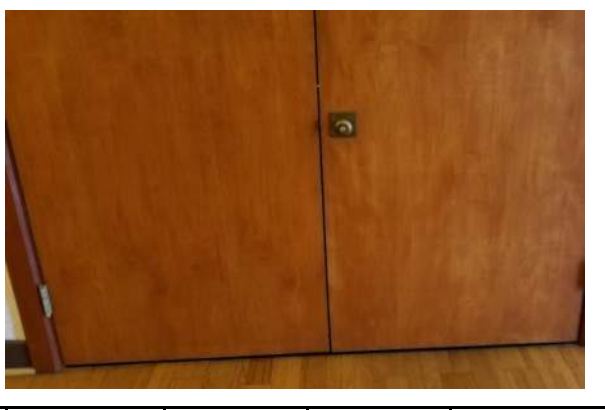
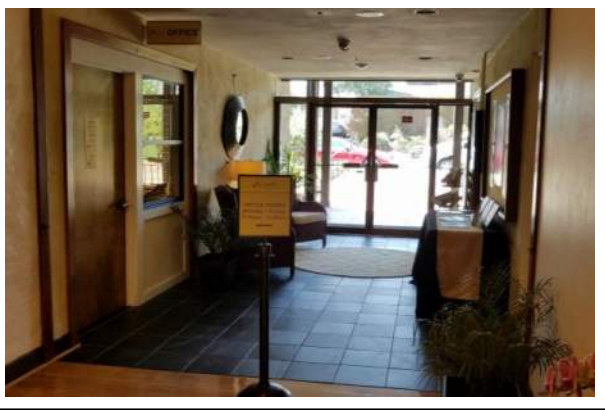



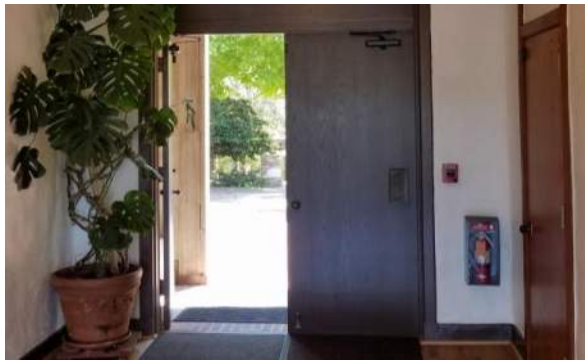
	Code Ref.	Priority	Strategy	Budget
1. Replace drinking fountain	11B-602	3	B	\$5,790

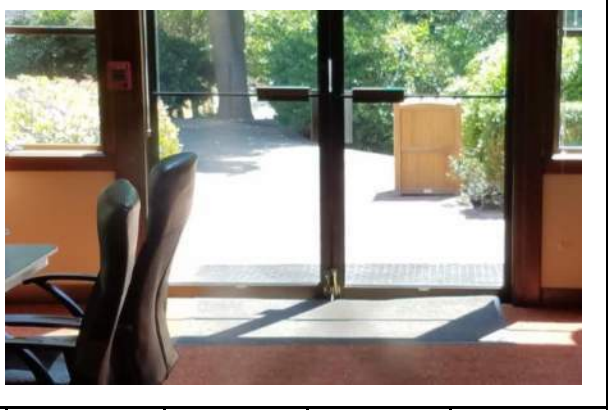
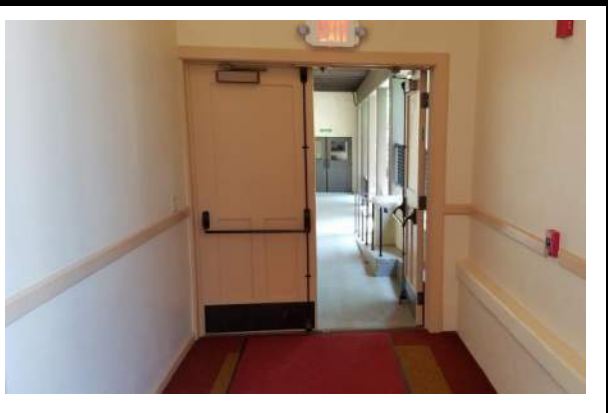
G1. Original North Portion: Basement level Unisex Restroom







	Code Ref.	Priority	Strategy	Budget
1. Door: replace threshold	11B-404.2.5	3	B	\$7,100
2. Door: replace signage	11B-703.7.2.6.3	3	A	
3. Adjust door closer	N/A	3	A	
4. Replace the toilet with the flush control on the open side and relocate	11B-604.6 11B-604.2	3	B	
5. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
6. Relocate toilet paper dispenser	11B-604.7	3	B	
7. Relocate mirror	11B-603.3	3	B	

<p>H1. Original North Portion: Int. & Ext. Corridor Doors</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware</p>	11B-404.2.7	3	B	\$1,000
<p>2. Adjust door closer</p>	N/A	3	B	
<p>I1. Original North Portion: Administration Office</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide lever hardware</p>	11B-404.2.7	3	B	\$5,500
<p>2. Provide clear width of 32" (two doors)</p>	11B-404.2.3	3	B	
<p>3. Door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door. (one int. door)</p>	11B-404.2.10	3	B	
<p>4. Exterior exit door: Modify or replace the door to provide a smooth surface on the push side extending the full width of the door. (one door)</p>	11B-404.2.10	3	B	
<p>5. Correct the ground surface slopes at the exterior exit door</p>	N/A	4	D	N/A

<p>J1. Original North Portion: Staff Breakroom</p>																																																							
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Provide lever hardware at door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> <td rowspan="3">\$3,300</td> </tr> <tr> <td>2. Provide clear width of 32" at door</td> <td>11B-404.2.3</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Replace the sink counter</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide lever hardware at door	11B-404.2.7	3	B	\$3,300	2. Provide clear width of 32" at door	11B-404.2.3	3	B	3. Replace the sink counter	N/A	3	B																																					
	Code Ref.	Priority	Strategy	Budget																																																			
1. Provide lever hardware at door	11B-404.2.7	3	B	\$3,300																																																			
2. Provide clear width of 32" at door	11B-404.2.3	3	B																																																				
3. Replace the sink counter	N/A	3	B																																																				
<p>K1. Original North Portion: Photographic Art Gallery</p>																																																							
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Provide lever hardware at exterior entrance door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> <td rowspan="10">\$6,500</td> </tr> <tr> <td>2. Relocate deadbolt at exterior entrance door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Correct the height of the threshold at the exterior entrance door</td> <td>N/A</td> <td>4</td> <td>D</td> </tr> <tr> <td>4. Relocate deadbolt at Gallery exit door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>5. Adjust door closer at Gallery exit door</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> <tr> <td>6. Correct the height of the threshold and ground surface slopes at the Gallery exit door</td> <td>N/A</td> <td>4</td> <td>D</td> </tr> <tr> <td>7. Provide lever hardware at int. office door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>8. Modify or replace the int. office door to provide a smooth surface on the push side extending the full width of the door. (one int. door)</td> <td>11B-404.2.10</td> <td>3</td> <td>B</td> </tr> <tr> <td>9. Provide lever hardware at office exterior exit door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>10. Relocate deadbolt at office exterior exit door</td> <td>11B-404.2.7</td> <td>3</td> <td>B</td> </tr> <tr> <td>11. Correct the height of the threshold at the office exterior exit door</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Provide lever hardware at exterior entrance door	11B-404.2.7	3	B	\$6,500	2. Relocate deadbolt at exterior entrance door	11B-404.2.7	3	B	3. Correct the height of the threshold at the exterior entrance door	N/A	4	D	4. Relocate deadbolt at Gallery exit door	11B-404.2.7	3	B	5. Adjust door closer at Gallery exit door	N/A	3	B	6. Correct the height of the threshold and ground surface slopes at the Gallery exit door	N/A	4	D	7. Provide lever hardware at int. office door	11B-404.2.7	3	B	8. Modify or replace the int. office door to provide a smooth surface on the push side extending the full width of the door. (one int. door)	11B-404.2.10	3	B	9. Provide lever hardware at office exterior exit door	11B-404.2.7	3	B	10. Relocate deadbolt at office exterior exit door	11B-404.2.7	3	B	11. Correct the height of the threshold at the office exterior exit door	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget																																																			
1. Provide lever hardware at exterior entrance door	11B-404.2.7	3	B	\$6,500																																																			
2. Relocate deadbolt at exterior entrance door	11B-404.2.7	3	B																																																				
3. Correct the height of the threshold at the exterior entrance door	N/A	4	D																																																				
4. Relocate deadbolt at Gallery exit door	11B-404.2.7	3	B																																																				
5. Adjust door closer at Gallery exit door	N/A	3	B																																																				
6. Correct the height of the threshold and ground surface slopes at the Gallery exit door	N/A	4	D																																																				
7. Provide lever hardware at int. office door	11B-404.2.7	3	B																																																				
8. Modify or replace the int. office door to provide a smooth surface on the push side extending the full width of the door. (one int. door)	11B-404.2.10	3	B																																																				
9. Provide lever hardware at office exterior exit door	11B-404.2.7	3	B																																																				
10. Relocate deadbolt at office exterior exit door	11B-404.2.7	3	B																																																				
11. Correct the height of the threshold at the office exterior exit door	N/A	4	D	N/A																																																			

<p>L1. <i>Original North Portion: Exit Doors from the Chapman and Bingham Rooms</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the exterior double door to provide a smooth surface on the push side extending the full width of the door. (one int. pair of doors)</p>	11B-404.2.10	3	B	\$2,500
<p>2. Adjust door closer</p>	N/A	3	B	
<p>3. Correct the height of the thresholds and ground surface slopes</p>	N/A	4	D	N/A
<p>M1. <i>Original North Portion: Exit Doors from North-South Corridor</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Replace the threshold</p>	11B-404.2.5	3	B	\$2,500
<p>2. Provide lever hardware</p>	11B-404.2.7	3	B	
<p>3. Modify or replace the exterior double door to provide a smooth surface on the push side extending the full width of the door.</p>	11B-404.2.10	3	B	

<p>N1. <i>Original North Portion: Exterior Double-Leaf North Exit Door from E-W Corridor</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Relocate deadbolt and push/pull bars</p>	11B-404.2.7	3	B	\$2,500
<p>2. Modify or replace the exterior double door to provide a smooth surface on the push side extending the full width of the door.</p>	11B-404.2.10	3	B	
<p>O1. <i>Original North Portion: Stairway to Basement Level</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide handrails on both sides of stairway</p>	11B-505	3	B	\$32,000
<p>2. Add contrasting nosing stripes</p>	11B-504.4.1	3	B	
<p>3. Extend guardrails at open sides of the stair and landings</p>	1015	3	B	

<p>P1. <i>Original North Portion: Exterior Exit Doors from Basement Level</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Replace threshold at entry to Carpenter Hall	11B-404.2.5	3	B	\$1,000
	2. Adjust door closer	N/A	3	B	
3. Correct the height of the threshold at south exit door	N/A	4	D	N/A	
<p>Q1. <i>Main Lobby and Theater Portion: Entry and Promenade Lobby Interior and Exterior Doors</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Relocate deadbolt	11B-404.2.7	3	B	\$1,000
	2. Adjust door closer	N/A	3	B	
3. Correct the maneuvering clearance at the box office door	N/A	4	D	N/A	

R1. Orchestra Level Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Relocate deadbolt at entry & vestibule doors	11B-404.2.7	3	B	\$16,600
2. Adjust door closer	N/A	3	B	
3. Provide door sign	11B-703.7.2.6	3	A	
4. Provide an ambulatory accessible compartment	11B-604.8.2	3	B	
5. Relocate accessible toilet	11B-604.2	3	B	
6. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
7. Relocate toilet paper dispenser	11B-604.7	3	B	
8. Relocate Urinal	11B-605	3	B	
9. Relocate paper towel dispenser	11B-603.5	3	B	
10. Relocate light switch	11B-308.1.1	3	B	

S1. Orchestra Level Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Relocate deadbolt at entry & vestibule doors	11B-404.2.7	3	B	\$8,100
2. Adjust door closer	N/A	3	B	
3. Provide door sign	11B-703.7.2.6	3	B	
4. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
5. Relocate toilet paper dispenser	11B-604.7	3	B	
6. Accessible Toilet Compartment Door: Relocating the opening and providing the minimum maneuvering clearance perpendicular to the pull side of the door	N/A	4	D	
7. Relocate paper towel dispenser	11B-603.5	3	B	
8. Relocate light switch	11B-308.1.1	3	B	

T1. Orchestra Level Drinking Fountain

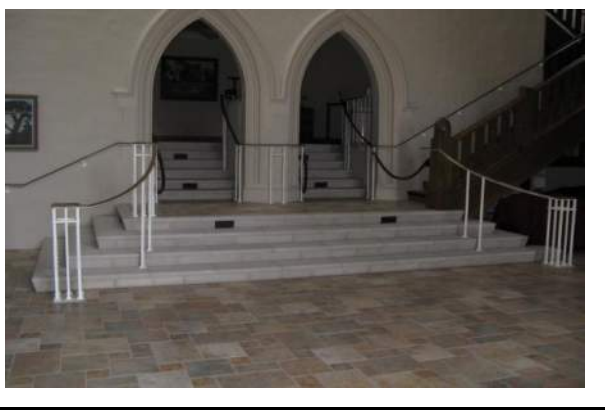






	Code Ref.	Priority	Strategy	Budget
1. Replace drinking fountain	11B-602	3	B	\$7,200



U1. Studio Level Unisex Toilet Rooms (2)


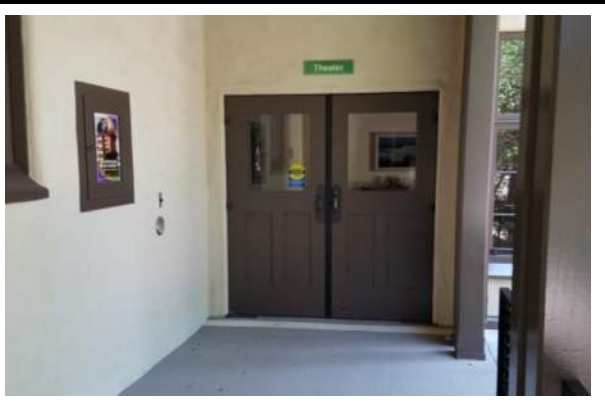


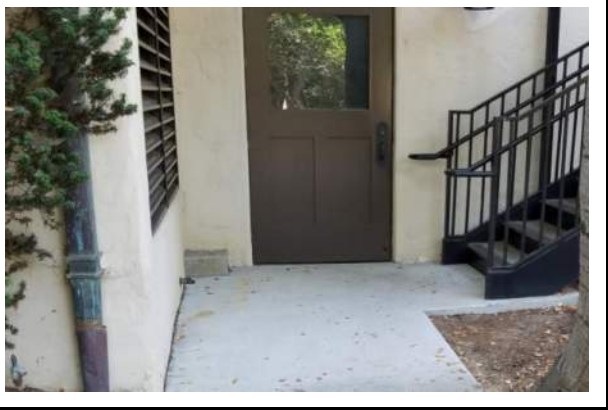

	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$4,500
2. Adjust door closer	N/A	3	A	
3. Correct the maneuvering clearance on the push side of the door	N/A	4	D	
4. Relocate toilet paper dispenser	11B-604.7	2	B	
5. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
6. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	

<p>V1. Lobby Stairway to Orchestra Level</p>																							
<table border="1"> <thead> <tr> <th data-bbox="191 604 906 636"></th> <th data-bbox="906 604 1068 636">Code Ref.</th> <th data-bbox="1068 604 1214 636">Priority</th> <th data-bbox="1214 604 1352 636">Strategy</th> <th data-bbox="1352 604 1507 636">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 636 906 688">1. Add contrasting nosing stripes</td> <td data-bbox="906 636 1068 688">11B-504.4.1</td> <td data-bbox="1068 636 1214 688">3</td> <td data-bbox="1214 636 1352 688">B</td> <td data-bbox="1352 636 1507 856" rowspan="4" style="text-align: center; vertical-align: middle;">\$15,500</td> </tr> <tr> <td data-bbox="191 688 906 751">2. Provide handrails on west side of lower flight on north stair</td> <td data-bbox="906 688 1068 751">11B-505</td> <td data-bbox="1068 688 1214 751">3</td> <td data-bbox="1214 688 1352 751">B</td> </tr> <tr> <td data-bbox="191 751 906 804">3. Modify the exiting handrail</td> <td data-bbox="906 751 1068 804">11B-505.10.3</td> <td data-bbox="1068 751 1214 804">3</td> <td data-bbox="1214 751 1352 804">B</td> </tr> <tr> <td data-bbox="191 804 906 856">4. Modify handrails both sides of upper flight</td> <td data-bbox="906 804 1068 856">11B-505.10.3</td> <td data-bbox="1068 804 1214 856">3</td> <td data-bbox="1214 804 1352 856">B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$15,500	2. Provide handrails on west side of lower flight on north stair	11B-505	3	B	3. Modify the exiting handrail	11B-505.10.3	3	B	4. Modify handrails both sides of upper flight	11B-505.10.3	3	B	
	Code Ref.	Priority	Strategy	Budget																			
1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$15,500																			
2. Provide handrails on west side of lower flight on north stair	11B-505	3	B																				
3. Modify the exiting handrail	11B-505.10.3	3	B																				
4. Modify handrails both sides of upper flight	11B-505.10.3	3	B																				
<p>W1. Lobby Stairway to Balcony Level</p>																							
<table border="1"> <thead> <tr> <th data-bbox="191 1266 906 1297"></th> <th data-bbox="906 1266 1068 1297">Code Ref.</th> <th data-bbox="1068 1266 1214 1297">Priority</th> <th data-bbox="1214 1266 1352 1297">Strategy</th> <th data-bbox="1352 1266 1507 1297">Budget</th> </tr> </thead> <tbody> <tr> <td data-bbox="191 1297 906 1350">1. Modify handrails both sides</td> <td data-bbox="906 1297 1068 1350">11B-505.10.3</td> <td data-bbox="1068 1297 1214 1350">3</td> <td data-bbox="1214 1297 1352 1350">B</td> <td data-bbox="1352 1297 1507 1396" rowspan="2" style="text-align: center; vertical-align: middle;">\$32,400</td> </tr> <tr> <td data-bbox="191 1350 906 1396">2. Extend guardrails at open sides of the stair</td> <td data-bbox="906 1350 1068 1396">1015.</td> <td data-bbox="1068 1350 1214 1396">3</td> <td data-bbox="1214 1350 1352 1396">B</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Modify handrails both sides	11B-505.10.3	3	B	\$32,400	2. Extend guardrails at open sides of the stair	1015.	3	B									
	Code Ref.	Priority	Strategy	Budget																			
1. Modify handrails both sides	11B-505.10.3	3	B	\$32,400																			
2. Extend guardrails at open sides of the stair	1015.	3	B																				

<p>X1. <i>East Stairway from Orchestra Level to Balcony Level</i></p>				
<p>1. Modify handrail</p>	<p>Code Ref. 11B-505.10.3</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$2,000</p>
<p>Y1. <i>Assembly Area Wheelchair Spaces</i></p>				
<p>1. Replace the broken removable seat</p>	<p>Code Ref. N/A</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$1,000</p>
<p>Z1. <i>East and West Stairs to Upper Balcony Seating</i></p>				
<p>1. Add contrasting nosing stripes</p>	<p>Code Ref. 11B-504.4.1</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$500</p>

<p>A2. <i>Doors at Assembly Area</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Relocate the pulls at the southeast and southwest exit doors</p>	11B-404.2.7	3	B	\$1,500
<p>2. Adjust door closer</p>	N/A	3	A	
<p>B2. <i>Southwest Stair near Platform Lift</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Add contrasting nosing stripes</p>	11B-504.4.1	3	B	\$6,600
<p>2. Return the handrail extensions at the top of the stair to the guardrail</p>	11B-505.10.2	3	B	
<p>3. Modify east handrail</p>	11B-505.10.3	3	B	

<p>C2. Stairway from Lobby to Studio Level</p>																															
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Add contrasting nosing stripes</td> <td>11B-504.4.1</td> <td>3</td> <td>B</td> <td rowspan="4">\$6,500</td> </tr> <tr> <td>2. Return the handrail extensions at the top of the stair to the guardrail</td> <td>11B-505.10.2</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Modify the handrails at the bottom of each flight</td> <td>11B-505.10.3</td> <td>3</td> <td>B</td> </tr> <tr> <td>4. Adjust closer on door at bottom of stairway</td> <td>N/A</td> <td>3</td> <td>B</td> </tr> <tr> <td>5. Providing 60" min. maneuvering clearance on the pull side of the door</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$6,500	2. Return the handrail extensions at the top of the stair to the guardrail	11B-505.10.2	3	B	3. Modify the handrails at the bottom of each flight	11B-505.10.3	3	B	4. Adjust closer on door at bottom of stairway	N/A	3	B	5. Providing 60" min. maneuvering clearance on the pull side of the door	N/A	4	D	N/A				
	Code Ref.	Priority	Strategy	Budget																											
1. Add contrasting nosing stripes	11B-504.4.1	3	B	\$6,500																											
2. Return the handrail extensions at the top of the stair to the guardrail	11B-505.10.2	3	B																												
3. Modify the handrails at the bottom of each flight	11B-505.10.3	3	B																												
4. Adjust closer on door at bottom of stairway	N/A	3	B																												
5. Providing 60" min. maneuvering clearance on the pull side of the door	N/A	4	D	N/A																											
<p>D2. Exterior Doors at Orchestra Level Lobby</p>																															
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Adjust door closer - north doors</td> <td>N/A</td> <td>3</td> <td>A</td> <td rowspan="3">\$1,500</td> </tr> <tr> <td>2. Repair the door opener - north doors</td> <td>11B-404.2.7</td> <td>3</td> <td>A</td> </tr> <tr> <td>3. Relocate deadbolt - north doors</td> <td>11B-404.2.7</td> <td>3</td> <td>A</td> </tr> <tr> <td>4. Correct slope of the exterior landing</td> <td>N/A</td> <td>4</td> <td>D</td> <td>N/A</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Adjust door closer - north doors	N/A	3	A	\$1,500	2. Repair the door opener - north doors	11B-404.2.7	3	A	3. Relocate deadbolt - north doors	11B-404.2.7	3	A	4. Correct slope of the exterior landing	N/A	4	D	N/A								
	Code Ref.	Priority	Strategy	Budget																											
1. Adjust door closer - north doors	N/A	3	A	\$1,500																											
2. Repair the door opener - north doors	11B-404.2.7	3	A																												
3. Relocate deadbolt - north doors	11B-404.2.7	3	A																												
4. Correct slope of the exterior landing	N/A	4	D	N/A																											

<p>E2. Exterior Door at Studio Level</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Adjust door closer</p>	N/A	3	A	\$500
<p>2. Correct the maneuvering clearances on the latch side of the door</p>	N/A	4	D	N/A
<p>F2. Elevator - see elevator check list, Main Lobby</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Repair or replace hall lanterns to function</p>	11B-407.2.2.1	3	B	\$15,000
<p>2. Replace door jamb signs</p>	11B-407.2.2	3	B	
<p>3. Reprogram doors to remain open for 20 seconds min.</p>	11B-407.3.3.1	3	B	
<p>4. Replace car control panel to indicate main entry floor designated by raised star</p>	11B-407.4.7.1.3	3	B	

G2. Platform Lift - see platform lift check list



	Code Ref.	Priority	Strategy	Budget
1. Replace lift emergency stop controls	11B-309.4	3	B	\$2,500
2. Signage, provide emergency telephone number	11B-410.8	3	B	

H2. South Portion - Stage Level Men's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$12,500
2. Relocate toilet	11B-604.2	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Relocate toilet paper dispenser	11B-604.7	2	B	
5. Relocate Urinal	11B-605	3	B	
6. Relocate paper towel dispenser	11B-603.5	3	B	
7. Relocate seat cover dispenser	11B-603.5	3	B	
8. Relocate mirror	11B-603.3	3	B	

I2. South Portion - Stage Level Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Adjust door closer	N/A	3	A	\$8,500
2. Relocate toilet	11B-604.2	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Relocate toilet paper dispenser	11B-604.7	3	B	
5. Relocate paper towel dispenser	11B-603.5	3	B	
6. Relocate seat cover dispenser	11B-603.5	3	B	
7. Relocate mirror	11B-603.3	3	B	

J2. South Portion - Stage Level Drinking Fountain



	Code Ref.	Priority	Strategy	Budget
1. Repair drinking fountain	11B-602.6	3	B	\$2,800
2. Provide pedestrian protection	11B-602.9	3	B	

K2.

South Portion - Stage Level East Unisex Restroom and Dressing Room



	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$6,800
2. Relocate toilet	11B-604.2	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Relocate toilet paper dispenser	11B-604.7	3	B	
5. Relocate towel ring, towel bar and coat hook	11B-308.1.1	3	B	
6. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	
7. Dressing Room: Relocate coat hooks	11B-308.1.1	3	B	
8. Dressing Room: Relocate light switches	11B-308.1.1	3	B	

L2.

South Portion - Stage Level West Unisex Restroom and Dressing Room



	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$5,500
2. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
3. Relocate toilet paper dispenser	11B-604.7	3	B	
4. Relocate towel ring, towel bar and coat hook	11B-308.1.1	3	B	
5. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	
6. Dressing Room: Relocate coat hooks	11B-308.1.1	3	B	
7. Dressing Room: Relocate light switches	11B-308.1.1	3	B	

M2. South Portion - Chorus Level Men's Restroom and Dressing Room





	Code Ref.	Priority	Strategy	Budget
1. Relocate toilet	11B-604.2	3	B	\$4,400
2. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
3. Relocate toilet paper dispenser	11B-604.7	3	B	
4. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	
5. Dressing Room: Relocate light switch & receptacle	11B-308.1.1	3	B	

N2.

South Portion - Chorus Level Women's Restroom and Dressing Room



	Code Ref.	Priority	Strategy	Budget
1. Relocate toilet	11B-604.2	3	B	\$4,600
2. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
3. Relocate toilet paper dispenser	11B-604.7	3	B	
4. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	
5. Relocate mirror	11B-603.3	3	B	
6. Dressing Room: Relocate light switch & receptacle	11B-308.1.1	3	B	

<p>O2. <i>South Portion - Chorus Level Ramp</i></p>				
<p>1. Extend one handrail at bottom of ramp</p>	<p>Code Ref. N/A</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$2,000</p>
<p>P2. <i>South Portion - Chorus Level Interior and Exterior Doors</i></p>				
<p>1. Adjust door closers (8)</p>	<p>Code Ref. N/A</p>	<p>Priority 3</p>	<p>Strategy A</p>	<p>Budget \$4,000</p>
<p>Q2. <i>South Portion - Conductor's Level Men's Restroom</i></p>				
<p>1. Provide door signage</p>	<p>Code Ref. 11B-703.7.2.6.3</p>	<p>Priority 3</p>	<p>Strategy A</p>	<p>Budget \$2,600</p>
<p>2. Grab Bars: Relocate the rear grab bar</p>	<p>Code Ref. 11B-604.5.2</p>	<p>Priority 3</p>	<p>Strategy B</p>	
<p>3. Relocate toilet paper dispenser</p>	<p>Code Ref. 11B-604.7</p>	<p>Priority 3</p>	<p>Strategy B</p>	

R2. South Portion - Conductor's Level Women's Restroom







	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$2,600
2. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
3. Relocate toilet paper dispenser	11B-604.7	3	B	
4. Insulate the supply and drain lines under the lavatory	11B-606.5	3	B	



S2. South Portion - Conductor's Level Women's Restroom



	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$5,900
2. Relocate toilet	11B-604.2	3	B	
3. Grab Bars: Relocate the rear grab bar	11B-604.5.2	3	B	
4. Relocate toilet paper dispenser	11B-604.7	3	B	
5. Shower Compartments: Providing 30" wide by 60" deep minimum shower compartment with a full open width on the long side	N/A	4	D	N/A

<p>T2. <i>South Portion - Conductor's Level Interior and Exterior Doors</i></p>				
	Code Ref.	Priority	Strategy	Budget
1. Adjust door closers (8)	N/A	3	A	\$4,500
2. Move door sweeps to pull side of rehearsal room doors.	N/A	3	B	
<p>U2. <i>South Portion - West Stairway</i></p> 				
	Code Ref.	Priority	Strategy	Budget
1. Add contrasting nosing stripe at the top flight, bottom tread.	11B-504.4.1	3	B	\$5,800
2. Adjust door closer at the door at the top of the stairway	N/A	3	A	
3. Modify the outside handrail at the 1st, 2nd and 4th flight from the bottom	11B-505.10.3	3	B	
<p>V2. <i>South Portion - Elevator - see elevator check list. Back Stage</i></p> 				
	Code Ref.	Priority	Strategy	Budget
1. Repair or replace hall lanterns to function	11B-407.2.2.1	3	B	\$15,000
2. Repair or replace visible signals to function	11B-407.2.2	3	B	
3. Replace door jamb signs	11B-407.2.2	3	B	
4. Reprogram doors to remain open for 20 seconds min.	11B-407.3.3.1	3	B	
5. Replace car control panel to indicate main entry floor designated by raised star	11B-407.4.7.1.3	3	B	



<p>W2. <i>East Cottage 17 - North Side Exterior Concrete Ramps</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Provide handrails on both sides of ramp	11B-505	3	B	\$6,100
	2. Provide edge protections	11B-405.9	3	B	
3. Correcting the size of the bottom landing and providing a landing at the top of the east ramp	N/A	4	D	N/A	
<p>X2. <i>East Cottage 17 - Exterior Concrete Stair at the East End of the Ramp</i></p>					
		Code Ref.	Priority	Strategy	Budget
	1. Provide handrails on both sides of stair	11B-505	3	B	\$3,600
	2. Correcting the slope of the landing at the top of the stair	N/A	4	D	N/A


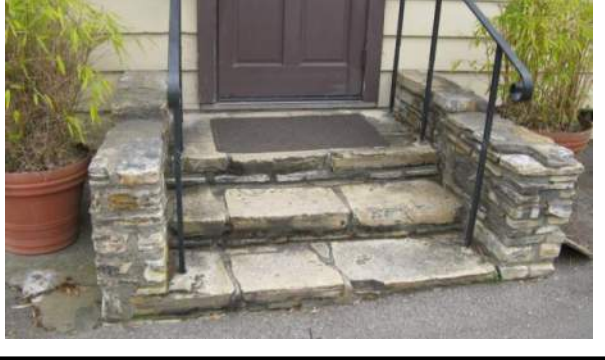
<p>Y2. East Cottage 17 - South Side Exterior Stone Ramp</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide handrails on both sides of ramp</p>	11B-505	3	B	\$6,100
<p>2. Provide 4" max. openings at the top guardrail</p>	1015	3	B	
<p>3. Correcting the slope of the ramp</p>	N/A	4	D	N/A
<p>Z2. East Cottage 17 - South Side Exterior Stone Stair</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify one handrail at the top of the stair</p>	11B-505.10.2	3	B	\$4,600
<p>2. Provide handrail extensions at the bottom of the stair</p>	11B-505.10.3	3	B	
<p>3. Correcting the slope of the landings at the top & bottom of the stair</p>	N/A	4	D	N/A

A3. East Cottage 17 - Accessible Restroom



	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$5,800
2. Adjust door closers	N/A	3	A	
3. Correct the height of the threshold	N/A	4	D	
4. Relocate toilet	11B-604.2	3	B	
5. Grab Bars: Relocate the side grab bar	11B-604.5.2	3	B	
6. Relocate toilet paper dispenser	11B-604.7	3	B	
7. Relocate seat cover dispenser	11B-603.5	3	B	
8. Remove shelf & cabinet	N/A	1	A	

<p>B3. East Cottage 17 - West Side Employee Area</p>																																																					
<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Entry door: Adjust door closer</td> <td>N/A</td> <td>3</td> <td>A</td> <td rowspan="3">\$2,700</td> </tr> <tr> <td>2. Entry door: Providing a clear width of 32 inches min at door</td> <td>N/A</td> <td>4</td> <td>D</td> </tr> <tr> <td>3. Entry door: Correct the height of the threshold</td> <td>N/A</td> <td>4</td> <td>D</td> </tr> <tr> <td>4. Exterior South Exit Door: Provide handrails at landing step</td> <td>11B-505</td> <td>3</td> <td>B</td> <td rowspan="2">N/A</td> </tr> <tr> <td>5. Exterior South Exit Door: Correct the length of the exterior landing</td> <td>N/A</td> <td>4</td> <td>D</td> </tr> </tbody> </table>		Code Ref.	Priority	Strategy	Budget	1. Entry door: Adjust door closer	N/A	3	A	\$2,700	2. Entry door: Providing a clear width of 32 inches min at door	N/A	4	D	3. Entry door: Correct the height of the threshold	N/A	4	D	4. Exterior South Exit Door: Provide handrails at landing step	11B-505	3	B	N/A	5. Exterior South Exit Door: Correct the length of the exterior landing	N/A	4	D	<table border="1"> <thead> <tr> <th></th> <th>Code Ref.</th> <th>Priority</th> <th>Strategy</th> <th>Budget</th> </tr> </thead> <tbody> <tr> <td>1. Interior Office Doors: Provide lever hardware</td> <td>N/A</td> <td>3</td> <td>B</td> <td rowspan="4">\$1,700</td> </tr> <tr> <td>2. Interior Office Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.</td> <td>11B-404.2.10</td> <td>3</td> <td>B</td> </tr> <tr> <td>3. Interior Office Doors: Replace the double leaf door so that one of the leaves provides a min of 32" clear</td> <td>11B-404.2.2</td> <td>3</td> <td>B</td> </tr> <tr> <td>4. Interior Office Doors: Replace one office door so that it provides a min of 32" clear</td> <td>11B-404.2.3</td> <td>3</td> <td>B</td> </tr> </tbody> </table>					Code Ref.	Priority	Strategy	Budget	1. Interior Office Doors: Provide lever hardware	N/A	3	B	\$1,700	2. Interior Office Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B	3. Interior Office Doors: Replace the double leaf door so that one of the leaves provides a min of 32" clear	11B-404.2.2	3	B	4. Interior Office Doors: Replace one office door so that it provides a min of 32" clear	11B-404.2.3	3	B
	Code Ref.	Priority	Strategy	Budget																																																	
1. Entry door: Adjust door closer	N/A	3	A	\$2,700																																																	
2. Entry door: Providing a clear width of 32 inches min at door	N/A	4	D																																																		
3. Entry door: Correct the height of the threshold	N/A	4	D																																																		
4. Exterior South Exit Door: Provide handrails at landing step	11B-505	3	B	N/A																																																	
5. Exterior South Exit Door: Correct the length of the exterior landing	N/A	4	D																																																		
	Code Ref.	Priority	Strategy	Budget																																																	
1. Interior Office Doors: Provide lever hardware	N/A	3	B	\$1,700																																																	
2. Interior Office Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.	11B-404.2.10	3	B																																																		
3. Interior Office Doors: Replace the double leaf door so that one of the leaves provides a min of 32" clear	11B-404.2.2	3	B																																																		
4. Interior Office Doors: Replace one office door so that it provides a min of 32" clear	11B-404.2.3	3	B																																																		
<p>C3. East Cottage 17 - East Side Employee Area</p>																																																					

<p>D3. <i>West Cottage 18 - Path of Travel to Primary Entry from Accessible Parking</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Correct the running slope of the path</p>	N/A	4	D	N/A
<p>2. Replace steel grating</p>	11B-302.3	3	B	\$500
<p>E3. <i>West Cottage 18 - North Exterior Stone Stair</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Add contrasting nosing stripes</p>	11B-504.4.1	3	B	\$2,300
<p>2. Add handrail extensions at bottom of stair</p>	11B-505.10.3	3	B	
<p>3. Correcting the riser heights and landing depth at the top of the stair</p>	N/A	4	D	N/A
<p>F3. <i>West Cottage 18 - Primary Entry</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Modify or replace the door so the door surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door</p>	11B-404.2.10	3	B	\$1,000

G3. West Cottage 18 - Accessible Restroom



	Code Ref.	Priority	Strategy	Budget
1. Replace door & wall signage	11B-703.7.2.6.3	3	A	\$5,800
2. Modify or replace the door so the door surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door	11B-404.2.10	3	B	
3. Relocate toilet	11B-604.2	3	B	
4. Grab Bars: Provide a 36" long min. rear grab bar	N/A	4		
5. Relocate toilet paper dispenser	11B-604.7	3	B	
6. Relocate mirror	11B-603.3	3	B	
7. Relocate light switch	11B-308.1.1	3	B	

H3. West Cottage 18 - Exterior North Exit Door



	Code Ref.	Priority	Strategy	Budget
1. Provide lever hardware	11B-404.2.7	3	B	\$500
2. Correct the height of the threshold	N/A	4	D	N/A

<i>I3. West Cottage 18 - Interior Doors</i>				
	Code Ref.	Priority	Strategy	Budget
1. Modify or replace the door so the door surface within 10 inches of the ground has a smooth surface on the push side extending the full width of the door (5)	11B-404.2.10	3	B	\$5,500
2. Provide lever hardware at south restroom door	11B-404.2.7	3	B	
<i>J3. West Cottage 18 - Interior Bench</i>				
	Code Ref.	Priority	Strategy	Budget
1. Replace or remove bench	11B-903	3	B	\$500



Vista Lobos Complex



3rd Avenue between Torres Street and Junipero Street
Carmel-by-the-Sea, California 93923


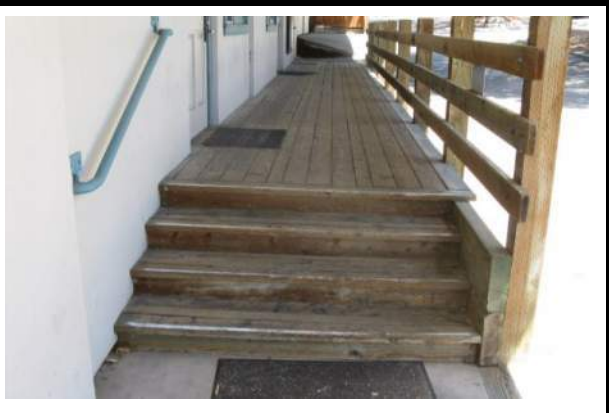




R.O.M. Cost Evaluation:


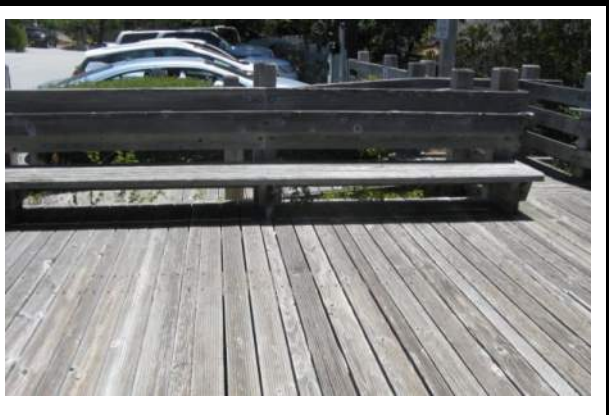
Site, Path of Travel:	\$132,000
Site, Parking:	\$56,000
Interiors, Toilet Rooms & Drinking Fountains:	\$2,700
Interiors, Other:	<u>\$15,600</u>
Total:	\$206,300



Site

<p>A. <i>Path of Travel from Public Sidewalk to Primary Entrance is not provided.</i></p>				
<p>1. Provide an accessible route from the public sidewalk to the primary entrance</p>	Code Ref. N/A	Priority 4	Strategy D	Budget N/A
<p>B. <i>Accessible Parking Space:</i></p>				
<p>1. Provide standard accessible and van accessible parking spaces and aisle with max surface slope of 1:48 in any direction near wood deck with markings, signage and striped path to deck</p>	Code Ref. 11B-502.4 & 11B-502.6	Priority 3	Strategy D	Budget \$56,000
<p>2. Provide accessible parking space & aisle near Torres St. with max surface slope of 1:48 in any direction</p>	Code Ref. 11B-502.4	Priority 3	Strategy D	
<p>3. Provide accessible path to Torres St.</p>	Code Ref. N/A	Priority 3	Strategy D	
<p>4. Identification signage, Van Accessible, Minimum Fine & Tow Away signs</p>	Code Ref. 11B-502.6 11B502.8	Priority 3	Strategy D	

<p>C. <i>Electrical vehicle charging station</i></p>				
<p>1. Make charging stations accessible and provide and accessible path to them</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>
<p>D. <i>Exterior East Wood Stair</i></p>				
<p>1. Contrasting nosing stripes</p>	<p>Code Ref. 11B-504.4.1</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$2,900</p>
<p>2. Provide handrails on both sides of the stair</p>	<p>Code Ref. 11B-505</p>	<p>Priority 3</p>	<p>Strategy B</p>	

<p>E. Exterior North Wood Stairway to Junipero Ave.</p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide riser closer panels	11B-504.3	3	B	\$40,800
2. Contrasting nosing stripes	11B-504.4.1	3	B	
3. Modify or replace handrails	11B-505	3	B	
4. Modify guardrails at the open sides of the stairway and intermediate landing	1015	3	B	
5. Correcting the slope of the landings at the top and bottom of the stair	N/A	4	D	N/A
<p>F. Exterior South Wood Stairway to Junipero Ave.</p>				
	Code Ref.	Priority	Strategy	Budget
1. Provide riser closer panels	11B-504.3	3	B	\$40,800
2. Contrasting nosing stripes	11B-504.4.1	3	B	
3. Modify or replace handrails	11B-505	3	B	
4. Modify guardrails at the open sides of the stairway and intermediate landing	1015	3	B	
5. Correcting the slope of the landing at the bottom of the stair	N/A	4	D	N/A

<p>G. <i>Exterior Wood Stair to Observation Deck</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Contrasting nosing stripes</p>	11B-504.4.1	3	B	\$2,500
<p>2. Provide handrails</p>	11B-505	3	B	
<p>3. Correcting the landing depth at the bottom of the stair</p>	N/A	4	D	N/A
<p>H. <i>Bench at Observation Deck</i></p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide a 48" long minimum section of bench that provides minimum seat & back support</p>	11B-903	3	B	\$1,000

<p>I. <i>Guardrail at Observation Deck</i></p>				
<p>1. Modify guardrail</p>	<p>Code Ref. 1015</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$36,000</p>
<p>J. <i>Wood Ramp to Observation Deck</i></p>				
<p>1. Modify or replace handrails</p>	<p>Code Ref. 11B-505</p>	<p>Priority 3</p>	<p>Strategy B</p>	<p>Budget \$8,000</p>
<p>2. Provide edge protection at the bottom run of the ramp</p>	<p>Code Ref. 11B-405.9</p>	<p>Priority 1</p>	<p>Strategy B</p>	
<p>3. Correcting the size of the intermediate landing is an undue burden</p>	<p>Code Ref. N/A</p>	<p>Priority 4</p>	<p>Strategy D</p>	<p>Budget N/A</p>

Building

K. Accessible Restroom





	Code Ref.	Priority	Strategy	Budget
1. Signage	11B-703.7.2.6.3	3	A	\$2,700
2. Relocate coat hook	11B-308	3	B	
3. Toilet: Providing 60" minimum by 56" minimum clearance around the toilet	N/A	4	D	
4. Grab Bars: Relocate the sidewall grab bar	11B-604.5.2	3	B	
5. Toilet Paper Dispenser: Relocate	11B-604.7	3	B	
6. Lavatory: Insulate the supply and drain lines under the lavatory	11B-606.5	1	A	
7. Accessories: Relocate soap dispenser, seat cover dispenser	11B-603.5	3	B	

L. Doors at Restroom Vestibule



	Code Ref.	Priority	Strategy	Budget
1. Reverse the swing of the door to swing into the multipurpose room	N/A	3	B	\$500

<p>M. Kitchen Sink Counter</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide accessible counter at +34" max AFF at sink</p>	11B-606	3	B	\$4,600
<p>2. Provide a 30" minimum work surface adjacent to the sink at +34" max AFF</p>	11B-902	3	B	
<p>N. Pass Through Counter</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Provide accessible counter at +34" max AFF</p>	11B-904.4.1	3	B	\$7,500
<p>2. Reconfigure counter so that it does not extend into the circulation space more than 4" or provide a structure below the counter so it does not protrude into the circulation space</p>	11B-204	3	B	
<p>O. Multipurpose Room Exterior Doors (2)</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Doors: Modify or replace the doors to provide a smooth surface on the push side extending the full width of the door.</p>	11B-404.2.10	3	B	\$2,000
<p>P. Multipurpose Room Switches (2)</p>				
	Code Ref.	Priority	Strategy	Budget
<p>1. Relocate switches</p>	11B-308	3	B	\$1,000