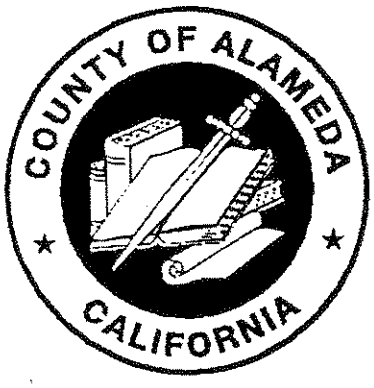


ADA Transition Plan

An accessibility assessment of
the programs and facilities of the

County of Alameda

and a recommended prioritization
for barrier removal.

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Table of Contents

Tab

Introduction 1

Structure of Reports 2

Summary of Expenditures 3

Summary of Deficiencies 4

Analysis of Individual Buildings

Lakeside Plaza 5
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Alco Park 6
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Oakland Parking Structure 7
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Coroners Office 8
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Welfare Headquarters 9
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Work Furlough 10
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Andover House 11
- Building Deviation Key
- Building Specific Deficiencies
- Building Transition Plan

Peralta Building..... 12
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Animal Shelter..... 13
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Las Vistas II..... 14
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Las Vistas Recreational Building..... 15
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Snedigar Unit 1..... 16
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Los Cerros Administration..... 17
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Juvenile Hall Administration..... 18
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Homeless Multi-Service Center..... 19
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
P.W. Field Office (Construction)..... 20
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
P.W. Field Office (Maintenance)..... 21
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Dublin Library..... 22
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan

Alameda County Courthouse 23
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Administration Building 24
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Public Works 25
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Winton Avenue Building 26
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Albany Veteran's Memorial Building 27
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Hayward Veteran's Memorial Building 28
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Niles Veteran's Memorial Building 29
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
San Leandro Veteran's Memorial Building 30
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
San Lorenzo Library 31
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Niles Library 32
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Castro Valley Library 33
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan

Berkeley-Albany Court 34
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Alameda Municipal Court 35
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Hayward Hall of Justice 36
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
South County Hall of Justice 37
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Oakland Piedmont Municipal Court 38
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Probation Center 39
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Health Headquarters 40
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Health Central 41
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan
Hayward Welfare Building 42
Building Deviation Key
Building Specific Deficiencies
Building Transition Plan

Summary of Expenditures for Corrected Deviations 43

1 Introduction

This *Transition Plan* is being prepared in partial fulfillment of the requirements set forth in Title II of the Americans with Disabilities Act (ADA). The ADA states that a public entity must reasonably modify its policies, practices, and procedures to avoid discrimination against people with disabilities. This report shall assist the County of Alameda, its County council, department heads, program directors, and staff in developing removal solutions for policy, programmatic, and physical barriers to accessibility, guaranteeing and equal opportunity for individuals with disabilities to benefit from the programs and activities offered by the County of Alameda.

This chapter provides an overview of the requirements for developing the plan and outlines the plan development process itself. Subsequent chapters shall describe and evaluate policies and programs and establish the relationship between physical and programmatic barriers to accessibility.

Legislative Mandate

The development of a Transition Plan was originally a requirement of the Rehabilitation Act of 1973, which require that all organizations receiving federal funds make their programs available without discrimination toward people with disabilities. The Act, which has become known as the "civil rights act" of people with disabilities, states that:

> "No otherwise qualified handicapped individual in the United States shall, solely by reason of handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance." (Section 504)

Subsequent to the enactment of the Rehabilitation Act, Congress passed the Americans with Disabilities Act on July 26, 1990. Title II of the ADA covers programs, activities, and services of public entities. The Department of Justice's Title II regulation adopts the general prohibitions of discrimination established under Section 504 and incorporates specific prohibitions of discrimination for the ADA. Title II provides protections to individuals with disabilities that are at least equal to those expressed in the nondiscrimination provisions of Title V of the Rehabilitation Act of 1973.

Title II of the ADA provides that where structural modifications are required to achieve program accessibility, a public entity such as the County must complete a Transition Plan by July 26, 1992, and a Self Evaluation by January 26, 1993. The provisions of the ADA stipulate that public entities must identify and evaluate all programs, activities and services, and review all policies, practices and procedures that govern administration of the entity's programs, activities and services. This report, in addition to certain documents incorporated by reference, establishes the County's Transition Plan in compliance with the ADA.

Discrimination and Accessibility

There are two kinds of accessibility: physical accessibility and programmatic accessibility. Absence of discrimination requires both types of accessibility. Programmatic accessibility includes physical accessibility, but it also entails policies 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. Programmatic accessibility requires that individuals with disabilities be provided an equally effective opportunity to

participate in or benefit from a public entity's programs, services and activities. Programmatic accessibility may be achieved by either structural or non-structural methods. Non-structural methods may include acquisition or redesign of equipment, assignment of aides to beneficiaries, and provision of services at alternate sites.

Programs offered by the County 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 County may achieve programmatic accessibility by a number of methods:

- Application of structural methods, such as altering an existing facility;
- Acquisition or redesign of equipment;
- Assignment of aides to provide assistance; and
- Provision of services or programs at alternate accessible sites.

When choosing a method of providing program access, the County shall 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 County provides equality of opportunity, but does not guarantee equality of results.

Undue Burden

The County 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 or would present an undue financial or administrative burden. This determination can only be made by the County and must be accompanied by written documentation of the reasons for reaching that conclusion. The determination that undue burdens would result must be based upon an evaluation of all resources available for use in the program. If a barrier removal action is judged unduly burdensome, the County must consider other options for providing access that would ensure that individuals with disabilities receive the benefits and services of the program or activity.

1.1 Transition Plan Development Requirements

The ADA sets forth specific requirements for preparation of an acceptable Transition Plan. At a minimum, the elements of the Plan should include:

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

The remainder of this report presents the Transition Plan, which satisfies these requirements. The process by which these requirements were met is described below.

1.2 Transition Plan Development Process

A process was developed and implemented to complete the Transition Plan. This included a facility survey, a program identification survey, a departmental self-evaluation, policy development and prioritizing facilities for barrier removal.

1.2.1 Accessibility Surveys

Schirmer Engineering Corporation conducted accessibility surveys of all current County facilities. Each facility survey included:

- an inventory of the physical items;
- whether they were in compliance with code;
- a description of the existing condition of each item;
- the applicable requirement from UFAS, ADAAG or Title 24;
- recommended corrective actions to the item; and
- the estimated cost to perform the correction.

The complete listing of architectural barriers surveyed may be found in the two volumes of the *County of Alameda Architectural Barrier Identification Report.*

1.2.2 Program Identification Survey

Each department completed an inventory of all services and programs provided to the public and the locations at which these were provided. Matrices showing this relationship for both individual departments and the entity as a whole were created as reference and information-gathering tools. Using the facility survey, the estimated cost ranges for barrier removal to provide program access within each facility were developed. Cost ranges for the path of travel to the program, the program entrance, the area within the program, restrooms, and other amenities were evaluated.

1.2.3 Facility Priorities for Barrier Removal

Criteria were developed for prioritizing physical improvements for the County's facilities. The categories that were used to rank the facilities were: Program Uniqueness/ Number, Level of Use by the Public, Safety Need, Social Need, Access to Transportation, Geographic Distribution, and Overall Importance of the Program Category.

Using program access as a basis for architectural changes, costs were estimated for barrier removal for each program type in each facility. These included costs for barrier removal in the path of travel, program area, restrooms, and other amenities.

The costs for barrier removal and the priorities were used to develop a schedule for barrier resolution. This can be found at the end of each of the Analysis of Individual Buildings. The schedule for barrier removal shall be coordinated with the Capital Improvement Program.

1.3 Plan Review and Adoption

On **May 29, 1998**, the draft document was submitted to the County for review by Department heads and legal staff for accuracy, consistency, and compliance with ADA requirements. On **[DATE**

NEEDED HERE], the report will be presented to the general public in a public hearing for their review and comment. The final Transition Plan shall be adopted by the County Within 30 days of the Public hearing.

2 Programs

Services and programs offered by the County 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 County does not have 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 for other people, or would represent an undue financial or administrative burden. This determination can only be made by the County and must be accompanied by a written statement of the reasons for reaching that conclusion.

The determination that undue burdens would result must be based on an evaluation of all resources available for use. If a barrier removal action is judged unduly burdensome, the County must consider other options for providing access that would ensure that individuals with disabilities receive the benefits and services of the program or activity.

The County may achieve program accessibility by a number of methods:

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

When choosing a method of providing program access, the County 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 County provides equality of opportunity, but does not guarantee equality of results.

2.1 Program Evaluation Process

A two-step evaluation of County services and programs was conducted:

1) A program identification survey in which each department completed an inventory of all services and programs provided to the public and the locations at which these were provided.

2) The program identification survey included a limited department self evaluation of policies and practices to determine whether services provided were discriminatory to people with disabilities.

2.2 Program Identification Survey Structure

As part of the ADA Transition Plan report process, each department analyzed their programs and activities to ensure that when the process was concluded the programs, activities and services provided by the County were nondiscriminatory to people with disabilities. Using a questionnaire, each department completed a report of their programs and activities.

Each department was requested to follow the same structure for their report. The structure is as follows:

1. Department Name
2. Name, Title and Phone Number of the person filling out the self evaluation
3. Program Address
4. Alternate Locations of the programs, if any
5. Nature and Address of program elements offered in only one location
6. Whether programs are essential
7. Target Audience, Frequency, Description and Service Area of the programs
8. Locations of the programs
9. Whether promotional materials are distributed
10. Location of nearby bus stop, if any
11. Description and Address of alternative programs, if any
12. Problem Areas mentioned by people with disabilities, if known
13. Whether an assistive listening device is available
14. Whether a TDD/TTY is available
15. Description and Location of transportation programs offered, if any

If a section did not apply to a department, a description is included as to why it does not.

2.3 Priorities Development Process

Criteria were developed for prioritizing physical improvements for the County's facilities and a matrix for prioritizing improvements to facilities was developed. County facilities were grouped into categories and ranked for improvement within these categories. Each County facility was rated on five criteria: number of programs/unique programs, level of use by the public, safety need, social need, access to transportation, and overall importance of the category. This ranking was used to establish a preliminary set of priorities for access improvements at County facilities. These categories used for the ranking are described as follows:

Program Uniqueness/Number

The number of programs and programs unique to a facility give an indication of the importance of the facility to the community. Many programs that are unique to a facility cannot occur at another facility.

Level of Use by the Public

Regardless of the official designation as a County-wide or neighborhood facility and the total number of programs, the level and type of actual use by the public varies. Facilities that receive a high level of use by the public or use is mandatory should have a higher rating.

Safety Need

Improving some facilities can increase public safety. Some facilities pose a hazard to the public in their existing condition, either because they are in dangerous disrepair or because they include hazardous conditions. Facilities that serve to ensure public safety should also be accessible to all residents.

Social Need

Regardless of the overall level of use by the public, some facilities in Alameda County serve populations with critical needs.

Access to Transportation

Facilities that are readily accessible by public transportation serve a broader cross section of the County's population. Access to the public transit is a key element for a significant portion of people with disabilities, who rely on it to get to the County's programs and activities.

Geographic Distribution

It is important that facilities are distributed throughout the County in order to ensure maximum access for all Alameda residents. Facilities that are best suited to serve the needs of the residents within each County area should receive a higher priority for improvement.

Importance of Category

As well as prioritizing specific facilities for improvements, the various categories of facilities may have a higher priority for improvement. For example, Community Parks as a group may be seen as having a higher priority than Neighborhood Parks because they serve a broader base of residents.

2.4 Phasing Schedule

Because the County of Alameda has a large number of facilities, it is impossible to immediately renovate all facilities that create barriers to program access. Barriers to facilities will systematically be removed County-wide to ensure equality from neighborhood to neighborhood. By July 1, 2003, when all programs and services are viewed in their entirety, the surveyed sites of the County of Alameda will be accessible to people with disabilities. The following phasing plan provides a structure and rationale to help inform the Capital Improvement Program planning process. Facilities targeted in Phase One will become a high priority for capital improvement funding.

3 Transition Plan

The Transition Plan combines the findings of the facility surveys, policy assessments and program evaluations. The specific architectural modifications required to make programs accessible are listed in the two volumes of the *Preliminary Accessibility Study for the County of Alameda.* Each facility report contains a complete list of architectural barriers and barrier removal actions based on a combination of ADA guidelines, UFAS, and Title 24 Codes. Not all of these barriers must be removed in order to provide program access. The County is required to make the Programs and Activities that they offer to the public accessible to individuals with disabilities, so their first priority is to remove those barriers limiting access to programs.

The following categories were used to assist in the determination of specific program-based removal actions:

- *Path of travel* to the portion of the facility where program activities take place (parking, walks, ramps, stairs, doors, corridors, etc.).
- Access to *program use areas* (pools, sports areas, council chambers, classrooms etc.).
- Access to *restrooms* serving program areas.
- Access to *amenities* serving program areas (drinking fountains and telephones)

The Transition Plan for the removal of architectural barriers to program access contains the following information:

- identification of the barriers to program access;
- identification of the specific barrier removal actions;
- identification of a schedule for barrier removal; and
- identification of responsibility for ensuring barrier removal.

The tables in the following report section, are an overview of the analysis for each facilities priority and summarize the barrier removal action to provide program access. The proposed schedule for barrier removal is represented by the phasing of barrier removals. The responsibility for ensuring the barrier removal will reside with the ADA Coordinator of the County of Alameda.

Structure of Reports

The Yearly Summary of Expenditures

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Lakeside Plaza 1401 LakeSide Drive Oakland, Ca.	$16,187.00	$2,315.00	$2,960.00		$1,114.00	$7,548.00	$2,250.00			
Alco Park 165 13th Street Oakland,Ca.	$16,020.00	$2,550.00				$13,470.00				
Oakland Parking 585 7th Street Oakland, Ca.	$12,518.00	$1,505.00				$11,013.00				
Coroners Office 480 4th Street Oakland, Ca.	$7,935.00					$7,935.00				
Welfare HeadQuarters 401 Broadway Avenue Oakland, Ca.	$20,435.00	$11,485.00	$2,850.00		$1,500.00		$4,600.00			
Work Furlough 2425 E. 12th Street Oakland, Ca.	$21,121.00	$3,380.00				$15,741.00	$2,000.00			
Andover House 3408 Andover Street Oakland, Ca.	$15,406.00	$250.00	$35.00	$11,636.00	$3,485.00					

This summary is a detailed breakdown of the total expenditures allocated to bring each of the buildings, included in the transition plan, into compliance with the Americans with Disabilities Act. It includes a total amount being spent on each of the buildings, the distribution of that sum across the five year duration of the plan, the total cost of the plan, and the total yearly cost of the plan, these expenditures are prioritized to resolve the most important projects in the earliest years of the plan.

The Total Summary of Deficiencies

TOTAL SUMMARY OF DEFICIENCIES

ARCHITECTURAL CHARACTERISTICS

BUILDINGS	Parking	Accessible Route - Exterior	Accessible Route - Interior	Accessible Route within the Program	Restrooms	Drinking Fountains	Telephones	Work Areas	Total
LOCATIONS	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal	Estimate Cost of Barrier Removal
Lakeside Plaza 1401 LakeSide Drive Oakland, Ca.	$1,120.00	$3,245.00	$6,174.00	$35.00	$2,628.00	0	$525.00 ea	$2,460.00	$16,187.00
Alco Park 165 13th Street Oakland,Ca.	$5,200.00	0	$10,820.00	0	0	0	0	0	$16,020.00
Oakland Parking 585 7th Street Oakland, Ca.	$3,930.00	$3,484.00	$4,579.00	0	0	0	$525.00	0	$12,518.00
Coroners Office 480 4th Street Oakland, Ca.	0	$2,500.00	$3,435.00	0	0	0	0	$2,000.00	$7,935.00
Welfare HeadQuarters 401 Broadway Avenue Oakland, Ca.	0	$8,465.00	$4,350.00	$2,600.00	$2,070.00	$100.00	$850.00	$2,000.00	$20,435.00
Work Furlough 2425 E. 12th Street Oakland, Ca.	0	$1,930.00	$9,111.00	0	$7,010.00	$1,070.00	0	$2,000.00	$21,121.00
Andover House 3408 Andover Street Oakland, Ca.	$450.00	$250.00	$3,976.00	0	$8,810.00	$1,920.00	0	0	$15,406.00
Peralta Building 2901 Peralta Oaks Court Oakland, Ca.	$450.00	$22,030.00	$2,280.00	0	$3,025.00	0	$1,300.00	$2,000.00	$31,085.00
Animal Shelter 2700 Fairmont Drive San Leandro, Ca.	$310.00	$2,255.00	$2,579.00	0	0	0	0	$750.00	$5,894.00
Las Vistas II 2300 Fairmont Drive San Leandro, Ca.	$660.00	$4,050.00	$13,565.00	$105.00	$1,275.00	$1,070.00	0	0	$20,725.00

This summary breaks down the total cost being spent on each of the buildings included in the transition plan and includes the categories where each of the expenditures on the building are being made. This is a summary of how the deficiencies affect the provision of programs and activities contained within the building and the expense of resolving the problems in each category. The categories are parking, accessible route exterior, accessible route interior, accessible route within the program area, restrooms, drinking fountains, telephones, and work areas. The summary allows you to compare the magnitude of the deficiencies in each of the categories relative to one another and relative to the same category in each of the other buildings.

The Deviation Keys

BUILDING DEVIATION KEY

BUILDING: LAKESIDE PLAZA - 1401 LAKESIDE DRIVE, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
A-1	Standard Accessible Parking-Location,Space Width, Access Aisle,Verical Clearance-Van- Accessible Spaces.	Self- Parking Lot Structure.	$970.00
A-2	Standard Accessible Parking-Signage.	Self- Parking Lot Structure.	$150.00
Accessible Route - Exterior			
A-3	Protruding objects.	Fire house valves on the southside of the building.	$235.00
A-4	Surfaces - Texture.	Marble tile at entry doors is slick.	$75.00
A-5	Ramp - Clear width.	South entrance to personnel.	$875.00
A-6	Ramp - Handrails.	South entrance to personnel.	$450.00
A-7	Curb ramp - Slope of flare.	Corner of Lakeside and 14th Street.	$250.00
A-8	Ramp - Rise and horizontal run.	Main entrance.	$250.00
A-9	Ramp - Handrails.	Main entrance.	$960.00
A-10	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$150.00
Accessible Route - Interior			
A-11	Doors - Opening force.	Main entrance - Two double doors.	$30.00
A-12	Doors - Opening force.	Side entrance to personnel.	$30.00

We provide a list of code numbers for each violation that affect the operation of a program or activity in the building. This key also specifies the deficiencies, their location, and removal cost. These items are organized to provide information about how the deficiencies affect the operation of the programs.

The Building Specific Deficiencies

BUILDING SPECIFIC DEFICIENCIES

LAKESIDE PLAZA 1401 LAKESIDES DRIVE OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
A-1	$970.00	A-3	$235.00	A-11	$30.00	A-42	$35.00	A-43	$690.00			A-56	$525.00 ea	A-57	$750.00	
A-2	$150.00	A-4	$75.00	A-12	$30.00			A-44	$85.00					A-58	$750.00	
		A-5	$875.00	A-13	$35.00			A-45	NP					A-59	$750.00	
		A-6	$450.00	A-14	$70.00			A-46	$130.00					A-60	$210.00	
		A-7	$250.00	A-15	$200.00 / R			A-47	$460.00							
		A-8	$250.00	A-16	Unfeasible			A-48	$65.00							
		A-9	$960.00	A-17	$895.00			A-49	$75.00 ea							
		A-10	$150.00	A-18	$280.00			A-50	$85.00 ea							
				A-19	$400.00			A-51	$130.00							
				A-20	$150.00			A-52	$308.00							
				A-21	$35.00			A-53	$460.00							
				A-22	$179.00			A-54	$65.00							
				A-23	$150.00			A-55	$75.00 ea							
				A-24	$35.00											
				A-25	$165.00											
				A-26	NP											
				A-27	NP											
				A-28	NP											
				A-29	NP											
				A-30	NP											
				A-31	$35.00											
				A-32	$30.00 ea											
				A-33	$450.00											
				A-34	$30.00 ea											
				A-35	$895.00											
				A-36	$30.00											
				A-37	$895.00											
				A-38	$895.00											
				A-39	$195.00 ea											
				A-40	$65.00											
				A-41	NP											
	$1,120.00		$3,245.00		$6,174.00		$35.00		$2,628.00				$525.00		$2,460.00	$16,187.00

The Building Specific Deficiencies tables is a summary of the building deviation key intended to provide a quick reference identifying the number of deficiencies in each of the major categories ending with their cost. This chart permits a quick reference to identify the number of deficiencies in each of the categories. Their cost relative to one another and their total cost.

The Transition Plan

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Location	not located on shortest accessible route to elevator	dispersed (in structures with multiple accessible entrances) and on shortest accessible route to entrance	provide accessible parking on shortest route to elevator restripe two stalls/floor					$970.00				
b. Space Width	2-92"-not adequate 2-101"	96" minimum	included in 1.a.					inc. 1.a.				
c. Access Aisle	46" with posts located in aisle	60" minimum width	included in 1.a..					inc. 1.a.				
d. Vertical Clearance	2-64 2-85"*	98" minimum										
e. Signage	on floor only; no sign on wall	international Symbol	two floors provide adequate signage					$150.00				
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a.					inc. 1.a.				

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes included all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	fore hose valves on south side of building	≤ 4" protruding into 80"	provide detectable warning	$235.00								
2. Surfaces												
a. Texture	marble tile at entry doors is slick	stable, firm and slip resistant	provide slip resistant floors strips at steps	$75.00								

This document is a break down of each of the deficiencies in the building which affect the operation of the program and activities offered in these locations. It includes the existing conditions, code requirements remedial action and cost for corrections which has been prioritized and placed in its proper budgetary year column in the document. This has been done for each of the buildings included in the plan.

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Lakeside Plaza 1401 LakeSide Drive Oakland, Ca.	$16,187.00	$5,680.00	$1,855.00		$514.00	$6,638.00	$1,500.00			
Alco Park 165 13th Street Oakland,Ca.	$16,020.00	$2,550.00				$13,470.00				
Oakland Parking 585 7th Street Oakland, Ca.	$12,518.00	$1,754.00				$10,764.00				
Coroners Office 480 4th Street Oakland, Ca.	$7,935.00	$5,035.00	$2,000.00			$900.00				
Welfare HeadQuarters 401 Broadway Avenue Oakland, Ca.	$20,435.00	$11,485.00	$2,850.00		$1,500.00		$4,600.00			
Work Furlough 2425 E. 12th Street Oakland, Ca.	$21,121.00	$3,380.00				$15,741.00	$2,000.00			
Andover House 3408 Andover Street Oakland, Ca.	$15,406.00	$13,036.00		$450.00	$1,920.00					

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Peralta Building 2901 Peralta Oaks Court Oakland, Ca.	$31,085.00	$22,980.00		$5,405.00	$700.00		$2,000.00			
Animal Shelter 2700 Fairmont Drive San Leandro, Ca.	$5,894.00				$350.00	$5,544.00				
Las Vistas II 2300 Fairmont Drive San Leandro, Ca.	$20,725.00	$3,435.00	$105.00	$16,115.00	$1,070.00					
Las Vistas Recreation 2300 Fairmont Drive San Leandro, Ca.	$26,395.00				$23,160.00	$3,235.00				
Snedigar Unit 1 2300 Fairmont Drive San Leandro, Ca.	$41,950.00	$13,350.00		$21,385.00	$7,215.00					
Los Cerros Administration 2600 Fairmont Drive San Leandro, Ca.	$21,399.00	$7,005.00	$13,859.00		$35.00		$500.00			
Juvenile Hall 2200 Fairmont Drive San Leandro, Ca.	$26,351.00	$11,710.00			$1,460.00	$12,431.00	$750.00			

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Homeless Multi-Service Center 258 West A Street Hayward, Ca.	$9,248.00	$7,893.00	$1,355.00							
P.W. Field Office Construction 951 Turner Court Hayward, Ca.	$8,363.00	$1,795.00				$6,568.00				
P.W. Field Office Maintenance 951 Turner Court Hayward, Ca.	$4,840.00	$500.00				$4,340.00				
Dublin Library 7606 Amador Valley Blvd. Dublin, Ca.	$27,035.00	$5,230.00			$20,755.00	$900.00	$150.00			
Alameda County Court 1225 Fallon Street Oakland, Ca.	$240,292.00	$40,461.00	$106,066.00	$25,000.00	$29,300.00		$26,430.00			$13,035.00
Adminstration Building 1221 Oak Street Oakland, Ca.	$79,985.00		$16,485.00	$59,000.00	$2,500.00		$2,000.00			

YEARLY SUMMARYS OF EXPENDITURES

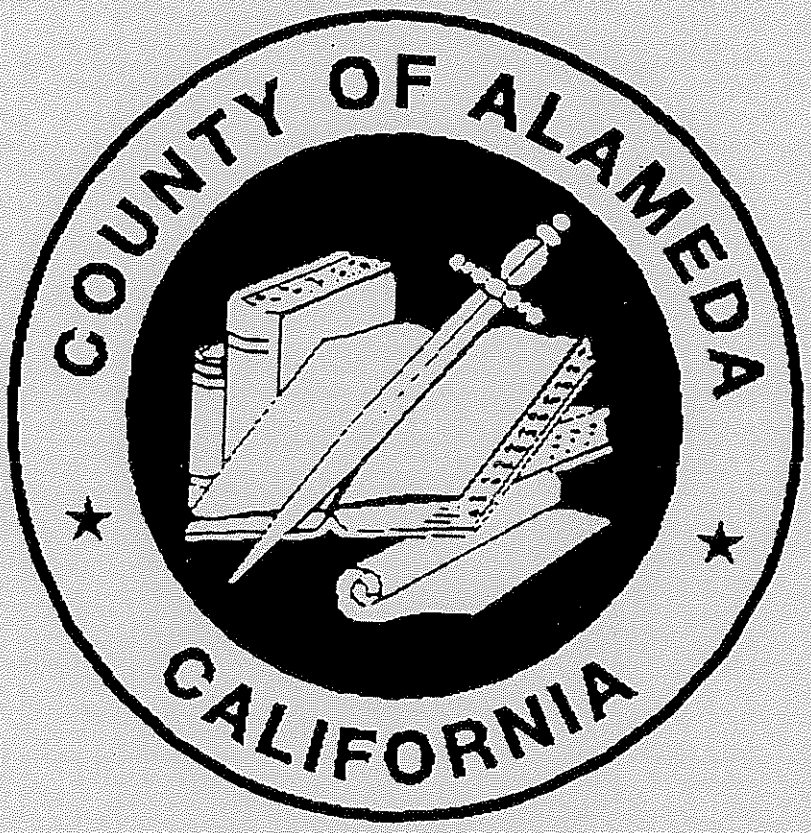
Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Public Works 399 Elmhearst Street Hayward, Ca.	$40,010.00	$7,550.00				$32,460.00				
Winton Aveune Building 224 W. Winton Ave. Hayward, Ca.	$24,340.00	$5,250.00		$13,590.00		$1,500.00	$4,000.00			
Albany Veterans Memorial 1325 Portland Ave. Albany, Ca.	$52,365.00	$23,110.00			$25,705.00	$1,050.00				$2,500.00
Hayward Veterans Memorial 22737 Main Street Hayward, Ca.	$29,520.00					$29,520.00				
Niles Veterans Mem'l 37154 2nd Street Fremont , Ca.	$28,796.00	$12,850.00			$9,356.00	$6,590.00				
San Leandro Veterans 1105 Bancroft Avenue San Leandro, Ca.	$30,196.00	$11,520.000				$18,676.00				

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
San Lorenzo Library 395 Paseo Grande San Lorenzo, Ca.	$27,500.00	$9,120.00				$16,380.00	$2,000.00			
Niles Library 150 I Street Fremont, Ca.	$16,627.00	$3,770.00			$10,857.00		$2,000.00			
Castro Valley Library 20055 Redwood Road Castro Valley, Ca.	$16,580.00	$3,600.00			$12,230.00	$750.00				
Berkeley-Albany Court 12120 Martin L. King Berkeley, Ca.	$55,990.00	$23,235.00	$2,655.00		$28,100.00		$2,000.00			
Alameda Municipal Court 2233 Shoreline Drive Alameda, Ca.	$33,220.00	$2,500.00	$6,910.00	$21,810.00			$2,000.00			
Hayward Hall of Justice 24405 Amador Street Hayward, Ca.	$70,795.00	$23,445.00	$7,750.00	$21,180.00	$16,420.00		$2,000.00			
South County Hall of Justice 39439 Paseo Padre Parkway Fremont, Ca.	$106,255.00	$33,170.00	$14,535.00		$52,950.00		$5,600.00			

YEARLY SUMMARYS OF EXPENDITURES

Building Location	Total Expenditure on Building	Priority Cost Allocation								
		Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Burden Financial or Administrative G	Hazardous Condition H	Requires Additional Analysis I
Oakland Piedmont Municipal Court 661 Washington Street Oakland, Ca.	$135,265.00	$38,430.00	$38,585.00	$18,750.00	$39,500.00					
Probation Center 400 Broadway Oakland, Ca.	$90,101.00	$31,040.00	$8,380.00	$31,581.00	$10,100.00		$9,000.00			
Health HeadQuarters 499 5th Street Oakland, Ca.	$55,575.00	$17,500.00	$1,620.00	$30,180.00		$4,275.00	$2,000.00			
Health Central 470 27th Street Oakland, CA.	$53,730.00	$37,450.00	$11,700.00	$900.00		$1,680.00	$2,000.00			
Hayward Welfare Building 24041 Amador Street Hayward, Ca.	$17,335.00	$3,920.00	$9,245.00	$3,170.00			$1,000.00			
Total	$1,537,384.00	$457,774.00	$237,920.00	$267,516.00	$295,697.00	$193,412.00	$69,530.00			$15,535.00



Building Transition Plan

An accessibility assessment of

Lakeside Plaza

and a recommended prioritization
for barrier removal.

Lakeside Plaza

1401 Lakeside Drive
Oakland, CA

BUILDING SPECIFIC DEFICIENCIES

LAKESIDE PLAZA 1401 LAKESIDES DRIVE OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
A-1	$970.00	A-3	$235.00	A-11	$30.00	A-42	$35.00	A-43	$690.00			A-56	$525.00 ea	A-57	$750.00	
A-2	$150.00	A-4	$75.00	A-12	$30.00			A-44	$85.00					A-58	$750.00	
		A-5	$875.00	A-13	$35.00			A-45	NP					A-59	$750.00	
		A-6	$450.00	A-14	$70.00			A-46	$130.00					A-60	$210.00	
		A-7	$250.00	A-15	$200.00/fl			A-47	$460.00							
		A-8	$250.00	A-16	Unfeasible			A-48	$65.00							
		A-9	$960.00	A-17	$895.00			A-49	$75.00 ea							
		A-10	$150.00	A-18	$280.00			A-50	$85.00 ea							
				A-19	$400.00			A-51	$130.00							
				A-20	$150.00			A-52	$308.00							
				A-21	$35.00			A-53	$460.00							
				A-22	$179.00			A-54	$65.00							
				A-23	$150.00			A-55	$75.00 ea							
				A-24	$35.00											
				A-25	$165.00											
				A-26	NP											
				A-27	NP											
				A-28	NP											
				A-29	NP											
				A-30	NP											
				A-31	$35.00											
				A-32	$30.00 ea											
				A-33	$450.00											
				A-34	$30.00 ea											
				A-35	$895.00											
				A-36	$30.00											
				A-37	$895.00											
				A-38	$895.00											
				A-39	$195.00 ea											
				A-40	$65.00											
				A-41	NP											
	$1,120.00		$3,245.00		$6,174.00		$35.00		$2,628.00				$525.00		$2,460.00	$16,187.00

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a Location	not located on shortest accessible route to elevator	dispersed (in structures with multiple accessible entrances) and on shortest accessible route to entrance	provide accessible parking on shortest route to elevator restripe two stalls/floor					$970.00				
b. Space Width	2-92"-not adequate 2-101"	96" minimum	included in 1.a.					inc. 1.a.				
c. Access Aisle	46" with posts located in aisle	60" minimum width	included in 1.a..					inc. 1.a.				
d. Vertical Clearance	2-64 2-85""	98" minimum										
e. Signage	on floor only; no sign on wall	International Symbol	two floors provide adequate signage					$150.00				
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a.					inc. 1.a.				

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes included all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	fore hose valves on south side of building	≤ 4" protruding into 80"	provide detectable warning	$235.00								
2. Surfaces												
a. Texture	marble tile at entry doors is slick	stable, firm and slip resistant	provide slip resistant floors strips at steps	$75.00								

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Exterior Routes (continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Ramp-South Entrance to Personnel	from elevators to parking structure											
a. Clear Width	40"	48" maximum	provide an accessible ramp					$875.00				
b. Handrails												
i. Clearance	2 1/4"	1-1/2" between rail and wall, if installed adjacent to wall	provided accessible handrails					$450.00				
ii. Continuity	no extension at top or bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 3.i.					included in 3.i.				
iii. Height	33"	34" to 38" from ramp to top of rail	included in 3.i.					included in 3.i.				
4. Curb Ramp-Corner of Lakeside and 14th Street												
a. Slope of flare	1:12	1:10 maximum	adjust slope					$250.00				
5. Ramp-Main Entrance												
a. Rise	>30"	30" maximum for any run	adjust slope	$250.00								
b. Horizontal Run	38'	refer to ADA Guidelines and UBC	included in 5.a.	included in 5.a.								
c. Handrails												
i. Gripping Surface	2" wide interrupting on one side at locations (doors)	width or diameter 1 1/44" to 1-1/2"; continue with no interrupting or construction	provide accessible handrail	$960.00								
ii. Clearance	1 3/4"	1-1/2" between rail and wall, if installed adjacent to wall	included in 5.c.i.	included in 5.c.i.								

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Exterior Routes (continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
iii. Continuity	no extension at top and bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 5.c.i.	included in 5.c.i.								
iv. Height	32"	34" to 38" from ramp to top of rail	included in 5.c.i.	included in 5.c.i								

Building/Facility Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	ramps at both entrances do not comply	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	provide accessible ramp					* no cost provided				
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide proper signage					$150.00				
3. Doors-Main Entrance -Two Double Doors	1/2" beveled											
a. Opening Force i. Hinged Doors	> 15 lbf.	currently no requirement	adjust door closer	$30.00 +								
4. Doors-Side Entrance -To Personnel	1/2" beveled											
a Opening Force i. Hinged Doors	> 15 lbf.	currently no requirement	adjust door closer					$30.00				

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	personnel office at leaflet shelves. Also, at garage entry to elevators	36" minimum; 48" for corridors with accessible loads of > 10 persons	relocate chairs to provide adequate clear width					$35.00				
b. Maneuvering Area width For 90° Turns and Around Obstructions	obstructed by leaflet shelves . personnel office and chairs in garage entrance. See 1.a	refer to ADA Guidelines and UBC	included in 1.a.					inc. 1.a.				
2. Protruding Objects		leading edges 27" to 80" above surface										
a. On Post/Pylons	lobby guard building directory counter	≤ 12" protruding into area	relocate	$70.00								
3. Headroom	lobby guard building directory counter	80" minimum	included in 2.a.	included in 2.a.								
4. Surfaces												
a. Texture	adequate except marble floor in lobby and two floor elevator lobby area	stable, firm and slip resistant	provide slip resistant floor	$200.00/ floor								
5. Doors-Typical Single Wood Doors												
a. Maneuvering Clearance	some do not have 12" or 18" clearance at latch	refer to ADA Guidelines	technical unfeasible									
6. Doors-Typical Soluble Doors at Elevator Lobby												
a. Clear Width	28 1/2"	32" minimum at 90° open	provide adequate clear width					$895.00				
7. Registration Counters - District AH, Suite 802 Waiting Room												
a. Main Counter, or Portion of Main Counter	44 1/2" high <36" long	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counter	$750.00 *See note below +								

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Interior Routes (continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 7.a.						inc. 7.a. *See note below			
8. Registration Counters -Counter at Column in Personnel< Suite 100												
a. Main Counter, or Portion of Main Counter	<36" height	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counter						$750.00 *See note below			
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 8.a.						inc. 8.a. *See note below			
9. Registration Counters												
a. Main Counter, or Portion of Main Counter	42" high <36" long	minimum length of 36" and maximum height of 36" above finished floor	accessible auxiliary counter already provided						$750.00 *See note below			
10. Vending Machines												
a. Passage Width and Turning Space	obstructed by wastepaper basket	36" minimum with 60" passing space and turning space	provide accessible dispenser					$280.00				
b. Clear Floor Space	not adequate	30" x 48" minimum	included in 10.a.					inc. 10.a.				
c. Operation	requires twisting to operate	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	included in 10.a.					inc. 10.a.				

*Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include responsibility to assist individuals with disabilities to fill out forms; install a lower counter in the proximity or lower a section of the existing counter.

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised and Braille signage provided	Braille and raised lettering	provide adequate signage					no price provided				
b. Location	varies	60" above finished floor	included in 1a.					inc. 1.a.				

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	alarm system provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2.	included in 2. +								
2. Visual Alarms	none provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide visual alarms	$195.00 each +								
3. Audible Alarms	Speakers provided	15 dbA over prevailing equivalent sound level or 5 dbA over maximum 60 second sound, whichever is greater ; 120 dbA maximum	test existing audible alarms to determine if they meet 15 dbA requirement	$65.00 each +								

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Elevators

Garage Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Hall Lanterns	none provided on P1 on P2 levels, only in lobby		provide hall lanterns	$400.00 +								
a. Dimensions	1-1/2"	2-1/2" smallest dimension	included in 1.	included in 1. +								
2. Floor Designations												
a. Character Dimensions	<2"	2" minimum height	provided accessible floor design				$75.00/ per floor =$150.00					
3. Emergency Communications (if provided)												
a. Identification	none	raised symbols and lettering	provide raised lettering				$35.00					
b. Compartment Door Hardware	must grasp handle to open	must not require tight grasping or twisting of the wrist	provide accessible hardware				$179.00					

Elevators

Lobby Elevators - Bank of 3

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Floor Designations												
a. Location	none provided at 1st floor lobby		provide floor designations				$75.00 / per floor =$150.00					
2. Emergency Communications (if provided)												
a Identification	none	raised symbols and lettering	provide raised lettering	$35.00 +								
b. Compartment Door Hardware	must grasp handle to open	must not require tight grasping or twisting of the wrist	provide accessible hardware	$165.00 +								

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements (Stair no> 1 and 2)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	10 1/2	11" minimum	N/A due to elevator									
2. Handrails												
a. Gripping Surface	2" diameter interrupting post at landing	width or diameter 1-1/4" to 1 -1/2"; continuous with no interrupting posts or construction	included in 1.									
b. Clearance	2 1/4"	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.									
c. Height	31 1/2"	34" to 38" to top of rail above stair nosing	included in 1.									

Public Telephones

3rd & 9th Floor in Corridor Near Stair #1

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing telephone on 3rd thru 9th floors only; not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1 per floor	provide accessible phone	$525.00 each								
b. Accessible For Hearing Impaired	not provided	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a	included in 1.a								
2. Fully Accessible Unit Features												
a. Height	62" & 56"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a	included in 1.a								

+ Note:Correction of this deviation has already been completed.

Public Telephones (Continued)

3rd & 9th Floor in Corridor Near Stair #1

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Protruding Objects	>4"	telephones should be installed so as not to create a protruding object	included in 1.a	included in 1.a								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a	included in 1.a								
d. Telephone Books	none provided	forward reach; 48" maximum reach height; side reach: 54" maximum reach height	included in 1.a	included in 1.a								
e. Cord Length	28" -3rd Floor	29" minimum	included in 1.a	included in 1.a								

Public Toilet Rooms

Typical Women's Restroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a Maneuvering Clearances	no 18" at latch -inside, basket in way	refer to ADA Guidelines	provide accessible door relocate basket					$35.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer	$30.00 each +								
c. Opening Force												
i. Hinged (Not Fire Doors)	12 lbf.	5 lbf. maximum	adjust door closer									
2. Water Closets/Stalls												
a. Number Accessible	1 existing stall; not accessible	minimum of one req.; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Flush Controls												

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Typical Women's Restroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
i. Operation	lever, not on wide side	hand operated or automatic	relocate accessible lever					$85.00				
c. Stall												
i. Doors	obstructed by wastepaper basket	32" minimum clear width; 34" for side approach	relocate									
ii. Grab Bars	adequate	refer to ADA Guidelines and UBC	provide accessible garb bars					$130.00				
3. Lavatories												
a. Number Accessible	2 existing; not accessible	minimum of one	provide 1 accessible unit	$460.00 +								
b. Heights/ Clearances	27" knee 78" deep for knee clearance	refer to ADA Guidelines	included in 3.a	included in 3.a +								
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 3.a	included in 3.a +								
d. Faucets												
i. Operation	hand wheel	lever, push or electric type	included in 3.a	included in 3.a +								
4. Controls and Dispensers												
a. Number Accessible	both provided ; soap not accessible	one of each required to be accessible	relocate soap dispenser					$65.00				
b. Height	43" soap	40" above finished floor	included in 4.a					included in 4.a				
5. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage					$75.00 each				

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Public Toilet Rooms

TYPICAL MEN'S RESTROOM

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 12" clearance at latch on outside	refer to ADA Guidelines	provide accessible door relocate water fountain					$450.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust door closer					$30.00 each				
c. Opening Force												
i. Hinged (Not Fire Doors)	15 lbf.	5 lbf. maximum	adjust door closer									
2. Water Closets/Stalls												
a. Flush Controls												
i. Operation	lever type; not on wide side	hand operated or automatic	relocate					$85.00				
b. Stalls												
i Grab Bars	length of side bar not 54" from back wall	refer to ADA Guidelines and UBC	provide accessible unit	$130.00 +								
3. Urinals												
a. Number Accessible	1 existing; not accessible	one minimum	provide accessible unit					$308.00				
b. Clear Floor Space	26"x48"	30" x 48" minimum	included in 3.a.,					included in 3.a.				
4. Lavatories												
a. Number Accessible	2 existing;; not accessible	minimum of one	provide 1 accessible unit					$460.00				
b. Heights/ Clearances	25" ,knee	refer to ADA Guidelines	included in 4.a					included in 4.a				
c. Clear Floor Space	too close to side wall	refer to ADA Guidelines	included in 4.a					included in 4.a				
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a					included in 4.a				
e. Faucets												
i. Operation	> 1 sec	open 10 seconds minimum	included in 4.a					included in 4.a				

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Controls and Dispensers												
a. Number Accessible	both existing; soap not accessible	one of each required to be accessible	relocate soap dispenser					$65.00				
b. Clear Floor Space	soap not accessible	30" x 48" minimum	included in 5.a					included in 5.a				
c. Height	43" soap 40" paper	40" above finished floor	included in 5.a					included in 5.a				
6. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage					$75.00				

Meeting/Banquet Rooms and Assembly Areas

Grand Jury Waiting Room Suite 1104

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations	no fixed seating; portable chairs provided											
a. Number Provided	no designated wheelchair locations	capacity of seating in assembly areas = 152 number of required wheelchair locations = 6also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no arm rests and adequately identified	provide at least 1 wheelchair location -relocate furniture		$35.00							
2. Doors	entry door to suite											
a. Maneuvering Clearance	no 12" clearance at latch (both sides	refer to ADA Guidelines	provide accessible door		$895.00							
b. Door Closers	2 second	minimum 3 second sweep time from 70° open to 3" from latch	adjust door closer		$30.00							

+ Note:Correction of this deviation has already been completed.

LAKESIDE PLAZA
1401 Lakeside Drive
Oakland, CA.

Meeting/Banquet Rooms and Assembly Areas

District Attorney Waiting Room, Suite 802

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	at entrance of suite											
a. Maneuvering Clearance	no 12" at latch outside	refer to ADA Guidelines	provide accessible door	$895.00 +								

Meeting/Banquet Rooms and Assembly Areas

District Attorney, Witness Room Suite 802

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed or Built - In Seating/ Tables	no fixed seating; portable chairs & tables											
a. Knee Clearance	25" knee	minimum of 27" high, 30" wide, and 19" deep	provide accessible table purchase table signage	$210.00 +								

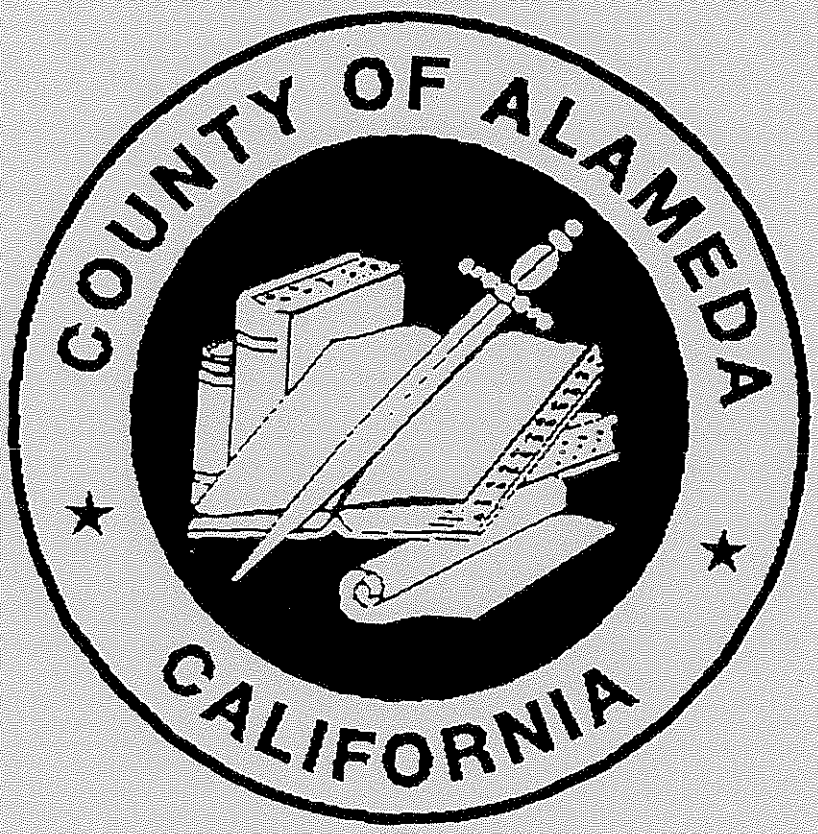
Meeting/Banquet Rooms and Assembly Areas

Grand Jury Room Suite 1104

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	room entry door											
a. Maneuvering Clearance	no 12" clearance at latch on outside	minimum of 27" high, 30" wide, and 19" deep	provide accessible door		$895.00							
Yearly Total				$5,680.00	$1,855.00		$514.00	6,638.00	$1,500 .00			

Total Cost Estimate For Lakeside Plaza $16,187.00

+ Note:Correction of this deviation has already been completed.



Building Transition Plan

An accessibility assessment of

Alco Park

and a recommended prioritization
for barrier removal.

Alco Park

165 13th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: ALCO PARK - 165 13TH STREET, OAKLAND.

Code Number	Deviation. Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
B-1	Standard Accessible Parking-Access Aisle, Van-Accessible Spaces-AccessAisle.	Self-Parking Lot/Structure.	$2800.00
B-2	Standard Accessible Parking-Signag,e, Van- Accessible Spaces -Signage.	Self-Parking Lot/Structure.	$2400.00
Accessible Route - Exterior			
ø	ø	ø	ø
Accessible Route - Interior			
B-3	Protruding objects. > 9"	Ashtray at elevators.	$100.00
B-4	Doors - Hardware.	2 double leaf doors.	$200.00
B-5	Doors - Door closers.	2 double leaf doors.	$35.00
B-6	Doors - Opening force.	2 double leaf doors.	$35.00
B-7	Ramps - Clear width and landings.		[1] $1,600.00
B-8	Ramps - Handrails.		$850.00
B-9	Elevators - Hall call buttons.	2 elevators provided.	$8,000.00
B-10	Elevators - Hall lanterns.	2 elevators provided.	NP
B-11	Elevators - Floor plan.	2 elevators provided.	Technically Unfeasible.
B-12	Elevators - Car controls.	2 elevators provided.	[2] NP

[1]The location of deviations B-7 through B-8 was not provided in the Schirmer report.

[2]A cost estimate for barrier removal was not provided for deviations B-10, B-12 through B-14 in the Schirmer report. It is not clear whether or not these costs were included in the cost estimate for barrier removal of deivation B-9. See original for details.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
B-13	Elevators - Car position indicators.	2 elevators provided.	NP
B-14	Elevators - Emergency communications.	2 elevators provided.	NP
Accessible Route with Program			
Ø	ø	ø	ø
Restrooms.			
ø	ø	ø	ø
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
ø	ø	ø	ø
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

ALCO PARK 165 13TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
B-1	$2800.00			B-3	$100.00											
B-2	$2400.00			B-4	$200.00											
				B-5	$35.00											
				B-6	$35.00											
				B-7	$1600.00											
				B-8	$850.00											
				B-9	$8000.00											
				B-10	NP											
				B-11	Unfeasible											
				B-12	NP											
				B-13	NP											
				B-14	NP											
	$5,200.00				$10,820.00											$16,020.00

ALCO PARK
165 13th Street
Oakland, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Access Aisle	not provided	60" minimum width	restripe to provide access aisle					$2,800.00				
b. Signage	only on pavement	International Symbol	provide signage on post					$2,400.00				
2. Van-Accessible Spaces												
a. Access Aisle	not provided	96" minimum width	included in 1.a.					included in 1.a.				
b. Signage	only on pavement	International Symbol and "van accessible" sign	included in 1.b.					included in 1.b.				

ALCO PARK
165 13th Street
Oakland, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	ashtray at elevators > 9"	≤ 4" protruding into area	relocate ashtray	$100.00								
2. Doors												
a. Double Leaf Doors	2 double leaf doors	one leaf is required to be accessible						included in 2.b.i., 2.c. and 2.d.i.				
b. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	relocate hardware					$200.00				
c. Door Closers	2-1/2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer					$35.00				
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	6-1/2 lbf.	5 lbf. maximum	adjust closer					$35.00				
3. Ramps												
a. Clear Width	> 48"	48" minimum	provide accessible ramp	$1,600.00								
b. Landings												
i. Length	36"	60" minimum		included in 3.a								
c. Handrails												
i. Location	not provided	on both sides when run is > 72" or rise is > 6"	provide accessible handrails	$850.00								

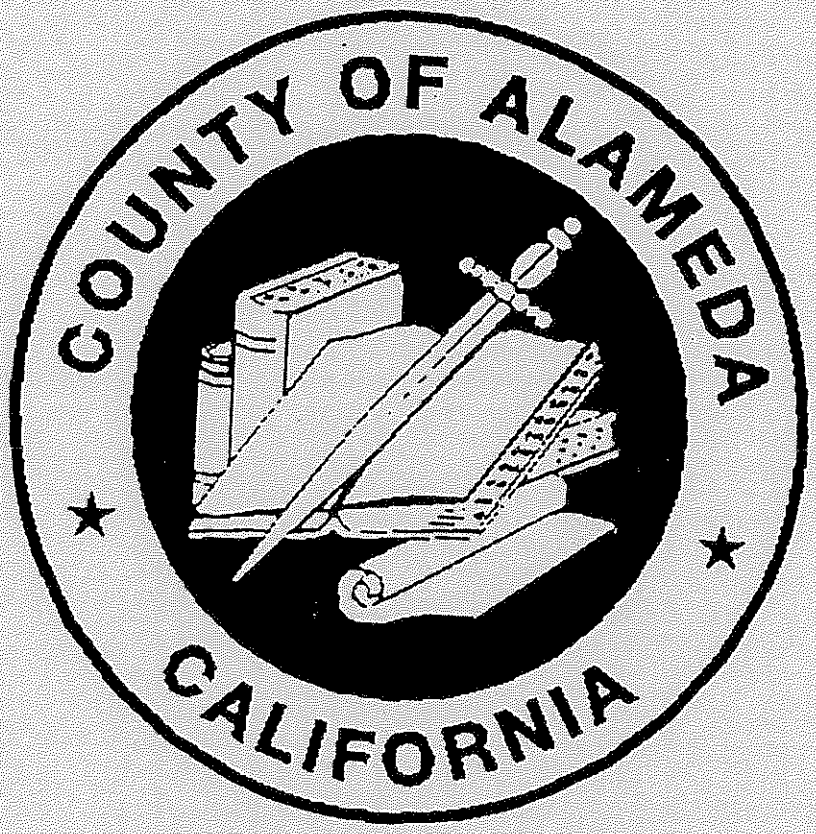
ALCO PARK
165 13th Street
Oakland, CA

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators		if provided, all must comply										
2. Hall Call Buttons												
a. Height	50" wall mounted ashtray	centered at 42" above finished floor with up button on top	relocate					$8,000.00				
3. Hall Lanterns												
a. Signals												
i. Audible	only one tone up and one tone for down	verbal or one tone for up and two for down	provide 2 tones for down									
4. Floor Plan												
a. Car Depth	52-1/2"	54" minimum								technically unfeasible. * See note below		
b. Car Width												
i. Door Centered	77"	80" minimum	included in 4.a.									
5. Car Controls												
a. Emergency Stop and Alarm Controls	grouped at top 52" high	grouped at bottom of control panel; 35" minimum above finished floor	relocate									
6. Car Position Indicators												
a. Audible	not provided	verbal or tone	provide audible tone									
7. Emergency Communications (if provided)												
a. Compartment Door Hardware	required to grasp	must not require tight grasping or twisting of the wrist	replace hardware									
Yearly Totals				$2550.00				$13,470.00				

*Note: Documentation of Technical Unfeasibility can be obtained from the Departmental Offices.

Total Cost Estimate for Alameda Municipal Court $16,020.00



Building Transition Plan

An accessibility assessment of

Oakland Parking Structure

and a recommended prioritization
for barrier removal.

Oakland Parking Structure

585 7th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: OAKLAND PARKING STRUCTURE - 585 7TH STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
C-1	Standard Accessible Parking-Amount,Location,Surface Slope,Vertical Clearance.	Self - Parking Lot/Structure.	$2100.00
C-2	Standard Accessible Parking-Signage.	Self- Parking Lot/Structure.	$900.00
C-3	Van- Accessible Spaces-Amount,Vertical Clearance.	Self- Parking Lot/Structure.	$930.00
Accessible Route - Exterior			
C-4	Protruding objects.	FDC on Jefferson Street side of building and card reader at ramps.	$230.00
C-5	Surfaces - Changes in level.	Gaps, crack, and utility cover on Jefferson Street and 6th Street sidewalks.	$450.00
C-6	Slope - Cross slope.	> 1:50 at driveways.	$250.00
C-7	Ramps - Handrails: Location, gripping surface, continuity, and ends.	Ramp at 7th Street building entrance.	$90.00 $440.00 Total [1] $530.00
C-8	Curb ramp - Slope of flare.	Curb ramp - Corner of Jefferson and 7th Streets.	$250.00
C-9	Ramp - Handrails: Location, gripping surface, continuity, and ends.	Ramp at 6th Street entrance.	$1,250.00
C-10	Curb ramp - Slope of flare.	Curb ramp - Corner of Jefferson and 6th Street.	$250.00

[1] As stated in the Schirmer report. $90.00 appears to be the cost estimate for providing a guardrail, while the $440.00 appears to be the cost estimate for provision of a handrail. See original for details.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
C-11	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$274.00
Accessible Route - Interior			
C-12	Doors - Maneuvering clearances.	Doors at 7th and 6th Street entrances at top of ramp - obstructed by card reader.	$150.00
C-13	Doors - Knob type hardware.	Doors at 7th and 6th Street entrances at top of ramp.	$179.00
C-14	Doors - Door closers.	Doors at 7th and 6th Street entrances at top of ramp.	$35.00
C-15	Ramps - Slope.	Ramp - Route of 7th street elevator.	$250.00
C-16	Elevators - Hall lanterns: Height, dimensions, and signals: visual.	Elevator located near 7th Street entrance.	$400.00 ([per] floor)
C-17	Elevators - Emergency communications: Compartment door hardware.	Elevator located near 7th Street entrance.	$165.00
C-18	Elevators - Hall lanterns: Height, dimensions, and signals: audible.	Bank of 2 elevators on 6th Street side of garage.	$400.00 ([per] floor - 8 floors) $3,200.00
C-19	Elevators - Emergency communications: Compartment door hardware.	Bank of 2 elevators on 6th Street side of garage.	$165.00
C-20	Stairs - Treads.	[2] NP	[3] N/A
C-21	Stairs - Risers.	NP	N/A
C-22	Stairs - Nosings.	NP	N/A
C-23	Stairs - Handrails: Gripping surfaces.	NP	N/A

[2]The location of the stairs associated with deviations C-20 through C-25 was not provided in the Schirmer report.

[3]As stated in the Schirmer report. A cost estimate for barrier removal for deviations C-17 through C-22 was not provided in the Schirmer report. According to the Schirmer report, ADAAG only requires those "stairs connecting levels not connected by a ramp, elevator or other vertical access" to comply with these requirements. However, the overlap of ADAAG and Title 24's requirements would require that all stairs comply with the access requirements.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
C-24	Stairs - Handrails: Continuity.	NP	N/A
C-25	Stairs - Handrails: Ends.	NP	N/A
C-26	Braille and raised lettering.	Permanent rooms and spaces.	$35.00 (each floor)
Accessible Route Within Program			
Ø	ø	ø	ø
Restrooms.			
ø	ø	ø	ø
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
C-27	Amount, accessible for hearing impaired, height, Volume control, and cord length.	1 existing, not accessible.	$525.00
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

OAKLAND PARKING STRUCTURE 585 7TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
C-1	$2100.00	C-4	$230.00	C-12	$150.00							C-27	$525.00			
C-2	$900.00	C-5	$450.00	C-13	$179.00											
C-3	$930.00	C-6	$250.00	C-14	$35.00											
		C-7	$530.00	C-15	$250.00											
		C-8	$250.00	C-16	$400.00/fl											
		C-9	$1250.00	C-17	$165.00											
		C-10	$250.00	C-18	$3200.00											
		C-11	$274.00	C-19	$165.00											
				C-20	N/A											
				C-21	N/A											
				C-22	N/A											
				C-23	N/A											
				C-24	N/A											
				C-25	N/A											
				C-26	$35.00/fl											
	$3,930.00		$3,484.00		$4,579.00								$525.00			$12,518.000

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	20 existing, 3 per floor, not accessible	Total Parking in Lot = 569 Required Minimum # of Accessible Spaces = 12	provide 12 accessible spaces					$2100.00				
b. Location	spaces not located on shortest route to accessible pedestrian entrance on 7th Street	dispersed (in structures with multiple accessible entrances) and on shortest accessible route to entrance	included in 1.a					included in 1.a				
c. Surface Slope	2 spaces on each floor > 1:50	1:50 maximum	included in 1.a					included in 1.a				
d. Access Aisle	no marked aisle	60" minimum width	included in 1.a					included in 1.a				
e. Vertical Clearance	80" in some locations	98" minimum	included in 1.a					included in 1.a				
f. Signage	adequate, except 8th floor does not have signs on wall	International Symbol	provide adequate signage					$900.00				
2. Van-Accessible Spaces												
a. Number Provided	1 existing on 2nd floor	one in every eight, but not less than one; required = 3	provide 3 accessible van spaces					$930.00				
b. Access Aisle	no marked aisle	98" minimum width	included in 2.a					included in 2.a				
c. Vertical Clearance	80" in some locations	98" minimum	included in 2.a					included in 2.a				

+ Note: Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	FDC on Jefferson Street side of building and card reader at ramp	≤ 4" protruding into area	relocate or provide detectable warning	$230.00								
2. Surfaces												
a. Change in Level	gaps, cracks, and utility cover on Jefferson Street and 6th Street sidewalk	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair level sidewalks					$450.00				
3. Slope												
a. Cross	> 1:50 at driveways	1:50 maximum	adjust slope					$250.00				
4. Ramp at 7thStreet Building Entrance												
a. Handrails												
i. Location	one side only	on both sides when run is > 72" or rise is > 6"	guardrail; handrail; provide accessible handrails on both sides					$90.00 $440.00 Total $530.00				
ii. Gripping Surface	flat- 2" wide	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 4. a. i.					included in 4.a.i.				
iii. Continuity	no extension at bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 4. a. i.					included in 4.a.i.				
b. Ends	flat	rounded or returned smoothly	included in 4. a. i.					included in 4.a.i.				
5. Curb Ramp- Corner of Jefferson and 7th Streets												
a. Slope of Flare	1:6	1:10 Maximum	provide accessible curb ramp(adjustable slope)	$250.00								

+ Note:Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Ramp at 6th Entrance												
a. Handrails												
i. Location	one side only Note: street had been damaged	on both sides when run is > 72" or rise is > 6"	provide accessible handrails on both sides					$1250.00				
ii. Gripping Surface	flat- 2" wide	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 6. a. i.					included in 6.a.i.				
iii. Continuity	no extension at bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 6. a. i.					included in 6.a.i.				
b. Ends	flat	rounded or returned smoothly	included in 6. a. i.					included in 6.a.i.				
7. Curb Ramp- Corner of Jefferson and 6th Streets												
a. Slope of Flare	1:8	1:10 Maximum	adjust slope	$250.00								

+ Note:Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide proper signage					$274.00				
2. Doors at 7th and 6th Street entrances at top of ramp												
a. Maneuvering Clearances	obstructed by card reader	refer to ADA Guidelines	relocated card reader					$150.00				
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware	$179.00 +								
c. Door Closers	2.5 sec	minimum 3 second sweep time from 70° open to 3" from latch	adjust door closer	$35.00 +								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps-Route of 7th Street Elevator												
a. Slope	1:10	1:12 maximum	adjust slope	$250.00								

+ Note: Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Elevators

Elevators located near 7th Street entrance.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Hall Lanterns												
a. Height	provided at first floor only	72" minimum above finished floor	provide hall lanterns on all floors					$400.00/ floor				
b. Dimensions	2"	2-1/2" smallest dimension	included in 1.a.					included in 1.a.				
c. Signals												
i. Audible	1 tone for both up and down	verbal or one tone for up and two for down	included in 1.a.					included in 1.a.				
2. Emergency Communication (if provided)												
a. Compartment Door Hardware	must grasp handle to open	must not require tight grasping or twisting of the wrist	provide accessible hardware					$165.00				

Elevators

Bank of 2 elevators on 6th Street side of garage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Hall Lanterns												
a. Height	provided on first floor only, > 72"	72" minimum above finished floor	provide hall lanterns on all floors					$400.00 Floor x 8 = $3200.00				
b. Dimensions	2"	2-1/2" smallest dimension	included in 1.a.					included in 1. a.				
c. Signals												
i. Audible	one tone for both up and down	verbal or one tone for up and two for down	provide proper tones; included in 1.a.					included in 1. a.				
2. Emergency Communication (if provided)												
a. Compartment Door Hardware	must grasp handle to open	must not require tight grasping or twisting of the wrist	provide accessible hardware					$165.00				

+ Note:Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	10"	11" minimum	accessible elevators are provided									
2. Risers	7" open riser	uniform height; open risers not permitted	accessible elevators are provided									
3. Nosing	square nosing	refer to ADA Guidelines	accessible elevators are provided									
4. Handrails												
a. Gripping Surface	flat-2" wide	width or diameter 1-1/4 to 1-1/2"; continuous with no interrupting posts or construction	accessible elevators are provided									
b. Continuity	not continuous no extension top or bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	accessible elevators are provided									
c. Ends	flat	rounded or returned smoothly	accessible elevators are provided									

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing, not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1 per floor	provide 1 fully accessible linnet	$525.00								

+ Note:Correction of this deviation has already been completed.

OAKLAND PARKING STRUCTURE
585 7th Street
Oakland, CA.

Public Telephones (Continued)

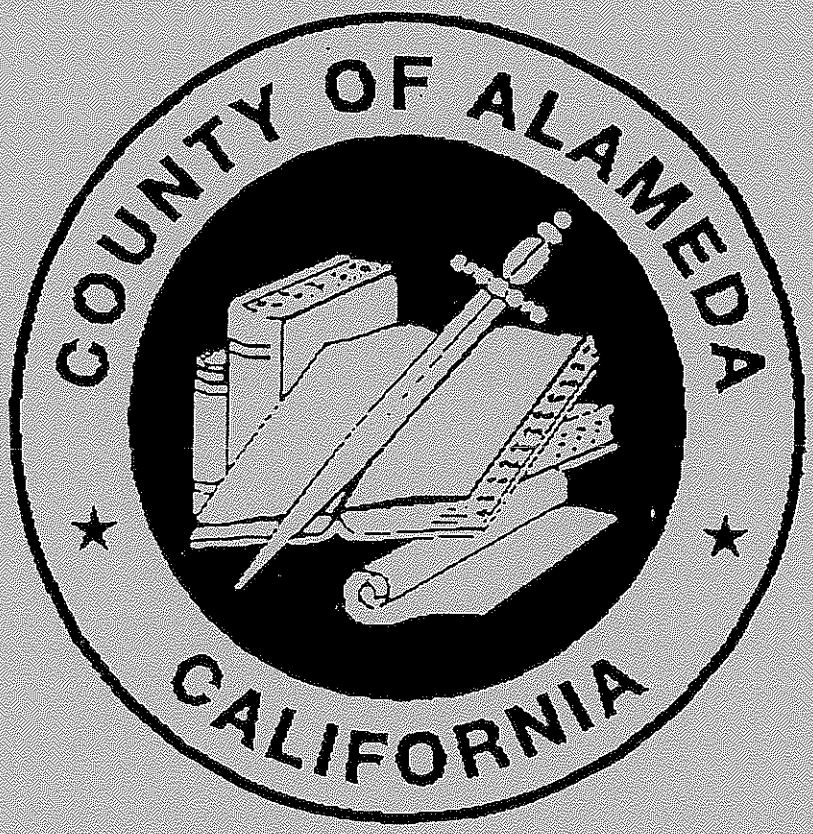
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Accessible For Hearing Impaired	not provided	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a.	included in 1.a.								
2. Fully Accessible Unit Features												
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.	included in 1.a.								
b. Volume Control	not provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								
c. Cord Length	27"	29" minimum	included in 1.a.	included in 1.a.								

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide adequate signage	$35.00 each floor +								
b. Location	varies	60" above finished floor	included in 1.a.	included in 1.a. +								
Yearly Total				$1,754.00				$10,764.00				

Total Cost Estimate For Oakland Parking Building $12,518.00

+ Note:Correction of this deviation has already been completed.



Building Transition Plan

An accessibility assessment of

Coroners Office

and a recommended prioritization
for barrier removal.

Coroners Office

480 4th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: CORONERS OFFICE - 480 4TH STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
D-1	Ramps - Slope.		$2,500.00
Accessible Route - Interior			
D-2	Doors - Door closers.	1 existing single leaf door at entrance.	$35.00
D-3	Maneuvering Area width for 90° turns and around obstructions and Passing space.		Technically Unfeasible [1]
D-4	Stairs - Nosings.		$2,500.00 [2]
D-5	Stairs - Handrails.		$900.00
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
ø	ø	ø	ø
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
ø	ø	ø	ø

[1] the location of this deviation was not identified by the Schirmer report.

[2] The location of the stairs associated with deviations "D-4" and "D-5" was not identified in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Work Areas.			
D-6	Main counter or portion of main counter.	Upstairs counter.	$2,000.00

CORONERS OFFICE
480 4TH Street
Oakland, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope												
a. Running	1:17	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope to ≤ 1:20	$2,500.00 +								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3° from latch	adjust closer	$35.00 +								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Maneuvering Area Width For 90° Turns and Around Obstructions	inadequate	refer to ADA Guidelines and UBC	technically unfeasible							technically unfeasible *See note below		
2. Passing Space	inadequate	60" x 60" minimum at ≤ 200' intervals	included in 1.a.									
3. Registration Counters	upstairs counter											
a. Main Counter, or Portion of Main Counter	42" height	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation		$2,000.00							

*Note: Documentation of Technical Unfeasibility can be obtained from the Department offices.

+ Note:Correction of this deviation has already been completed.

CORONERS OFFICE
480 4TH Street
Oakland, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Nosings	not rounded	refer to ADA Guidelines	round nosings	$2,500.00 +								
2. Handrails												
a. Gripping Surface	2" flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails					$900.00				
b. Continuity	does not continue on both sides around landing	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.a.					included in 2.a.				
Yearly Totals				5,035.00	$2,000.00			$900.00				

Total Cost Estimate for Coroner's Building $7,935.00

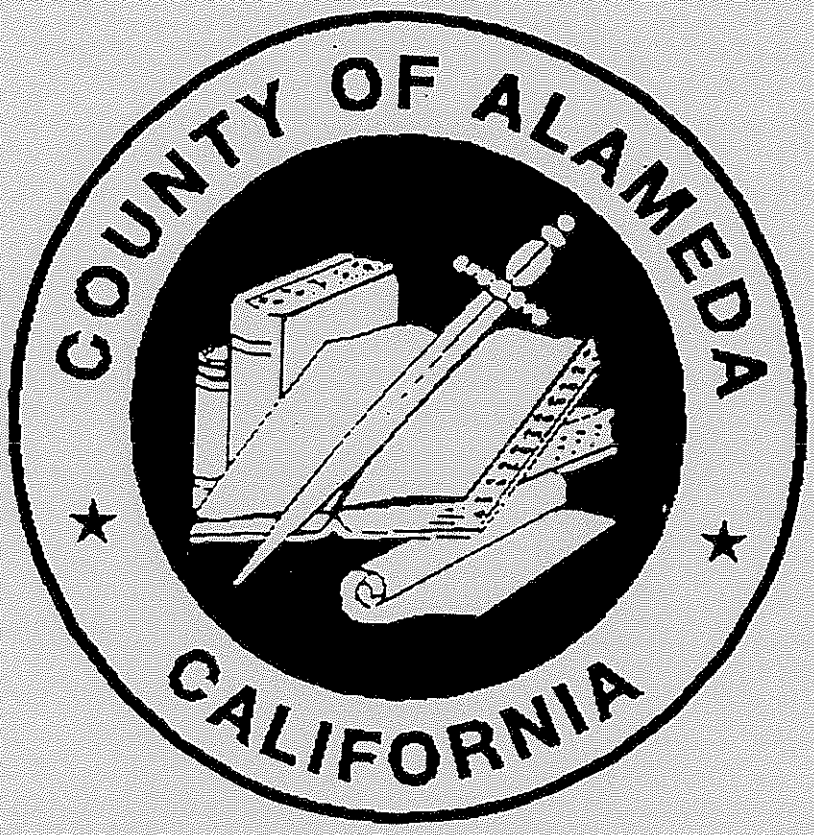
+ Note:Correction of this deviation has already been completed

BUILDING SPECIFIC DEFICIENCIES

CORONERS OFFICE 480 4TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		D-1	$2500.00	D-2 D-3 D-4 D-5	$35.00 Unfeasible $2500.00 $900.00									D-6	$2000.00	
			$2,500.00		$3,435.00										$2,000.00	$7,935.00



Building Transition Plan

An accessibility assessment of

Work Furlough

and a recommended prioritization
for barrier removal.

Work Furlough

2425 E. 12th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: WORK FURLOUGH - 2425 E. 12TH STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
F-1	Slope of ramp.	Non-complying ramp.	$1,680.00
F-2	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$250.00 (each)
Accessible Route - Interior			
F-3	Thresholds.	Entry door to building.	$126.00 (each)
F-4	Protruding objects.	Telephones reserved for inmates use.	§1,700.00 (for two)
F-5	Hardware - Height.	Single leaf doors.[1].	$2,750.00 (for five)
F-6	Vending machines - Controls and operating mechanisms: Height.	Vending machines.	Provided by vending machine dealer[2].
F-7	Braille or raised lettering.	Permanent rooms and spaces.	$750.00
F-8	Visual alarms.	Not provided.	$900.00
F-9	Maneuvering clearances.	Entry doors to men's and women's toilet rooms.	TI[3]
F-10	Inadequate clearances for two doors in a series.	Entry doors to men's and women's toilet rooms.	$100.00

[1]It is not clear, from the Schirmer report, where these doors are located, for instance, whether they are doors to individuals rooms and spaces or doors along the general accessible interior route within the building.

[2]As stated in the "Corrective Action" section of the Schirmer report.

[3]The Schirmer Report cited that the existing maneuvering clearance is inadequate and that "to provide adequate maneuvering clearances would require enlarging the entire toilet room and is "Technically unfeasible". If this barrier is technically infeasible documentation must be provided in the appropriate form.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
F-11	Knob type hardware.	Entry doors to men's and women's toilet rooms.	$2,750.00 (for five)
F-12	Door opening force.	Entry doors to men's and women's toilet rooms.	$35.00
Accessible Route Within Program.			
Ø	ø	ø	ø
Restrooms.			
F-13	Toilet seat height.	Men's and women's toilet rooms.	$180.00 (each) $360.00
F-14	Stall size and arrangement. (Alternate stall: 36"x 55")	Men's and women's toilet rooms.	$1,100.00 (each) $2,200.00
F-15	Grab bars - Length and clearances.	Men's and women's toilet rooms.	$365.00 (each) $730.00
F-16	Urinals - Type and height.	Men's' toilet room.	$1,200.00 (each)
F-17	Urinals - Flush controls.	Men's toilet room.	$250.00 (each)
F-18	Lavatories - Exposed pipes and surfaces.	Men's and women's toilet rooms.	$30.00 (each) $60.00
F-19	Lavatories - Amounts and faucets.	Men's and women's toilet rooms.	$250.00 (each) $500.00
F-20	Mirrors - Height.	Men's and women's toilet rooms.	$450.00 (each) $900.00
F-21	Soap and towel dispenser - Controls and operating mechanisms: Height.	Men's and women's toilet rooms.	$105.00 (each) $210.00
F-22	Signage.	Men's and women's toilet rooms.	$300.00 (each) $600.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
F-23	Spout height and location.	Drinking fountain.	$1,070.00 (each)
Telephones.			
ø	ø	ø	ø
Work Areas.			
F-24	Height ø	Main Counter or Portion of Main Counterø	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

WORK FURLOUGH 2425 E. 12TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		F-1 F-2	$1680.00 $250.00 ea	F-3 F-4 F-5 F-6 F-7 F-8 F-9 F-10 F-11 F-12	$126.00 ea $1700.00 (for two) $2750.00 (for five) Provide $750.00 $900.00 TI $100.00 $2750.00 for five) $35.00			F-13 F-14 F-15 F-16 F-17 F-18 F-19 F-20 F-21 F-22	$360.00 $2200.00 $730.00 $1200.00 ea $250.00 ea $60.00 $500.00 $900.00 $210.00 $600.00	F-23	$1070.00 ea			F-24	$2000.00 ea.	
			$1,930.00		$9,111.00				$7,010.00		$1,070.00				$2,000.00	$21,121.00

WORK FURLOUGH
2425 E. 12th Street
Oakland, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope												
a. Running	1:9	1:20 maximum; steeper than 1:20 requires a ramp	provide accessible ramp	$1,680.00								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 3.b					included in 3.b				
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage					$250.00 each				
3. Doors												
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible	included in 3.b.					included in 3.b.				
b. Thresholds	1/2"	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled - 1:2	bevel threshold					$126.00 each				

WORK FURLOUGH
2425 E. 12th Street
Oakland, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	telephones reserved for inmate use protrude 12" at 36" height	≤ 4" protruding into area	provide detectable warnings	$1,700.00 for two								
2. Doors												
a. Single Leaf Doors	typical single leaf door	one leaf is required to be accessible	included in 2.b.i					included in 2.b.i				
b. Hardware												
i. Mounting Height	50"	30" - 44" above finished floor	relocate hardware					$2,750.00 for five				
3. Registration Counters												
a. Main counter, or Portion of Main Counter	43" high main counter,> 36" length	minimum length of 36" and maximum Height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 each. *See note below			
4. Vending Machines												
a. Control Height	highest controls 60"	forward reach: 15" to 48"; side reach: 9" to 54"	provide accessible vending machines - provided by vending machine dealer									

*Note: Provide access to a writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include responsibility to assist individuals with disabilities to fill out forms; install a lower counter in the proximity or lower a section of the existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised and Braille lettering provided	Braille and raised lettering	provide adequate signage					$750.00				

WORK FURLOUGH
2425 E. 12th Street
Oakland, CA

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	only audible provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2.					included in 2.				
2. Visual Alarms	visual not provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide visual fire strobes					$900.00				

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 18" clearance on latch side of door from inside	refer to ADA Guidelines	to provide adequate maneuvering clearances would require enlarging entire toilet room -technically unfeasible									
b. Doors in Series	inadequate clearance	refer to ADA Guidelines	remove interior door					$100.00				
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$2,750.00 for five				
d. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer					$35.00				
2. Water Closets/ Stalls												
a. Number Accessible	1 designated accessible stall; 2 existing total	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b., 2.c.i and 2.c.iii.					included in 2.b., 2.c.i and 2.c.iii.				
b. Height	16"	17" to 19" to top of seat	provide an accessible seat 17" to 19" high					$180.00 each $360.00				
c. Stalls	typical men's and women's											

WORK FURLOUGH
2425 E. 12th Street
Oakland, CA

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
i. Size and Arrangement	alternate stall; 36" x 55"	refer to ADA Guidelines and UBC	provide an accessible standard stall					$1,100.00 each $2,200.00				
ii. Doors	30"	32" minimum clear width; 34" for side approach	included in 2. c. i.					included in 2.c.i.				
iii. Grab Bars	3" clearance between wall and grab bar; 48" length	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall					$365.00 each $730.00				
3. Urinals	men's toilet room											
a. Number Accessible	1 existing urinal	one minimum	included in 3.b., 3.c. and 3.d.i					included in 3.b., 3.c. and 3.d.i				
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	install new accessible urinal, wall hung with elongated rim					$1,200.00 each				
c. Height	25"	17" maximum to rim	install new accessible urinal at a maximum 17" rim height (included in 3.b.)					included in 3.b.				
d. Flush Controls												
i. Height	53"	44" maximum above finished floor	provide accessible flush controls on new accessible urinal					$250.00 each				
4. Lavatories	typical men's and women's											
a. Number Accessible	2 existing lavatories	minimum of one	included in 4.c.i.					included in 4.c.i.				
b. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection					$30.00 each $60.00				
c. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware					$250.00 each $500.00				

WORK FURLOUGH
2425 E. 12th Street
Oakland, CA

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Mirrors												
a. Number Accessible	2 existing mirrors	minimum of one										
b. Heights	42-1/2"	40" maximum to bottom of mirror	lower 1 existing mirror to a maximum of 40" above finished floor					$450.00 each $900.00				
6. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser; 1 existing towel dispenser	one of each required to be accessible										
b. Height	soap dispenser accessible - 37"; towel dispenser inaccessible -48"	40" above finished floor	lower towel dispenser					$105.00 each $210.00				
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage					$300.00 each $600.00				

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide an accessible hi-lo unit					$1,070.00 each				
2. Spout Height	41"	36" maximum	included in 1.					included in 1				
3. Spout Location	front of unit; arc < 4"	front of unit, stream parallel to front; 4" minimum arc height	adjust water flow (included in 1.)					included in 1				
Yearly Totals				$3,380.00				$15,741.00	$2,000.00			

Total Cost Estimate for Work Furlough $21,121.00

Building Transition Plan

An accessibility assessment of

Welfare Headquarters

and a recommended prioritization
for barrier removal.

Welfare Headquarters

401 Broadway Avenue
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: WELFARE HEADQUARTERS - 401 BROADWAY AVENUE, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
E-1	Passenger Loading Zones - Amount, accessible aisle, and curb ramp	1 existing space provided next to curb is not accessible.	$3,500.00
E-2	Slope - Run and cross slope.	Slope to entrance ramp.	$1,500.00
E-3	Ramp - Slope and cross slope.	Ramp to front entrance.	$1,600.00
E-4	Landings - Change in direction.	Ramp to front entrance.	$1,000.00
E-5	Handrails - Location, gripping surface, clearance, continuity, and height.	Ramp to front entrance.	$865.00
E-6	Handrails - Clearance.	Stairs to front entrance.	[1] NP
E-7	Handrails - Continuity.	Stairs to front entrance.	NP
Accessible Route - Interior			
E-8	Doors - Clear width.	"Typical single leaf door" to meeting room.	$2,200.00
E-9	Doors - Maneuvering. Clearances	"Typical single leaf door" to meeting room.	$100.00
E-10	Doors - Hardware.	"Typical single leaf door" to meeting room.	$550.00

[1] Schirmer does not provide a cost estimate for the removal of barriers at the front entrance stairs. According to Schirmer, ADAAG only requires those "stairs connecting levels not connected by a ramp, elevator or other vertical access" to comply with the access requirements. However, the overlap of ADAAG and Title 24's requirements would require that all stairs comply with the access requirements.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
E-11	Braille and raised lettering.	Permanent rooms and spaces.	$1,500.00 (for ten)
Accessible Route Within Program.			
E-12	Fixed or built-in seating/tables - Amount and knee clearances.	Assistance booths.	$2,600.00
Restrooms.			
E-13	Water closets - Height.	Men's and women's toilet rooms.	$600.00
E-14	Stalls - Grab bars.	Men's and women's toilet rooms.	$365.00
E-15	Lavatories - Faucets.	Women's toilet room.	$250.00
E-16	Controls and dispensers - Amount.	Women's toilet room.	$105.00
E-17	Lavatories - Faucets.	Men's toilet room.	$250.00
E-18	Mirrors - Amount and Heights.	Men's toilet room.	$500.00
Drinking Fountains.			
E-19	Amount and Spout location.	2 existing, one hi-lo type.	$100.00
Telephones.			
E-20	Protruding objects.	2 existing telephones.	$850.00
Work Areas.			
E-21	Registration counters - Height.	Main counter or portion of main counter.	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

WELFARE HEADQUARTERS 401 BROADWAY AVENUE OAKLAND, CA

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		E-1 E-2 E-3 E-4 E-5 E-6 E-7	$3500.00 $1500.00 $1600.00 $1000.00 $865.00 N/P N/P	E-8 E-9 E-10 E-11	$2200.00 $100.00 $550.00 $1500.00 (for ten)	E-12	$2600.00	E-13 E-14 E-15 E-16 E-17 E-18	$600.00 $365.00 $250.00 $105.00 $250.00 $500.00	E-19	$100.00	E-20	$850.00	E-21	$2000.00	
			$8,465.00		$4,350.00		$2,600.00		$2,070.00		$100.00		$850.00		$2000.00	$20,435.00

WELFARE HEADQUARTERS
401 Broadway Avenue
Oakland, CA.

Passenger Loading Zones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Provided	1 existing space provided next to curb not accessible	if provided, at least one must be accessible	provide an access aisle and accessible curb ramp	$3,500.00 +								
2. Accessible Aisle	none provided		included in 1.	included in 1 +								
3. Curb Ramp	none provided	accessible curb ramp required if curbs are provided	included in 1.	included in 1 +								

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope	to entrance ramp											
a. Running	1:17	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope to ≤ 1:20	$1,500.00 +								
b. Cross	1:17	1:50 maximum	adjust slope to ≤1:50 (included in 6.a.)									
2. Ramps	to front entrance											
a. Slope - lower portion of ramp	1:7	1:12 maximum	provide an accessible ramp to front entrance	$1,600.00 +								
b. Cross Slope - lower portion of ramp	1:17	1:50 maximum	included in 2. a.									
c. Cross Slope - upper portion of ramp	1:19	1:50 maximum	included in 2. a.									
d. Landings												
i. Change in Direction	no landing provided at change in direction	60" x 72" minimum	provide accessible landings as required in new accessible ramp	$1,000.00								
e. Handrails												
i. Location	located on 1 side only	on both sides when run is > 72" or rise is > 6"	provide accessible handrails on both sides of new accessible ramp	$865.00								

+ Note:Correction of this deviation has already been completed.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
ii. Gripping Surface	2"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 2.e.i.									
iii. Clearance	6"	1-1/2" between rail and wall, if installed adjacent to wall	included in 2.e.i.									
iv. Continuity	handrail does not extend beyond top or bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 2.e.i.									
v. Height	33"	34" to 38" from ramp to top of rail	included in 2.e.i.									
3. Stairs	to front entrance not required to be accessible	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply	* See note below									
a. Handrails												
i. Clearance	3"	1-1/2" between rail and wall, if installed adjacent to wall	not required to be accessible									
ii. Continuity	handrails do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	not required to be accessible									

* Note: These stairs are not considered to be elements along an accessible route once the ramp connecting these two levels has been completed.

+ Note:Correction of this deviation has already been completed.

WELFARE HEADQUARTERS
401 Broadway Avenue
Oakland, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	to meeting room											
a. Single Leaf Doors	typical single leaf door	one leaf is required to be accessible	included in 1.b.		included in 1.b.							
b. Clear Width	29"	32" minimum at 90° open	provide accessible door		$2,200.00							
c. Maneuvering Clearance	inadequate maneuvering clearances with furniture located as is	refer to ADA Guidelines	rearrange furniture to allow adequate maneuvering clearances inside meeting room		$100.00							
d. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00							
2. Registration Counters												
a. Main Counter, or Portion of Main Counter	42" height; 42" length	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter	$2,000.00 *See note below +								
3. Fixed or Built-In Seating/Tables	assistance booths											
a Number Accessible	10 provided; none accessible	5%, but not less than one of each	included in 3.b.ii.		included in 3.b.ii.							
b. Seating For People in Wheelchairs												
i. Knee Clearance	26"	minimum of 27" high, 30" wide, and 19" deep	raise table top in booths to provide a minimum 27" knee clearance						$2,600.00			

*Note: Provide access to writing surfaces in the adjacent employee area's; designate an employee that ordinarily works in each one of these area's and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms; install a lower counter in the proximity or lower a section of the existing counter.

+ Note:Correction of this deviation has already been completed.

WELFARE HEADQUARTERS
401 Broadway Avenue
Oakland, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering	provide adequate signage				$1500 00 for ten					

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fully Accessible Unit Features												
a. Protruding Objects	telephones create a protruding object 7" at 33" height	telephones should be installed so as not to create a protruding object	provide detectable warnings	$850 00								

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Water Closets/ Stalls												
a. Height	20"	17" to 19" to top of seat	lower existing seat to a maximum of 19"	$600 00 +								
b. Stalls												
i. Grab Bars	32" height	refer to ADA Guidelines and UBC	raise existing grab bars to between 33" and 36" in height	$365 00								
2. Lavatories	women's toilet room											
a. Number Accessible	2 existing	minimum of one	included in 2.b.i	included in 2.b.i. +								
b. Faucets												
i. Self-Closing Valves	4 seconds open	open 10 seconds minimum	adjust valve to remain open a minimum of 10 seconds	$250 00 +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

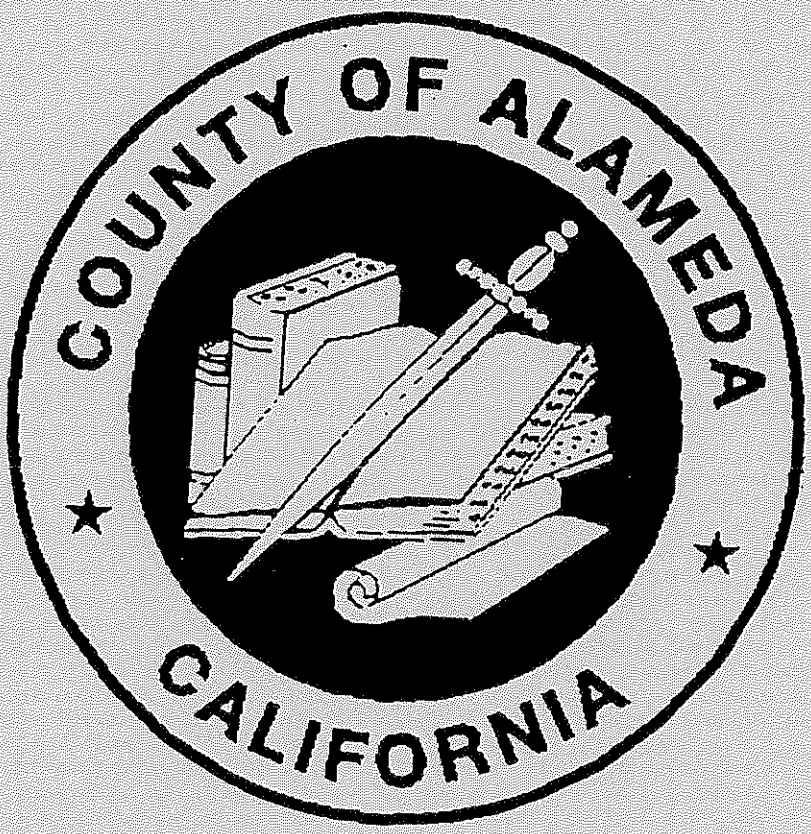
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Controls and Dispensers	women's toilet room											
a. Number Accessible	2 existing towel dispensers	one of each required to be accessible	provide an accessible soap dispenser	$105.00 +								
4. Lavatories	men's toilet room											
a. Faucets												
i. Self-Closing Valves	2 seconds	open 10 seconds minimum	adjust valve to remain open 10 seconds minimum	$250.00								
5. Mirrors	men's toilet room											
a. Number Accessible	1 existing not accessible	minimum on one	included in 6.b.	included in 5.b +.								
b. Heights	45"	40" maximum to bottom of mirror	lower existing unit to a maximum height of 40"	$500.00 +								

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	2 existing, 1 hi-lo type	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	included in 2.	included in 2.								
2. Spout Location	hi-lo unit: spout location adequate, arc < 4" height; alternate: spout location adequate, arc > 4"	front of unit, stream parallel to front; 4" minimum arc height	adjust hi-lo unit's stream	$100.00								
Yearly Totals				$13,485.00	$2,850.00		$1,500.00		$2,600.00			

Total Cost Estimate for Welfare Headquarters Oakland $20,435.00

+ Note: Correction of this deviation has already been completed.



Building Transition Plan

An accessibility assessment of

Andover House

and a recommended prioritization
for barrier removal.

Andover House

3408 Andover Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: ANDOVER HOUSE - 3408 ANDOVER STREET, OAKLAND[1].

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
G-1	Standard Accessible Parking-Amount.	Self - Parking Lot /Structure.	$450.00
Accessible Route - Exterior			
G-2	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$250.00 (each)
Accessible Route - Interior			
G-3	Doors - Thresholds.	1 entrance.	$126.00
G-4	Doors - Hardware.	1 entrance.	$550.00 (each)
G-5	Doors - Clear width.	Typical men's and women's restrooms (Main toilet room).	$2,200.00
G-6	Doors - Hardware.	Main toilet room	$550.00
G-7	Doors - Maneuvering clearances.	37" wide corridor at entrance - typical men's and women's restrooms (Main toilet room).	Technically Unfeasible.
G-8	Doors - Clear width and maneuvering clearances.	Designated accessible toilet room.	Technically Unfeasible.
G-9	Doors - Hardware.	Designated accessible toilet room.	$550.00

[1] "Note: The Andover House is not for public use, visitors are allowed only inside the front door no further".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
G-10	Water closets - Height.	Main toilet room.	$150.00
G-11	Stalls - Size and arrangement and doors.	Main toilet room.	$1,100.00
G-12	Stalls - Grab bars.	Main toilet room.	$365.00
G-13	Lavatories - Amount and clear floor space.	Main toilet room.	Technically Unfeasible.
G-14	Lavatories - Exposed pipes and surfaces.	Main toilet room.	$35.00
G-15	Lavatories - Faucets: Operation.	Main toilet room.	$550.00
G-16	Mirrors - Heights.	Main toilet room.	$125.00
G-17	Mirrors - Clear floor space.	Main toilet room.	Technically Unfeasible.
G-18	Controls and dispensers - Amount and clear floor space.	Main toilet room.	Technically Unfeasible.
G-19	Controls and dispensers - height.	Main toilet room.	$105.00
G-20	Signage.	Main toilet room.	$300.00 (for two)
G-21	Showers - Amount and size.	Main toilet room.	Technically Unfeasible.
G-22	Showers - Seat.	Main toilet room.	$150.00
G-23	Showers - Grab bars.	Main toilet room.	$365.00
G-24	Showers - Knob type controls.	Main toilet room,	$550.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
G-25	Shower unit.	Main toilet room.	$3,500.00
G-26	Showers - Curbs.	Main toilet room.	$500.00
G-27	Water closets - Clear floor space and flush controls.	1 existing water closet - designated accessible toilet room.	Technically Unfeasible.
G-28	Water closets - Grab bars.	Towel rack existing in place of grab bar - designated accessible toilet room.	$365.00
G-29	Lavatories - Clear floor space.	Designated accessible toilet room.	Technically Unfeasible.
G-30	Lavatories - Amount and Exposed pipes and surfaces.	Designated accessible toilet room.	$35.00
G-31	Mirrors - Amount and heights.	1 existing mirrors - designated accessible toilet room.	$105.00
G-32	Controls and dispensers - Amount, clear floor space, and height.	2 existing soap dispensers; 1 existing towel dispenser - designated accessible toilet room.	$210.00 (for two)
G-33	Signage.	Designated accessible toilet room.	$300.00 (for two)
Drinking Fountains.			
G-34	Amount, spout height, and clearances.	1 existing drinking fountain; not accessible.	$1,070.00
G-35	Detectable warnings when not located in an alcove.	1 existing drinking fountain; not accessible.	$850.00
Telephones.			
ø	ø	ø	ø
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

ANDOVER HOUSE 3408 ANDOVER STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
G-1	$450.00	G-2	$250.00 ea	G-3	$126.00			G-10	$150.00	G-34	$1070.00					
				G-4	$550.00 ea			G-11	$1100.00	G-35	$850.00					
				G-5	$2200.00			G-12	$365.00							
				G-6	$550.00			G-13	Unfeasible							
				G-7	Unfeasible			G-14	$35.00							
				G-8	Unfeasible			G-15	$550.00							
				G-9	$550.00			G-16	$125.00							
								G-17	Unfeasible							
								G-18	Unfeasible							
								G-19	$105.00							
								G-20	$300.00 (for two)							
								G-21	Unfeasible							
								G-22	$150.00							
								G-23	$365.00							
								G-24	$550.00							
								G-25	$3500.00							
								G-26	$500.00							
								G-27	Unfeasible							
								G-28	$365.00							
								G-29	Unfeasible							
								G-30	$35.00							
								G-31	$105.00							
								G-32	$210.00 (for two)							
								G-33	$300.00 (for two)							
	$450.00		$250.00		$3,976.00				$8,810.00		$1,920.00					$15,406.00

ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Parking

Note: The Andover House is not for public use, visitors are allowed only inside the front door no further.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	none provided	Total Parking in Lot = 6 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible space			$450.00						

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 3.b. and 3.c.i.			included in 3.b. and 3.c.i.						
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage	$250.00 each								

+ Note:Correction of this deviation has already been completed.

ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Building/Facility Entrances (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Doors												
a. Single Leaf Doors	entrance always locked for security purposes	one leaf is required to be accessible		$126.00 +								
b. Thresholds	1"; beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide accessible threshold									
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 +								

Public Toilet Rooms

Main Toilet Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	typical men's and women's restrooms											
a. Clear Width	27"	32" minimum at 90° open	provide accessible door	$2,200.00 +								
b. Maneuvering Clearances	37" wide corridor at entrance	refer to ADA Guidelines	maneuvering clearances would require enlarging entire toilet room -technically unfeasible									
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 each +								
2. Clear Floor Space	42" width between lavatories and stalls	refer to ADA Guidelines	reconfigure stall - included in 3.c.i.	included in 3.c.i. +								
3. Water Closets/ Stalls												
a. Number Accessible	3 existing; none accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.i.	included in 3.c.i. +								

+ Note:Correction of this deviation has already been completed.

ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Public Toilet Rooms (Continued)

Main Toilet Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Height	16"	17" to 19" to top of seat	provide an accessible seat at 17" to 19" in height	$150.00 +								
c. Stalls												
i. Size and Arrangement	alternate stall; 32" width x 56" depth	refer to ADA Guidelines and UBC	provide an accessible stall	$1,100.00 +								
ii. Doors	23"	32" minimum clear width; 34" for side approach	included in 3.c.i.	included in 3.c.i. +								
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall	$365.00 +								
4. Lavatories												
a. Number Accessible	3 existing lavatories	minimum of one	included in 4.c.	included in 4.c. +								
b. Clear Floor Space	inadequate	refer to ADA Guidelines	technically unfeasible									
c. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection	$35.00 +								
d. Faucets												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 each +								
5. Mirrors												
a. Number Accessible	1 existing mirror	minimum of one	included in 5.c.									
b. Heights	43"	40" maximum to bottom of mirror	relocate	$125.00 +								
c. Clear Floor Space	inadequate	refer to ADA Guidelines	technically unfeasible									

+ Note:Correction of this deviation has already been completed.

ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Public Toilet Rooms (Continued)

Main Toilet Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Controls and Dispensers												
a. Number Accessible	2 existing soap dispensers; 2 existing towel dispensers	one of each required to be accessible	included in 6.b.									
b. Clear Floor Space	inadequate for soap dispensers; adequate for towel dispensers	30" x 48" minimum	technically unfeasible									
c. Height	55" height - towel dispensers; 40" height - soap dispensers	40" above finished floor	lower existing towel dispensers	$105.00 +								
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$300.00 for two +								
8. Showers												
a. Number Accessible	1 existing shower	if showers are provided, at least one must be accessible	included in 8.b.									
b. Size	required	refer to ADA Guidelines; and UBC	technically unfeasible									
c. Seat	none provided	required in 36" x 36" shower stalls; 18" above finished floor, opposite controls	provide an accessible seat	$150.00 +								
d. Grab Bars	none provided	refer to UBC	provide accessible grab bars	$365.00 +								
e. Controls												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 +								
f. Shower Unit	not provided	dual handheld/fixed unit with 60" minimum hose; fixed head permitted at 48" above finished floor	provide accessible shower unit	$3,500.00 +								
g. Curbs	existing 4" curb	< 1/2" and beveled	remove curb	$500.00 +								

+ Note:Correction of this deviation has already been completed.

ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Public Toilet Rooms

Designated accessible toilet room.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	30"	32" minimum at 90° open	included in 1.b.									
b. Maneuvering Clearances	inadequate inside toilet room	refer to ADA Guidelines	technically unfeasible									
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 +								
2. Water Closets/ Stalls												
a. Number Accessible	1 existing water closet	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i.									
b. Water Closets	1 existing											
i. Clear Floor Space (if no stalls)	inadequate	refer to ADA Guidelines and UBC	technically unfeasible									
c. Grab Bars (if no stalls)	towel rack existing in place of grab bars	refer to ADA Guidelines and UBC	provide accessible grab bars	$365.00 +								
d. Flush Controls												
i. Location	flush control located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas	included in 2.b.i.									
3. Lavatories												
a. Number Accessible	1 existing lavatory	minimum of one	included in 3.b.									
b. Clear Floor Space	inadequate	refer to ADA Guidelines	technically unfeasible									
c. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection	$35.00 +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Designated accessible toilet room.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Mirrors												
a. Number Accessible	1 existing mirror	minimum of one	included in 4.b.	included in 4.b. +								
b. Heights	49"	40" maximum to bottom of mirror	lower existing mirror to 40" maximum height	$105.00 +								
c. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 3. b.									
5. Controls and Dispensers												
a. Number Accessible	2 existing soap dispensers; 1 existing towel dispenser	one of each required to be accessible	included in 5.c.	included in 5.c. +								
b. Clear Floor Space	inadequate	30" x 48" minimum	included in 5.c.	included in 5.c. +								
c. Height	towel dispenser: 59"; soap dispenser: 41"	40" above finished floor	lower all dispensers to a maximum of 40" in height	$210.00 for two +								
6. Signage	inadequate	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$300.00 for two +								

+ Note:Correction of this deviation has already been completed.

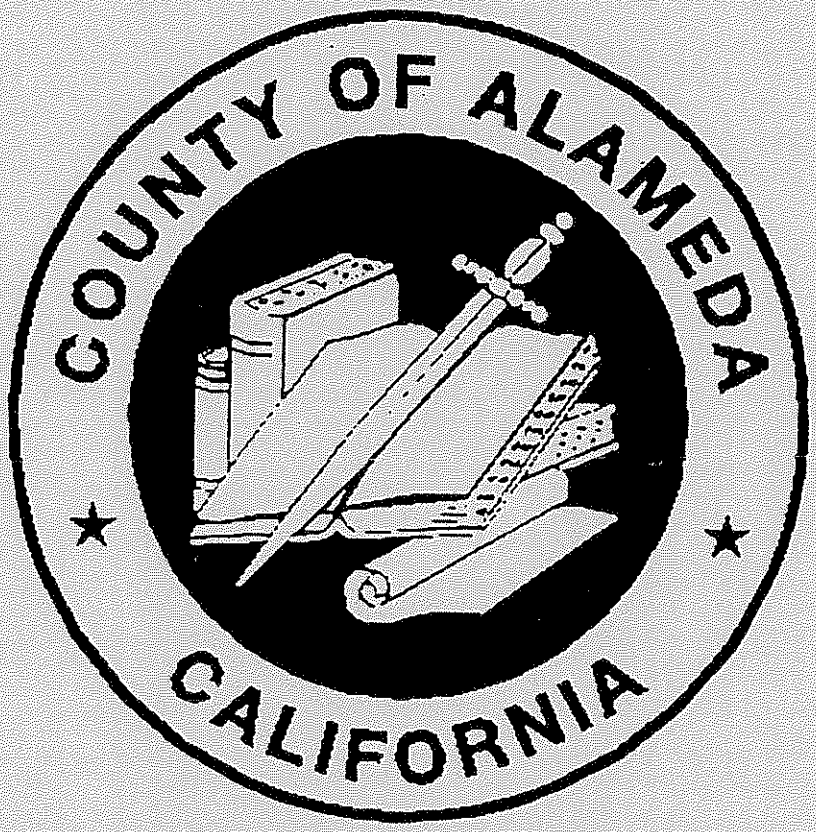
ANDOVER HOUSE
3408 Andover Street
Oakland, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain; not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide an accessible hi-lo unit				$1,070.00					
2. Spout Height	44" height	36" maximum	included in 1.				included in 1.					
3. Clearances												
a. Wall/Post Mounted	inadequate	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.				included in 1.					
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings				$850.00					
Yearly Totals				$13,036.00		$450.00	$1,920.00					

Total Cost Estimate for Andover House $15,406.00

+ Note:Correction of this deviation has already been completed.



Building Transition Plan

An accessibility assessment of

Peralta Building

and a recommended prioritization
for barrier removal.

Peralta Building

2901 Peralta Oaks Court
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: PERALTA BUILDING - 2901 PERALTA OAKS COURT, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
I-1	Standard Accessible Parking- amount- Van-Accessible Space- Amount.	Self - Parking Lot/ Structure.	$450.00
Accessible Route - Exterior			
I-2	Surfaces - Changes in level.	6" curb to top of stairs at side entrance.	$1,680.00
I-3	Slope - Run.	At stairs from visitor parking.	$12,000.00
I-4	Stairs - Handrails.	Stairs from visitor parking.	$4,500.00
I-5	Stairs - Handrails.	Stairs from employee parking.	$3,500.00
I-6	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00 (each)
Accessible Route - Interior			
I-7	Doors - Thresholds.	1 set of double leaf doors at main entrance.	$260.00
I-8	Doors - Opening force.	1 set of double leaf doors at main entrance.	$35.00
I-9	Doors - Maneuvering clearance.	Chairs in lobby block 18" minimum clear width required on latch side of door - "Typical metal frame interior door".	$50.00
I-10	Doors - Hardware: Mounting Height.	"Typical metal frame interior door".	$300.00
I-11	Door closers and opening force.	"Typical metal frame interior door".	$350.00
I-12	Knob type Hardware.	Single leaf doors to offices.	$550.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
I-13	Braille and raised lettering.	Permanent rooms and spaces.	$700.00
I-14	Doors - Maneuvering clearances.	Doors to toilet rooms hallway.	Technically Unfeasible.
I-15	Door opening force.	Doors to toilet rooms hallway.	$35.00 (each)
I-16	Door opening force.	Inadequate clearance on latch side of door[1]' 44" clearance at door swing .	Technically Unfeasible
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
I-17	Clear floor space.	Inadequate turning space - Men's and women's toilet rooms.	Technically Unfeasible
I-18	Water Closets/stalls - Amount and stalls.	Women's toilet room.	$1,100.00 (each)
I-19	Water closets/stalls - Grab bars	Women's toilet room.	$365.00 (each)
I-20	Water closets/stalls - Grab bars.	*Not Identified*	$365.00 (each)
I-21	Lavatories - Exposed pipes and surfaces.	Women's toilet room.	$30.00 (each)
I-22	Lavatories - Faucets.	Women's toilet room.	$550.00 (each)
I-23	Mirrors - Amount and height.	Women's toilet room.	$250.00
I-24	Controls and dispensers - Amount and Height.	Women's toilet room.	$110.00 (each)
I-25	Controls and dispensers - Amount and height.	Men's toilet room.	$105.00 (each)

[1]The location of this door was not identified by the Schirmer report, and as this deviation was included under the "Public Toilet Rooms" category, it is not clear whether this is an entry door to the men's or the women's toilet room or both.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
I-26	Signage.	Men's and women's toilet rooms.	$150.00 (each)
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
I-27	Clear floor space.	1 existing public telephone.	$1,300.00 (each)
Work Areas.			
I-28	Registration Counters - Height.	Main counter or portion of main counter.	$2,000.00 (each)

BUILDING SPECIFIC DEFICIENCIES

PERALTA BUILDING 2901 PERALTA OAKS COURT OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
I-1	$450.00	I-2	$1680.00	I-7	$260.00			I-17	Unfeasible			I-27	$1300.00 ea	I-28	$2000.00 ea	
		I-3	$12,000.00	I-8	$35.00			I-18	$1100.00 ea							
		I-4	$4500.00	I-9	$50.00			I-19	$365.00 ea							
		I-5	$3500.00	I-10	$300.00			I-20	$365.00 ea							
		I-6	$350.00 ea	I-11	$350.00			I-21	$30.00 ea							
				I-12	$550.00			I-22	$550.00 ea							
				I-13	$700.00			I-23	$250.00							
				I-14	Unfeasible			I-24	$110.00 ea							
				I-15	$35.00 ea			I-25	$105.00 ea							
				I-16	Unfeasible			I-26	$150.00 ea							
	$450.00		$22,030.00		$2,280.00				$3,025.00				$1,300.00		$2,000.00	$31,085.00

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	none provided	Total Parking in Lot = 14 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible space			$450.00						
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a.			included in 1.a.						

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	6" curb to top of stairs at side entrance	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide an accessible curb ramp	$1,680.00								
2. Slope	at stairs from visitor parking											
a. Running	1:12	1:20 maximum; steeper than 1:20 requires a ramp	provide an accessible ramp	$12,000.00								
3. Stairs	from visitor parking	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Gripping Surface	4-1/2"; flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$4,500.00								

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
ii. Continuity	handrails do not extend beyond top or bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 3. a. i	included in 3. a i								
iii. Ends	blunt	rounded or returned smoothly	included in 3. a. i	included in 3. a i								
4. Stairs	from employee parking	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Gripping Surface	12"; flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$3,500.00								
ii. Continuity	handrails do not extend beyond top or bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 4. a i	included in 4. a i								
iii. Height	42"	34" to 38" to top of rail above stair nosing	included in 4. a. i	included in 4. a i								
iv. Ends	blunt	rounded or returned smoothly	included in 4. a. i	included in 4. a i								

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 3.b			included in 3.b						
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage			$350.00 each						
3. Doors												
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible										
b. thresholds	1"; beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide an accessible threshold			$260.00						
c. Opening Force												
1. Hinged Doors	> 5 lbf.	currently no requirement	adjust closer			$35.00						

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	typical metal frame interior door	one leaf is required to be accessible										
b. Maneuvering Clearance	chairs in lobby block 18" minimum clear width required on latch side of door	refer to ADA Guidelines	relocate 1 lobby chair			$50.00						
c. Hardware												
i. Mounting Height	45"	30" - 44" above finished floor	lower existing hardware			$300.00						
d. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer			$350.00						
e. Opening Force												
i. Hinged and Sliding/Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	included in 1.d			included in 1.d						
2. Doors												
a. Single Leaf Doors	to offices	one leaf is required to be accessible										
b. Hardware												
i. Operation	some doors equipped with knob type hardware	must not require tight grasping or twisting of the wrist	replace all knob type hardware with accessible hardware			$550.00						
3. Registration Counters												
a. Main Counter, or Portion of Main Counter	41" height	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 each			

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised lettering or Braille signage	Braille and raised lettering	provide adequate signage				$700.00					

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	included in 2.b.	included in 2.b.								
2. Fully Accessible Unit Features												
a. Height	60"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 2. b.	included in 2.b.								
b. Clear Floor Space	45" x > 30"	30" x 48" minimum	install a new accessible public telephone with volume control in an accessible area	$1,300.00 each								
c. Protruding Objects	telephone creates a protruding object of 6-1/2" at 41" in height	telephones should be installed so as not to create a protruding object	included in 2.b.	included in 2.b.								
d. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 2. b.	included in 2.b.								
e. Cord Length	28"	29" minimum	included in 2. b.	included in 2.b.								

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	to hallway											
a. Maneuvering Clearances	corridor in front of toilet rooms too narrow	refer to ADA Guidelines	technically unfeasible							technically unfeasible * See Note Below		
b. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer			$35.00 each						
2. Doors												
a. Maneuvering Clearances	inadequate clearance on latch side of door; 44" clearance at door swing	refer to ADA Guidelines	technically unfeasible							technically unfeasible * See Note Below		
3. Clear Floor Space	inadequate turning space	refer to ADA Guidelines	included in 2. a									
4. Water Closets/ Stalls	women's toilet room											
a. Number Accessible	none provided	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provide	provide 1 accessible stall			$1,100.00 each						
b. Stalls												
i. Size and Arrangement	standard stall; 34" x 56"	refer to ADA Guidelines and UBC	included in 4. a.			included in 4. a.						
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 4. a.			included in 4. a.						
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall			$365.00 each						
5. Water Closets/ Stalls												
a. Grab Bars (if no stalls)	36" length along side of water closet	refer to ADA Guidelines	provide a 42" minimum accessible grab bar along side water closet			$365.00 each						

*** Note: Documentation of technical unfeasibility can be obtained from Departmental Offices.**

PERALTA BUILDING
2901 Peralta Court
Oakland, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Lavatories	women's toilet room											
a. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection			$30.00 each						
b. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware			$550.00 each						
7. Mirrors	women's toilet room											
a. Number Accessible	3 existing, not accessible	minimum of one	provide 1 accessible mirror			$250.00						
b. Heights	54"	40" maximum to bottom of mirror	included in 7. a.			included in 7. a.						
8. Controls and Dispensers	women's toilet room											
a. Number Accessible	4 existing soap dispensers; 3 existing towel dispensers	one of each required to be accessible	included in 8.b.			included in 8.b.						
b. Height	soap dispensers 43" and 44" heights; towel dispensers 54" in height	40" above finished floor	lower all existing units to a maximum 40" height			$110.00 each						
9. Controls and Dispensers	men's toilet room											
a. Number Accessible	1 soap dispenser not accessible; 1 towel dispenser accessible	one of each required to be accessible	included in 9. b.			included in 9. b.						
b. Height	soap dispenser 49" height; towel dispenser 40" height	40" above finished floor	lower existing soap dispenser to 40" maximum			$105.00 each						
10. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage			$150.00 each						
Yearly Totals				$22,980.00		$5405.00	$700.00		$2000.00			

Note: Protruding shelf 6" at 49".

Total Cost Estimate for Peralta Oaks $31,085.00

Building Transition Plan

An accessibility assessment of

Animal Shelter

and a recommended prioritization
for barrier removal.

Animal Shelter

2700 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: ANIMAL SHELTER - 2700 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
J-1	Standard Accessible Parking - Amount, Amount.	Self-Parking Lot/Structure.	$310.00
Accessible Route - Exterior			
J-2	Clear width.		[1] $250.00
J-3	Surfaces - Texture and changes in level.	"Not stable in some places" and "pits and uneven".	[2] NP
J-4	Stairs - Nosings.		[3] $75.00
J-5	Stairs - Handrails.		$360.00
J-6	Entrances - Amount.	1 provided; not accessible ("Corrective Recommendation": "provide accessible entrance; accessible ramp door").	$600.00 [4] $895.00
J-7	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$75.00
Accessible Route - Interior			
J-8	Width - Maneuvering area width for 90° turns and around obstructions.	Not adequate ("Corrective recommendation": "provide adequate maneuvering room; relocated counter") - *Front counter appears to protrude into the required maneuvering area.*	$400.00

[1] the location of this deviation was not provided in the Schirmer report.

[2] A cost estimate for barrier removal was not provided in the Schirmer report.

[3] The location of deviations J-4 and J-5 was not identified in the Schirmer report.

[4] Both cost estimates for barrier removal were provided in the Schirmer report, without an explanation. It has been assumed that the first cost estimate regards providing an accessible entrance, while the second regards providing an "accessible ramp door".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
J-9	Doors - Maneuvering clearances.	No adequate clearances at latch-both sides - door behind counter.	[5] $400.00
J-10	Doors - Knob type hardware.	Door behind counter.	$179.00
J-11	Doors - Door closers.	Door behind counter.	$35.00
J-12	Doors - Opening force.	Door behind counter.	$35.00
J-13	Doors - Maneuvering Clearances.	Door to animal cage rooms.	$300.00
J-14	Doors - Thresholds.	Door to animal cage rooms.	$76.00
J-15	Doors - Knob type hardware.	Door to animal cage rooms.	$179.00
J-16	Doors - Door closers.	Door to animal cage rooms.	$35.00
J-17	Doors - Opening force.	Door to animal cage rooms.	$35.00
J-18	Doors - Maneuvering clearances.	Door to animal cage rooms.	[6] $300.00
J-19	Doors - Thresholds.	Door to animal cage rooms.	$76.00
J-20	Doors - Knob type hardware.	Door to animal cage rooms.	$179.00
J-21	Brailled and raised lettering.	Permanent rooms and spaces.	$35.00 (each) (10) = $350.00 total
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
ø	ø	ø	ø

[5]This cost estimate for barrier removal was adapted from "1.b - Width - Maneuvering area width for 90° turns and around obstructions", as the Schirmer report states "See 1.b." in the cost estimate column for deviation J-9.

[6]the Schirmer report stated "See 7.b." under the "Cost Estimate" column for this deviation. The $300.00 was adopted from the cost estimate provided for deviation J13 (7.b.).

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
ø	ø	ø	ø
Work Areas.			
J-22	Main counter or portion of main counter.	Front counter - 42" high > 36" long.	$750.00

BUILDING SPECIFIC DEFICIENCIES

ANIMAL SHELTER 2700 FAIRMONT DRIVE SAN LEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
J-1	$310.00	J-2	$250.00	J-8	$400.00									I-22	$750.00	
		J-3	NP	J-9	$400.00											
		J-4	$75.00	J-10	$179.00											
		J-5	$360.00	J-11	$35.00											
		J-6	$1495.00	J-12	$35.00											
		J-7	$75.00	J-13	$300.00											
				J-14	$76.00											
				J-15	$179.00											
				J-16	$35.00											
				J-17	$35.00											
				J-18	$300.00											
				J-19	$76.00											
				J-20	$179.00											
				I-21	$350.00											
	$310.00		$2,255.00		$2,579.00										$750.00	$5,894.00

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	parking spaces not marked no accessible space provided	Total Parking in Lot = 12 Required Minimum # of Accessible Spaces = 1	provide designated accessible space					$310.00				
b. Number Provided	none provided	one in every eight but not less than one require = 1	included in 1.a					included in 1.a				

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes included all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	> 36	36" minimum; 48" for sidewalks	provide adequate clear width					$250.00				
2. Surfaces												
a. Texture	not stable in some places	stable, firm and slip resistant	resurface to provide stable surface					*no price				
b. Change in Level	none observed	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp										
3. Stairs		Note: Stairs connecting levels not connecting by a ramp, elevator or other vertical access must comply.										
a. Nosing	sharp nosing	refer to ADA Guidelines	modifying nosing; provide accessible stair					$75.00				
b. Handrails												
i. Location	one side only	on both sides	provide access handrails on both sides					$360.00				
ii. Gripping Surface	2" side	width or diameter 1-1/4" to 1-1/2; continuous with no interrupting posts or construction	included in 3.b.i					inc.3.b.i				
iii. Continuity	no extension at bottom	inside dogleg or switch back required to be continuous; others must extend 12"at top and 12" plus one tread width at bottom, parallel to landing or floor.	included in 3.b.i					inc.3.b.i				
iv. Height	45"	34" to 38"to top of rail above stair nosing	included in 3.b.i					inc.3.b.i				

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 provided; not accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	provided accessible entrance; accessible ramp door					$600.00 $895.00				
2. Signage	no signage	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide directional signage					$75.00				
3. Doors												
a. Maneuvering Clearances	not adequate clearance at latch	refer to ADA Guidelines	included in 1					included in 1				
b. Doors in Series	screen door	refer to ADA Guidelines	included in 1					included in 1				
c. Thresholds	> 1/2"	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	included in 1					included in 1				
d. Hardware												
e. Operation	type knob	must not require tight grasping or twisting of the wrist	included in 1					included in 1				

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Interior Route

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Maneuvering Area Width For 90° Turns and Around Obstructions	not adequate	refer to ADA Guidelines and UBC	provide adequate maneuvering room; relocate counter					$400.00				
2. Doors-Door behind counter												
a. Maneuvering Clearance	no adequate clearance at latch-both sides	refer to ADA Guidelines	provide adequate maneuvering clearance					$400.00				
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware					$179.00				
c. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust door closer					$35.00				
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	10 lb..	5 lbf. maximum	adjust door closer					$35.00				
3. Doors to Animal Cage Rooms												
a. Maneuvering Clearances	no 18" clearance on inside -trench in way	refer to ADA Guidelines	trench covers provide adequate maneuvering clearance					$300.00				
b. Thresholds	>1/2" beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	provide accessible thresholds					$76.00				
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware					$179.00				
d. Door Closers	3 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer					$35.00				

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Interior Route (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

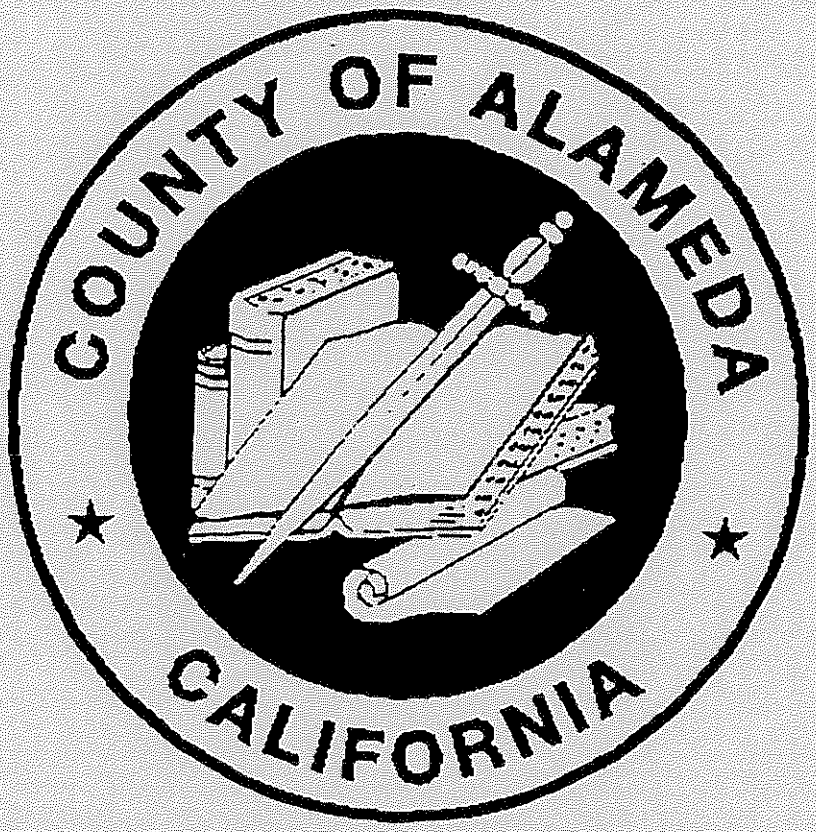
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
e. Opening Force												
i. Hinged and Sliding/ Folding doors (Not Fire Doors)	5 lbf.	5 lbf. maximum	adjust closer					$35.00				
4. Doors- Door to Animal Cage Rooms												
a. Maneuvering Clearance	no 18" clearance on inside -trench in way	refer to ADA Guidelines	provide adequate maneuvering clearance see 3.a					$300.00				
b. Thresholds	no threshold	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	provide accessible thresholds					$76.00				
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	must not require tight grasping or twisting of the wrist					$179.00				
5. Registration Counters												
a. Main Counter, or Portion of Main Counter	42"high >36" long	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counter					$750.00				
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding sheif attached to the main counter	included in 1.a					included in 1.a				

ANIMAL SHELTER
2700 Fairmont Drive
San Leandro, CA

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none	Braille and raised lettering	provide proper signage				$35.00 each (10)= $350.00 Total					
	varies	60" above finished floor	included in 1.a				included in 1.a					
Yearly Totals							$350.00	$5,544.00				

Total Cost Estimate for Animal Shelter (San Leandro) $5,894.00



Building Transition Plan

An accessibility assessment of

Las Vistas II

and a recommended prioritization
for barrier removal.

Las Vistas II

2300 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: LAS VISTAS II - 2300 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
K-1	Standard Accessible Parking- Amount, Amount, Signage.	Self - Parking Lot/Structure.	$660.00
Accessible Route - Exterior			
K-2	Slope - Run and cross slope.	Some areas > 1:20 (run); Some areas > 1:50 (cross slope).	$1,500.00
K-3	Ramp - Slope, rise, landings, and horizontal run.	Ramp to front entrance.	$1,200.00
K-4	Stairs - Nosings and Handrails: Location, gripping surface, and continuity.	3 step stair leading to main entry stair from parking area,	$75.00
K-5	Entrances - Amount.	Front entrance not accessible.	$1,200.00
K-6	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$75.00
Accessible Route - Interior			
K-7	Width - Clear width and maneuvering area width for 90° turns and around obstructions.	Aisles to counselor rooms.	$140.00
K-8	Doors/Gates - Clear width and thresholds.	• Door to front office where women's restroom is located. • Door between dining area and counselor office area.	$895.00
K-9	Doors/Gates - Clear width, maneuvering clearance, and thresholds.	Typical counselor office door (10 total).	$8,950.00
K-10	Doors - Clear width, maneuvering clearances, thresholds; and Clear floor space.	Men's and women's toilet rooms near front entrance.	$895.00 each = $3,580.00 Total

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
K-11	Braille and raised lettering.	Permanent rooms and spaces.	[1] NP
Accessible Route Within Program.			
K-12	Amount and clear floor space.	No designated wheelchair space - Front waiting area portable chairs.	$35.00
K-13	Vending machines - Passage width and turning space.	Vending machines at front entrance.	$70.00
K-14	Vending machines - Control height.	Vending machines at front entrance.	[2] "by others"
Restrooms.			
K-15	Water closets/stalls - Amount, clear floor space, height, and grab bars.	Men's and women's toilet rooms near front entrance.	$325.00 each [3] total
K-16	Lavatories - Amount, heights/clearances, clear floor space, and exposed pipes and surfaces.	Men's and women's toilet rooms near front entrance.	$265.00 (each) $530.00 (total)
K-17	Mirrors - Amount, height, and clear floor space.	Men's and women's toilet rooms near front entrance.	$70.00 (each) $140.00 (total)
K-18	Controls and dispensers - Amount, clear floor space, height.	Men's and women's toilet rooms near front entrance.	$65.00 (each) $130.00 (total)
K-19	Signage.	Men's and women's toilet rooms near front entrance.	$150.00

[1] The cost estimate for barrier removal was not provided for this deviation.
[2] As stated in the cost estimate column of the Schirmer report.
[3] As stated in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
K-20	Amount, spout height, spout location, and controls.	1 provided; not accessible.	$1,070.00
Telephones.			
ø	ø	ø	ø
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

LAS VISTAS I I 2300 FAIRMONT DRIVE SAN LEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
K-1	$660.00	K-2	$1500.00	K-7	$140.00	K-12	$35.00	K-15	$325.00 ea	K-20	$1070.00					
		K-3	$1200.00	K-8	$895.00	K-13	$70.00	K-16	$530.00							
		K-4	$75.00	K-9	$8950.00	K-14	"by other"	K-17	$140.00							
		K-5	$1200.00	K-10	$3580.00			K-18	$130.00							
		K-6	$75.00	K-11	NP			K-19	$150.00							
	$660.00		$4,050.00		$13,565.00		$105.00		$1,275.00		$1,070.00					$20,725.00

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Standard Accessible Parking												
a. Number Provided	Total Parking in Lot = 35	Required Minimum # of Accessible Spaces = 2	provide 1 standard and 1 van accessible parking space	$660.00								
b. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a	included in 1.a.								
2. Signage	none provided	Accessible Signage at the parking space	included in 1.a	included in 1.a								

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope												
a. Running	some areas > 1:20	1:20 maximum; steeper than 1:20 require a ramp	adjust slope	$1500.00								
b. Cross	some area > 1:50	1:50 maximum	included in 1.a	included in 1.a								
2. Ramp - to Front Entrance												
a. Slope	1:10	1:12 maximum	provide an accessible ramp	$1200.00								
b. Rise	> 30"	30" maximum for any run	included in 2.a	included in 2.a								
c. Landings	none provided		included in 2.a	included in 2.a								
d. Horizontal Run	>30"	refer to ADA Guidelines and UBC	included in 2.a	included in 2.a								
i. Location	none provided	on both sides when run is > 72" or rise is > 6"	included in 2.a	included in 2.a								

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Stairs -3 Step Stair Leading to Main Entry Stair from Parking Area		Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply										
a. Nosing	sharp corner	refer to ADA Guidelines	modify nosing	$75.00								
b. Handrails												
i. Location	provided on one side only	on both sides	included in 2.a	included in 2.a								
ii. Gripping Surface	2" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 2.a	included in 2.a								
iii. Continuity	no extension provided at top or bottom of stair	inside dogleg or switch back required to be continuous;; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.a	included in 2.a								

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	front entrance not accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes;	provide accessible door			$1200.00						
	2 side entrances not accessible	service entrance need not comply unless the only building entrance										
2. Signage	none provided	directional signage at inaccessible entrances	provide proper signage			$75.00						
		International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way										
3. Doors-Front Entrance Door												
a. Maneuvering Clearances	screen door at entrance; also floor stop prevent door from being fully open to 90 degrees	refer to ADA Guidelines	included in 1; provide accessible door			included in 1						
b. Doors in Series	screen door at front entrance door	refer to ADA Guidelines	included in 3a			included in 3.a.						
c. Thresholds	> 1/2 "	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	included in 3a			included in 3.a.						
i. Operation	knob	must not require tight grasping or twisting of the wrist	included in 3a			included in 3.a.						
d. Door Closers	2 sec	minimum 3 second sweep time from 70 ° open to 3" from latch	included in 3.a			included in 3.a.						

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Interior Routes

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	some aisles to counselor rooms < 36"	36" minimum; 48" for sidewalks	provide accessible clear width- move partitions and furniture			$140.00						
b. Maneuvering Area Width For 90° Turns and Around Obstructions	not adequate in some aisle to counselor rooms; also most counselor rooms adequate	refer to ADA Guidelines and UBC	included in 1.a			included in 1.a.						
2. Doors/Gates - Door to Front Office Where Women's Restroom is Located												
a. Clear Width	30"	32" minimum at 90° open	provide accessible door			$895.00						
b. Operation	knob	must not require tight grasping or twisting of the wrist	included in 2.a			included in 2.a.						
3. Doors/Gates -Door between Dining Area and Counselor Office Area												
a. Operation	knob	must not require tight grasping or twisting of the wrist	if a new door is not required $179.00			included in 2.a.						
4. Doors/Gates - Typical Counselor Office Door (10 total)												
a. Clear Width	28"	32" minimum at 90° open	provide accessible door			$8950.00						
b. Maneuvering Clearance	some offices not adequate	refer to ADA Guidelines	included in 4.a			included in 4.a.						
c. Operation	knob	must not require tight grasping or twisting of the wrist	included in 4.a			included in 4.a.						

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Interior Routes (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Fixed or Built-In-Seating /Tables- Front Waiting Area Portable Chairs												
a. Number Accessible	no designated wheel chair space	5%, but not less than one of each	relocate chairs to provide accessible wheelchair location		$35.00							
b. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 5.a		included in 5.a							
6. Vending Machines -At Front of Space												
a. Passage Width and Turning Space	not adequate	36" minimum with 60" passing space and turning space	relocate machines to provide accessible turning space		$70.00							
b. Control Height	55" Pepsi machine 53" Snack machine	forward reach: 15" to 48". side reach: 9" to 54"	provide accessible vending machines		By others							

PUBLIC TOILET ROOMS

Men's and Women's Near Front Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	21 1/2"	32" minimum at 90° open	provide accessible door for men's and women's			$895.00 each = $3580.00 Total						
b. Maneuvering Clearances	not adequate	refer to ADA Guidelines	included in 1.a			included in 1.a.						
c. Operation	knob	must not require tight grasping or twisting of the wrist	included in 1.a			included in 1.a.						
2. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 1.a			included in 1.a.						
3. Water Closets/Stalls												

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

PUBLIC TOILET ROOMS (Continued)

Men's and Women's Near Front Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
a. Number Accessible	1 water closet provided, not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide accessible water closet			$325.00 each total						
b. Water Closets												
i. Clear Floor Space (if no stalls)	not adequate	refer to ADA Guidelines and UBC	included in 3.a			included in 3.a.						
c. Height	15 1/2"	17" to 19" to top of seat	included in 3.a			included in 3.a.						
d. Grab Bars (if no stalls)	none provided	refer to ADA Guidelines and UBC	included in 3.a			included in 3.a.						
4. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide accessible unit			$265.00 each; $530.00 total						
b. Heights/ Clearances	24" knee clearance	refer to ADA Guidelines	included in 4.a			included in 4.a.						
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 4.a			included in 4.a.						
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a			included in 4.a.						
i. Operation	hand wheel	lever, push or electric type	included in 4.a			included in 4.a.						
5. Mirrors												
a. Number Accessible	1 provided; not accessible	minimum of one	relocate mirrors			$70.00 each; $140.00 total						
b. Heights	> 40"	40" maximum to bottom of mirror	included in 5.a			included in 5.a.						
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 5.a			included in 5.a.						

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

PUBLIC TOILET ROOMS (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Controls and Dispensers												
a. Number Accessible	both provided, not accessible	one of each required to be accessible	relocate dispensers			$65.00 each; $130.00 total						
b. Clear Floor Space	not adequate	30" x 48" minimum	included in 6.a			included in 6.a.						
c. Height	> 40"	40" above finished floor	included in 6.a			included in 6.a.						
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage in men's and women's			$150.00						

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 provided; not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide an accessible hi-lo type unit				$1,070.00					
2. Spout Height	42"	36" maximum	included in 1.				included in 1.					
3. Spout Location	front of unit not parallel to front arc < 4"	front of unit, stream parallel to front; 4" minimum arc height	included in 1.				included in 1.					
4. Controls												
a. Operation	lever requires twisting	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1.				included in 1.					

LAS VISTAS II
2300 Fairmont Drive
San Leandro, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering	Braille and raised lettering	provide adequate signage				not provided					
b. Location	varies	60" above finished floor	included in 1.a				included in 1.a.					
Yearly Total				$3,435.00	$105.00	$16,115.00	$1,070.00					

Total Cost Estimate For Las Vistas II $20,725.00

Building Transition Plan

An accessibility assessment of

Las Vistas Recreational Building

and a recommended prioritization
for barrier removal.

Las Vistas Recreational Building

2300 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: LAS VISTAS RECREATION BUILDING - 2300 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
L-1	Width , Passing space, Surfaces, slope, and ramps (From Las Vistas I and Las Vistas III).	• Most routes to building < 48". • Some routes have dirt loose gravel. • All routes in some locations > 1:20. • Ramp from Las Vistas I and Las Vistas III.	$17,000.00
L-2	Entrances - Amount.	1 provided; not accessible.	$1200.00
L-3	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$75.00
Accessible Route - Interior			
L-4	Doors - Thresholds.	Double leaf doors at entrance.	$76.00
L-5	Doors - Maneuvering clearances.	Doors to storage.	[1] N/A
L-6	Doors - Hardware.	Doors to storage.	$179.00
L-7	Doors: Clear width and maneuvering clearances; Clear floor space; and Water closets/stalls: Amount and height.	Men's room • Entry door and door to stall and shower area. • Clear floor space "not adequate". • 1 stall provided; not accessible.	$895.00
L-8	Doors: Clear width and maneuvering clearances; and Clear floor space.	Women's room • "Provide accessible toilet door". • Clear floor space "not adequate".	$895.00

[1] As stated in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
L-9	Braille and raised lettering.	Permanent rooms and spaces.	$35.00 ([per] room) (10) $350.00 Total
L-10	Directional/Informational.	None provided.	$35.00 ([per] room)
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
L-11	Water closets/stalls - Stalls: Size and arrangement.	Men's room	$690.00
L-12	Lavatories - Amount, height/clearances, and exposed pipes and surfaces.	Men's room	$490.00
L-13	Mirrors - Amount, Height, and clear floor space.	Men's room	$70.00
L-14	Controls and dispensers - Amount and height.	Men's room	$65.00
L-15	Signage.	Men's room	$75.00 (each)
L-16	Water closets/stalls - Amount, flush controls, and stalls: Size and arrangement, doors, and grab bars.	1 stall provided; not accessible - Women's room.	$690.00
L-17	Lavatories - Amount, heights/clearances, clear floor space, exposed pipes and surfaces, and faucets.	Women's room.	$490.00
L-18	Mirrors - Amount, height, and clear floor space.	Women's room.	$65.00 (each)
L-19	Controls and dispensers - Amount.	Women's room.	$65.00
L-20	Controls and dispensers - Height.	Women's room.	$65.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
L-21	Signage.	Women`s room.	$75.00 (each)
L-22	Showers - Amount, size, seat, grab bars, controls, shower unit, curbs, slope of shower floor to drain.	Men's room showers.	$2,850.00
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
ø	ø	ø	ø
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

LAS VISTAS RECREATION BUILDING 2300 FAIRMONT DRIVE SAN LEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		L-1 L-2 L-3	$17,000.00 $1200.00 $75.00	L-4 L-5 L-6 L-7 L-8 L-9 L-10	$76.00 N/A $179.00 $895.00 $895.00 $350.00 (for ten) $35.00/rm			L-11 L-12 L-13 L-14 L-15 L-16 L-17 L-18 L-19 L-20 L-21 L-22	$690.00 $490.00 $70.00 $65.00 $75.00 ea $690.00 $490.00 $65.00 ea $65.00 $65.00 $75.00 ea $2850.00							
			$18,275.00		$2,430.00				$5,690.00							$26,395.00

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	most routes to building < 48"	36" minimum; 48" for sidewalks	provide accessible route to building				$17,000.00					
b. Maneuvering Area Width For 90 degrees Turns and Around Obstructions	not adequate	refer to ADA Guidelines and UBC	included in 1.a.				included in 1.a.					
2. Passing Space	not adequate	60" x 60" minimum at ≤ 200' intervals	included in 1.a.				included in 1.a.					
3. Surfaces												
a. Texture	some routes have dirt loose gravel	stable, firm and slip resistant	included in 1.a.				included in 1.a.					
b. Change in Level	varies	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	included in 1.a.				included in 1.a.					
4. Slope												
a. Running	all routes in some locations > 1:20	1:20 maximum; steeper than 1:20 requires a ramp	included in 1.a.				included in 1.a.					
b. Cross	< 1:50	1:50 maximum	included in 1.a.				included in 1.a.					

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Ramps-From Las Vistas I and Las Vistas III												
a. Slope	> 1:12	1:12 maximum	included in 1.a.				included in 1.a.					
b. Rise	> 30"	30" maximum for any run	included in 1.a.				included in 1.a.					
c. Horizontal Run	> 30'	refer to ADA Guidelines and UBC	included in 1.a.				included in 1.a.					
d. Handrails i. Location	none provided	on both sides when run is > 72" or rise is > 6"	included in 1.a.				included in 1.a.					

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 provided; not accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	provide accessible entrance				$1200.00					

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide proper signage				$75.00					
3. Doors												
a. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide accessible threshold				$76.00					

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Door-to Storage												
a. Maneuvering Clearance	no 18" and 12" clearance at latch	refer to ADA Guidelines	move file cabinets									
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware				$179.00					

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Door-Entry Door and Door to Stall and Shower Area												
a. Clear Width	26	32" minimum at 90 degrees open	provide accessible toilet				$895.00					
b. Maneuvering Clearance	no 18" and 12" clearance at latch	refer to ADA Guidelines	included in 1.a.				included in 1.a.					
2. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 1.a.				included in 1.a.					
3. Water Closets/Stalls												
a. Number Accessible	1 stall provided: not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 1.a.				included in 1.a.					
b. Height	15 1/2"	17" to 19" to top of seat	included in 1.a.				included in 1.a.					
c. Stalls												
i. Size and Arrangement	near compliance maybe adequate	refer to ADA Guidelines and UBC	provide accessible stall				$690.00					
ii. Doors	23" side approach	32" minimum clear width; 34" for side approach	included in 3.c.i.				included in 3.c.i					
iii. Grab Bar	none provided	refer to ADA Guidelines and UBC	included in 3.c.i				included in 3.c.i					
4. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide accessible lavatory				$490.00					
b. Heights/ Clearances	>54"	refer to ADA Guidelines	included in 4.a.				included in 4.a.					
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a.				included in 4.a.					

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Public Toilet Rooms (Continued)

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Mirrors												
a. Number Accessible	1 provided; not accessible	minimum of one	relocate mirror				$70.00					
b. Heights	48"	40" maximum to bottom of mirror	included in 5.a.				included in 5.a.					
c. Clear Floor Space	to close to side wall	refer to ADA Guidelines	included in 5.a.				included in 5.a.					
6. Controls and Dispensers												
a. Number Accessible	paper dispenser only	one of each required to be accessible	provide accessible soap dispenser				$65.00					
b. Height	>54"	40" above finished floor	included in 6.a.				included in 6.a.					
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage				$75.00 each					

Public Toilet Rooms

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	26"	32" minimum at 90° open	provide accessible toilet door				$895.00					
b. Maneuvering Clearances	no 12" and 18" clearance at latch	refer to ADA Guidelines	included in 1.a.				included in 1.a.					
2. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 1.a.				included in 1.a.					

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Public Toilet Rooms (Continued)

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Water Closets/Stalls												
a. Number Accessible	1 stall provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provided accessible stall				$690.00					
b. Flush Controls												
i. Location	not on wide side	controls for flush valves shall be mounted on the wide side of toilet areas	included in 3. a.				included in 3. a.					
c. Stalls												
i. Size and Arrangement	not adequate	refer to ADA Guidelines and UBC	included in 3. a.				included in 3. a.					
ii. Doors	22" front approach	32" minimum clear width; 34" for side approach	included in 3. a.				included in 3. a.					
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	included in 3. a.				included in 3. a.					
4. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide accessible unit				$490.00					
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 4.a.				included in 4.a.					
c. Clear Floor Space	too close to wall	refer to ADA Guidelines	included in 4.a.				included in 4.a.					
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a.				included in 4.a.					
e. Faucets												
i. Operation	hand wheel	lever, push or electric type	included in 4.a.				included in 4.a.					
5. Mirrors												
a. Number Accessible	1 provided; not accessible	minimum of one	relocate mirror				$65.00					
b. Heights	48"	40" maximum to bottom of mirror	included in 5.a.				included in 5.a.					

Public Toilet Rooms (Continued)

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Clear Floor Space	too close to wall	refer to ADA Guidelines	included in 5.a.				included in 5.a.					
6. Controls and Dispensers												
a. Number Accessible	paper only	one of each required to be accessible	provide accessible soap unit				$65.00					
b. Height	52" paper-	40" above finished floor	relocate unit				$65.00					
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage				$75.00 each					

Recreational Facilities

Men's Room Showers

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Showers												
a. Number Accessible	1 provided' not accessible	if showers are provided, at least one must be accessible	provide accessible shower					$2850.00				
b. Size	not adequate	refer to ADA Guidelines and UBC	included in 1.a.					included in 1.a.				
c. Seat	none provided	required in 36" x 36" shower stalls; 18" above finished floor.	included in 1.a.					included in 1.a.				
d. Grab Bars	none provided	refer to UBC	included in 1.a.					included in 1.a.				
e. Controls												
i. Operation	not accessible	must not require tight grasping or twisting of the wrist	included in 1. a.					included in 1. a.				
ii. Location	>54"	refer to UBC	included in 1. a.					included in 1. a.				

LAS VISTAS RECREATIONAL BUILDING
2300 Fairmont Drive
San Leandro, CA.

Recreational Facilities

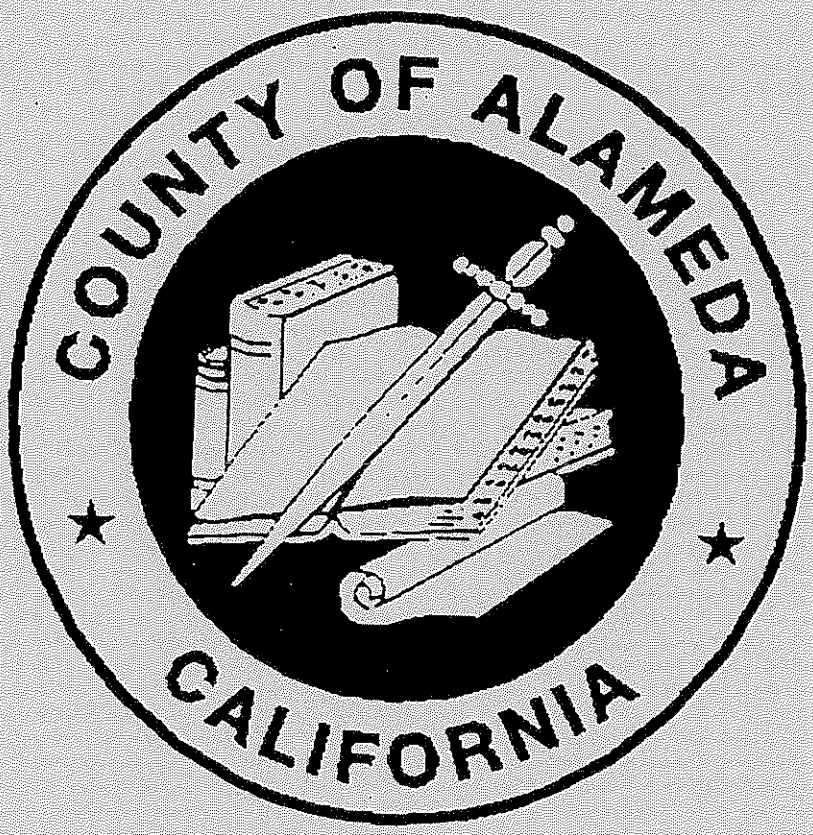
Men's Room Showers

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
f. Shower Unit	no hose provided; head >48" from floor	dual handheld/fixed unit with 60" minimum hose; fixed head permitted at 48" above finished floor	included in 1.a.					included in 1.a.				
g. Curbs	4" curb	< 1/2" and beveled	included in 1.a.					included in 1.a.				
h. Slope of Shower Floor to Drain	not adequate	1:24 maximum:; with drain within 6" of back wall	included in 1.a.					included in 1.a.				

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide adequate signage					$35.00/ rm. (10) $350.00 Total				
b. Contrast	none provided	light characters on dark background or vise versa	included in 1.a.					included in 1.a.				
c. Location	none provided	60" above finished floor	included in 1.a.					included in 1.a.				
2. Directional/ Informational												
a. General	none provided	legible	provide adequate signage					$35.00/ room				
b. Contrast	none provided	light characters on dark background or vise versa	included in 1.a.					included in 1.a.				
Yearly Total							$23,160.00	$3,235.00				

Total Cost Estimate For Las Vistas Recreational Building $26,395.00



Building Transition Plan

An accessibility assessment of

Snedigar Unit 1

and a recommended prioritization
for barrier removal.

Snedigar Unit 1

2300 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: SNEDIGAR UNIT 1 - 2300 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
M-1	Standard Accessible Parking-Amount.	Self - Parking Lot/ Structure.	$450.00
Accessible Route - Exterior			
M-2	Protruding objects - Detectable warnings.	Cooler on porch.	$850.00
M-3	Ramps - Slope, horizontal run, and handrails.		$12,500.00
M-4	Stairs - Handrails.	Stairs to entrance.	$4,800.00
M-5	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$500.00 (for two)
Accessible Route - Interior			
M-6	Doors - Maneuvering clearances.	1 existing single leaf door at entrance.	Technically Unfeasible
M-7	Doors - Thresholds.	1 existing single leaf door at entrance.	[1] NP
M-8	Knob type hardware.	1 existing single leaf door at entrance.	$550.00
M-9	Door closers.	1 existing single leaf door at entrance.	$35.00
M-10	Knob type Hardware.	Typical interior door.	$2,750.00 (for five)
M-11	Door closers.	Typical interior door.	$175.00 (for five)
M-12	Knob type hardware.	Office door.	$550.00
M-13	Doors - Clear width.	Typical men's and women's toilet room doors.	$2,200.00

[1] A cost estimate for barrier removal was not provided by the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
M-14	Controls and operating mechanisms - Clear floor space.	Cutting block protrudes into the clear floor space for the stove in the kitchen.	$50.00
Restrooms.			
M-15	Stalls - Size and arrangement and Doors.	Women's toilet room.	$1,100.00
M-16	Stalls - Grab bars.	Women's toilet room.	$365.00
M-17	Water closets - Height.	Men's toilet room.	$250.00
M-18	Stalls - Size and arrangement and Doors.	Men's toilet room.	$1,100.00
M-19	Stalls - Grab bars.	Men's toilet room.	$365.00
M-20	Urinals - Amount, type, height, and flush controls.	Men's toilet room.	$1,200.00
M-21	Lavatories - Amount, heights/ clearances, and exposed pipes and surfaces.	Women's toilet room.	$1,200.00
M-22	Lavatories - Exposed pipes and surfaces.	Men's toilet room.	$50.00
M-23	Lavatories - Faucets.	Knob type operation on faucet in men's toilet room.	$300.00
M-24	Mirrors - Amount and heights.	Men's toilet room.	$125.00
M-25	Controls and dispensers - Amount and height.	Women's toilet room.	$250.00
M-26	Controls and dispensers - Amount and height.	Men's toilet room.	$220.00
M-27	Signage.	Men's and women's toilet rooms.	$300.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
M-28	Showers - Amount, size, seat, grab bars, shower unit, curbs, enclosures, and slope of shower floor drain.	3 existing showers in the women's recreational facility[2].	$3,500.00
M-29	Showers - Seat.	1 existing shower in the men's recreational facility.	$250.00
M-30	Showers - Grab bars.	1 existing shower in the men's recreational facility.	$365.00
M-31	Showers - Shower unit.	1 existing shower in the men's recreational facility.	$150.00
M-32	Showers - Slope of shower floor to drain.	1 existing shower in the men's recreational facility.	$2,500.00
M-33	Showers - Open showers.	1 existing shower in the men's recreational facility.	$450.00
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
ø	ø	ø	ø
Work Areas.			
M-34	Controls and operating mechanisms - Operation.	Knob controls on stove and sink in kitchen.	$500.00
M-35	Registration counters - Height.	Main registration counter.	$2,000.00

[2]The Schirmer report notes that the "existing bathtub" is "not accessible".

BUILDING SPECIFIC DEFICIENCIES

SNEDIGAR UNIT 1 2300 FAIRMONT DRIVE SAN LEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
M-1	$450.00	M-2	$850.00	M-6	Unfeasible	M-14	$50.00	M-15	$1100.00					M-34	$500.00	
		M-3	$12,500.00	M-7	NP			M-16	$365.00					M-35	$2000.00	
		M-4	$4800.00	M-8	$550.00			M-17	$250.00							
		M-5	$500.00 (for two)	M-9	$35.00			M-18	$1100.00							
				M-10	$2750.00 (for five)			M-19	$365.00							
				M-11	$175.00 (for five)			M-20	$1200.00							
				M-12	$550.00			M-21	$1200.00							
				M-13	$2200.00			M-22	$50.00							
								M-23	$300.00							
								M-24	$125.00							
								M-25	$250.00							
								M-26	$220.00							
								M-27	$300.00 (for two)							
								M-28	$3500.00							
								M-29	$250.00							
								M-30	$365.00							
								M-31	$150.00							
								M-32	$2500.00							
								M-33	$450.00							
	$450.00		$18,650.00		$6,260.00		$50.00		$14,040.00						$2,500.00	$41,950.00

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	none provided	Total Parking in Lot = 21 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible parking space			$450.00						

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	cooler on porch	≤ 4" protruding into area	provide detectable warnings	$850.00								
2. Ramps												
a. Slope	1:6	1:12 maximum	provide an accessible ramp with accessible handrails	$12,500.00								
b. Horizontal Run	parking stall blocks clear run	refer to ADA Guidelines and UBC	included in 2.a.	included in 2.a.								
c. Handrails												
i. Location	none provided	on both sides when run is > 72" or rise is > 6"	included in 2.a.	included in 2.a.								
3. Stairs	to entrance	Note:: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Continuity	handrail does not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	extend handrails 12" beyond top and bottom of stairs			$4,800.00						

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 existing entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance										
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage			$500 00 for two						
3. Doors												
a. Single Leaf Doors	1 existing single leaf door at entrance	one leaf is required to be accessible										
b. Maneuvering Clearances	no 18" clearance on latch side inside door	refer to ADA Guidelines	technically unfeasible							*See Note Below		
c. Thresholds	1-1/2"; not beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide accessible threshold									
d. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide adequate hardware			$550.00						
e. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer			$35.00						

* Note: Documentation of Technical Unfeasibility may be obtained from Departmental office

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$2,750.00 for five						
b. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer			$175.00 for five						
2. Doors	Office											
a. Single Leaf Door	30"	one leaf is required to be accessible	included in 2.b.i.			included in 2.b.i.						
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$550.00						
3. Controls/ Operating Mechanisms (intended for normal use by building occupants)	Kitchen											
a. Clear Floor Space	inadequate for stove	30" x 48" minimum	move cutting block			$50.00						
i. Operation	knob controls on stove and sink	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible controls			$500.00						
4. Registration Counters	Main Registration											
a. Main Counter, or Portion of Main Counter	43" height	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation			$2,000.00				*See Note Below		

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical Women's and Men's											
a. Clear Width	29"	32" minimum at 90° open	provide accessible door			$2,200.00						
2. Water Closets/ Stalls	Women's											
a. Number Accessible	no designated accessible stalls	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i.			included in 2.b.i.						
b. Stalls	Women's Only											
i. Size and Arrangement	standard stall 34" width x 55" depth	refer to ADA Guidelines and UBC	provide 1 accessible stall			$1,100.00						
ii. Doors	23"	32" minimum clear width; 34" for side approach	provide accessible door on new accessible stall (included in 3.c.i.)			included in 3.c.i.						
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars			$365.00						
3. Water Closets/ Stalls	Men's Only											
a. Number Accessible	1 existing designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.i.			included in 3.c.i.						
b. Height	20"	17" to 19" to top of seat	provide an accessible seat height of 17" to 19"			$250.00						
c. Stalls												
i. Size and Arrangement	alternate stall 43" width x 60" depth	refer to ADA Guidelines and UBC	provide standard accessible stall			$1,100.00						

*Note :Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
d. Doors	23"	32" minimum clear width; 34" for side approach	provide accessible door on new accessible stall (inc. in 3.c.i.)			included in 3.c.i.						
i. Grab Bars	inadequate	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall			$365.00						
4. Urinals	Men's Only											
a. Number Accessible	2 existing urinals; 1 designated accessible	one minimum	included in 4.b.			included in 4.b.						
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide an accessible urinal wall hung with elongated rim			$1,200.00						
c. Height	19"	17" maximum to rim	install new accessible urinal at a 17" maximum rim height (included in 4.b.)			included in 4.b.						
d. Flush Controls												
i. Height	45"	44" maximum above finished floor	provide accessible controls on new accessible urinal (included in 4.b.)			included in 4.b.						
5. Lavatories	Women's Only											
a. Number Accessible	4 existing lavatories	minimum of one	included in 5.b.			included in 5.b.						
b. Heights/ Clearances	26" to apron	refer to ADA Guidelines	provide accessible lavatory			$1,200.00						
c. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection on new accessible lavatory (included in 5.b.)			included in 5.b.						
6. Lavatories	Men's Only											
a. Number Accessible	2 existing lavatories; 1 designated accessible	minimum of one	included in 6.b.			included in 6.b.						
b. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection on accessible lavatory			$50.00						
c. Faucets												
i. Operation	knob type	minimum of one	provide accessible faucets on accessible lavatory			$300.00						

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Mirrors	Men's Only											
a. Number Accessible	1 existing mirror	minimum of one	included in 7.b.			included in 7.b.						
b. Heights	43"	40" maximum to bottom of mirror	lower existing mirror to 40" maximum height			$125.00						
8. Controls and Dispensers	Women's Only											
a. Number Accessible	2 existing towel dispensers; 1 existing soap dispenser	one of each required to be accessible	included in 8.b			included in 8.b.						
b. Height	towel dispensers 58"; soap dispensers 51"	40" above finished floor	lower dispensers to 40" maximum			$250.00						
9. Controls and Dispensers	Men's Only											
a. Number Accessible	1 existing towel dispenser; 1 existing soap dispenser	one of each required to be accessible	included in 9.b.			included in 9.b.						
b. Height	towel dispenser 53"; soap dispenser 52"	40" above finished floor	lower dispensers to 40" maximum			$220.00 for two						
10. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage			$300.00 for two						

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Recreational Facilities

Note: Existing bathtub not accessible.

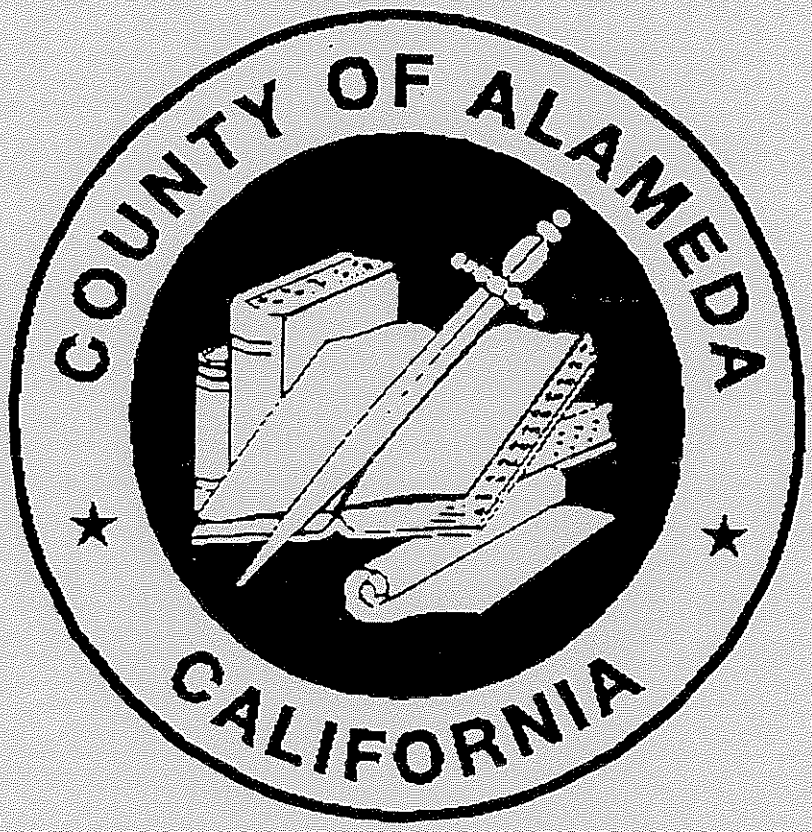
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Showers	Women's											
a. Number Accessible	3 existing	if showers are provided, at least one must be accessible	included in 1.b.				included in 1.b.					
b. Size	36" width x 26" depth	refer to ADA Guidelines; and UBC	provide 1 accessible shower with accessible seat, grab bars and controls				$3,500.00					
c. Seat	fixed chair outside of stalls blocks access	required in 36" x 36" shower stalls; 18" above finished floor, opposite controls	included in 1.b.				included in 1.b.					
d. Grab Bars	none provided	refer to UBC	included in 1.b.				included in 1.b.					
e. Shower Unit	no hose; fixed to wall	dual handheld/fixed unit with 60" minimum hose; fixed head permitted at 48" above finished floor	included in 1.b.				included in 1.b.					
f. Curbs	6" curb	< 1/2" and beveled	included in 1.b.				included in 1.b.					
g. Enclosures	inadequate	not permitted to obstruct transfer from wheelchairs to shower seat	included in 1.b.				included in 1.b.					
i. Slope of Shower Floor to Drain	drain centered	1:24 maximum; with drain within 6" of back wall	included in 1.b.				included in 1.b.					

SNEDIGAR UNIT 1
2300 Fairmont drive
San Leandro, CA.

Recreational Facilities

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Showers	Men's Only											
a. Number Accessible	1 existing shower	if showers are provided, at least one must be accessible	included in 1.d.i.				included in 1.d.					
b. Seat	none provided	required in 36" x 36" shower stalls; 18" above finished floor, opposite controls	provide an accessible seat				$250.00					
c.. Grab Bars	inadequate	refer to UBC	provide accessible handrails				$365.00					
d. Shower Unit	fixed; no hose	dual handheld/fixed unit with 60" minimum hose; fixed head permitted at 48" above finished floor	provide accessible shower head on hose				$150.00					
i. Slope of Shower Floor to Drain	drain centered	1:24 maximum; with drain within 6" of back wall	move drain to within 6" of back wall				$2,500.00					
e. Open Showers	none provided	located in corner, grab bars and seat	refer to recommendations listed above				$450.00					
Yearly Totals				$13,350.00		$21,385.00	$7,215.00					

Total Cost Estimate for Snedigar Unit #1 $41,950.00



Building Transition Plan

An accessibility assessment of

Los Cerros Administration

and a recommended prioritization
for barrier removal.

Los Cerros Administration

2600 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: LOS CERROS ADMINISTRATION - 2600 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
N-1	Standard Accessible Parking-Amount,Surface Slope, Access Aisle.	Self - Parking Lot/Structure.	$350.00
N-2	Van -Accessible Space-Amount-Signage.	Self- Parking Lot/Structure.	$310.00 (each) $930.00
Accessible Route - Exterior			
N-3	Surfaces - Changes in level..	Cracks and holes in sidewalk near side entrance.	$220.00
N-4	Detectable warnings at planters with a vertical drop greater than 4".	Porch area where flower bed is adjacent to porch.	$350.00
N-5	Slope, cross slope, rise, clear width, and handrails.	Ramp at dock area.	$600.00
N-6	Signage	Directional signage at inaccessible entrances. International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way.	$150.00
Accessible Route - Interior			
N-7	Number of accessible entrances. Doors-Front Entrance- Maneuvering Clearances, thresholds, hardware operation. Doors-Side Entrance- Maneuvering Clearances, hardware operation.	Two existing not accessible (front and side entrances)[1].	$1,326.00
N-8	Protruding objects.	Exit sign.	$35.00

[1] Schirmer cites under its "Building/Facility Entrances" category that there are two existing entrances to the building and that neither are accessible. The report cites that an accessible entrance is required, but does not provide a cost for doing so.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
N-9	Clear width, maneuvering clearances, and hardware.	Door leading to Counselor area corridor.	$895.00
N-10	Clear width, maneuvering clearances, and hardware.	Typical counselor office door; Conference room door.	$2,685.00 (total) ($895.00 each)
N-11	Clear width, maneuvering clearances, hardware, and clear floor space.	Men's restroom door.	$895.00
N-12	Clear width, maneuvering clearances, hardware, and clear floor space.	Women's restroom door.	$895.00
N-13	Visual alarms - Amount, features, location, and distribution.	Restrooms, general use areas, hallways	$175.00
N-14	Audible alarms.	Provided outside above manual station.	$160.00 (each)
N-15	Audible alarms - Height.	Provided outside above manual station.	$95.00 (each)
N-16	Braille or raised lettering.	Permanent rooms and spaces.	$35.00 (per door)
Accessible Route Within Program.			
N-17	Clear floor space.	Between portable chairs in conference room.	$35.00
Restrooms.			
N-18	Water closet stalls - Amount, height, size and arrangement, toe clearances, doors, and grab bars.	Men's restroom.	$690.00
N-19	Urinals - Amount, type, height, clear floor space, and flush controls.	Men's restroom.	$508.00
N-20	Lavatories - Knee clearances, clear floor space, and faucets.	Men's restroom.	$490.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
N-21	Mirrors - Amount, heights, and clear floor space.	Men's restroom.	$70.00
N-22	Controls and dispensers - Amount, clear floor space, and height.	Men's restroom.	$130.00
N-23	Signage.	Men's restroom.	$150.00
N-24	Water closet stalls - Amount and height.	Women's restroom.	$690.00
N-25	Grab bars.	Women's restroom.	$130.00
N-26	Lavatories - Amount, knee clearances, clear floor space, exposed pipes and surfaces, and faucets.	Women's restroom.	$490.00
N-27	Mirrors - Amount, height, and clear floor space.	Women's restroom.	$70.00
N-28	Controls and dispensers - Amount, clear floor space, and height.	Women's restroom.	$130.00
N-29	Signage.	Women's restroom.	$150.00
N-30	Amount, size, seat, grab bars, curbs, enclosures, and slope of shower floor to drain.	Women's restroom.	$2850.00
Drinking Fountains.			
N-31	Amount, spout height, spout location, and controls: operation.	Drinking fountain in counselor area corridor.	$1,070.00
Telephones.			
N-32	Fully Accessible Unit Features-Height,volume control, cord length. Number Accessible -Fully Accessible.	3rd thru 5th floor public telephones.	$1,300.00
N-33	Fully Accessible Unit Features- Proturding Object.	3rd thru 5th floor public telephones.	$850.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
N-34	Fully Accessible Unit Features-Height, protruding objects, volume control.	Basement thru 2nd floor public telephones.	$1,300.00
Work Areas.			
N-35	Height and provision of auxiliary counter or equivalent facilitation.	Registration counter at front entry.	$500.00

BUILDING SPECIFIC DEFICIENCIES

LOS CERROS ADMINISTRATION 2600 FAIRMONT DRIVE SAN LEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
N-1	$350.00	N-3	$220.00	N-7	$1326.00	N-17	$35.00	N-18	$690.00	N-31	$1070.00	N-32	$1,300.00	N-35	$500.00	
N-2	$930.00	N-4	$350.00	N-8	$35.00			N-19	$508.00			N-33	$850.00			
		N-5	$600.00	N-9	$895.00			N-20	$490.00			N-34	$1,300.00			
		N-6	$150.00	N-10	$2685.00			N-21	$70.00							
				N-11	$895.00			N-22	$130.00							
				N-12	$895.00			N-23	$150.00							
				N-13	$175.00			N-24	$690.00							
				N-14	$160.00 ea			N-25	$130.00							
				N-15	$95.00 ea			N-26	$490.00							
				N-16	$35.00/dr			N-27	$70.00							
								N-28	$130.00							
								N-29	$150.00							
								N-30	$2850.00							
	$1,280.00		$1,320.00		$7,196.00		$35.00		$6,548.00		$1,070.00		$3,450.00		$500.00	$21,399.00

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	1 existing not accessible	Total Parking in Lot = 14 Required Minimum # o Accessible Spaces = 1	provide 2 accessible parking spaces	$350.00								
b. Surface Slope	1:11	1:50 maximum	included in 1.a.	included in 1.a.								
c. Access Aisle	no marked aisle,	60" minimum width	included in 1.a.	included in 1.a.								
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	provide atlas 3 van-accessible space	$310.00 each $930.00								
b. signage	none provided	International Symbol and "van accessible" sign	included in 2.a.	included in 2.a.								

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	cracks and holes in sidewalk near side entrance	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair sidewalk	$220.00								
b. Detectable Warnings at Reflecting Pools and Planters with >4" Vertical Drop	not provided at porch area where flower bed is adjacent to porch	6" curb	provide detectable warning strip	$350.00								
2. Ramps-at Dock Area												
a. Slope	1:6	1:12 maximum	provide accessible ramp	$600.00								
b. Cross Slope	1:28	1:50 maximum	included in 2.a.	included in 2.a.								
c. Rise	31"	30" maximum for any run										
d. Clear Width	35 1/2"	48" maximum	included in 2.a.	included in 2.a.								
e. Handrail	none provided	on both sides when run is >72" or rise is >6"	included in 2.a.	included in 2.a.								

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Building/Facility Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	2 existing not accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	provide at least one accessible entrance		$1,326.00							
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	included in 1.		$150.00							
3. Doors -Front Entrance												
a. Maneuvering Clearances	no 12 " clearance at latch on inside	refer to ADA Guidelines	included in 1		included in 1.							
b. Thresholds	>1/2"	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	included in 1.		included in 1.							
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 1.		included in 1							
4. Doors -Side Entrance	parking structure entrance											
a. Maneuvering Clearances	no 12" clearance at latch on inside	refer to ADA Guidelines	included in 1.		included in 1.							
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 1.		included in 1.							

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	exist sign	≤ 4" protruding into area	relocate sign	$35.00								
2. Door Leading to Counselor Area Corridor												
a. Clear Width	30"	32" minimum at 90° open	provide accessible door		$895.00 each							
b. Maneuvering Clearance	no 18" at latch on waiting area side; no 12" at latch on corridor side	refer to ADA Guidelines	included in 2.a.		included in 2.a.							
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	included in 2.a.		included in 2.a.							
3. Doors- Typical Counselor Office door Conference Room door												
a. Clear Width	29 1/2"	32" minimum at 90° open	provide accessible door		$895.00 each; $2685.00							
b. Maneuvering Clearance	no 18" and 12" clearance at latch	refer to ADA Guidelines	included in 3.a.		included in 3.a.							
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	included in 3.a.		included in 3.a.							
4. Registration Counters												
a. Main Counter, or Portion of Main Counter	45" high 28" long	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counter						$500.00 * See Note Below			

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 4.a.						included in 4.a.			
5. Fixed or Built. In Seating/ Tables	conference room -no fixed seats portable chairs											
a. Seating For People in Wheelchairs												
i. Clear Floor Space	chairs in way	refer to ADA Guidelines	relocate chairs to provide adequate floor space		$35.00							

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provide	Braille and raised lettering	provide proper signage				$35.00					
b. Location	<60"	60" above finished floor	included in 1. a.				inc. 1.a.					

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Visual Alarms	not provided, strobe provided outside above manual fire alarm station	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide proper visual alarms		$175.00 each;							
a. Features	not 75 candela	xenon strobe type or equivalent; clear or nominal white; 75 candela minimum 1 to 3 Hz	included in 1		included in 1							
b. location	62"	forward reach: 15" to 48" side reach: 9" to 54"	included in 1		included in 1							
c. Distribution	not adequate	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	included in 1		included in 1							
2. Audible Alarms	1 horn provided outside above manual station	15 dbA over prevailing equivalent sound level or 5 dbA over maximum 60 second sound, whichever is greater; 120 dbA maximum	provide proper audible alarms		$160.00 each							
a. Height	> 54"	forward reach: 15" to 48" side reach: 9" to 54"	provide accessible manual fire alarm stations		$95.00							

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:.										
a. Fully Accessible	1 existing telephone on each of the 3rd thru 5th floors; 2 existing telephones on each of the basement thru 2nd floors;	number of each type of telephone provided on each floor = 2 maximum number of telephones that are required to comply = 1 per floor	included in 2.a.	included in 2.a.								

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Fully Accessible Unit Features	3rd thru 5th floor public telephones											
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts.	lower existing units to 54" maximum side reach to top control	$1,300.00 each								
b. Clear Floor Space	adequate	30" x 48" minimum										
c. Protruding Objects	telephone creates a protruding object of 12" at 28" height	telephones should be installed so as not to create a protruding object	provide detectable warnings or reinstall telephone as not to create a protruding object	$850.00								
d. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 2.a.)	included in 2.a.								
e. Controls	push-button	push-button required where available										
f. Telephone Books	below unit	forward reach; 48" maximum reach height; side reach: 54" maximum reach height										
g. Cord Length	27"	29" minimum	provide a minimum length telephone cord of 29"(incl. in 2.a.)	included in 2.a.								
3. Fully Accessible Unit Features	basement thru 2nd floor public telephones											
a. Height	55"	forward reach: 48" maximum above finished floor to all operating parts; side reach: 54" maximum above finished floor to all operating parts	lower existing units to 48" maximum forward reach to top control	$1,300.00 each								
b. Clear Floor Space	adequate space in booth	30" x 48" minimum										
c. Protruding Objects	telephones in booths create protruding objects	telephones should be installed so as not to create a protruding object	provide detectable warnings (included in 3.a.)	included in 3.a.								

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
d. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 3.a.)	included in 3.a.								
e. Controls	push-button	push-button required where available										
f. Telephone Books	none provided	forward reach: 48" maximum reach height; side reach: 54" maximum reach height										
g. Cord Length	29"	29" minimum										

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	26 1/2"	32" minimum at 90° open	provided accessible door room		$895.00							
b. Maneuvering Clearances	no 18" at latch inside room	refer to ADA Guidelines	included in 1.a.		inc. 1.a.							
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	included in 1.a.		inc. 1.a.							
d. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	included in 1.a.		inc. 1.a.							
2. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 1.a.		inc. 1.a.							

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Water Closets/Stalls												
a. Number Accessible	1 existing; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall		$690.00							
b. Height	15 1/2"	17" to 19" to top of seat	included in 3.a.		inc. 3.a.							
c. Stalls												
i. Size and Arrangement	not accessible	refer to ADA Guidelines and UBC	included in 3.a.		inc. 3.a.							
ii. Toe Clearances	<9"	9" standard; if stall depth is > 60", none required	included in 3.a.		inc. 3.a.							
iii. Doors	23"	32" minimum clear width; 34" for side approach	included in 3.a.		inc. 3.a.							
iv. Grab Bars	none provided	refer to ADA Guidelines and UBC	included in 3.a.		inc. 3.a.							
4. Urinals	Men's Only											
a. Number Accessible	1 existing urinal	one minimum	provide 1 accessible unit		$508.00							
b. Type	floor type	stall type or wall hung with elongated rim	included in 4.a.		inc. 4.a.							
c. Height	at floor	17" maximum to rim	included in 4.a..		inc. 4.a.							
d. Clear Floor Space	inadequate	30" x 48" minimum	included in 4.a..		inc. 4.a.							
e. Flush Controls												
i. Height	46"	44" maximum above finished floor	included in 4.a..		inc. 4.a.							
5. Lavatories												
a. Number Accessible	2 existing not accessible	minimum of one	provide accessible unit		$490.00							
b. Heights/ Clearances	25' 1/2" knee clearance	refer to ADA Guidelines	included in 5.a..		inc. 5.a.							

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 5.a..		inc. 5.a.							
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 5.a..		inc. 5.a.							
e. Faucets												
1. Operation	hand wheel	lever, push or electric type	included in 5.a..		inc. 5.a.							
6. Mirrors												
a. Number Accessible	2 existing mirror	minimum of one	relocate mirror		$70.00							
b. Heights	47"	40" maximum to bottom of mirror	included in 6.a..		inc. 6.a.							
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 6.a..		inc. 6.a.							
7. Controls and Dispensers												
a. Number Accessible	both provided, not accessible	one of each required to be accessible	relocate dispensers		$130.00							
b. Clear Floor Space	not adequate	30" x 48" minimum	included in 7.a..		inc. 7.a.							
c. Height	47" soap >50" paper	40" above finished floor	included in 7.a..		inc. 7.a.							
8. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage		$150.00							

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Public Toilet Rooms

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	26 1/2"	32" minimum at 90° open	provided accessible door room		$895.00							
b. Maneuvering Clearances	not adequate	refer to ADA Guidelines	included in 1.a.		inc. 1.a.							
c. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	included in 1.a.		inc. 1.a.							
2. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 1.a.		inc. 1.a.							
3. Water Closets/Stalls												
a. Number Accessible	1 existing; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall		$690.00							
b. Height	15 1/2"	17" to 19" to top of seat	included in 3.a.		inc. 3.a.							
c. Grab Bars (if no Stalls)	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars		$130.00							
4. Lavatories												
a. Number Accessible	1 existing not accessible	minimum of one	provide accessible unit		$490.00							
b. Heights/ Clearances	26' 1/2" knee clearance	refer to ADA Guidelines	included in 4.a.		inc. 4.a.							
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 4.a.		inc. 4.a.							
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a.		inc. 4.a.							
e. Faucets												
i. Operation	hand wheel	lever, push or electric type	included in 4.a.		inc. 4.a.							
5. Mirrors												
a. Number Accessible	1 existing mirror	minimum of one	relocate mirror		$70.00							
b. Heights	49"	40" maximum to bottom of mirror	included in 6.a.		inc. 5.a.							

Public Toilet Rooms (Continued)

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 6.a.		inc. 5.a.							
6. Controls and Dispensers												
a. Number Accessible	both provided, not accessible	one of each required to be accessible	relocate dispensers		$130.00							
b. Clear Floor Space	not adequate	30" x 48" minimum	included in 6.a.		inc. 6.a.							
c. Height	47" soap >50" paper	40" above finished floor	included in 6.a.		inc. 6.a.							
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage		$150.00							

Restroom Facilities

Showers

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Showers												
a. Number Accessible	1 existing not accessible	if showers are provided, at least one must be accessible	provide shower accessible		$2,850.00							
b. Size	not adequate	refer to ADA Guidelines; and UBC	included in 1.a.		inc. 1.a.							
c. Seat	none provided	required in 36"x 36" shower stalls 18" above finished floor, opposite controls	included in 1.a.		inc. 1.a.							
d. Grab Bars	none provided	refer to UBC	included in 1.a.		inc. 1.a.							
i. Operation	requires twisting	must not require tight grasping or twisting of the wrist	included in 1.a.		inc. 1.a.							

LOS CERROS ADMINISTRATION
2600 Fairmont Drive
San Leandro, CA

Restroom Facilities (Continued)

Showers

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
ii. Location	not adequate	refer to UBC	included in 1.a.		inc. 1.a.							
e. Shower Unit	no hose	dual handheld/fixed unit with 60" minimum hose; fixed head permitted at 48" above finished floor	included in 1.a.		inc. 1.a.							
f. Curbs	>4"	<1/2" and beveled	included in 1.a.		inc. 1.a.							
g. Enclosure	not adequate	not permitted to obstruct transfer from wheelchairs to shower seats	included in 1.a.		inc. 1.a.							
h. Slope of Shower Floor to Drain	> 6" from back wall	1:24 maximum; with drain within ^" of back wall	included in 1.a.		inc. 1.a.							

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide accessible hi-lo type	$1,070.00								
2. Spout Height	42"	36" maximum	included in 1.	inc. 1.								
3. Spout Location	front,not parallel to front, 4" are	front of unit, stream parallel to front; 4" minimum arc height	included in 1.	inc. 1.								
4. Controls												
a. Operation	> 5 lbf	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1.	inc. 1.								
Yearly Totals				$7,005.00	$13,859.00		$35.00		$500.00			

TOTAL COST ESTIMATE FOR LOS CERROS ADMINISTRATION $21,399.00

Building Transition Plan

An accessibility assessment of

Juvenile Hall Administration

and a recommended prioritization
for barrier removal.

Juvenile Hall Administration

2200 Fairmont Drive
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: JUVENILE HALL ADMINISTRATION - 2200 FAIRMONT DRIVE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
O-1	Standard Accessible Parking-amount,Surface Slope,Access Aisle- Van-Accessible Spaces - Amount.	Self - Parking Lot/Structure.	$1210.00
Accessible Route - Exterior			
O-2	Changes in level.	Bumps located near building engineer's parking spaces.	$250.00
O-3	Slope and Cross Slope.	Curb ramp at sidewalk area near building engineer's parking spaces.	$700.00
O-4	Handrails - Gripping surface, clearance, and height.	Ramp at loading dock.	$2700.00
Accessible Route - Interior			
O-5	Knob type hardware.	Side entrance at loading dock.	$179.00
O-6	Door closers.	Side entrance at loading dock.	$215.00
O-7	Clear width and maneuvering area width.	Between chairs in 2nd Floor court waiting area.	$35.00
O-8	Surfaces - Texture.	Marble floors in lobby area.	$210.00
O-9	Amount, Automatic operation, hall call buttons, hall lanterns, floor designations, door protective and reopening devices, clearance between car sill and landing, car controls, car position indicators, and emergency communications.	Passenger elevator.	$7,500.00
O-10	Handrails - Gripping surface, clearance, and continuity.	Stairs.	$825.00
O-11	Maneuvering clearances and Hardware: mounting height.	Entry door to men's toilet room on the 1st floor.	$895.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
O-12	Door closers.	Entry door to men's toilet room on the 1st floor.	$35.00
O-13	Door opening force.	Entry door to men's toilet room on the 1st floor.	$35.00
O-14	Maneuvering clearances and Hardware: mounting height.	Entry door to women's toilet room on the 1st floor.	$895.00
O-15	Door closers.	Entry door to women's toilet room on the 1st floor.	$35.00
O-16	Door opening force.	Entry door to women's toilet room on the 1st floor.	$35.00
O-17	Maneuvering clearances and Hardware: mounting height.	Entry door to men's toilet room on the 2nd floor.	$895.00[1]
O-18	Door closers.	Entry door to men's toilet room on the 2nd floor.	$35.00[2]
O-19	Door opening force.	Entry door to men's toilet room on the 2nd floor.	$35.00[3]
O-20	Knob type hardware.	Entry door to the women's toilet room on the 2nd floor.	$125.00
O-21	Door closers.	Entry door to the women's toilet room on the 2nd floor.	$35.00
O-22	Door opening force.	Entry door to the women's toilet room on the 2nd floor.	$35.00
O-23	Knob type hardware.	Entry door to the 2nd floor court room.	$125.00
O-24	Door closers.	Entry door to the 2nd floor court room.	$35.00
O-25	Door opening force.	Entry door to the 2nd floor court room.	$35.00
O-26	Braille and raised lettering.	Permanent rooms and spaces.	$75.00

[1]This cost estimate was borrowed from that assigned to the same deviation in the men's and women's toilet rooms on the first floor, as the Schirmer report did not provide a cost estimate for this deviation.
[2]This cost estimate was borrowed from that assigned to the same deviation in the men's and women's toilet rooms on the first floor, as the Schirmer report did not provide a cost estimate for this deviation.
[3]This cost estimate was borrowed from that assigned to the same deviation in the men's and women's toilet rooms on the first floor, as the Schirmer report did not provide a cost estimate for this deviation.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
O-27	Seating for people in wheelchairs.	2nd floor court writing area; portable chairs.	$70.00
O-28	Passage width and turning space.	Three vending machines in the waiting area and one in the corridor on the 2nd floor.	$70.00
Restrooms.			
O-29	Clear floor space.	Men's toilet room on the 1st floor.	$775.00
O-30	Toilet stalls - Amount.	Men's toilet room on the 1st floor.	$690.00
O-31	Stall size and arrangement and doors.	Men's toilet room on the 1st floor.	$690.00
O-32	Grab bars.	Men's toilet room on the 1st floor.	$130.00
O-33	Urinals - Amount, type, and height.	Men's toilet room on the 1st floor.	$308.00
O-34	Lavatories - Amount and knee clearances.	Men's toilet room on the 1st floor.	$265.00
O-35	Mirrors - Amount and height.	Men's toilet room on the 1st floor.	$70.00
O-36	Controls and dispensers - Amount and height.	Men's toilet room on the 1st floor.	$65.00
O-37	Signage.	Men's toilet room on the 1st floor.	$75.00
O-38	Water closet stalls - Amount, stall size and arrangement, and doors.	Women's toilet room on the 1st floor.	$690.00
O-39	Grab bars.	Women's toilet room on the 1st floor.	$130.00
O-40	Lavatories - Amount, knee clearances, and exposed pipes and surfaces.	Women's toilet room on the 1st floor.	$265.00
O-41	Mirrors - Amount and height.	Women's toilet room on the 1st floor.	$70.00
O-42	Signage.	Women's toilet room on the 1st floor.	$75.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
O-43	Stalls - Amount.	Men's toilet room on the 2nd floor.	$690.00
O-44	Grab bars.	Men's toilet room on the 2nd floor.	$265.00
O-45	Urinals - Amount and height.	Men's toilet room on the 2nd floor.	$308.00
O-46	Lavatories - Amount, knee clearances, exposed pipes and surfaces, and faucets.	Men's toilet room on the 2nd floor.	$265.00
O-47	Signage.	Men's toilet room on the 2nd floor.	$75.00
O-48	Water closet stalls - Amount and stall size and arrangement.	Women's toilet room on the 2nd floor.	$690.00
O-48	Grab bars.	Women's toilet room on the 2nd floor.	$130.00
O-50	Lavatories - Amount, knee clearances, and exposed pipes and surfaces.	Women's toilet room on the 2nd floor.	$265.00
O-51	Signage.	Women's toilet room on the 2nd floor.	$75.00
Drinking Fountains.			
O-52	Amount, spout height, spout location, and controls.	Drinking fountain on the 1st floor corridor.	$308.00
O-53	Amount, spout height, spout location, controls, and clearances.	Drinking fountain on the 2nd floor corridor.	$308.00
Telephones.			
O-54	Amount and fully accessible unit features: Height, clear floor space, protruding objects, volume control, and telephone books.	Bank of telephones on the 1st floor.	$525.00
O-55	Signage.	Bank of telephones on the 1st floor.	$75.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Work Areas.			
O-56	Main counter or portion of main counter and auxiliary counter of equivalent facilitation.	2nd floor court registration counter.	$750.00

BUILDING SPECIFIC DEFICIENCIES

JUVENILE HALL ADMINISTRTATION 2200 FAIRMONT DRIVE SANLEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
O-1	$1210.00	O-2	$250.00	O-5	$179.00	O-27	$70.00	O-29	$775.00	O-52	$308.00	O-54	$525.00	O-56	$750.00	
		O-3	$700.00	O-6	$215.00	O-28	$70.00	O-30	$690.00	O-53	$308.00	O-55	$75.00			
		O-4	$2700.00	O-7	$35.00			O-31	$690.00							
				O-8	$210.00			O-32	$130.00							
				O-9	$7500.00			O-33	$308.00							
				O-10	$825.00			O-34	$265.00							
				O-11	$895.00			O-35	$70.00							
				O-12	$35.00			O-36	$65.00							
				O-13	$35.00			O-37	$75.00							
				O-14	$895.00			O-38	$690.00							
				O-15	$35.00			O-39	$130.00							
				O-16	$35.00			O-40	$265.00							
				O-17	$895.00			O-41	$70.00							
				O-18	$35.00			O-42	$75.00							
				O-19	$35.00			O-43	$690.00							
				O-20	$125.00			O-44	$265.00							
				O-21	$35.00			O-45	$308.00							
				O-22	$35.00			O-46	$265.00							
				O-23	$125.00			O-47	$75.00							
				O-24	$35.00			O-48	$690.00							
				O-25	$35.00			O-49	$130.00							
				O-26	$75.00			O-50	$265.00							
								O-51	$75.00							
	$1,210.00		$3,650.00		$12,324.00		$140.00		$7,061.00		$616.00		$600.00		$750.00	$26,351.00

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		If provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	4 provided; 3 not accessible	Total Parking in Lot = 14 Required Minimum Number of Accessible Spaces = 1	provide 2 accessible parking spaces and 1 van accessible space and correct the 4 existing spaces				$1210.00					
b. Surface Slope	3 of 4 > 1:50; 1 near loading dock adequate	1:50 maximum	included in 1.a				inc.1a					
c. Access Aisle	adequate except no marked aisle provided for space near building engineers space	60" minimum width	included in 1.a				inc.1a					
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a				inc.1a					

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	some bumps located near building engineer's parking spaces	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair				$250.00					
2. Slope		note; Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply										
a. Running	1:12 at sidewalk area near building engineer's parking spaces	1:20 maximum; steeper than 1:20 requires a ramp	reduces slope	$700.00								
b. Cross	at curb ramp > 1:50	1:50 maximum										
3. Handrails												
i. Gripping Surface	1 3/4" diameter, continuous	width or diameter 1-1/4" to 1-1/2", continuous with no interruption posts or construction	provide accessible handrail; modify existing handrail 150 lbf..	$2700.00								
ii. Clearance	2 1/4" between rail and wall if installed adjacent to wall	1-1/2" between rail and wall if installed adjacent to wall	included 3.i	inc.3.i								
iii. Height	32"	34" to 38" from ramp to top of rail	included 3.i	inc.3.i								

Building/Facility Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$179.00				
b. Door Closers	door closer	minimum 3 second sweep time from 70° open to 3" from latch	replace					$215.00				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	adequate except at 2nd floor court waiting area	36" minimum; 48" for corridors with accessible loads of > 10 persons	relocate chairs to provide adequate clear width					$35.00				
b. Maneuvering Area Width For 90° Turn and Around Obstructions	adequate except at 2nd floor court waiting area	refer to ADA Guidelines and UBC	included in 1.a					inc.1.a				
2. Surfaces												
a. Texture	marble floors in lobby area; not slip resistant	stable, firm and slip resistant	provide a slip resistant floor with slip resistant pads	$210.00								
3. Registration Counters	2nd floor court registration counter											
a. Main Counter, or Portion of Main Counter	t51" high<36" long	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter						$750.00			
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 3.a						included in 3.a *See note below			
4. Fixed or Built-in Seating/ Tables												
a. Seating For People in Wheelchairs	none designated		move furniture to, provide designated wheelchair locations					$70.00				
5. Vending Machines												
a. Passage Width and Turning Space	not adequate in waiting area	36" minimum with 60" passing space and turning space	relocate vending machine; provide adequate turning space					$70.00				

*Note: Provide access to a writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include responsibility to assist individuals with disabilities to fill out forms; install a lower counter in the proximity or lower a section of the existing counter.

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	not adequate	Braille and raised lettering	provide proper signage					$75.00				
b. Location	varies	60" above finished floor	included in 1. a					included in 1. a				

Elevators

Building Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	3 existing within building	if provided, all must comply	provide accessible elevator; CAB	$7500.00 +								
Multi-Story Buildings		minimum of one accessible elevator must serve each level unless a ramp is provided										
2. Automatic Operation	>1'2"	self-leveling within 1/2"	included in 1	included in 1 +								
3. Hall Call Buttons												
a. Height	46"	centered at 42" above finished floor with up button on top	included in 1	included in 1 +								
b. Diameter	1/2" square	3/4" minimum	included in 1	included in 1 +								
4. Hall Lanterns	none provided		included in 1	included in 1 +								
5. Floor Designations	none provided			none provided								
6. Door Protective and Reopening Devices	none provided	operates when object passes through at 5" and 29"; effective for 20 seconds	included in 1	none provided								

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA.

Elevators (Continued)

Building Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Clearance Between Car Sill and Landing	>1/4"	1-1/4" maximum	included in 1	included in 1 +								
8. Car Controls												
a. Buttons	1/2" diameter; raised	3/4" diameter; raised or flush	included in 1	included in 1 +								
b. Tactile, Braille, and Visual Indicators	none provided	provide with raised and Braille characters and symbols; visual indicators required	included in 1	included in 1 +								
c. Height	56 1/2"	side approach: 36" to 54" front approach: 35" to 48"	included in 1	included in 1 +								
d. Emergency Stop and Alarm Controls	56 1/2" located at top of control panel	grouped at bottom of control panel; 35" minimum above finished floor	included in 1	included in 1 +								
9. Car Position Indicators												
a. Visual	<1/2" but not working	minimum 1/2" high numerals	included in 1	included in 1 +								
b. Audible	none provided	verbal or tone	included in 1	included in 1 +								
10. Emergency Communications (if provided)	none provided		included in 1	included in 1 +								

+ Note:Correction of this deviation has already been completed.

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Interior Stairs

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	flat 3" wide	width or diameter 1-1/4" to 1-1/2", continuous with no interrupting posts or construction	provide accessible handrails					$825.00				
b. Clearance	1"	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.a.					included in 1.a				

Public Telephones

Bank of 2 telephones-1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	2 provided; not accessible	number of each type of telephone provided on each floor = 2 maximum number of telephones that are required to comply = 1 per floor	provide 1 accessible telephone	$525.00								
b. Accessible for Hearing Impaired	not provided	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a.	included in 1.a.								
2. Fully Accessible Unit Features	3rd thru 5th floor public telephones											
a. Height	63"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.	included in 1.a.								
b. Clear Floor Space	22" between sound walls	30" x 48" minimum	included in 1.a.	included in 1.a.								

Public Telephones (Continued)

Bank of 2 telephones-1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Protruding Objects	> 27" above floor	telephones should be installed so as not to create a protruding object	included in 1.a.	included in 1.a.								
d. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								
e. Telephone Books	none provided	forward reach; 48" maximum reach height; side reach: 54" maximum reach height	included in 1.a.	included in 1.a.								
f. Signage	none	international TDD Symbol; directional signage to nearest text telephone at all telephone banks	provide signage	$75.00								

Public Toilet Rooms

Men's Room- 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 18" clearance at latch on inside	refer to ADA Guidelines	provide accessible door					$895.00				
b. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	included in 1.a					included in 1.a				
c. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust door closer					$35.00				
d. Opening Force												
i. Hinged (Not Fire Doors)	6 lbf.	5 lbf. maximum	adjust door closer					$35.00				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Men's Room- 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Clear Floor Space	not adequate; less than 36" between lavatory and stall partition	refer to ADA Guidelines	provide clear floor space; by relocating lavatory					$775.00				
3. Stalls												
a. Number Accessible	2 stalls provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Stalls												
i. Size and Arrangement	2 provided; not accessible	refer to ADA Guidelines and UBC	provide 1 accessible					$690.00				
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 3.b					included in 3.b				
iii. Grab Bars	none provided;	refer to ADA Guidelines and UBC	included in 3.b provide grab bars					$130.00				
4. Urinals												
a. Number Accessible	2 provided	one minimum	provide 1 accessible urinal					$308.00				
b. Type	full length unit; rim at floor	stall type or wall hung with elongated rim	included in 4.a					included in 4.a				
c. Height	at floor	17" maximum to rim	included in 4.a					included in 4.a				
5. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide 1 accessible lavatory					$265.00				
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines										
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 5a					included in 5a				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Men's Room- 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Mirrors												
a. Number Accessible	1 provided; not accessible	minimum of one	relocate					$70.00				
b. Heights	52"	40" maximum to bottom of mirror	included in 6a									
7. Controls and Dispensers								included in 6a				
a. Number Accessible	paper only	one of each required to be accessible	provide accessible dispenser					$65.00				
b. Height	52"	40" above finished floor	included in 7a					included in 7a				
8. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible;. Geometric Symbols for all facilities	provide proper signage					$75.00				

Public Toilet Rooms

Women's Room-1st floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 18" clearance at latch on inside	refer to ADA Guidelines	provide accessible					$895.00				
b. Thresholds	no threshold	< 1/2" and beveled - 1:2										
c. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	included in 1					included in 1				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Women's Room-1st floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
d. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer					$35.00				
e. Opening Force												
i. Hinged (Not Fire Doors)	6 lbf.	5 lbf. maximum	adjust closer					$35.00				
2. Water Closets/Stalls												
a. Number Accessible	3 stalls provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Stalls												
i. Size and Arrangement	3 provide; not accessible	refer to ADA Guidelines and UBC	included in 2.a.					included in 2.a.				
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 2.a.					included in 2.a.				
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide 1 accessible grab bars					$130.00				
3. Lavatories												
a. Number Accessible		minimum of one	provide 1 accessible lavatory					$265.00				
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 3.a					included in 3.a				
c. Exposed Pipes and Surfaces	not insulated	insulated or configured to protect against contact	included in 3.a					included in 3.a				
4. Mirrors												
a. Number Accessible	1 provided; not accessible	minimum of one	relocate mirror					$70.00				
b. Heights	51 1/2"	40" maximum to bottom of mirror	included in 4.a					included in 4.a				
5. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible. Geometric Symbols for all facilities	provide proper signage					$75.00				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Public Toilet Rooms

Men's Room-2nd Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 18" clearance at latch on inside	refer to ADA Guidelines	provide accessible door					$895.00				
b. Thresholds	no threshold	< 1/2" and beveled - 1:2										
c. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	included in 1. a.					included in 1. a.				
d. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer					$35.00				
e. Opening Force												
i. Hinged (Not Fire Doors)	< 5 lbf..	5 lbf. maximum	adjust closer					$35.00				
2. Stalls												
a. Number Accessible	1 stall provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Stalls												
i. Grab Bars	end side bar only 48" not 54" from back wall	refer to ADA Guidelines and UBC	provide 1 accessible grab bar					$265.00				
3. Urinals												
a. Number Accessible	2 provided; not accessible	one minimum	provide 1 accessible urinal					$308.00				
b. Height	23"	17" maximum to rim	included in 3a					included in 3a				

Public Toilet Rooms (Continued)

Men's Room-2nd Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide 1 accessible lavatory					$265.00				
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 4.a.					included in 4.a.				
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a.					included in 4.a.				
d. Faucets												
i. Operation	handwheel	lever, push or electric type	included in 4.a.					included in 4.a.				
5. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage					$75.00				

Public Toilet Rooms

Women's Room-2nd Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist						$125.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer					$35.00				
c. Opening Force												
i. Hinged (Not Fire Doors)	9 lbf.	5 lbf. maximum	adjust closer					$35.00				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Public Toilet Rooms (Continued)

Women's Room-2nd Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/Stalls												
a. Number Accessible	2 stall provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Stalls												
i. Size and Arrangement	2 provided; not accessible	refer to ADA Guidelines and UBC	included in 2.a.					included in 2.a.				
ii. Grab Bars	side bar only 48" from back wall	refer to ADA Guidelines and UBC	provide accessible grab bar					$130.00				
3. Lavatories												
a. Number Accessible	2 provided; not accessible	minimum of one	provide 1 accessible lavatory					$265.00				
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 3.a.					included in 3.a.				
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 3.a.					included in 3.a.				
4. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage					$75.00				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Drinking Fountains

1st Floor Corridor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 provided; not accessible	50% of units provided per floor; required = 1 If only one provided, use "hi-lo" type	provide hi-lo type unit					$308.00				
2. Spout Height	40"	36" maximum	included in 1.					included in 1.				
3. Spout Location	front of unit; stream not parallel to front; >4" arc	front of unit, stream parallel to front; 4" minimum arc height	included in 1.					included in 1.				
4. Controls												
a. Location	foot pedal	on front or on side near front	included in 1.					included in 1.				

Drinking Fountains

2nd Floor Corridor

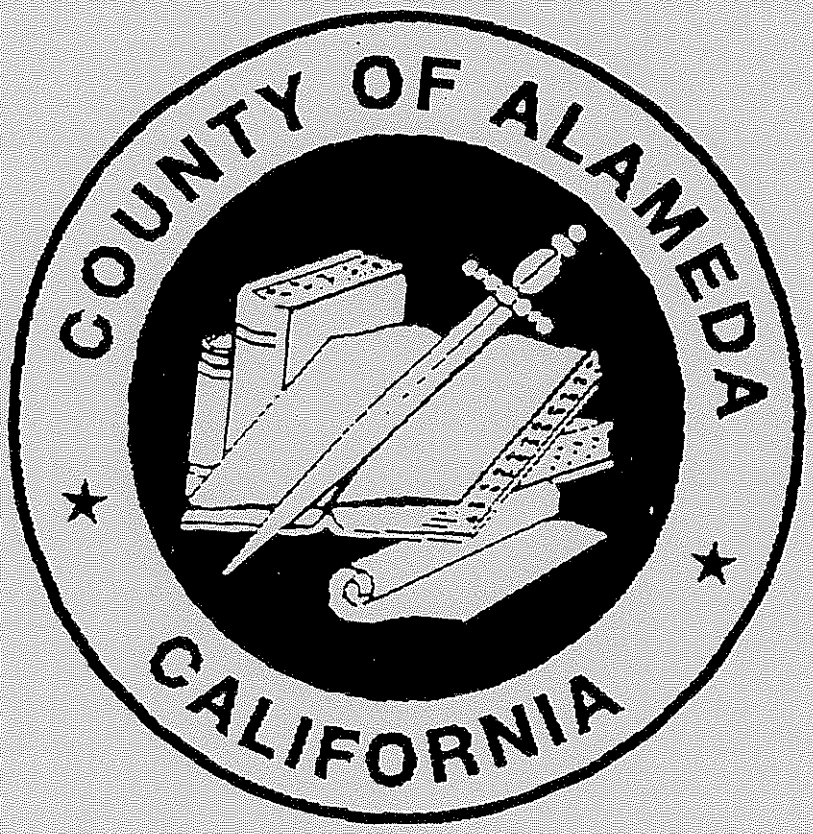
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 provided; not accessible	50% of units provided per floor; required = 1 If only one provided, use "hi-lo" type	provide hi-lo type unit					$308.00				
2. Spout Height	40"	36" maximum	included in 1.					included in 1.				
3. Spout Location	front of unit; stream not parallel to front;>4"arc	front of unit, stream parallel to front; 4" minimum arc height	included in 1.					included in 1.				
4. Controls												
a. Operation	>5 lbf.	on front or on side near front	included in 1.					included in 1.				
5. Clearance												
a. Freestanding Units	not adequate	30"x48" floor space	included in 1.					included in 1.				

JUVENILE HALL ADMINISTRATION BUILDING
2200 Fairmont Drive
San Leandro, CA

Meeting /Banquet Rooms and Assembly Areas

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	at entrance to meeting room											
a. Thresholds	N/A	≤ 3/4" - sliding doors ≤1/2" - all others raised thresholds must be beveled -1:2										
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware					$125.00				
c. Door Closers	3 seconds	minimum 3 second sweep time from 70° open to 3° from latch	adjust door closer					$35.00 each				
d Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fir Doors)	6 lbf..	5 lbf.. maximum	adjust closer					$35.00 each				
Yearly Totals				$11,710.00			$1,460.00	$12,431.00	$750.00			

Total Cost Estimate for Juvenile Hall Administration Building $26,351.00



Building Transition Plan

An accessibility assessment of

Homeless Multi-Service Center

and a recommended prioritization
for barrier removal.

Homeless Multi-Service Center

258 West A Streeet
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: HOMELESS MULTI SERVICE CENTER - 258 WEST A STREET, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
P-1	Standard Accessible Parking-amount,Space Width,Access Aisle, Signage-Van-Accessible Spaces Amount.	Self - Parking Lot/Structure.	$310.00
Accessible Route - Exterior			
P-2	Clear width.	Adequate except fence opening located at sidewalk entrance off of "A" Street sidewalk.	$275.00
P-3	Surfaces - Changes in level.	Step form "A" Street sidewalk to shelter sidewalk.	$600.00
P-4	Slope - Cross slope.	Adequate, except at driveway entrances of Hathway.	$750.00
P-5	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$224.00
Accessible Route - Interior			
P-6	Doors - Thresholds.	Shelter entrance.	$76.00
P-7	Doors Thresholds.	Multi-Service-Center double doors.	[1] $76.00
P-8	Doors - Door closers.	Multi-Service-Center double doors.	$31.00
P-9	Width - Maneuvering area width for 90° turns and around obstructions and passing space.	Adequate except in 2 of the 3 counselor offices in Multi-Service Center.	$35.00
P-10	Protruding objects.	Telephone on wall of lounge area.	$230.00

[1]The report stated that this deviation compiled, however, this appears to be a type-O as the requirement is not met and a cost estimate for barrier removal is listed.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
P-11	Doors - Maneuvering clearance.	Men's and women's dorm entry door.	Technically Unfeasible.
P-12	Doors - Clear width.	Between Multi-Service Center and shelter area.	$25.00
P-13	Doors - Maneuvering clearance.	Between Multi-Service Center and shelter area.	$25.00
P-14	Doors - Clear width.	Laundry room door.	$25.00
P-15	Doors - Maneuvering clearance.	Laundry room door.	$895.00
P-16	Doors - Maneuvering clearances.	No 12" clearance at latch, waste basket in way - men's room.	$25.00
P-17	Doors - Door closers,	Men's room.	$35.00
P-18	Doors - Opening force.	Men's room.	$35.00
P-19	Doors - Door closers.	Women's room.	$35.00
P-20	Door - Maneuvering clearance.	No 18" clearances at latch side in inside - Family restroom.	Technically Unfeasible.
P-21	Doors - Door closers.	Family restroom.	[2] NP
P-22	Doors - Opening force.	Family restroom.	$35.00
P-23	Visual alarms,	Not in restrooms.	$225.00
P-24	Braille and raised lettering.	Permanent rooms and spaces.	$35.00 (each) (10) $350.00 Total
Accessible Route Within Program.			
P-25	Controls and operating mechanisms - Operation.	Microwave oven in dining area.	$250.00
P-26	Vending machines - Clear floor space.	Coke machine.	$35.00

[2] A cost estimate for barrier removal for deviation P-21 was not provided in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
P-27	Controls and operating mechanisms - Clear floor space.	Microwave oven in dining area - Pamphlet information leaflet shelves.	$70.00
P-28	Lavatories - Exposed pipes and surfaces.	Laundry room sink.	$31.00
Restrooms.			
P-29	Water closets/stalls - Amount, height, flush controls, doors, and grab bars.	Men's room.	$690.00
P-30	Lavatories - Amount and height/clearances.	Men's room.	$235.00
P-31	Signage.	Men's room.	$150.00
P-32	Water closets/stalls - Height.	Women's room.	$180.00
P-33	Water closets/stalls - Stalls: Doors.	Women's room.	$300.00
P-34	Water closets/stalls - Stalls: Grab bars.	Women's room.	$130.00
P-35	Lavatories - Amount and heights/clearances.	Women's room.	$235.00
P-36	Signage.	Women's room.	$150.00
P-37	Water closets/stalls - Amount, height, and grab bars.	Family restrooms.	$375.00
P-38	Lavatories - Amount, height, and exposed pipes and surfaces.	Family restrooms.	$265.00
P-39	Signage.	Family restrooms.	$150.00
P-40	Bathtubs - Amount, seat, grab bars, controls, and shower unit.	Family restrooms.	$375.00
P-41	Showers - Amount and seat.	1 [shower] provided not fully accessible.	$85.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
P-42	Amount, accessible for hearing impaired, height, and volume control.	1 provided; not accessible - Shelter lounge area.	$525.00
P-43	Clear floor space.	Shelter lounge area.	$35.00
P-44	Amount, accessible for hearing impaired, protruding objects, and volume control.	Multi-Services area.	$525.00
Work Areas.			
P-45	Controls and operating mechanisms - Height.	Upper shelves not accessible - Microwave oven in dining area- pamphlet information leaflet shelves.	$140.00

BUILDING SPECIFIC DEFICIENCIES

HOMELESS MULTI-SERVICE CENTER 258 WEST A STREET HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
P-1	$310.00	P-2	$275.00	P-6	$76.00	P-25	$250.00	P-29	$690.00			P-42	$525.00	P-45	$140.00	
		P-3	$600.00	P-7	$76.00	P-26	$35.00	P-30	$235.00			P-43	$35.00			
		P-4	$750.00	P-8	$31.00	P-27	$70.00	P-31	$150.00			P-44	$525.00			
		P-5	$224.00	P-9	$35.00	P-28	$31.00	P-32	$180.00							
				P-10	$230.00			P-33	$300.00							
				P-11	Unfeasible			P-34	$130.00							
				P-12	$25.00			P-35	$235.00							
				P-13	$25.00			P-36	$150.00							
				P-14	$25.00			P-37	$375.00							
				P-15	$895.00			P-38	$265.00							
				P-16	$25.00			P-39	$150.00							
				P-17	$35.00			P-40	$375.00							
				P-18	$35.00			P-41	$85.00							
				P-19	$35.00											
				P-20	Unfeasible											
				P-21	NP											
				P-22	$35.00											
				P-23	$225.00											
				P-24	$350.00											
	$310.00		$1,849.00		$2,158.00		$386.00		$3,320.00				$1,085.00		$140.00	$9,248.00

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	1 provided not accessible	Total Parking in Lot = 16 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible space	$310.00								
b. Space Width	94	"96" minimum	included in 1.a	inc. 1.a								
c. Access Aisle	no marked curb provided	60" minimum width	included in 1.a	inc. 1.a								
d. Signage	sign on pavement only	International Symbol	included in 1.a	inc. 1.a								
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	included in 1.a	inc. 1.a								

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	adequate; except fence opening located at sidewalk entrance off of "A Street sidewalk	36" minimum; 48" for sidewalks	provide clear width at "A" Street sidewalk entrance by modifying fence opening	$275.00								
2 Surfaces												
a. Change in Level	step from "A" Street sidewalk to shelter sidewalk	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provided accessible entrance of "A Street by providing a ramp	$600.00								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Slope		note; Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply										
a. Cross	adequate, except at driveway entrance of Pathway	1:50 maximum	provide level sidewalk replace sidewalk	$750.00								

Building/Facility Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide proper signage	$224.00 each								
2. Doors-Shelter Entrance												
a. Thresholds	>1/2" beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	Provide accessible threshold	$76.00								
3. Doors-Multi-Service Center Double Doors												
a. Thresholds	>1/2" beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	Provide accessible threshold	$76.00								
b. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust door closer	$31.00								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Maneuvering Area Width 90° Turns and Around Obstructions	adequate except in 2 of the 3 counselor offices in Multi-Service Center	refer to ADA Guidelines and UBC	relocate furniture to provide adequate maneuvering area		$35.00							
2. Passing Space	some corridors<60x60"	60" x 60" minimum at ≤ 200' intervals	Included in 1.a		inc.1.a							
3. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	telephone on wall of lounge area	≤ 4" protruding into area	lower telephone or provide detectable warnings	$230.00								
4. Doors-Men's and Women's Dorm Entry Door												
a. Maneuvering Clearance	adequate except women's dorm; no 12" clearance latch	refer to ADA Guidelines	* technical unfeasible							* See note below		
5. Doors-Between Multi-Service Center and Shelter Area												
a. Clear Width	33", but couch prevents from being fully open	32" minimum at 90° open	relocate couch		$25.00							
b. Maneuvering Clearances	couch and chairs in way no 12" clearance latch	refer to ADA Guidelines	relocate chairs and couch		$25.00							
6. Doors-laundry Room Door												
a. Clear Width	>32"	32" minimum at 90° open	relocate couch		$25.00							
b. Maneuvering Clearance	no 18" clearance at latch inside room	refer to ADA Guidelines	provide accessible door		$895.00							

* Note: Documentation of Technical Unfeasibility can be obtained from the departmental offices.

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F * See note below	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Controls/ Operating Mechanisms (intended for normal use by building occupants)	*microfiche at tax information center											
a. Operation												
8. Controls/ Operating Mech.(intended for normal use by building occupants)- Microwave Oven in Dining Area - Pamphlet Information Leaflet Shelves	requires twisting to operate	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible microwave	$250.00								
a. Clear Floor Space	not adequate	30" X 48" minimum	provide adequate clear space relocate furniture	$70.00								
b. Height	upper shelves not accessible	forward reach: 15" to 48" side reach: 9" to 54" electrical and communication system receptacles at 15" minimum above the floor	provide accessible shelves relocate shelving	$140.00								
9. Vending Machines Coke Machine												
a. Clear Floor Space	not adequate, furniture in the way	30" x 48" minimum	provide adequate clear space relocate furniture	$35.00								
10. Lavatories- Laundry Room sink												
a. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	wrap pipes	$31.00								

* Note: Designate an employee and alter their job description to include a responsibility to assist individuals with disabilities on a first priority basis and provide signage to that effect on the device.

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide Braille and raised lettering		$35.00 each (10) $350.00 Total							
b. Location	varies	60" above finished floor	included in 1.a		inc. 1.a							

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Visual Alarms	not in Restrooms	in rest rooms, general use areas, hallways, lobbies, and common use areas	replace existing strobe with 75 candela strobe	$225.00								
a. Features	provided but not 75 candela strobes	xenon strobe type or equivalent; clear or nominal white; 75 candela minimum 1 to 3Hz	replace existing strobe with 75 candela strobe									

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Telephones

Shelter Lounge Area

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 provided; not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1 per floor	provided accessible telephone with volume control	$525.00								
b. Accessible For Hearing Impaired	none provided	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a	inc. 1.a								
c. Height	54"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1a	inc. 1.a								
d. Clear Floor Space	couch and chair in way	30" x 48" minimum	move furniture	$35.00								
e. Protruding Objects		telephones should be installed so as not to create a protruding object	relocated									
f. Volume Control	not provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 1.a.)	inc. 1.a								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Telephones

Multi-Services Area

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 provided; not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1 per floor	provided accessible telephone with volume control	$525.00								
b. Accessible For Hearing Impaired	none provided	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a	inc. 1.a								
2. Fully Accessible Unit Features												
a. Protruding Objects	not provided	telephones should be installed so as not to create a protruding object	included in 1.a	inc. 1.a								
b. Volume Control	not provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a	inc. 1.a								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	18" clear width on latch side of door blocked by garbage can	refer to ADA Guidelines	relocate wastebasket	$25.00								
b. Door Closers	2 1/2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer	$35.00								
c. Opening Force												
d. Hinged (Not Fire Doors)	< 5 lbf.	5 lbf. maximum	adjust closer	$35.00								
2. Water Closets/Stalls												
a. Number Accessible	1 stall provided not fully accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall	$690.00								
b. Height	19 1/2"	17" to 19" to top of seat	included in 2.a	inc. 2.a								
c. Flush Controls				inc. 2.a								
i. Operation	lever ,not wide side of stall	hand operated or automatic	included in 2.c.	inc. 2.a								
d. Stalls			included in 2.a	inc. 2.a								
i. Doors	33 1/2" side approach	32" minimum clear width; 34" for side approach	included in 2.a	inc. 2.a								
3. Lavatories												
a. Number Accessible	5 provided; none accessible	minimum of one	relocate unit	$235.00								
b. Heights/ Clearances	no grab bars on back wall end of side grab bar only 51" from back wall	refer to ADA Guidelines	included in 3.a	inc. 3.a								
4. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$150.00								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Toilet Rooms

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer	$35.00								
2. Water Closets/Stalls												
a. Height	19 1/2"	17" to 19" to top of seat	provide accessible unit	$180.00								
b. Stalls												
i. Doors	33 1/2" side approach	32" minimum clear width 34" for side approach	provide accessible door	$300.00								
ii. Grab Bars	end of side grab bar only 48" from back wall	refer to ADA Guidelines and UBC	provide grab bars	$130.00								
3. Lavatories												
a. Number Accessible	4 provided; not accessible	minimum of one	relocate unit	$235.00								
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 3.a.	inc. 3.a.								
4. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$150.00								

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Toilet Rooms

Family Restrooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	no 18" clearance at latch on inside	refer to ADA Guidelines	technically infeasible							*See note below		
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch										
c. Opening Force												
1. Hinged (Not Fire Doors)	8lbf	5lbf. maximum	adjust closer	$35.00								
2. Water Closets/Stalls												
a. Number Accessible	1 water closet provided; not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide accessible water closet	$375.00								
b. Height	19 1/2"	17" to 19" to top of seat	included in 2 a.	inc. 2 a								
c. Grab Bars (if no stalls)	none provided	refer to ADA Guidelines	included in 2 a.	inc. 2 a								
3. Lavatories												
a. Number Accessible	1 provided; not accessible	minimum of one	provide accessible unit	$265.00								
b. Heights/ Clearances	26" knee clearance	refer to ADA Guidelines	included in 3 c.	inc. 3 a								
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 3 c.	inc. 3 a								
4. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$150.00								

***Note: Documentation of Technical Unfeasibility can be obtained from the Departmental Offices.**

HOMELESS SHELTER
258 West A Street
Hayward, CA.

Public Toilet Rooms (Continued)

Family Restrooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Bathtubs												
a. Number Accessible	1 provided; not accessible	if bathtub facilities are provided, at least one must be accessible	provide accessible bathtub hardware	$375.00								
b. Seat	no seat provided	in-tub seat or seat at the head of tub	included in 5.a	inc. 5.a								
c. Grab Bars	none provided	refer to ADA Guidelines	included in 5.a	inc. 5.a								
d. Controls												
i. Location	not adequate	refer to ADA Guidelines	included in 5.a	inc. 5.a								
e. Shower Unit	no hose and hand held unit	dual hand held/fixed unit with hose at least 60" long	included in 5.a	inc. 5.a								

Recreational Facilities

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Showers												
a. Number Accessible	1 provided; not fully accessible	if showers are provided, at least one must be accessible	included in 1.b	inc. 1.b								
b. Seat	seat provided, 21" above finished floor	required in 36"x36" shower stalls; 18" above finished floor, opposite controls	lower seat	$85.00								
Yearly Totals				$7,893.00	$1,355.00							

Total Cost Estimate for Homeless Shelter (Hayward) $9,248.00

Building Transition Plan

An accessibility assessment of

P.W. Field Office (Construction)

and a recommended prioritization
for barrier removal.

P.W. Field Office (Construction)

951 Turner Court
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: PW FIELD OFFICE (CONSTRUCTION) - 951 TURNER COURT, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
Q-1	Standard Accessible Parking- Amount, Access Aisle-Van-Accessible Space- Amount.	Self - Parking Lot/ Structure.	$310.00
Accessible Route - Exterior			
Q-2	Curb Ramps.	None provided at accessible parking space.	$700.00
Q-3	Entrances - Amount.	Main entrance.	N/A
Accessible Route - Interior			
Q-4	Doors - Maneuvering clearances.	Main entrance.	Technically Unfeasible
Q-5	Doors - Threshold.	Main entrance.	$76.00
Q-6	Doors - Hardware height.	Main entrance.	$85.00
Q-7	Protruding Objects - On walls.	Shelf, and copy area work counter.	$25.00
Q-8	Doors - Knob hardware.	Conference room entry door.	$179.00
Q-9	Doors - Clear width and door closers.	Women's room.	$895.00
Q-10	Doors - Clear width.	Men's room.	$895.00
Q-11	Doors - Closers.	Men's room.	$30.00
Q-12	Braille and raised lettering.	Permanent rooms and spaces.	$35.00 ([per] room)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program			
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Restrooms.			
Q-13	Clear floor space.	Women's rooms.	$100.00
Q-14	Water closets/stalls - Amount, Stalls: size and arrangement, and doors.	Women's rooms.	$690.00
Q-15	Water closets/stalls - Height.	Women's rooms.	$180.00
Q-16	Water closets/stalls - Stalls: grab bars.	Women's rooms.	$130.00
Q-17	Lavatories - Amount, height and clearances, exposed pipes and surfaces, and faucets.	Women's rooms.	$495.00
Q-18	Mirrors - Amount, heights and clear floor space.	Women's rooms.	$65.00
Q-19	Controls and dispensers - Amount, clear floor space and height.	Women's rooms. soap dispensers	$70.00
Q-20	Controls and dispenser - Amount, clear floor space and height.	Women's rooms. relocate paper	$70.00
Q-21	Signage	Women's rooms.	$150.00
Q-22	Clear floor space.	Men's rooms.	$100.00
Q-23	Water closets/stalls - Amount, Stalls: size and arrangement, and doors.	Men's rooms.	$690.00
Q-24	Water closets/stalls - Height.	Men's rooms.	$180.00
Q-25	Water closets/stalls - Stalls: grab bars.	Men's rooms.	$130.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Q-26	Urinals - Amount, type, height, and flush controls.	Men's rooms.	$308.00
Q-27	Lavatories - Amount, height and clearances, exposed pipes and surfaces, and faucets.	Men's rooms.	$495.00
Q-28	Mirrors - Amount, and heights.	Men's rooms.	$65.00
Q-29	Controls and dispensers - Amount, and height.	Men's rooms.	$70.00
Q-30	Signage	Men's rooms.	$75.00
Drinking Fountains.			
Q-31	Amount, spout height, spout location, controls, clearances, and Detectable warnings when not located in an alcove.	Drinking fountain.	$1,070.00
Telephones.			
ø	ø	ø	ø
Work Areas.			
ø	ø	ø	ø

BUILDING SPECIFIC DEFICIENCIES

P. W. FIELD OFFICE (CONSTRUCTION) 951 TURNER COURT HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
Q-1	$310.00	Q-2	$700.00	Q-4	Unfeasible			Q-13	$100.00	Q-31	$1070.00					
		Q-3	N/A	Q-5	$76.00			Q-14	$690.00							
				Q-6	$85.00			Q-15	$180.00							
				Q-7	$25.00			Q-16	$130.00							
				Q-8	$179.00			Q-17	$495.00							
				Q-9	$895.00			Q-18	$65.00							
				Q-10	$895.00			Q-19	$70.00							
				Q-11	$30.00			Q-20	$70.00							
				Q-12	$35.00/rm			Q-21	$150.00							
								Q-22	$100.00							
								Q-23	$690.00							
								Q-24	$180.00							
								Q-25	$130.00							
								Q-26	$308.00							
								Q-27	$495.00							
								Q-28	$65.00							
								Q-29	$70.00							
								Q-30	$75.00							
	$310.00		$700.00		$2,220.00				$4,063.00		$1,070.00					$8,363.00

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	1 provided, not accessible	Total Parking in Lot = 11 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible parking space					$310.00				
b. Access Aisle	no marked aisle provided	60" minimum width	included in 1.a.					included in 1.a.				
c. Signage	only on pavement	International Symbol	included in 1.a.					included in 1.a.				
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required =	included in 1.a.					included in 1.a.				

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Curb Ramps	none provided at accessible parking space	accessible route shall be provided	provide curb ramp	$700.00								

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	impossible to change this entrance with out making changes in blockwall, technically unfeasible									
2. Doors												
a. Maneuvering Clearances	no 18" and 12" clearance at latch	refer to ADA Guidelines	technically unfeasible							technically unfeasible. *See note below		
b. Thresholds	7 1/2" beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide accessible threshold					$76.00				
c. Hardware												
i. Mounting Height	45"	30" - 44" above finished floor	relocate hardware					$85.00				

*Note: Documentation of Technical Unfeasibility can be obtained from the Departmental Offices.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects	shelf	leading edges 27" to 80" above surface	remove shelf	$25.00								
a. On Walls	copy area work counter	≤ 4" protruding into area	included in 1	included in 1								
2. Doors-Conference Room Entry Door												
a. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware					$179.00				

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	25"	32" minimum at 90° open	provide accessible door					$895.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer see 1.a.					included in 1.a.				
2. Clear Floor Space	not adequate	refer to ADA Guidelines	relocate locker's					$100.00				
3. Water Closets/Stalls												
a. Number Accessible	1 stall provided, not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide accessible stall					$690.00				
b. Height	19 1/2"	17" to 19" to top of seat	provide accessible seats					$180.00				
c. Stalls												
i. Size and Arrangement	not accessible	refer to ADA Guidelines and UBC	included in 3.a.					included in 3.a.				
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 3.a.					included in 3.a.				
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide grab bars					$130.00				
4. Lavatories												
a. Number Accessible	1 provided, not accessible	minimum of one	provide accessible unit					$495.00				
b. Heights/ Clearances	24" knee clearance	refer to ADA Guidelines	included in 4.a.					included in 4.a.				
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 4.a.					included in 4.a.				
d. Faucets												
i. Operation	handwheel	lever, push or electric type	included in 4.a.					included in 4.a				

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Public Toilet Rooms (Continued)

Women's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Mirrors												
a. Number Accessible	1 provided, not accessible	minimum of one	relocate					$65.00				
b. Heights	48"	40" maximum to bottom of mirror	included in 5.a.					included in 5.a.				
c. Clear Floor Space	not adequate	refer to ADA Guidelines	included in 2					included in 2.				
6. Controls and Dispensers												
a. Number Accessible	paper only	one of each required to be accessible	provide accessible soap dispenser; relocate paper					$70.00 $70.00				
b. Clear Floor Space	not adequate	30" x 48" minimum	included in 6.a.					included in 6.a.				
c. Height	57"	40" above finished floor	included in 6.a.					included in 6.a.				
7. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide proper signage					$150.00				

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	25"	32" minimum at 90° open	provide accessible door					$895.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust door closer					$30.00				

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Clear Floor Space	not adequate	refer to ADA Guidelines	provide clear floor space					$100.00				
3. Water Closets/Stalls												
a. Number Accessible	1 stall provided, not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide accessible stall					$690.00				
b. Height	19 1/2"	17" to 19" to top of seat	provide accessible seat					$180.00				
c. Stalls												
i. Size and Arrangement	not accessible	refer to ADA Guidelines and UBC	included in 3.a.					included in 3.a.				
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 3.a.					included in 3.a.				
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide grab bar					$130.00				
4. Urinals	Men's Only											
a. Number Accessible	1 provided, not accessible	one minimum	provide accessible unit					$308.00				
b. Type	accessible	stall type or wall hung with elongated rim	included in 4.a.					included in 4.a.				
c. Height	34"	17" maximum to rim	included in 4.a.					included in 4.a.				
d. Flush Controls												
i. Height	53"	44" maximum above finished floor	included in 4.a.					included in 4.a.				
5. Lavatories												
a. Number Accessible	1 provided, not accessible	minimum of one	provide accessible unit					$495.00				
b. Heights/ Clearances	24" knee clearance	refer to ADA Guidelines	included in 5.a.					included in 5.a.				
c. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	included in 5.a .					included in 5.a.				

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Men's Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
d. Faucets												
i. Operation	handwheel	lever, push or electric type	included in 5.a.					included 5.a.				
6. Mirrors												
a. Number Accessible	1 provided, not accessible	minimum of one	relocate mirror					$65.00				
b. Heights	45"	40" maximum to bottom of mirror	included in 6.a.					included in 6.a.				
7. Controls and Dispensers												
a. Number Accessible	both provided, paper not accessible	one of each required to be accessible	relocate dispensers					$70.00				
b. Height	soap dispenser - 39" height; towel dispenser - 54" height	40" above finished floor	included in 7.a.					included in 7.a.				
8. Signage	not adequate	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage					$75.00				

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 provided, not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide accessible hi-lo type unit	$1,070.00								
2. Spout Height	45"	36" maximum	included in 1.	included in 1.								
3. Spout Location	stream not parallel to front > 4" arc	front of unit, stream parallel to front; 4" minimum arc height	included in 1.	included in 1.								

PW FIELD OFFICE (CONSTRUCTION)
951 Turner Court
Hayward, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Controls												
a. Operation	lever on spout requires twisting	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1	included in 1								
5. Clearances												
a. Wall/Post Mounted	not in alcove	located within alcove unless deemed acceptable by AHJ	included in 1	included in 1								
	26" apron	27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space										
6. Detectable Warnings When Not Located in an Alcove	none provided	textured area o r wing walls	included in 1.	included in 1.								

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide proper signage					$35.00/ room				
b. Location	varies	60" above finished floor	included in 1.a.					included in 1.a.				
Yearly Totals				$1795.00				$6,568.00				

Total Cost Estimate For PW Field Office (Construction) $8,363.00

Building Transition Plan

An accessibility assessment of

P.W. Field Office (Maintenance)

and a recommended prioritization
for barrier removal.

P.W. Field Office (Maintenance)

951 Turner Court
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: PW FIELD OFFICE (MAINTENANCE) - 951 TURNER COURT, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
R-1	Surfaces - change in level.	Gouges in pavement near front entrance.	$485.00
R-2	Doors - automatic/manual double door: clear floor space.	Front entrance.	$35.00
Accessible Route - Interior			
R-3	Doors - clear width.	Typical double door to office areas and conference room from corridor.	Not Provided
R-4	Doors - clear width.	Typical single hinge door off of corridor.	$895.00
R-5	Doors - maneuvering clearance.	Typical single hinge door to offices and corridor.	$100.00 each
R-6	Visual alarms - features.	Strobe provided are not 75 candela.	$225.00 each
R-7	Doors - Door Closers.	Women's room - Water resource side of building.	$35.00
R-8	Doors - Door Closers.	Men's room - Water resource side of building.	$35.00
R-9	Doors - Door Closers.	Women's room - Architectural services side of building.	$35.00
R-10	Doors - Door Closers.	Men's room - Architectural services side of building.	$35.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program			
R-11	Fixed or built-in seating/tables: knee clearance.	Conference table.	$270.00
Restrooms.			
R-12	Water closets/stalls - Amount.	Women's room - Water resource side of building.	$690.00
R-13	Water closets/stalls - Height.	Women's room - Water resource side of building.	$180.00
R-14	Water closets/stalls - Dispensers.	Women's room - Water resource side of building.	$65.00 each
R-15	Water closets/stalls - Stalls: grab bars.	Women's room - Water resource side of building.	$130.00 each
R-16	Lavatories - Amount, heights/clearances.	Women's room - Water resource side of building.	$235.00
R-17	Water closets/stalls - Dispensers.	Men's room - Water resource side of building.	$65.00 each
R-18	Water closets/stalls - Stalls: grab bars.	Men's room - Water resource side of building.	$75.00
R-19	Lavatories - Amount, heights/clearances.	Men's room - Water resource side of building.	$235.00
R-20	Water closets/stalls - Flush control: operation.	Women's room - Architectural services side of building.	$85.00 each
R-21	Water closets/stalls - Dispensers.	Women's room - Architectural services side of building.	$65.00 each
R-22	Water closets/stalls - Stalls: grab bars.	Women's room - Architectural services side of building.	$75.00 each
R-23	Water closets/stalls - Dispensers.	Men's room - Architectural services side of building.	$65.00 each
R-24	Water closets/stalls - Stalls: grab bars.	Men's room - Architectural services side of building.	$75.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
R-25	Lavatories - Amount.	Men's room - Architectural services side of building.	$235.00
R-26	Lavatories - Heights/clearances.	Men's room - Architectural services side of building.	Not Provided
Drinking Fountains.			
Ø	ø	ø	ø
Telephones.			
R-27	Protruding Objects - on walls.	Public telephone in corridor.	$230.00
R-28	Number Accessible - Volume control.	2 provided; 1 accessible located near suite 100 entrance. Provide volume control.	$185.00
Work Areas.			
R-29	Registration Counters - Main counter or portion of main counter, auxiliary counter of equivalent facilitation.	Water resources reception counter.	Not Provided

BUILDING SPECIFIC DEFICIENCIES

P.W. FIELD OFFICE (MAINTENACE) 951 TURNER COURT HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

tParking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		R-1	$485.00	R-3	NP	R-11	$270.00	R-12	$690.00			R-27	$230.00	R-29	NP	
		R-2	$35.00	R-4	$895.00			R-13	$180.00			R-28	$185.00			
				R-5	$100.00 ea			R-14	$65.00 ea							
				R-6	$225.00 ea			R-15	$130.00 ea							
				R-7	$35.00			R-16	$235.00							
				R-8	$35.00			R-17	$65.00 ea							
				R-9	$35.00			R-18	$75.00							
				R-10	$35.00			R-19	$235.00							
								R-20	$85.00 ea							
								R-21	$65.00 ea							
								R-22	$75.00 ea							
								R-23	$65.00 ea							
								R-24	$75.00							
								R-25	$235.00							
								R-26	NP							
			$520.00		$1,360.00		$270.00		$2,275.00				$415.00			$4,840.00

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	gouges in pavement near front entrance	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair surface to provide stable surface					$485.00				

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors-Automatic/Manual Double Door at front Entrance												
a. Controls/ Operating Mechanisms (intended for normal use by building occupants)	automatic door open button											
i. Clear Floor Space	not inside; chair in way	30" x 48" minimum	relocate chair					$35.00				

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	public telephone in corridor	≤ 4" protruding into area	provide detectable warning	$230.00								

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Doors-Typical Double Door to Office Areas and Conference Room from Corridor												
a. Clear Width	31 1/2" - push/panic bar reduces width	32" minimum at 90° open	provide adequate clear width					not provided				
3. Doors-Typical Single Hinge Door off of Corridor												
a. Clear Width	31" - push/panic bar reduces width	32" minimum at 90° open	provide adequate clear width by installing new door					$895.00				
4. Doors-Typical Single Hinge Door to Offices and Corridor												
a. Maneuvering Clearance	adequate; except some offices- no adequate clearance at latch, furniture in way	refer to ADA Guidelines	provide adequate clearance at latch					$100.00 each				
5. Registration Counters- Water Resources Reception Counter												
a. Main Counter, or Portion of Main Counter	45 1/2 high > 36" long	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counter						not provided *See note below			
b. Auxiliary Counter of Equivalent Facilitation	none provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 5.a						included in 5.a *See note below			
6. Fixed or Built-In Seating/ Tables												
a. Seating For People in Wheelchairs												
i. Knee Clearance	conference table adequate, except in conference room?	minimum of 27" high, 30" wide, and 19" deep	provide table with adequate knee clearance (27")	$270.00								

*Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include responsibility to assist individuals with disabilities to fill out forms; install a lower counter in the proximity or lower a section of the existing counter.

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Women's Room- Water Resource Side of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 1/2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer					$35.00				
2. Water Closets/Stalls												
a. Number Accessible	4 stalls provided; 1 accessible stall not fully accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall					$690.00				
b. Height	20"	17" to 19" to top of seat	provide raised seat					$180.00				
c. Dispensers	18" 12"	19" minimum height; 12" maximum from edge of seat	provide accessible dispenser					$65.00 each				
d. Stalls												
i. Grab Bars	end of side grab bar only 52" from back wall	refer to ADA Guidelines and UBC	provide accessible side grab bar					$130.00 each				
3. Lavatories												
a. Number Accessible	3 provided; not accessible	minimum of one	provide 1 accessible lavatory					$235.00				
b. Heights/ Clearances	34 1/2 counter height	refer to ADA Guidelines	included in 3.a					included in 3.a				

Public Toilet Rooms

Men's Room - Water Resource Side of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 1/2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer					$35.00				

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Men's Room - Water Resource Side of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/Stalls												
a Dispensers	18" 11"	19" minimum height; 12" maximum from edge of seat	relocate					$65.00 each				
b. Stalls												
i. Grab Bars	end side bar only 51" from back wall	refer to ADA Guidelines and UBC	provide accessible side grab bar					$75.00				
3. Lavatories												
a. Number Accessible	4 provided; not accessible	minimum of one										
b. Heights/ Clearances	34 1/2" counter high	refer to ADA Guidelines	provide 1 accessible lavatory					$235.00				

Public Toilet Rooms

Women's Room - Architectural Services Side of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 1/2 seconds	3 second minimum sweep time from 70° open to 3° from latch	adjust door closer					$35.00				
2. Water Closets/Stalls												
a. Flush Controls												
i. Operation	lever not on the wide side	hand operated or automatic	locate lever on wide side of stall					$85.00 each				
b. Dispensers	18" 12"	19" minimum height; 12" maximum from edge of seat	relocate dispenser					$65.00 each				

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

Public Toilet Rooms

Women's Room - Architectural Services Side of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Stalls												
i. Grab Bars	end of side grab bar only 51" from back wall	refer to ADA Guidelines and UBC	provide accessible side grab bar					$75.00 each				

Public Toilet Rooms

Men's Room - Architectural Services Side Of Building

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Door Closers	2 1/2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust door closer					$35.00				
2. Water Closets/Stalls												
a. Dispenser	18" 12"	19" minimum height 12" maximum from edge of seat	relocate dispensers					$65.00 each				
b. Stalls												
i. Grab Bars	end of side grab bar only 49" from back wall	refer to ADA Guidelines and UBC	provide accessible side grab bar					$75.00				
3. Lavatories												
a. Number Accessible	3 provided; not accessible	minimum of one	provide 1 accessible lavatory					$235.00				
b. Heights/ Clearances	34 1/2" high counter	refer to ADA Guidelines						not provided				

PW FIELD OFFICE (MAINTENANCE)
951 Turner Court
Hayward, CA.

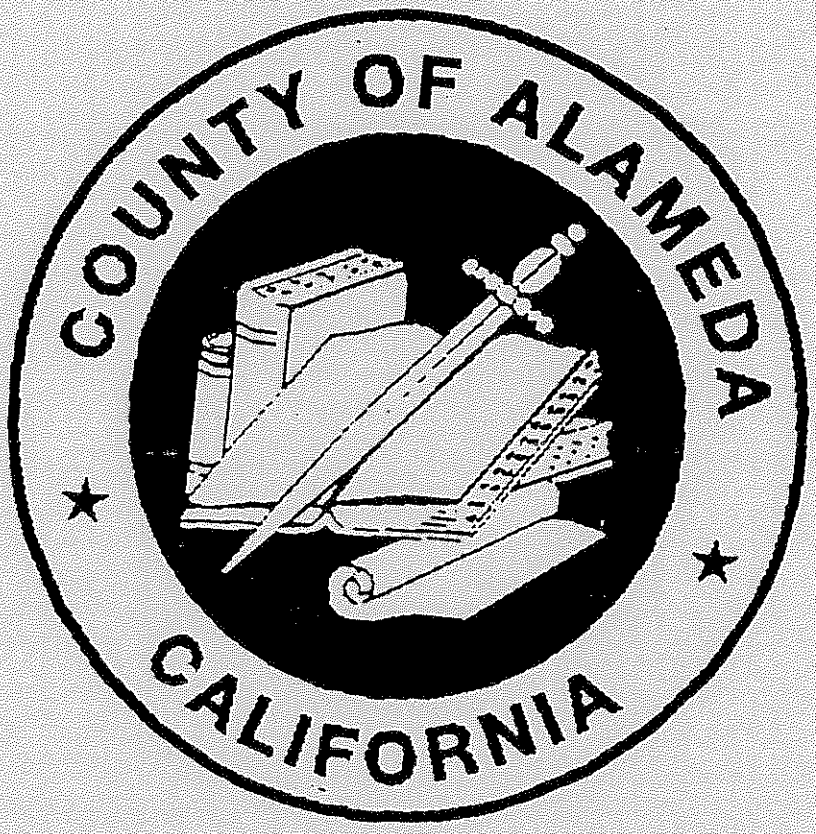
Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Volume Control	not provided	volume control of 12 dbA to 18 dbA above normal	provide volume control					$185.00				

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Visual Alarms	adequate	In rest rooms, general use areas, hallways, lobbies, and common use areas										
a. Features	strobe provided are not 75 candela	xenon strobe type or equivalent; clear or nominal white; 75 candela minimum; 1 to 3 Hz	change strobe to 75 Candela					$225.00 each				
Yearly Total				$500.00				$4,340.00				

Total Cost Estimate For PW Field Office (Maintenance) $4,840.00



Building Transition Plan

An accessibility assessment of

Dublin Library

and a recommended prioritization
for barrier removal.

Dublin Library

7606 Amador Valley Boulevard
Dublin, CA

BUILDING DEVIATION KEY

BUILDING: DUBLIN LIBRARY - 7606 AMADOR VALLEY BOULEVARD, DUBLIN.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
S-1	Standard Accessible Parking- amount..	Self -Parking Lots/ Structure	$900.00
S-2	Van- Accessible Spaces	Self -Parking Lots/ Structure	$450.00
Accessible Route - Exterior			
S-3	Dimensions of gripping surfaces of handrails.	Car rampl at the main entrance to the building.	$800.00
S-4	Slope and width.	Curb ramp at the main entrance to the building.	$1,680.00
S-5	International symbol of accessibility.	Main entrance to the building.	$150.00
S-6	International symbol of accessibility.	Employee and delivery entrance.	$150.00
Accessible Route - Interior			
S-7	Clear width.	Between Bookshelves.	$400.00
S-8	Surface.	Tile at entrance.	§800.00
S-9	Knob type hardware.	Entry Door to the Virginia Bennett Conference/Meeting Room.	$550.00
S-10	Knob type hardware.	Entry Door to the Alice Pitchford Conference Room.	§550.00
S-11	Door opening force.	Entry Door to the Alice Pitchford Conference Room.	$35.00
S-12	Clear Width.	Entry doors to building.	$2,500.00
S-13	Door closers.	Entry doors to building.	$35.00
S-14	Door opening force.	Entry door to men's toilet room.	$35.00

[1] As stated in the "Exterior Routes" portion of the Schirmer Engineering report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
S-15	Door opening force.	Entry door to women's toilet room.	$35.00
S-16	Braille or raised lettering.	Permanent rooms and spaces.	$900.00
S-17	Visual alarm - Amount, features, location, and distribution.	General use area.	$1,000.00
S-18	Audible alarm - Amount.		$1,000.00
S-19	Fire alarms - Clear floor space, height, and operation.	Manual fire alarm stations.	$1,000.00
S-20	Door operation.	Entry door to Alice Pitchford Room.	$550.00
S-21	Door opening force.	Entry door to Alice Pitchford Room.	$35.00
Accessible Route Within Program.			
S-22	No ramp/wheelchair access provided.	Sunken lounge area in Children's Book's and Young Adult Book's.	$1,680.00
Restrooms.			
S-23	Water closet flush controls - location.	Men's toilet room.	$400.00
S-24	Water closet stall size.	Men's toilet room.	$1,200.00
S-25	Urinals - fixture not accessible.	Men's toilet room.	$1,160.00
S-26	Lavatory counter height.	Men's toilet room.	[2] $1,100.00
S-27	Soap dispenser - controls and dispensers.	Men's toilet room.	$110.00
S-28	Water closet flush controls - location.	Women's toilet room.	$400.00
S-29	Water closet stall size.	Women's toilet room.	$1,200.00

[2]The cost information was adapted from that provided for the women's lavatory counter height, which had a parallel deviation. No cost information was provided under the men's lavatory in the Schirmer report, just simply "included in 4.a.", which could be interpreted to me 4.a. of the men's section, regarding urinals, or 4.a. of the women's section regarding lavatory counter heights.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
S-30	Lavatory counter height.	Women's toilet room.	$1,100.00
S-31	Soap dispenser - controls and dispensers.	Women's toilet room.	$110.00
Drinking Fountains.			
S-32	Type, controls, and clearances.	Drinking fountain.	$1,070.00
Telephones.			
S-33	Type and features.	Telephone.	$1,050.00
Work Areas.			
S-34	Focus knob type - Controls and operating mechanisms.	Microfilm cartridge reader/printer.	$400.00
S-35	Knee clearances.	Adult catalogue computers.	$500.00
S-36	Knee clearances.	Children's catalogue computers.	$500.00
S-37	Knee clearances.	Information and public computer.	$500.00
S-38	Knee clearances.	Study tables.	$500.00
S-39	Knee clearances.	Reader/Reference tables.	$500.00

BUILDING SPECIFIC DEFICIENCIES

DUBLIN LIBRARY 7606 AMADOR VALLEY BOULEVARD DUBLIN, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
S-1	$900.00	S-3	$800.00	S-7	$400.00	S-22	$1680.00	S-23	$400.00	S-32	$1070.00	S-33	$1050.00	S-34	$400.00	
S-2	$450.00	S-4	$1680.00	S-8	$800.00			S-24	$1200.00					S-35	$500.00	
		S-5	$150.00	S-9	$550.00			S-25	$1160.00					S-36	$500.00	
		S -6	$150.00	S-10	$550.00			S-26	$1100.00					S-37	$500.00	
				S-11	$35.00			S-27	$110.00					S-38	$500.00	
				S-12	$2500.00			S-28	$400.00					S-39	$500.00	
				S-13	$35.00			S-29	$1200.00							
				S-14	$35.00			S-30	$1100.00							
				S-15	$35.00			S-31	$110.00							
				S-16	$900.00											
				S-17	$1000.00											
				S-18	$1000.00											
				S-19	$1000.00											
				S-20	$550.00											
				S-21	$35.00											
	$1,350.00		$2,780.00		$9,425.00		$1,680.00		$6,780.00		$1,070.00		$1,050.00		$2,900.00	$27,035.00

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	2 provided	Total Parking in Lot = 72 Required Minimum # of Accessible Spaces = 3	restripe to provide 2 accessible spaces				$900.00					
b. Access Aisle	23"	60" minimum width	provide accessible aisle (included in 1.a.)				included in 1.a					
2. Van-Accessible Spaces												
a. Number Provided	none	one in every eight, but not less than one; required = 1	provide 1 van accessible space				$450.00					

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Car Ramps	Main Entrance											
a. Handrails												
i. Gripping Surface	1-7/8" diameter continuous	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails				$800.00					
ii. Clearance	2" at bottom of ramp between rail and planter box	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.a.i.				included in 1.a.i.					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Curb Ramps	At Entrance											
a. Slope	1:6	1:12 maximum	provide accessible curb ramp	$1,680.00								
b. Slope of Flare	1:6	1:10 maximum	included in 2.a	included in 2.a								
3. Curb Ramps												
a. Width	32"	36" minimum, exclusive of flared sides	included in 2.a	included in 2.a								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

*Two book detectors/gates (one entrance and one exit) at entrance near book check counter. The clear width is 32" - 34". The gates or bars protrude in entrance and easily swing aside when pushed.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width*	mostly 40" or more between bookshelves - several places less than 36"	36" minimum; 48" for corridors with accessible loads of > 10 persons	remove/relocate seating benches, chairs and reading tables to provide clear width				$400.00					
b. Maneuvering Area Width For 90° Turns and Around Obstruction	not enough maneuvering areas around book shelves in some locations	refer to ADA Guidelines and UBC	included in 1.a.				included in 1.a.					
2. Surfaces												
a. Texture	stable and firm - tile at entry not slip resistant and no rug provided	stable, firm and slip resistant	provide slip resistant rug just inside second set of doors at lobby area	$800.00								
b. Change in Level	two steps down to lounge areas in children's books and young adult books no handrails	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide ramp at each lounge area	$1,680.00								

DUBLIN LIBRARY
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Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Doors	Virginia Bennett Conference/Meeting Room											
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace with accessible hardware				$550.00					
4. Doors	Alice Pitchford Conference Room											
a. Hardware												
i. Operation	knob type	must not require tight grasping of twisting of the wrist	replace with accessible hardware				$550.00					
b. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	6-8 lbf.	5 lbf. maximum	adjust door closer				$35.00					
5. Controls/ Operating Mechanisms (intended for normal use by building occupants)	microfilm cartridge reader/printer											
a. Operation	focus knob requires twisting	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	replace with accessible hardware or change focus operation to prevent grasping or twisting				$400.00					
6. Fixed or Built-In Seating/ Tables	6 adult catalog computers											
a. Seating For People in Wheelchairs												
i. Knee Clearance	26" knee clearance	minimum of 27" high, 30" wide, and 19" deep	replace with accessible table				$500.00					

DUBLIN LIBRARY
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Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Fixed or Built-In Seating/ Tables	3 children catalog computers											
a. Seating For People in Wheelchairs												
i. Knee Clearance	25" knee clearance	minimum of 27" high, 30" wide, and 19" depth	replace with accessible table				$500.00					
b. Height of Tables/Counters	27"	28" to 34" above finished floor	included in 7.a.i.				included in 7.a.i.					
8. Fixed or Built-In Seating/Tables	1 information & 1 public computer											
a. Seating For People in Wheelchairs												
i. Knee Clearance	25-1/2" knee clearance	minimum of 27" high, 30" wide, and 19" deep	replace with accessible table				$500.00					
b. Height of Tables/Counters	27"	28" to 34" above finished floor	included in 8.a.i				included in 8.a.i.					
9. Fixed of Built-In Seating/Tables	Study Tables > 20											
a. Number Accessible	provided	5%, but not less than one of each										
b. Seating For People in Wheelchairs	not provided		included in 9.b.i				included in 9.b.i.					
i. Knee Clearance	26-1/2" knee clearance	minimum of 27" high, 30" wide, and 19" deep	provide accessible table				$500.00					
10. Fixed of Built-In Seating/Tables	Reader/Reference Tables > 20"											
a. Number Accessible	provided	5%, but not less than one of each	included in 10.b.i				included in 10.b.i.					
b. Seating For People in Wheelchairs												
i. Knee Clearance	23-1/2" knee clearance	minimum of 27" high, 30" wide, and 19" deep	provide accessible table				$500.00					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. From Parking Structures	via. curb ramp	where direct access is provided from structure										
2. Signage	International Symbol not provided at main entrance	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide accessible signage				$150.00					
3. Signage	employee & delivery entrance -none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage at delivery entrance and main entrance						$150.00 *See Note Below			
4. Doors												
a. Double Leaf Doors	2 double doors separated by vestibule not in series	one leaf is required to be accessible	included in 4.b.				included in 4.b.					
b. Clear Width	inside 31-1/2"		provide accessible door				$2,500.00					
c. Door Closers	inside - 2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust door closer				$35.00					

* Note: This is an employment only entrance, so it is not required to be along an accessible route.

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Public Toilet Rooms

Men's Toilet Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Opening Force												
i. Hinged (Not Fire Doors)	7 lbf.	5 lbf. maximum	adjust door closer				$35.00					
2. Water Closets/ Stalls												
a. Flush Controls												
i. Location	on wrong side	controls for flush valves shall be mounted on the wide side of toilet areas	provide flush control on wide side of toilet				$400.00					
b. Stalls												
i. Size and Arrangement	side clear space width > 32"	refer to ADA Guidelines and UBC	provide accessible stall				$1,200.00					
ii. Grab Bars	both sides - not back side > 24" long x 33" high	refer to ADA Guidelines and UBC	included in 2.b.i.				included in 2.b.i.					
3. Urinals												
a. Number Accessible	1 unit provided - not accessible	one minimum	provide accessible urinal				$1,160.00					
4. Lavatories												
a. Heights/ Clearances	35" top; 30" knee clearance	refer to ADA Guidelines					$1,100.00					
b. Exposed Pipes and Surfaces	partially wrapped	insulated or configured to protect against contact	provide pipe protection									
5. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser not accessible; 24" depth from end of sink counter; hand dryer accessible	one of each required to be accessible	provide accessible soap dispenser unit				$110.00					
b. Height	52"	40" above finished floor	included in 5.a.				included in 5.a					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Public Toilet Rooms

Women's Toilet Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Opening Force												
i. Hinged (Not Fire Doors)	9 lbf.	5 lbf. maximum	adjust door closer				$35.00					
2. Water Closets/ Stalls												
a. Flush Controls												
i. Location	on wrong side	controls for flush valves shall be mounted on the wide side of toilet areas	provide flush control on proper side				$400.00					
b. Stalls												
i. Size and Arrangement	clear side space width > 32"	refer to ADA Guidelines and UBC	provide accessible stall				$1,200.00					
ii. Grab Bars	both sides - not back side > 24" long x 33" high	refer to ADA Guidelines and UBC	included in 2.b.i.				included in 2.b.i.					
3. Lavatories												
a. Number Accessible	1 provided	minimum of one	provide accessible unit				$1,100.00					
b. Heights/ Clearances	35" top; 30" knee clearance	refer to ADA Guidelines	included in 3.a.				included in 3.a.					
4. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser - not accessible; 24" depth from end of sink counter; hand dryer accessible	one of each required to be accessible	provide accessible soap dispenser unit				$110.00					
b. Height	52"	40" above finished floor	included in 4.a.				included in 4.a.					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering	Braille and raised lettering	provide accessible signage at 60" above finished floor					$900.00				
b. Location	varies	60" above finished floor	included in 1.a.					included in 1.a.				

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing - not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide accessible unit with volume control				$1,050.00					
2. Fully Accessible Unit Features												
a. Height	57"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.				included in 1.a.					
b. Clear Floor Space	28" x 48"	30" x 48" minimum	included in 1.a.				included in 1.a.					
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.				included in 1.a.					
d. Telephone Books	none provided	forward reach; 48" maximum reach height; side reach: 54" maximum reach height	included in 1.a.				included in 1.a.					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing unit - not hi-lo type	50% of units provided per floor; required = if only one provided, use "hi-lo" type	provide hi-lo unit	$1,070.00								
2. Controls												
a. Operation	lever type; 6-10 lbf.	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1.	included in 1.								
3. Clearances												
a. Wall/Post Mounted	not located within alcove; 26-1/2" apron	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.	included in 1.								
b. Clear Space	28" x 48"	32" x 48" floor space	included in 1.	included in 1.								
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	included in 1.	included in 1.								

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General		if alarm system is provided, then provide visual, audible and auxiliary alarms										
2. Visual Alarms	one strobe provided in general use area only	in rest rooms, general use areas, hallways, lobbies, and common use areas	relocate existing strobe and provide additional 75 candela strobes				$1,000.00					
a. Features	1 horn/strobe provided; not 75 candela	xenon strobe type or equivalent; clear or nominal white; 75 candela minimum; 1 to 3 Hz	included in 2.				included in 2.					

DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Alarms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Location	63"	80" above finished floor or 6" below ceiling, whichever is lower	included in 2.				included in 2.					
c. Distribution	1 provided	≤ 50' distance; in rooms exceeding 100' without 6' above finished floor obstructions, appliances may be 100' apart around perimeter; ≤ 50' distance in corridors										
3. **Audible Alarms**	1 horn provided	15 dbA over prevailing equivalent sound level or 5 dbA over maximum 60 second sound, whichever is greater; 120 dbA maximum	provide additional audible alarms in library and restrooms				$1,000.00					
4. **Manual Fire Alarm Stations**												
a. Clear Floor Space	no clear space or 2 at 3 pull stations	30" x 48" floor space	provide clear floor space (included in 4.b.)				included in 4.b.					
b. Height	66"	forward reach: 15" to 48" side reach: 9" to 54"	lower pull stations				$1,000.00					
c. Operation	pull type - grasping and hard pull required	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible pull control (included in 4.b.)				included in 4.b.					

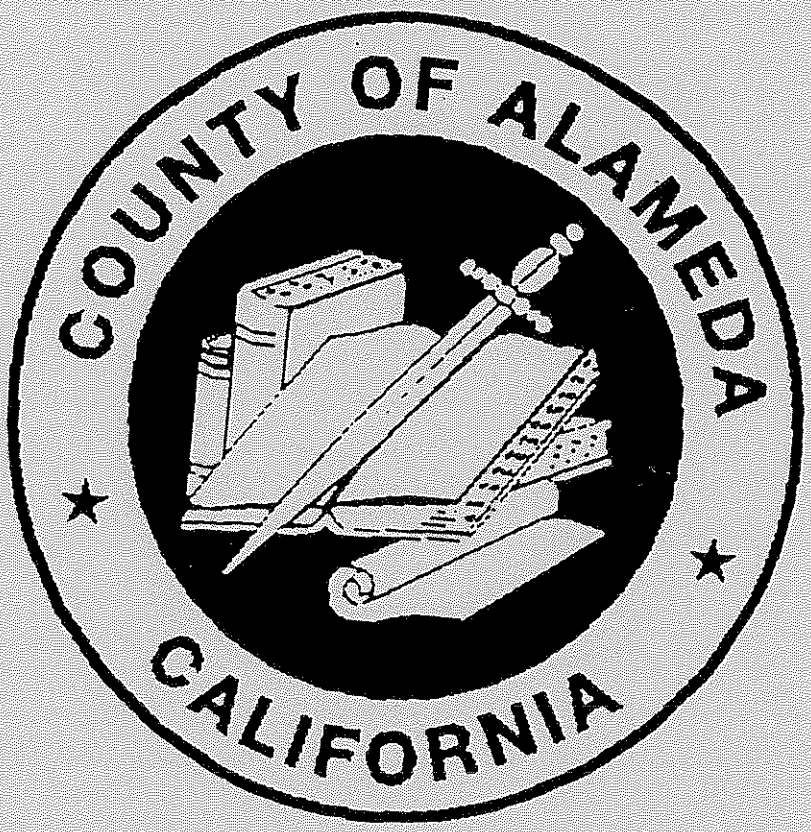
DUBLIN LIBRARY
7607 Amador Valley Boulevard
Dublin, CA.

Meeting/Room

Alice Pitchford Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace hardware				$550.00					
b. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	6-8 lbf.	5 lbf. maximum	adjust door closer				$35.00					
Yearly Totals				$5,230.00			$20,755.00	$900.00	$150.00			

Total Cost Estimate for Dublin Library $27,035.00



Building Transition Plan

An accessibility assessment of

Alameda County Courthouse

and a recommended prioritization
for barrier removal.

Alameda County Courthouse

1225 Fallon Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: ALAMEDA COUNTY COURTHOUSE - 1225 FALLON STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
T-1	Protruding objects.	FDC's on 13th street.	$850.00
T-2	Surfaces - Changes in level.	"> 1/4" in level occurs in sidewalk on all sides of courthouse".	$5,000.00
T-3	Surfaces - Gratings.	"Small rectangular on Oak Street".	$400.00
T-4	Surfaces - Gratings.	Salley port.	[1] NP
T-5	Slopes - Run.	"Sidewalks 12th and 13th". "To main side steps".	$1,680.00
T-6	Slopes - Run.	"Salley port at 12th and 13th Streets - typical".	$2,000.00
T-7	Ramps - Slopes, rise, landings, and handrails.	Salley port ramp.	$1,680.00 [2] $1,250.00
T-8	Curb ramps - Slope and slope of flare.	12th & Fallon/13th & Fallon/13th & Oak.	$1,680.00
T-9	Curb ramps - Slope of flare.	12th and Oak.	$800.00
T-10	Curb ramps - Slope and slope of flare.	Salley port.	$1,680.00
T-11	Stairs - Handrails.	"Main front entrance. See Note".	[3] NP

[1] A cost estimate for barrier removal was not provided.

[2] It is not clear why two cost estimates for barrier removal were provided in the Schirmer report. The corrective action states: "provide accessible ramp with accessible handrails".

[3] A cost estimate for barrier removal was not provided for this deviation. Under the "Existing Condition" column for this deviation, the report states "See Note" without specifying which note it is referring to. Under the "Requirement" column for this deviation is stated "Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply", however the "Corrective Action" requires that "accessible handrails" be provided. However, beneath the "Exterior Routes" section is stated: "Note: The Courthouse building only has stairs to the primary entrance to the building. Access to the Courthouse is provided by the entrance to the Administration Building next door".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
T-12	Stairs - Handrails.	"Side stairs to Front entrance - See [4] Note on page 5" .	$2,000.00
T-13	Stairs - Risers.	"Side entrances - 2 Typical - See Note on page 5".	$4,000.00
T-14	Stairs - Handrails: Gripping Surface, Continuity.	"Provided both sides for Side Entrance".	$800.00
T-15	Signage	Provide accessible signage. Location not stated.	$150.00
T-16	Ramps-Rise.	To Administration Building's designated accessible entrance.	Technically Unfeasible.
T-17	Ramps-Handrails	To Administration Building's designated accessible entrance.	$10,000.00
Accessible Route - Interior			
T-18	Doors - Clear width.	Main entrance - 3 sets of double leaf doors.	$6,500.00
T-19	Doors - Door closers.	Main entrance - 3 sets of double leaf doors.	$35.00
T-20	Doors - Clear width.	Side entrance (2 Typical).	$6,500.00
T-21	Doors - Maneuvering Clearances.	Provide adequate maneuvering clearances. 1 set of double leaf doors. Location not stated.	$6,500.00
T-22	Protruding Objects.	Fire extinguisher sign basement; ashtray 2nd floor room 212; fan on 9th floor.	$200.00
T-23	Surfaces - Change in Level.	Provide level entry at the main entrance.	$2,000.00
T-24	Doors - Clear width.	Glass doors. 1 set of double doors-typical.	$30,000.00
T-25	Doors - Clear width, Thresholds, Opening Force: Hinged and Sliding/Folding Doors.	Wood doors. 1 set of double leaf doors-typical.	$30,000.00

[4]The note on page 5 reads: "Note: The Courthouse building only has stairs to the primary entrance to the building. Access to the Courthouse is provided by the entrance to the Administration Building next door".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
T-26	Doors - Clear width, Maneuvering Clearance, Thresholds, Opening Force: Hinged and Sliding/Folding Doors.	Single leaf doors to stairwell.	NP
T-27	Doors - Clear width, Thresholds.	Double leaf doors to stairwell.	NP
T-28	Doors - Thresholds.	Door to Credit Union. Single wood glass insert-typical.	$126.00
T-29	Doors - Hardware: Operation.	Door to Credit Union. Single wood glass insert-typical.	$550.00
T-30	Doors - Opening Force: Hinged and Sliding/Folding Doors.	Door to Credit Union. Single wood glass insert-typical.	$35.00
T-31	Width- Clear Width, Maneuvering Area Width for 90° Turns and Around Obstructions. Passing Space, Proturding Objects-on walls. Controls/Operating Mechanisms- Clear Floor Space.	Entry to Law Library. Books on shelves proturde throughout library. Manual card catalogue computer copy machines.	Technically Unfeasible
T-32	Doors - Double Leaf Doors, Opening Force: Hinged and Sliding/Folding Doors.	Law Library- 2 set of double leaf doors.	$35.00
T-33	Braille and Raised lettering.	Permanent Rooms and Spaces- General.	$15,000.00
T-34	Manual Fire Alarm Stations- Height, Operation.	Lobbies.	$2,000.00
T-35	Handrails- Gripping surface, Clearance, Continuity. Handrails- Location, Gripping Surface.	Stairs to Main Entrance. Accessible ramp with handrails. Side Entrance.	$1,680.00 $1,250.00 Total $2,930.00
T-36	Treads, Handrails- location, gripping surface, continuity.	Stairs by Sheriff's office to 2nd floor. Not required to comply; elevators furnished.	NP

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
T-37	Treads, Nosings, Handrails-gripping surface, continuity, ends.	Typical stairwell to basement. Not required to comply; elevators furnished.	NP
T-38	Treads, Nosings, Handrails-location, gripping surface, continuity.	Stairs to Law Library.	$20,000.00
T-39	Elevators- Hall Call Buttons, Hall Lanterns, Door Protective and Reopening Devices, Floor Plan, Clearance Between Car Sill and Landing, Car Controls, Car Position Indicators, and Emergency Communications.	Four existing elevators Passenger and Combination Freight/Passenger Elevators	$25,000.00
Accessible Route Within Program.			
T-40	Fixed Seating Wheelchair locations-Amount	Courtroom #1, 2nd floor. Plaintiff and defendants tables allow only 25" knee clearance- provide accessible tables.	$2,500.00
T-41	Assistive Listening Systems-Fixed Seating Areas With Capacity > 50 Occupants.	Courtroom #1, 2nd floor.	$3,000.00
T-42	Access-Clear Width, Maneuvering Area Width for 90° Turns and Around Obstructions, Passing Space.	Courtroom #1, 2nd floor.	$500.00
T-43	Access-To Performing Areas, Surfaces- Change in Level.	Courtroom #1, 2nd floor.	$1,800.00
T-44	Doors-Double Leaf Doors, Clear Width, Hardware: Mounting Height.	Courtroom #1, 2nd floor.	$6,500.00
T-45	Doors-Thresholds.	Courtroom #1, 2nd floor.	$300.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
T-46	Doors-Closers.	Courtroom #1, 2nd floor.	$35.00
T-47	Doors-Opening Force:Hinged and Sliding/Folding Doors.	Courtroom #1, 2nd floor.	$35.00
T-48	Signage-Required Fixed Seating with Folding or No Armrests, Assistive Listening Systems.	Courtroom #1, 2nd floor.	$600.00 for four
Restrooms.			
T-49	Doors-Thresholds.	Typical Basement Women's and Men's.	$126.00
T-50	Water Closet/ Stalls- Number Accessibl, Stalls: Sixe and Arrangement.	Typical Women's and Men's.	$1,100.00
T-51	Water Closet/ Stalls- Height, Flush Control: Location.	Typical Women's and Men's.	$1,120.00
T-52	Water Closet/ Stalls- Stalls: Doors.	Women's Restroom.	$100.00
T-53	Water Closet/ Stalls- Stalls: Grab Bars.	Typical Women's and Men's.	$365.00
T-54	Urinals- Type, Height, Flush Controls: Height.	Men's Restroom.	$1,120.00
T-55	Lavatories- Heights/ Clearances.	Typical Women's and Men's.	$1,200.00
T-56	Lavatories- Exposed Pipes and Surfaces.	Typical Women's and Men's.	$50.00
T-57	Mirrors-Clear Floor Space.	Men's Restroom.	$50.00
T-58	Controls and Dispensers- Height.	Typical Women's and Men's.	$110.00 each

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
T-59	Number Accessible, Controls-operation, Clearances-wall/post mounted.	Drinking Fountains. Typical all Floors and 2 Jury Deliberation Rooms 4th, 6th, & 9th Floor.	$10,000.00
T-60	Detectable Warnings When Not Located in an Alcove.	Drinking Fountains. Typical all Floors and 2 Jury Deliberation Rooms 4th, 6th, & 9th Floor.	$850.00
Telephones.			
T-61	Number Accessible- Fully Accessible, Fully Accessible Unit Features.	1 accessible phone in jury assembly room 2nd floor; 13 inaccessible. Provide 1 fully accessi ble phone per floor excluding 2nd and 10 th floors. Basement-Typical Booth- Phone not accessible. 3rd, 5th, & 7th floors- typical booth phone not accessible. 4th , 6th & 8th floor- phones create protruding objects.	$13,000.00
T-62	Fully Accessible Unit Features-Height.	1st Floor	$1,050.00
T-63	Fully Accessible Unit Features- Protruding Objects.	1st Floor remove shelf below phone.	$100.00
T-64	Fully Accessible Unit Features.	2nd Floor remove portable tables from around phones.	$100.00
Work Areas.			
T-65	Registration Counters-Main Counter, or Portion of Main Counter.	Counters in all offices.	$200.00
T-66	Controls/Operating Mechanisms- Height.	Law Library- Manual card ctalogue	$10,000.00
T-67	Registration Counters-Main Counter, or Portion of Main Counter.	Law Library.	$2000.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
T-68	Fixed or Built-in Seating /Tables-Number Accessible, Seating for people in wheelchairs:Clear Floor Space, Knee Clearance, Height of Tables/Counters	Law Library.	$1000.00

BUILDING SPECIFIC DEFICIENCIES

ALAMEDA COUNTY COURTHOUSE 1225 FALLON STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		T-1	$850.00	T-18	$6500.00	T-40	$2500.00	T-49	$126.00	T-59	$10,000.00	T-61	$13,000.00	T-65	$200.00	
		T-2	$5000.00	T-19	$35.00	T-41	$3000.00	T-50	$1100.00	T-60	$850.00	T-62	$1050.00	T-66	$10,000.00	
		T-3	$400.00	T-20	$6500.00	T-42	$500.00	T-51	$1120.00			T-63	$100.00	T-67	$2000.00	
		T-4	NP	T-21	$6500.00	T-43	$1800.00	T-52	$100.00			T-64	$100.00	T-68	$1000.00	
		T-5	$1680.00	T-22	$200.00	T-44	$6500.00	T-53	$365.00							
		T-6	$2000.00	T-23	$2000.00	T-45	$300.00	T-54	$1120.00							
		T-7	$2930.00	T-24	$30,000.00	T-46	$35.00	T-55	$1200.00							
		T-8	$1680.00	T-25	$30,000.00	T-47	$35.00	T-56	$50.00							
		T-9	$800.00	T-26	NP	T-48	$600.00	T-57	$50.00							
		T-10	$1680.00	T-27	NP		for four	T-58	$110.00 ea							
		T-11	NP	T-28	$126.00											
		T-12	$2000.00	T-29	$550.00											
		T-13	$4000.00	T-30	$35.00											
		T-14	$800.00	T-31	Unfeasible											
		T-15	$150.00	T-32	$35.00											
		T-16	Unfeasible	T-33	$15,000.00											
		T-17	$10,000.00	T-34	$2000.00											
				T-35	$2930.00											
				T-36	NP											
				T-37	NP											
				T-38	$20,000.00											
				T-39	$25,000.00											
			$33,970.00		$147,411.00		$15,270.00		$5,341.00		$10,850.00		$14,250.00		$13,200.00	$240,292.00

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	FDC's on 13th street	≤ 4" protruding into area	provide detectable warnings	$850.00								
2. Surfaces												
a. Change in Level	> 1/4" in level occurs in sidewalk on all sides of courthouse	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair sidewalk as necessary	$5,000.00 +								
b. Gratings - small rectangular on Oak Street	5/8" width opening	1/2" maximum opening width; long dimension perpendicular to direction of travel	replace grating	$400.00 +								
c. Gratings - salley port	> 1/4" change in level; openings parallel to direction of travel	1/2" maximum opening width; long dimension perpendicular to direction of travel	replace grating									
3. Slopes												
a. Running - sidewalks 12th & 13th	1:14	1:20 maximum; steeper than 1:20 requires a ramp	included in 3.b.	included in 3.b.								
b. Running - to main side steps	1:6	1:20 maximum; steeper than 1:20 requires a ramp	provide accessible ramp	$1,680.00 +								
c. Running - salley port at 12th & 13th Streets -typical	> 1:20	1:20 maximum; steeper than 1:20 requires a ramp	provide accessible pathway across salley port entrance	$2,000.00								
d. Cross	> 1:50	1:50 maximum	included in 3.c.	included in 3.c.								

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Ramps	salley port ramp Not open to the public.											
a. Slope	1:7	1:12 maximum	provide accessible ramp with accessible handrails	$1,680.00 $1,250.00 +								
b. Rise	35"	30" maximum for any run	included in 4. a.	included in 4. a.								
c. Landings	none provided		included in 4. a.	included in 4. a.								
d. Handrails	none provided		included in 4. a.	included in 4. a.								
5. Curb Ramps	12th & Fallon/13th & Fallon/13th & Oak											
a. Slope	1:8	1:12 maximum	provide accessible curb ramp	$1,680.00								
b. Slope of Flare	1:4	1:10 maximum	included in 5.a.	included in 5.a.								
6. Curb Ramps	12th and Oak											
a. Slope of Flare	1:8	1:10 maximum	adjust slope of flares	$800.00								
7. Curb Ramps	salley port											
a. Slope	1:6	1:12 maximum	provide accessible curb ramp	$1,680.00								
b. Slope of Flare	1:7	1:10 maximum	included in 7.a.	included in 7.a.								
8. Stairs	Main Front Entrance - See Note	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails	none provided		provide accessible handrails									

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
9. Stairs	Side Stairs to Front Entrance -See Note on page 5	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply										
a. Handrails	none provided		provide accessible handrails	$2,000.00 *See Note Below +								
10. Stairs	Side Entrances - 2 Typical - See Note on page 5	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply										
a. Risers	not uniform	uniform height; open risers not permitted	provide accessible stairs						$4,000.00 *See Note Below			
b. Handrails	provided both sides for Side Entrance											
i. Gripping Surface	sides 2" diameter;	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails						$800.00 *See Note Below			
ii. Continuity	not continuous	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 10.b.i						included in 10.b.i			

* Note: Only stairs connecting levels that are not connected by an elevator, ramp or other accessible means of vertical access, must comply with these requirements.

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Building/Facility Entrances

Note: Additional entrance in salley port not accessible due to inadequate door maneuvering clearances and inaccessible stairs.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	3 existing entrances in courthouse building; one accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 1.b.						included in 1.b.			
2. Doors	Main Entrance											
a. Double Leaf Doors	3 sets of double leaf doors	one leaf is required to be accessible										
b. Clear Width	< 32"	32" minimum at 90° open	provide accessible door									$6,500.00 Completed
c. Door Closers	< 3 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer									$35.00 Completed

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Side Entrance (2 Typical)											
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible	included in 2.b.									included in 2.b. Completed
b. Clear Width	< 32"	32" minimum at 90° open	provide accessible door									$6,500.00 Completed

Note: Salley port entrance inaccessible due to inaccessible ramp from sidewalk and curb ramp. See Exterior Routes Ramp section and Curb Ramp section.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	no International Symbol provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provided accessible signage	$150.00 +								
2. Doors												
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible										
b. Maneuvering Clearances	inadequate	refer to ADA Guidelines	provide adequate maneuvering clearances									$6,500.00 completed

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects	fire extinguisher sign basement; ashtray 2nd floor room 212; fan on 9th floor	leading edges 27" to 80" above surface	relocate	$200.00 +								
2. Surfaces												
a. Texture	not slip resistant	stable, firm and slip resistant										
b. Change in Level	1/2" change in level covered with mat at Main Entrance	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide level entry	$2,000.00 completed +								

Note 1: The majority of door widths are accessible; door hardware is generally not accessible; thresholds are not accessible; door closers and opening forces vary, on existing doors. However, one of the primary entrance ramps has been completed and provides accessible route into the facility.

Note 2: Doors to courtrooms on 3rd, 5th, and 7th floors have inadequate clear width. 1 set of double leaf doors per courtroom.

Note 3: Doors to jury assembly rooms on 4th, 6th, and 8th floors have inaccessible hardware.

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Doors	Courtroom Doors											
a. Double Leaf Doors	1 set of double doors - typical	one leaf is required to be accessible	provide accessible door to each courtroom on the 3rd, 5th, and 7th floors.									
b. Clear Width	< 32"	32" minimum at 90° open			$30,000							
4. Doors	wood jury room doors											
a. Double Leaf Doors	1 set of double leaf doors -typical	one leaf is required to be accessible										
b. Clear Width	< 32"	32" minimum at 90° open	provide accessible door to jury assembly rooms on 3rd, 5th and 7th floors.		$30,000.00							
c. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	provide accessible threshold (included in 4.b.)		included in 4.b.							
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	5-1/2 lbf.	5 lbf. maximum	adjust closers (included in 4.b.)		included in 4.b.							
5. Doors	wood doors to stairwell											
a. Single Leaf Doors	1 single leaf door	one leaf is required to be accessible										
b. Clear Width	< 32"	32" minimum at 90° open	accessible door not required due to elevator									
c. Maneuvering Clearance	less than adequate	refer to ADA Guidelines	included in 5. b.									
d. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	included in 5. b.									
e. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	11 lbf.	5 lbf. maximum	adjust closers									

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Doors	doors to stairwells											
a. Double Leaf Doors	typical - 2 sets double leaf doors	one leaf is required to be accessible										
b. Clear Width	27-1/2"	32" minimum at 90' open	accessible door not required due to elevators									
c. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	includec in 6.b.									
7. Doors	door to Credit Union											
a. Single Leaf Doors	single wood glass insert - typical	one leaf is required to be accessible										
b. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	provide accessible threshold		$126.00							
c. Hardware												
i. Operation	knob type	must not require tight grasping o twisting of the wrist	provide accessible hardware		$550.00							
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	7 lbf.	5 lbf. maximum	adjust closer		$35.00							
8. Ramps	to Administration Building's designated accessible entrance											
a. Rise	> 30"	30" maximum for any run	technically unfeasible							technically unfeasible * See Note Below		
b. Handrails	none provided		provide accessible handrails	$10,000.00								

Note: Microfiche machines at tables with inadequate knee clearance; provide accessible tables.

* Note: Documentation of technical unfeasibility can be obtained at the Departmental Offices.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
9. Registration Counters												
a. Main Counter, or Portion of Main Counter	> 36" height in all offices	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counters or equivalent facilitation						$200.00 *See Note Below			

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include responsibility assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Note: Work counters create protruding objects - provide detectable warnings; pad supports.

Interior Routes

Law Library

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Note: Entry to Library requires passing detector with < 36" clear width.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	majority of book shelves < 36" width in aisles between	36" minimum; 48" for corridors with accessible loads of > 10 persons	technically unfeasible						technically unfeasible *See Note Below			
b. Maneuvering Area Width For 90° Turns and Around Obstructions	inadequate	refer to ADA Guidelines and UBC	included in 1.a.									
2. Passing Space	inadequate	60" x 60" minimum at ≤ 200' intervals	included in 1.a									
3. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	books on shelves protrude throughout library	≤ 4" protruding into area	shelve books create protruding objects (included in 1.b.)									

* Documentation of technical unfeasibility can be obtained from the Departmental Office.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Routes (Continued)

Law Library

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Doors												
a. Double Leaf Doors	2 sets of double leaf doors	one leaf is required to be accessible	included in 4.b.i.	included in 4.b.i. +								
b. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	7 lbf.	5 lbf. maximum	adjust closer	$35.00 +								
5. Controls/ Operating Mechanisms (intended for normal use by building occupants)	manual card catalogue computer copy machines											
a. Clear Floor Space	inadequate	30" x 48" minimum	included in 1.a.									
b. Height	manual card catalogue 59"	forward reach: 15" to 48" side reach: 9" to 54" electrical and communication system receptacles at 15" minimum above the floor	provide accessible card catalogue						$10,000.00			
6. Registration Counters												
a. Main Counter, or Portion of Main Counter	39" and 40" counters > 36" height	minimum length of 36" and maximum height of 36" above finished floor	provide an auxiliary counter or equivalent facilitation						$2,000.00			

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Routes (Continued)

Law Library

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Fixed or Built-In Seating/ Tables												
a. Number Accessible	none provided	5%, but not less than one of each	provide 2 accessible study tables		$1,000.00							
b. Seating For People in Wheelchairs												
i. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 10.a.		included in 10.a							
ii. Knee Clearance	24"	minimum of 27" high, 30" wide, and 19" deep	included in 10.a.		included in 10.a							
c. Height of Tables/Counters	26"	28" to 34" above finished floor	included in 10.a.		included in 10.a							

* Note: Alter job description of staff member to require that individuals with disabilities be given unlimited research assistance on a priority basis and on demand.

** Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section existing counter.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide adequate signage				$15,000.00					

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	Existing system 3 elevator recall smoke detectors located in lobbies	if alarm system is provided, then provide visual, audible and auxiliary alarms										
2. Manual Fire Alarm Stations												
a. Height	58"	forward reach: 15" to 48" side reach: 9" to 54"	provide accessible manual pull stations in required locations	$2,000.00 +								
b. Operation	inadequate	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	included in 2.a.	included in 2.a. +								

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Stairs

Note: Main Entrance - 3 Typical Stairs

Side Entrance - 1 Typical Stair Each Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails	Main Entrance											
a. Gripping Surface	2-1/2"; flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	accessible ramp with handrails						$1,680.00 $1,250.00 *See Note Below			
b. Clearance	2-1/2"	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.a						included in 1.a			
c. Continuity	does not extend at bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.a						included in 1.a			
2. Handrails	Side Entrance								* See Note Below			
a. Location	In center only	on both sides of stairs	included in 1.a.						included in 1.a			
b. Gripping Surface	1-3/4"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.a.						included in 1.a			

* Note: Only stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements. Since a ramp has been installed connecting the public sidewalk with an accessible entrance, these stairs are exempted from coverage.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Stairs

By Sheriff's Office to 2nd Floor

Note: 2 intermediate landings 65" x 61"; 66" x 65"

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	10-1/2"	11" minimum	not required to comply; elevators furnished						not required to comply; elevators furnished. *See Note Below			
2. Handrails												
a. Location	one side only	on both sides of stairs	included in 1.									
b. Gripping Surface	2-1/4"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.									
c. Continuity	does not extend to end of stairs at top or bottom of round landing	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.									

* Note: Only stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements. Since a ramp has been installed connecting the public sidewalk with an accessible entrance, these stairs are exempted from coverage.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Stairs

Typical Stairwell to Basement

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	9"	11" minimum	not required to comply; elevators furnished						not required to comply; elevators furnished. *See Note Below			
2. Nosings	not rounded	refer to ADA Guidelines	included in 1.									
3. Handrails												
a. Gripping Surface	1-3/4"; rounded outside 2-1/4"; rounded inside	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.									
b. Continuity	not continued around landing outside	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.									
c. Ends	rounded; broken off in places	rounded or returned smoothly	included in 1.									

* Note: The two levels are connected by elevator, consequently, these stairs are not part of an accessible route.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Interior Stairs

Law Library

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	8-1/2"	11" minimum	provide accessible stairs with accessible handrails		$20,000.00							
2. Nosings	not rounded	refer to ADA Guidelines	included in 1.		included in 1.							
3. Handrails												
a. Location	on 1 side only	on both sides of stairs	included in 1.		included in 1.							
b. Gripping Surface	1-3/4" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.		included in 1.							
c. Continuity	not continuous	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.		included in 1.							

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	4 existing elevators	If provided, all must comply										
2. Hall Call Buttons												
a. Height	returned at 48-1/2"	centered at 42" above finished floor with up button on top	provide accessible hall call buttons			$25,000.00						
3. Hall Lanterns												
a. Dimensions	up indicated sign 2" height	2-1/2" smallest dimension	included in 2.a.			included in 2.a.						
b. Signals												
i. Audible	not all elevator audible signals work	verbal or one tone for up and two for down	included in 2.a.			included in 2.a.						
4. Door Protective and Reopening Devices	door strikes passenger before stopping closing	operates when object passes through at 5" and 29"; effective for 20 seconds	included in 2.a.			included in 2.a.						
5. Floor Plan												
a. Car Width												
i. Door Centered	74"	80" minimum	included in 2.a.			included in 2.a.						
6. Clearance Between Car Sill and Landing	1-1/2"	1-1/4" maximum	included in 2.a.			included in 2.a.						
7. Car Controls												
a. Height	front approach 49"	side approach: 36" to 54" front approach: 35" to 48"	included in 2.a.			included in 2.a.						

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Elevators (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
8. Car Position Indicators												
a. Audible	none provided	verbal or tone	included in 2.a.			included in 2.a.						
9. Emergency Communications (if provided)												
a. Cord Length of Handset	18"	29" minimum	included in 2.a.			included in 2.a.						
b. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	included in 2.a.			included in 2.a.						

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 accessible phone in jury assembly room 2nd floor; 13 inaccessible	number of each type of telephone provided on each floor = maximum of 4 phones per floor number of telephones that are required to comply = 1 per floor = total of 9	provide 1 fully accessible phone per floor excluding 2nd and 10th floors		$13,000.00							

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Fully Accessible Unit Features	Basement - Typical Booth -Phone not accessible		included in 1.a.		included in 1.a.							
3. Fully Accessible Unit Features	1st floor											
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower 1 existing phone or provide 1 fully accessible phone		$1,050.00							
b. Protruding Objects	phones are flush but shelf below > 4"	telephones should be installed so as not to create a protruding object	remove shelf	$100.00								
4. Fully Accessible Unit Features	2nd floor - accessible phone in jury assembly room provided portable tables are removed from around phone.		move portable tables		$100.00							
5. Fully Accessible Unit Features	3rd, 5th & 7th floors - typical booth phone not accessible		included in 1.a.		included in 1.a.							
6. Fully Accessible Unit Features	4th, 6th & 8th floors - phones create protruding objects		included in 1.a.		included in 1.a.							

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Public Toilet Rooms

Note: Public toilet rooms on all floors provide signage to the designated accessible basement public toilets.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical Basement Women's and Men's											
a. Thresholds	1/2"; not beveled	< 1/2" and beveled - 1:2	provide accessible threshold	$126.00 +								
2. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	Women's - 8 stalls provided - 1 designated accessible Men's - 7 stalls provided - 1 designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 alternate stall per toilet room	$1,100.00 +								
b. Height	16"	17" to 19" to top of seat	provide accessible fixtures	$1,120.00 +								
c. Flush Controls												
i. Location	located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas	included in 2.b.	included in 2.b. +								
d. Stalls												
i. Size and Arrangement	only 32" from front of toilet to wall; 69" x 58"	refer to ADA Guidelines and UBC	provide standard stall (included in 2.a.)	included in 2.a. +								
ii. Doors	Women's 33" blocked by couch;	32" minimum clear width;	relocate couch in Women's to allow adequate approach		$100.00							
iii. Grab Bars	Typical Women's & Men's -rear grab bar 24" length; grab bar height 32"	refer to ADA Guidelines and UBC	provide accessible grab bars		$365.00							
3. Urinals	Men's											
a. Number Accessible	4 existing	one minimum										
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide 1 accessible urinal		$1,120.00							
c. Height	24-1/2"	17" maximum to rim	included in 3.b.		included in 3.b.							
d. Flush Controls												
i. Height	51-1/2"	44" maximum above finished floor	included in 3.b.		included in 3.b.							

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Public Toilet Rooms (Continued)

Note: Public toilet rooms on all floors provide signage to the designated accessible basement public toilets.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Lavatories	Typical Women's and Men's											
a. Number Accessible	4 existing lavatories	minimum of one										
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	provide 1 accessible lavatory		$1,200.00							
c. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection on new accessible lavatory		$50.00							
5. Mirrors												
a. Number Accessible	Women's - 4 existing mirrors - 1 designated accessible; Men's - 2 existing mirrors - 1 designated accessible	minimum of one										
b. Clear Floor Space	Men's - inadequate	refer to ADA Guidelines	Men's - move garbage can	$50.00 +								
6. Controls and Dispensers												
a. Number Accessible	Women's - 3 soap dispensers and 3 towel dispensers Men's - 2 towel dispensers and 4 soap dispensers	one of each required to be accessible										
b. Height	Men's soap dispensers 40" height; towel dispensers 54-1/4" height	40" above finished floor	provide accessible towel dispenser in Men's	$110.00 each +								

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Drinking Fountains

Note: Typical all Floors and 2 Jury Deliberation Rooms 4th, 6th & 9th Floors

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing each location noted above	50% of units provided per floor; required = 1 per required location - 9 total if only one provided, use "hi-lo" type	provide 1 accessible hi-lo type drinking fountain per floor where existing provided				$10,000.00					
2. Controls												
a. Operation	knob type	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	provide accessible hardware on new hi-lo unit (included in 1.)				included in 1					
3. Clearances												
a. Wall/Post Mounted	24" to apron; 13" depth	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.				included in 1					
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00								

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Meeting/Banquet Rooms And Assembly Areas

Note 1: Courtroom #1, 2nd Floor.

Note 2: Plaintiff and Defendants tables allow only 25" knee clearance - provide accessible tables.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 108 number of required wheelchair locations = 0 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide wheelchair locations and 2 accessible fixed seating				$2,500.00					
2. Assistive Listening Systems												
a. Fixed Seating Areas With Capacity > 50 Occupants	none provided	assistive listening system required	provide 8 portable assistive listening devices	$3,000.00 +								
3. Access	To Performing Area											
a. Clear Width	< 36"	36" minimum	relocate furniture to allow adequate maneuvering clearances		$500.00							
b. Maneuvering Area Width For 90° Turns and Around Obstructions	inadequate	refer to ADA Guidelines and UBC	included in 3.a.		included in 3.a.							
c. To Performing Areas	2 steps x 6-1/4" to witness and judges seats	accessible route required from wheelchair seating to stages, dressing rooms, etc.	provide an accessible ramp with accessible handrails				$1,800.00					
4. Passing Space	not adequate in performing area	60" x 60" minimum at ≤ 200' intervals	included in 3.a.		included in 3.a.							

+ Note:Correction of this deviation has already been completed.

ALAMEDA COUNTY COURTHOUSE
1225 Fallon Street
Oakland, CA.

Meeting/Banquet Rooms And Assembly Areas (Continued)

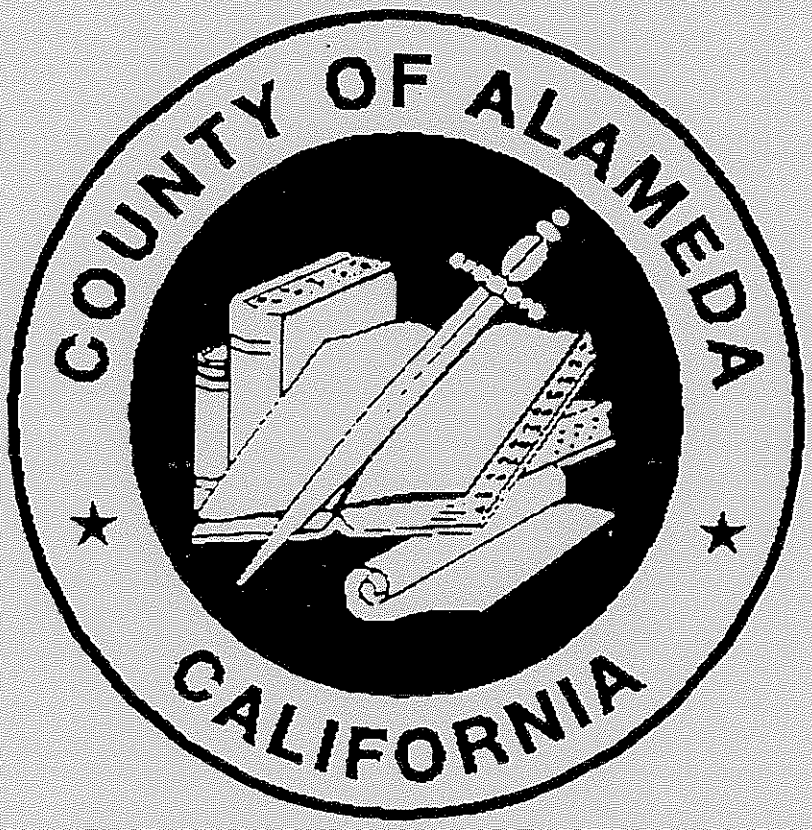
Note 1: Courtroom #1, 2nd Floor.

Note 2: Plaintiff and Defendants tables allow only 25" knee clearance - provide accessible tables.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Surfaces												
a. Change in Level	included in 3.c.	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	included in 3.c.				included in 3.c.					
6. Doors												
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible										
b. Clear Width	29-1/2"	32" minimum at 90° open	provide accessible doors		$6,500.00							
c. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors ≤1/2" - all others raised thresholds must be beveled -1:2	provide accessible thresholds		$300.00							
d. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	provide accessible hardware (included in 6.b.)		included in 6.b.							
e. Door Closers	< 1 second	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$35.00							
f. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer		$35.00							
7. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage	$600.00 for four +								
b. Assistive Listening Systems	none provided	notifying patrons of availability	included in 8a.	included in 8. a. +								
Yearly Totals				$40,461.00	$106,066.00	$25,000.00	$29,300.00		$26,430.00			$13,035.00

+ Note:Correction of this deviation has already been completed.

Total Cost Estimate for Alameda Courthouse $240,292.00



Building Transition Plan

An accessibility assessment of

Administration Building

and a recommended prioritization
for barrier removal.

Administration Building

1221 Oak Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: ADMINISTRATION BUILDING - 1221 OAK STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
U-1	Amount.	1 existing passenger loading zone 30' x 15'.	$800.00
U-2	Accessible aisle.	1 existing passenger loading zone 30' x 15'.	$200.00
U-3	Curb ramp.	1 existing passenger loading zone 30' x 15'.	$1,680.00
U-4	Ramps - Clear width.	Ramp from elevators to parking structure.	$1,680.00
U-5	Ramps - Landings and horizontal run.	Bottom landing of ramp from elevators to parking structure.	$1,000.00
U-6	Ramps - Edge protection.	Ramp from elevators to parking structure.	$3,600.00
U-7	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00 (each)
Accessible Route - Interior			
U-8	Protruding objects.	Existing ashtrays protrude 8" at 29-1/2" height.	$300.00
U-9	Doors - Knob type hardware.	Typical single leaf wood door.	$550.00
U-10	Doors - Door closers.	Typical single leaf wood door.	$35.00
U-11	Doors - Opening force.	Typical single leaf wood door.	$35.00
U-12	Ramps - Rise.	Ramp to parking structure. Doorway prohibits a clear horizontal run at ramp.	$1,680.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
U-13	Ramps - Landings and doorways.	Ramp to parking structure.	$2,500.00
U-14	Ramps - Handrails.	Ramp to parking structure.	$12,000.00 (for 120 feet)
U-15	Vending machines - Clear floor space and control height.	Coke machine - Desks impede access to coke machine(?).	$100.00
U-16	Braille and raised lettering.	Permanent rooms and spaces.	$150.00 (each)
U-17	Visual alarms.	None provided in restrooms, general use areas, hallways, lobbies, and common use areas.	$150.00 (each); $900.00
U-18	Manual fire alarm stations.	Near tax office.	$200.00
U-19	Building elevators - Amount, hall call buttons, door protective and reopening devices, door and signal timing, door delay, car controls, car position indicators, and emergency communications.	3 existing within building.	$20,000.00
U-20	Parking structure elevators - Amount, hall call buttons, floor plan, car controls, car position indicators, and emergency communications.	Parking structure elevators [1].	$16,000.00
U-21	Doors - Maneuvering clearances.	Entry door - "All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features."[2]	$50.00

[1] We haven't been including deviations regarding parking, however, as this deviation deals with interior circulation it has been included.

[2] This information was included as a note above the Public Toilet Rooms section. The Schirmer report did not specify which toilet room these deviations refer to, I am assuming that it refers to toilet rooms on floors 1 through 4 and 6.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
U-22	Doors- Knob type hardware.	Entry door - "All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features."	$550.00
U-23	Doors - Clear width and hardware: mounting height.	Entrance to main meeting room.	$5,500.00
U-24	Doors - Opening force.	Entrance to main meeting room.	$35.00 (each)
U-25	Signage - Seating.	Meeting room(?) [3] .	$150.00 (each) $450.00
Accessible Route Within Program.			
U-26	Vending machines - Control height.	Coke vending machine.	"Provide an accessible vending machine provided by vending machine company".
U-27	Fixed seating wheelchair locations - Amount.	Meeting room(?) [4]	$2,500.00
U-28	Assistive listening systems - Amount.	Meeting room(?)	$2,500.00

[3]The location of this deviation was not provided in the Schirmer report.
[4]The location of deviations "U-27" and "U-28" were not provided by the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Restrooms.			
U-29	Water closets - height.	"All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features"[5].	$250.00 (each)
U-30	Water closets/stalls - Grab bars.	"All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features".	$365.00
U-31	Lavatories - Amount and exposed pipes and surfaces.	"All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features".	$50.00
U-32	Controls and dispensers - Amount and height.	"All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features".	$105.00
U-33	Signage.	"All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features".	$350.00

[5]This comment was provided as a note above the Public Toilet Rooms section. The location of deviations "U-29" through "U-33" was not specified, however, I am assuming that these deviations refer to the toilet rooms located on floors 1 through 4 and 6.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
U-34	Amount and spout height.	1 existing drinking fountain provided on each floor - inaccessible.	$1,070.00
Telephones.			
U-35	Amount and height.	3rd through 5th floor public telephones.	$1,300.0 (each)
U-36	Protruding objects, volume control, and cord length.	3rd through 5th floor public telephones.	$850.00
U-37	Height, protruding objects, and volume control.	Basement through 2nd floor telephones.	$1,300.00 (each)
Work Areas.			
U-38	Main counter or portion of main counter.	Typical counters > 36" with no auxiliary counter or equivalent facilitation.	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

ADMINISTRATION BUILDING 1221 OAK STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		U-1	$800.00	U-8	$300.00	U-26	Provide	U-29	$250.00 ea	U-34	$1070.00	U-35	$1300.00 ea	U-38	$2000.00	
		U-2	$200.00	U-9	$550.00	U-27	$2500.00	U-30	$365.00			U-36	$850.00			
		U-3	$1680.00	U-10	$35.00	U-28	$2500.00	U-31	$50.00			U-37	$1300.00 ea			
		U-4	$1680.00	U-11	$35.00			U-32	$105.00							
		U-5	$1000.00	U-12	$1680.00			U-33	$350.00							
		U-6	$600.00	U-13	$2500.00											
		U-7	$350.00 ea	U-14	$12,000.00											
				U-15	$100.00											
				U-16	$150.00 ea											
				U-17	$900.00											
				U-18	$200.00											
				U-19	$20,000.00											
				U-20	$16,000.00											
				U-21	$50.00											
				U-22	$550.00											
				U-23	$5500.00											
				U-24	$35.00 ea											
				U-25	$450.00											
			$6,310.00		$61,035.00		$5,000.00		$1,120.00		$1,070.00		$3,450.00		$2,000.00	$79,985.00

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Passenger Loading Zones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Provided	1 existing designated passenger loading zone 30' x 15'	if provided, at least one must be accessible	provide 1 accessible passenger loading zone		$800.00							
2. Accessible Aisle	none provided		provide an access aisle for the designated accessible passenger loading zone		$200.00							
3. Curb Ramp	none provided	accessible curb ramp required if curbs are provided	provide access to sidewalk via an accessible curb ramp		$1680.00							

Note: See Alco Park site for parking for this facility.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps	from elevators to parking structure											
a. Clear Width	36"	48" maximum	provide an accessible ramp or provide an accessible curb ramp		$1,680.00							
b. Landings	bottom landing; (top adequate)											
i. Width	36"	at least as wide as ramp	provide accessible landings with adequate dimensions		$1,000.00							
ii. Length	blocked by speed bump	60" minimum	included in 1. b. i.		included in 1.b.i.							
c. Horizontal Run	bottom horizontal run in adequate	refer to ADA Guidelines and UBC	included in 1. b. i.		included in 1.b.i.							
d. Edge Protection	none provided	refer to ADA Guidelines	provide adequate edge protection - railing		$600.00							

Note: Ramp located between elevator and parking stall area.

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Building/Facility Entrances

Note: Tunnel entrance from Acco Parking Structure.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. From Parking Structures	1 existing entrance not accessible (see note)	where direct access is provided from structure	refer to recommendations listed below									
2. Signage-Parking Entrance	none provided (see note)	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage		$350.00 each							

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	existing ashtrays protrude 8" at 29-1/2" height	≤ 4" protruding into area	replace existing ashtrays with a type that does not create a protruding object			$300.00						
2. Doors												
a. Single Leaf Door	typical single leaf wood door	one leaf is required to be accessible	included in 2.b.i.		included in 2.b.i.							
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00							
c. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$35.00							
d. Opening Force												
i. Hinged and Sliding/Folding doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer		$35.00							

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Ramps	to parking structure											
a. Rise	> 30"	30" maximum for any run	provide an accessible ramp			$1,680.00						
b. Landings	none provided		provide accessible landings at each end of ramp with adequate maneuvering clearances for existing doors			$2,500.00						
i. Doorways	inadequate landings/maneuvering clearances provided for existing doors	refer to ADA Guidelines and UBC	included in 3. b			included in 3. b						
c. Horizontal Run	doorway prohibits a clear horizontal run at ramp	refer to ADA Guidelines and UBC	included in 3. a.			included in 3. a.						
d. Handrails												
i. Location	none provided	on both sides when run is > 72" or rise is > 6"	provide extended handrails			$1,000.00 per 10 feet for 120 feet total= $12,000.00						
4. Registration Counters												
a. Main Counter, or Portion of Main Counter	typical counters > 36" with no auxiliary counter or equivalent facilitation	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation	$2,000.00 * See Note Below +								
5. Vending Machines												
a. Clear Floor Space	coke machine inadequate floor space	30" x 48" minimum	remove desks in front of coke machine	$100.00 +								
b. Control Height	coke machine 55" high reach to top control	forward reach: 15" to 48"; side reach: 9" to 54"	provide an accessible vending machine provided by vending machine company			N/A						

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

+ Note:Correction of this deviation has already been completed.

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised and Braille signage provided	Braille and raised lettering	provide adequate signage			$150.00 each						

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	audibles provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2			included in 2						
2. Visual Alarms	none provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide ADA type strobes	$150.00 each; $900.00 +								
3. Manual Fire Alarm Stations	near tax office											
a. Height	62"	forward reach: 15" to 48" side reach: 9" to 54"	lower existing manual fire alarm station			$200.00						

+ Note:Correction of this deviation has already been completed.

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Elevators

Building Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	3 existing within building	if provided, all must comply										
2. Hall Call Buttons												
a. Height	54" centered	centered at 42" above finished floor with up button on top	provide hall call buttons centered at 42" maximum			$20,000.00						
3. Door Protective and Reopening Devices	none observed	operates when object passes through at 5" and 29"; effective for 20 seconds	provide door protective and reopening devices at 5" and 29" (included in 2.a.)			included in 2.a.						
4. Door and Signal Timing (from notification of answer to door begins to close)	2 seconds	refer to ADA Guidelines T= 5 seconds	adjust signal and door timing (included in 2.a.)			included in 2.a.						
5. Door Delay	2 seconds	3 seconds fully open	adjust door closer timing (included in 2.a.)			included in 2.a.						
6. Car Controls												
a. Height	65"/62"	side approach: 36" to 54" front approach: 35" to 48"	provide controls mounted at a maximum side reach of 54" (included in 2.a.)			included in 2.a.						
b. Emergency Stop and Alarm Controls	located at top of control panel at 65"	grouped at bottom of control panel; 35" minimum above finished floor	relocate emergency stop and alarm controls to bottom of panel at 35" minimum above finished floor (included in 2.a.)			included in 2.a.						
7. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible car position indicators (included in 2.a.)			included in 2.a.						
8. Emergency Communication (if provided)												
a. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 2.a.)			included in 2.a.						

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Elevators

Parking Structures Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	2 existing in parking structure	if provided, all must comply										
2. Hall Call Buttons												
a. Height	centered at 50" height	centered at 42" above finished floor with up button on top	provide hall call buttons centered at 42" height			$16,000.00						
3. Floor Plan												
a. Car Depth	52"	54" minimum	provide an accessible elevator car - technically unfeasible									
b. Car Width												
i. Door Centered	75"	80" minimum	included in 3. a.									
4. Car Controls												
a. Emergency Stop and Alarm Controls	located at top of panel at 46" height	grouped at bottom of control panel; 35" minimum above finished floor	relocate emergency stop and alarm controls at bottom of panel at 35" minimum height (included in 2.a.)			included in 2.a.						
5. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible car position indicators (included in 2.a.)			included in 2.a.						
6. Emergency Communications (if provided)												
a. Cord Length of Handset	18"	29" minimum	provide a 29" minimum phone cord (included in 2.a.)			included in 2.a.						

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing telephone on each of the 3rd thru 5th floors; 2 existing telephones on each of the basement thru 2nd floors;	number of each type of telephone provided on each floor = 2 maximum number of telephones that are required to comply = 1 per floor	included in 2.a.			included in 2.a.						
2. Fully Accessible Unit Features	3rd thru 5th floor public telephones											
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower existing units to 54" maximum side reach to top control			$1,300.00 each						
b. Protruding Objects	telephone creates a protruding object of 12" at 28" height	telephones should be installed so as not to create a protruding object	provide detectable warnings or reinstall telephone as not to create a protruding object			$850.00						
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 2.a.)			included in 2.a.						
d. Cord Length	27"	29" minimum	provide a minimum length telephone cord of 29" (included in 2.a.)			included in 2.a.						
3. Fully Accessible Unit Features	basement thru 2nd floor public telephones											
a. Height	55"	forward reach: 48" maximum above finished floor to all operating parts; side reach: 54" maximum above finished floor to all operating parts	lower existing units to 48" maximum forward reach to top control			$1,300.00 each						
b. Protruding Objects	telephones in booths create protruding objects	telephones should be installed so as not to create a protruding object	provide detectable warnings (included in 3.a.)			included in 3.a.						
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 3.a.)			included in 3.a.						

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Public Toilet Rooms

All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	18" clear width on latch side of door blocked by garbage can	refer to ADA Guidelines	remove garbage can			$50.00						
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$550.00						
2. Water Closets/ Stalls												
a. Height	20"	17" to 19" to top of seat	provide lower seat and relocate flush controls			$250.00						
b. Grab Bars (if no stalls)	side mounted grab bar only 36" in length	refer to ADA Guidelines and UBC	provide an accessible grab bar of a minimum length of 42"			$365.00						
c. Flush Controls												
i. Location	flush control located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas	included in 2. a.			included in 2. a.						
3. Lavatories												
a. Number Accessible	1 existing lavatory	minimum of one	included in 3.b.			included in 3.b.						
b. Exposed Pipes and Surfaces	exposed pipes	insulated or configured to protect against contact	provide adequate pipe protection			$50.00						

Public Toilet Rooms (Continued)

All inaccessible public toilet rooms provide directional signage to accessible public toilet room on the 5th floor. Typical inaccessible public toilet rooms consist of 4 water closets in stalls and 3 lavatories. Floors 1 through 4 and 6 have these typical features.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser inaccessible; 1 existing towel dispenser accessible	one of each required to be accessible	included in 6.b.			included in 6.b.						
b. Height	soap dispenser - 47" height; towel dispenser - 40" height	40" above finished floor	lower existing soap dispenser			$105.00						
5. Signage	International Symbol on accessible toilet room; no geometric symbol on inaccessible toilet rooms	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage			$350.00						

Drinking Fountains

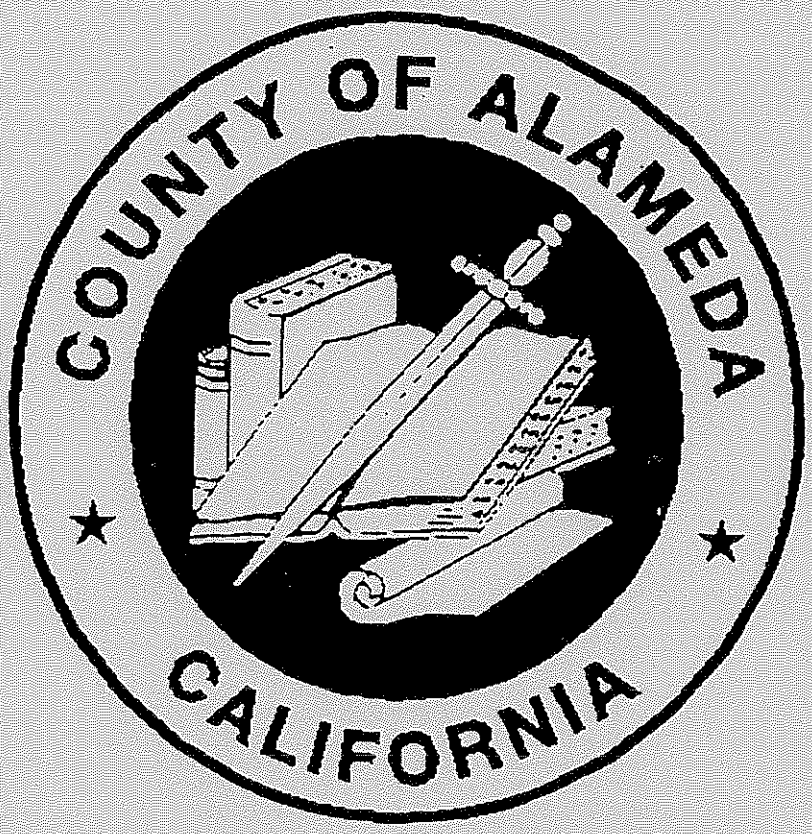
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain provided on each floor -inaccessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide an accessible hi-lo drinking fountain per floor		$1,070.00							
2. Spout Height	42"	36" maximum	included in 1.		included in 1.							

ADMINISTRATION BUILDING
1221 Oak Street
Oakland, CA.

Meeting/Banquet Rooms And Assembly Areas

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 152 number of required wheelchair locations = 6 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide adequate accessible seating				$2,500.00					
2. Assistive Listening Systems												
a. Number Required	none provided	Refer to UBC	provide 8 assistive listening devices	$2,500.00 +								
3. Doors	at entrance to meeting room											
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible										
b. Clear Width	28"	32" minimum at 90° open	provide accessible doors with accessible hardware	$5,500.00 +								
c. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	included in 3. b.	included in 3. b. +								
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	> 5lbf.	5 lbf. maximum	adjust closer	$35.00 each +								
4. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage		$150.00 each; $450.00							
Yearly Totals				$11,035.00	$8,450.00	$58,000.00	$2,500.00					

+ Note:Correction of this deviation has already been completed.



Building Transition Plan

An accessibility assessment of

Public Works

and a recommended prioritization
for barrier removal.

Public Works

399 Elmhearst Street
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: PUBLIC WORKS - 399 ELMHEARST STREET, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
V-1	Standard Accessible Parking- Access Aisle.	Self - Parking Lot/Structure.	$450.00
V-2	Standard Accessible Parking- Signage.	Self- Parking Lot/Structure.	$350.00
V-3	Van- Accessible Spaces- Amount.	Self- Parking Lot/Structure.	$450.00
Accessible Route - Exterior			
V-4	Surfaces - Changes in level..	1/4" change in level to brick porch not beveled.	$400.00
V-5	Ramps - Slope and landings.	Front door ramp.	$4,500.00
V-6	Ramps - Handrails.	Front door ramp.	$500.00
V-7	Stairs - Nosings.	Stairs to front door.	[1] NP
V-8	Stairs - Handrails: Gripping surfaces.	Stair to front door.	NP
V-9	Stairs - Handrails: Continuity.	Stairs to front door.	NP
V-10	Stairs - Handrails: Ends.	Stairs to front door.	NP
V-11	Controls and operating mechanisms - Clear floor space.	Clear floor space for exterior door control blocked by cigarette butt can.	$50.00
Accessible Route - Interior			
V-12	Doors - Clear width.	1 set double leaf doors at main entrance.	$3,500.00

[1] Schirmer notes that the stairs to the front door are "not required to comply". According to Schirmer, ADAAG only requires those "stairs connecting levels not connecting levels not connected by a ramp, elevator or other vertical access" to comply with the access requirements. However, the overlap of ADAAG and Title 24's requirements would require that all stairs comply with the access requirements.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
V-13	Knob type hardware.	Typical single leaf door inside the building.	$550.00
V-14	Door opening force.	Typical single leaf door inside the building.	$35.00
V-15	Visual Alarms.	In restrooms, general use areas, hallways, lobbies, and common use areas.	$150.00 (each) $900.00
V-16	Elevators - Amount, hall call buttons, hall lanterns, door protective reopening devices, door and signal timing, floor plan, car controls, car position indicators, and emergency communications.	1 existing elevator not accessible.	$20,000.00
V-17	Doors - Clear width, door closers, and opening force.	Typical men's and women's restrooms.	$2,200.00
Accessible Route Within Program.			
Ø	ø	ø	ø
Restrooms.			
V-18	Water closets/stalls - Flush controls.	2 existing, 1 designated accessible - women's and men's.	$250.00
V-19	Stalls - size and arrangement.	2 existing, 1 designated accessible - women's and men's.	$1,100.00
V-20	Urinals - Amount and Type.	3 existing; 1 designated accessible - men's toilet room(s).	$1,100.00
V-21	Controls and dispensers - Amount.	Men's toilet room.	$220.00 (for two)
V-22	Controls and dispensers - Height.	Men's toilet room.	$105.00
Drinking Fountains.			
V-23	Amount, spout height, and clearances.	2 existing not accessible.	$1,200.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Telephones.			
V-24	Fully accessible unit features - Height.	2 existing public telephones.	$1,300.00
V-25	Fully accessible unit features - Protruding objects.	2 existing public telephones.	$850.00
Work Areas.			
V-26	Vending machines - Controls height.	Vending machines.	"Provide accessible vending machines by vending machine company"

BUILDING SPECIFIC DEFICIENCIES

PUBLIC WORKS 399 ELMHEARST STREET HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
V-1	$450.00	V-4	$400.00	V-12	$3500.00			V-18	$250.00	V-23	$1200.00	V-24	$1300.00	V-26	Provide	
V-2	$350.00	V-5	$4500.00	V-13	$550.00			V-19	$1100.00			V-25	$850.00			
V-3	$450.00	V-6	$500.00	V-14	$35.00			V-20	$1100.00							
		V-7	NP	V-15	$900.00			V-21	$220.00 (for two)							
		V-8	NP	V-16	$20,000.00											
		V-9	NP	V-17	$2200.00			V-22	$105.00							
		V-10	NP													
		V-11	$50.00													
	$1,250..00		$5,450.00		$27,185.00				$2,775.00		$1,.200.00		$2,150.00			$40,010.00

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Access Aisle	0"	60" minimum width	restripe existing spaces to provide a 96" minimum space with a 60" minimum access aisle					$450.00				
b. Signage	international sign on ground only	International Symbol	provide 1 international symbol on a sign post for each accessible space					$350.00				
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	restripe 1 existing space to be van accessible					$450.00				

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	1/4" change in level to brick porch not beveled	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	bevel 1/4" change in level	$400.00								
2. Ramps	front door ramp											
a. Slope	1:10	1:12 maximum	provide an accessible ramp with accessible landings	$4,500.00								
b. Landings												
i. Change in Direction	60" x 56"; blocked by garbage can	60" x 72" minimum	included in 2. a.	included in 2. a.								
c. Handrails												

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
i. Continuity	handrails do not extend beyond top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	extend handrails 12" beyond top and bottom of ramp	$500.00								
3. Stairs	to front door; not required to comply	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Nosings	not rounded	refer to ADA Guidelines	not required to comply									
b. Handrails												
i. Gripping Surface	2"; flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	not required to comply									
ii. Continuity	handrails do not extend beyond top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	not required to comply									
iii. Ends	blunt	rounded or returned smoothly	not required to comply									

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Double Leaf Doors	1 set double leaf doors at main entrance	one leaf is required to be accessible	included in 1.b.					included in 1.b.				
b. Clear Width	28"	32" minimum at 90° open	provide accessible doors					$3,500.00				

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
i. Controls/ Operating Mechanisms (intended for normal use by building occupants)	automatic power assist door											
ii. Clear Floor Space	clear floor space for exterior door control blocked by cigarette butt can	30" x 48" minimum	relocate cigarette butt can					$50.00				

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	typical single leaf door inside the building	one leaf is required to be accessible	included in 1.b.i.					included in 1.b.i.				
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$550.00				
c. Opening Force												
i. Hinged and Sliding/Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer					$35.00				
2. Vending Machines												
a. Control Height	62"	forward reach: 15" to 48"; side reach: 9" to 54"	provide accessible vending machines by vending machine company									

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	only audible provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2.					included in 2.				
2. Visual Alarms	visual not provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide visual fire strobes					$150.00 each; $900				

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	1 existing elevator not accessible	if provided, all must comply	refer to recommendations below									
2. Hall Call Buttons												
a. Height	centered at 50"	centered at 42" above finished floor with up button on top	lower existing hall call buttons					$20,000.00				
3. Hall Lanterns	none provided		provide adequate hall lanterns (included in 2.a.)					included in 2.a.				
4. Door Protective and Reopening Devices	none provided	operates when object passes through at 5" and 29"; effective for 20 seconds	provide adequate door protective and reopening devices at 5" and 29" (included in 2.a.)					included in 2.a.				
5. Door and Signal Timing (from notification of answer to door begins to close)	< 5 seconds	refer to ADA Guidelines T= 5 seconds	included in 2.a.					included in 2.a.				
6. Floor Plan												
a. Car Width												
i. Door Centered	68"	80" minimum	technically unfeasible (included in 2.a.)							* See note below		
7. Car Controls												

*Note: Documentation of Technical Unfeasibility can be obtained from the Departmental Offices.

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Elevators (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
a. Emergency Stop and Alarm Controls	grouped at bottom of panel; 43" height	grouped at bottom of control panel; 35" minimum above finished floor	lower existing emergency stop and alarm controls (included in 2.a.)					included in 2.a.				
8. Car Position Indicators	none provided	1-1/2-inch high numerals; verbal or tone	provide visual and audible car position indicators (included in 2.a.)					included in 2.a.				
9. Emergency Communications (if provided)												
a. Cord Length of Handset	18"	29" minimum	provide a minimum 29" cord (included in 2.a.)	included in 2.a. +								
b. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	included in 2.a.	included in 2.a. +								

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	2 existing public telephones	number of each type of telephone provided on each floor = 2 number of telephones that are required to comply = 1	included in 2.a.	included in 2.a.								
2. Fully Accessible Unit Features												
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower existing unit to a maximum reach of 54" for a side approach	$1,300.00								
b. Protruding Objects	phone creates a protruding object	telephones should be installed so as not to create a protruding object	provide detectable warnings	$850.00								

+ Note:Correction of this deviation has already been completed.

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Public Toilet Rooms

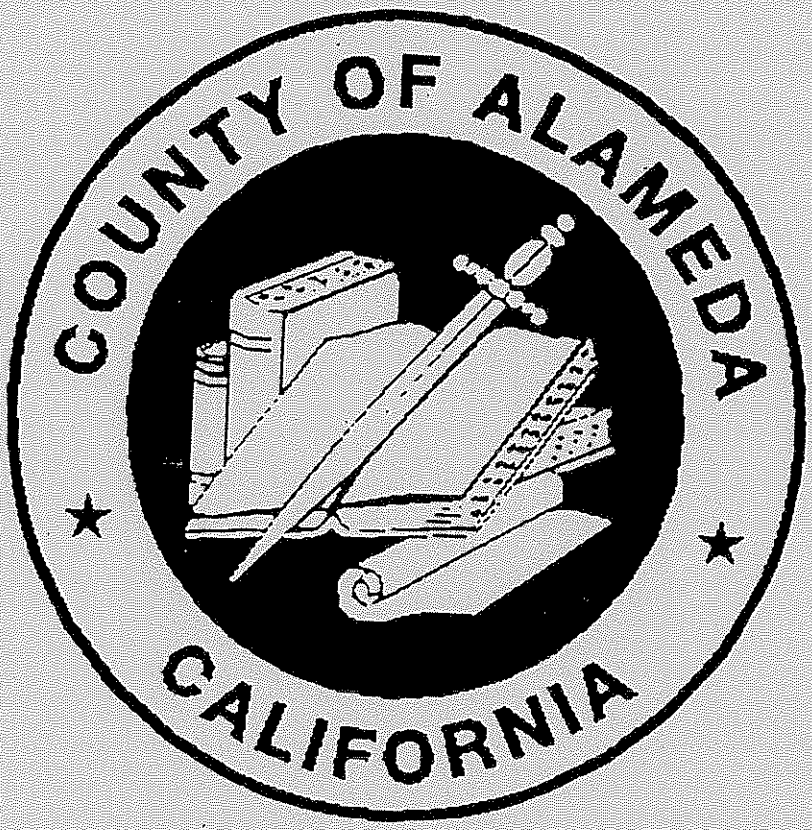
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	typical men's and women's restrooms											
a. Clear Width	31"	32" minimum at 90° open	provide an accessible door with adequate door closer					$2,200.00				
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	included in 1. a.					included in 1. a.				
c. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	included in 1. a.					included in 1. a.				
2. Water Closets/ Stalls												
a. Number Accessible	2 existing, 1 designated accessible - women's and men's	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i					included in 2.b.i				
b. Flush Controls												
i. Location	flush control located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas	relocate flush valve to wide side of toilet area					$250.00				
c. Stalls												
i. Size and Arrangement	standard stall; 65" x 59"	refer to ADA Guidelines and UBC	provide accessible stall					$1,100.00				
3. Urinals												
a. Number Accessible	3 existing; 1 designated accessible	one minimum	included in 3.b.					included in 3.b.				
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide an accessible wall hung, with elongated rim, urinal					$1,100.00				
4. Controls and Dispensers	men's toilet room											
a. Number Accessible	4 existing soap dispensers; 2 towel dispensers	one of each required to be accessible	refer to the recommendations listed below					$220.00 for two				
b. Height	44" soap dispensers; 40" and 51" towel dispenser	40" above finished floor	lower 1 existing soap dispenser (included in 4.a.)					$105.00				

PUBLIC WORKS BUILDING
399 Elmhurst Street
Hayward, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	2 existing not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	refer to recommendations listed below					$1,200.00				
2. Spout Height	37"	36" maximum	lower existing unit (included in 1.)					included in 1.				
3. Spout Height	42"	36" maximum	included in 1.					included in 1.				
Yearly Totals				$7,550.00				$32,460.00				

Total Cost Estimate for Public Works Building $40,010.00



Building Transition Plan

An accessibility assessment of

Winton Avenue Building

and a recommended prioritization
for barrier removal.

Winton Avenue Building

224 W. Winton Avenue
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: WINTON AVENUE BUILDING - 224 W. WINTON AVENUE, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
W-1	Standard Accessible Parking-Amount.	Self - Parking Lot/Structure.	$450.00
W-2	Standard Accessible Parking-Access Aisle.	Self- Parking Lot/Structure.	$200.00
W-3	Van- Accessible Spaces-Signage.	Self- Parking Lot/Structure.	$150.00
Accessible Route - Exterior			
W-4	Amount.	Designated accessible passenger loading zone.	$500.00
W-5	Signage.	Designated accessible passenger loading zone.	$350.00
W-6	Slope of Flare.	Curb ramp.	$1,680.00
W-7	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to , and directional signage at inaccessible entrances.	$350.00 (each)
Accessible Route - Interior			
W-8	Hardware.	Typical single leaf door.	$5500.00 (for ten)
W-9	Braille or raised lettering.	Permanent rooms and spaces.	$1,500.00 (for ten)
W-10	Visual alarms - Amount.		$1,500.00 (for ten)
W-11	Knob type hardware.	Entry doors to men's and women's public toilet rooms.	$550.00
W-12	Door closers.	Entry doors to men's and women's public toilet rooms.	$35.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
W-13	Door opening force.	Entry doors to men's and women's public toilet rooms.	$35.00
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
W-14	Stall size and arrangement.	Men's and women's toilet rooms.	$1,100.00
W-15	Urinals - Type, height, and flush controls.	Men's toilet room.	$1,200.00
W-16	Clear floor space.	Men's and women's toilet rooms.	$1,120.00
W-17	Soap dispensers and towel dispensers - Clear floor space.	Men's and women's toilet rooms.	$200.00
Drinking Fountains.			
W-18	Amount, spout height, and clearances.	Three typical drinking fountains and one not typical drinking fountain.	$1,070.00
Telephones.			
W-19	Amount.	Two existing public telephones.	$1,300.00
W-20	Protruding objects; volume control; fully accessible unit features: Height, clear floor space, volume control; and doors: clear width, maneuvering clearances, thresholds, and hardware.	Two existing public telephones.	$850.00
Work Areas.			
W-21	Clear floor space.	Microfiche machine in library.	$100.00
W-22	Controls and operating mechanisms: Height.	Microfiche machine in library.	$250.00
W-23	Height.	Treasury/Tax Collectors counter.	$2,000.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
W-24	Height.	Main counter or portion of main counter.	$2,000.00
W-25	Knee clearances.	Four existing study tables in library.	$350.00

BUILDING SPECIFIC DEFICIENCIES

WINTON AVENUE BUILDING 224 W. WINTON AVENUE HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
W-1 W-2 W-3	$450.00 $200.00 $150.00	W-4 W-5 W-6 W-7	$500.00 $350.00 $1680.00 $350.00 ea	W-8 W-9 W-10 W-11 W-12 W-13	$5500.00 (for ten) $1500.00 (for ten) $1500.00 (for ten) $550.00 $35.00 $35.00			W-14 W-15 W-16 W-17	$1100.00 $1200.00 $1120.00 $200.00	W-18	$1070.00	W-19 W-20	$1300.00 $850.00	W-21 W-22 W-23 W-24 W-25	$100.00 $250.00 $2000.00 $2000.00 $350.00	
	$800.00		$2,880.00		$9,120.00				$3,620.00		$1,070.00		$2150.00		$4,700.00	$24,340.00

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows :										
1. Standard Accessible Parking												
a. Number Provided	2 existing designated accessible spaces	Total Parking in Lot = 69 Required Minimum # of Accessible Spaces = 3	provide 1 additional van accessible space			$450.00						
b. Access Aisle	none provided	60" minimum width	restripe existing spaces to provide a minimum 60" access aisle			$200.00						
c. Signage	international symbol on sign post for each space but not visible over parked vehicles	International Symbol	provide a higher sign post for international symbols			$150.00						
2. Van-Accessible Spaces	none provided		included in 1. a.			included in 1. a.						

Passenger Loading Zones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Provided	1 existing designated accessible passenger loading zone 103" x 216" provided	if provided, at least one must be accessible	provide an accessible passenger loading zone			$500.00						
2. Signage	none provided	International Symbol	provide adequate signage			$350.00						

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Curb Ramps												
a. Slope of Flare	1:6	1:10 maximum	adjust slope of flare to 1:10	$1,680.00								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage	$350.00 each								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	typical interior single leaf door	one leaf is required to be accessible	included in 1.b.i.			included in 1.b.i.						
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$5500.00 for ten						

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Controls/ Operating Mechanisms (intended for normal use by building occupants)	microfiche in library											
a. Clear Floor Space	> 30" x 41" in front of microfiche machine	30" x 48" minimum	relocate microfiche machine to allow adequate maneuvering clearances			$100.00						
b. Height	57" to top control	forward reach: 15" to 48"side reach: 9" to 54"electrical and communication system receptacles at 15" minimum above the floor	lower existing microfiche machine to a maximum 54" side reach			$250.00						
3. Registration Counters	treasury/tax collectors											
a. Main Counter, or Portion of Main Counter	43" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 *See Note Below			
4. Registration Counters	typical											
a. Main Counter, or Portion of Main Counter	42" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 *See Note Below			
5. Fixed or Built-In Seating/Tables												
a. Number Accessible	4 existing study tables in library	5%, but not less than one of each	provide 1 accessible study table			$350.00						
i. Knee Clearance	26"	minimum of 27" high, 30" wide, and 19" deep	included in 5.a.			included in 5.a.						

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering	provide adequate signage					$1500.00 for ten				

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	only audible provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2.			included in 2.						
2. Visual Alarms	no visuals are provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide visual fire strobes			$1500.00 for ten						

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	2 existing public telephones	number of each type of telephone provided on each floor = 2 number of telephones that are required to comply = 1	provide 1 accessible public phone	$1,300.00								
2. Fully Accessible Unit Features												
a. Protruding Objects	phone creates a protruding object	telephones should be installed so as not to create a protruding object	provide an alcove or adequate detectable warnings	$850.00								

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 1.a.)	included in 1.a.								
3. Fully Accessible Unit Features												
a. Height	63"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.	included in 1.a.								
b. Clear Floor Space	public phone located in room 30" x 52" without adequate maneuvering clearances	30" x 48" minimum	included in 1.a.	included in 1.a.								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								
4. Doors	to public telephone room											
a. Single Leaf Doors	1 single leaf door provided	one leaf required to be accessible										
b. Clear Width	27"	32" minimum at 90° open	included in 1.a.	included in 1.a.								
c. Maneuvering Clearance	inside public telephone room inadequate; outside adequate	refer to ADA Guidelines	included in 1.a.	included in 1.a.								
d. Thresholds	level	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2										
e. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 1.a.	included in 1.a.								

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$550.00						
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer			$35.00						
c. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer			$35.00						
2. Water Closets/ Stalls												
a. Number Accessible	1 existing designated accessible stall	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i.			included in 2.b.i.						
b. Stalls												
i. Size and Arrangement	standard stall; 49" x 63"	refer to ADA Guidelines and UBC	enlarge stall to meet minimum requirements			$1,100.00						
3. Urinals												
a. Number Accessible	1 existing unit inaccessible	one minimum	included in 3.b.			included in 3.b.						
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide accessible urinal at accessible height			$1,200.00						
c. Height	18"	17" maximum to rim	included in 3.b.			included in 3.b.						
d. Flush Controls												
i. Height	46"	44" maximum above finished floor	included in 3.b.			included in 3.b.						
4. Lavatories												
a. Clear Floor Space	40" clearance to stalls behind lavatory	refer to ADA Guidelines	relocate accessible lavatory to provide adequate clear floor space			$1,120.00						

WINTON AVENUE BUILDING
224 W. Winton Avenue
Hayward, CA.

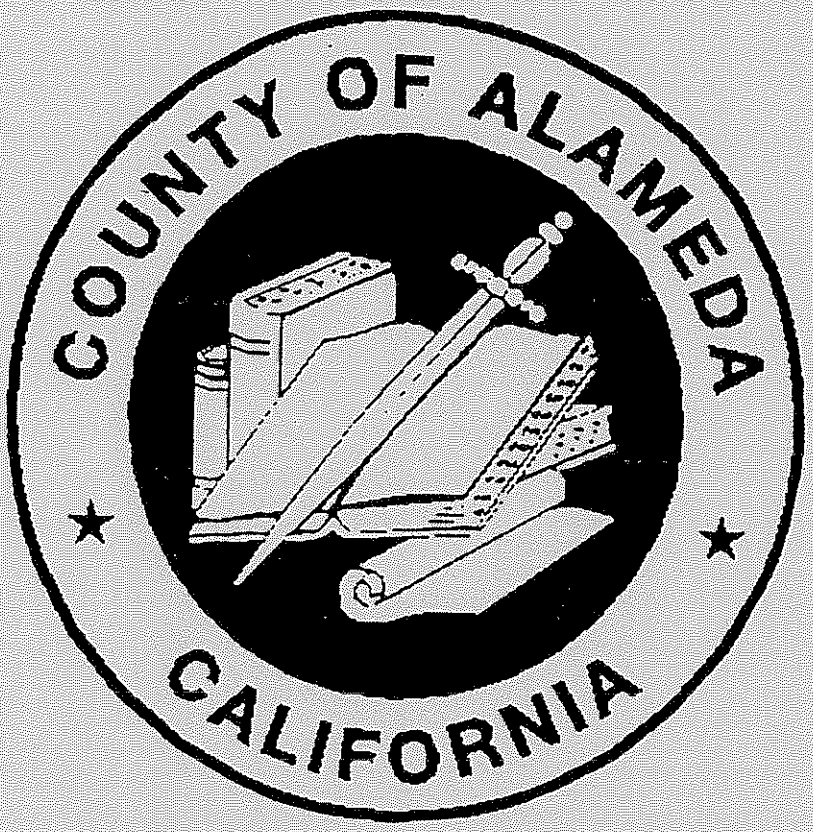
Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Controls and Dispensers												
a. Number Accessible	2 existing soap dispensers; 1 existing towel dispenser	one of each required to be accessible	included in 5.b.			included in 5.b.						
b. Clear Floor Space	> 30" x 40"	30" x 48" minimum	relocate accessible dispensers to allow clear floor space			$200.00						

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	3 typical drinking fountains inaccessible; 1 not typical inaccessible drinking fountain	50% of units provided per floor; required = 2 if only one provided, use "hi-lo" type	replace 2 existing drinking fountains with accessible ones	$1,070.00								
2. Spout Height	43" - typical; 37" - not typical	36" maximum	included in 1.	included in 1.								
3. Clearances												
a. Wall/Post Mounted	not typical: no wing walls, alcove or detectable warnings provided	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.	included in 1.								
Yearly Totals				$5,250.00		$13,590.00		$1,500.00	$4,000.00			

Total Cost Estimate for Winton Avenue Building $24,340.00



Building Transition Plan

An accessibility assessment of

Albany Veteran's Memorial Building

and a recommended prioritization
for barrier removal.

Albany Veteran's Memorial Building

1325 Portland Avenue
Albany, CA

BUILDING DEVIATION KEY

BUILDING: ALBANY VETERAN'S MEMORIAL BUILDING - 1325 PORTLAND AVENUE, ALBANY.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
Y-1	Standard Accessible Parking-Surface Slope.	Self - Parking Lot/Structure.	$2500.00
Y-2	Standard Accessible Parking-Access Aisle.	Self- Parking Lot/Structure.	$200.00 (each)
Y-3	Van- Accessible Spaces-Amount.	Self- Parking Lot/Structure.	$450.00 (each)
Accessible Route - Exterior			
Y-4	Surfaces - changes in level.	1/2" breaks in concrete sidewalk.	$1,500.00
Y-5	Slope - Run.	"To ramp".	$1,680.00
Y-6	Slope - Run.	To front porch.	$1,680.00
Y-7	Ramps - Slope.	At front entrance.	$3,500.00
Y-8	Ramps - Landings: Change in direction.	At front entrance.	$1,500.00
Y-9	Ramps - Handrails.	At front entrance.	$2,800.00
Y-10	Stairs - Handrails.		[1] $2,500.00
Y-11	Stairs - Handrails.	To typical side entrances.	$3,500.00
Y-12	Entrances - Amount.	1 main entrance designated accessible; 2 typical side entrances not accessible.	$3,800.00
Y-13	International symbol of accessibility and directional signage.	complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	($350.00 each) $1,050.00

[1] The location of these stairs was not identified in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route - Interior			
Y-14	Doors - Clear width.	Typical interior single leaf doors.	$8,800.00 (for four)
Y-15	Doors - Thresholds.	Typical interior single leaf doors.	$504.00 (for four)
Y-16	Braille and raised lettering.	Permanent rooms and spaces.	$150.00 (each) $1,050.00 [2] ("each")
Y-17	Stairs - Handrails.	"Stairs to stage; no other access" [3].	$800.00
Y-18	Doors - Clear width and maneuvering clearances.	Public toilet room door(s) (*specific toilet room not identified*).	$2,200.00 (each)
Y-19	Doors - Thresholds.	Public toilet room door(s) (*specific toilet room not identified*).	$126.00 (each)
Y-20	Doors - Knob type hardware.	Public toilet room door(s) (*specific toilet room not identified*).	$550.00 (each)
Accessible Route Within Program.			
Y-21	Surfaces - changes in level.	5 steps in meeting rooms to raised seating.	$2,800.00
Y-22	Controls and operating mechanisms - Clear floor space.	32" and 28" clearance between counters and central table in kitchen.	$200.00
Y-23	Fixed or built-in seating - Amount.		$420.00 [4] (each)
Y-24	Fixed or built-in seating - Seating for people in Wheel chairs-Clear floor space		$600.00
Y-25	Clear width.	Food service lines in Cafeteria.	$200.00

[2] I assuming that this is a type "O" and should instead say "for seven".
[3] the location of this stage was not identified.
[4]

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Restrooms.			
Y-26	Water closets - Amount and height.	2 existing; none accessible.	$1,120.00 (each)
Y-27	Stalls - size and arrangement, doors, and grab bars.	35" x 58"; normal stall.	$1,100.00 (each)
Y-28	Urinals - Amount, type, and flush controls.	1 existing not accessible.	$1,120.00 (each)
Y-29	Lavatories - Exposed pipes and surfaces.	1 existing women's; 2 existing men's.	$30.00 (each)
Y-30	Mirrors - Amount and height.	1 existing not accessible.	$450.00
Y-31	Controls and dispensers - Amount.	1 soap, 1 towel not accessible.	$210.00
Y-32	Controls and dispensers - Height.	Soap - 48"; towels - 54".	$65.00 (each)
Y-33	Signage	None provided - men's' (?) and women's (?) toilet rooms.	$300.00 (for two signs)
Drinking Fountains.			
Y-34	Amount, spout height, and controls.	1 existing not accessible.	$1,010.00 (each)
Telephones.			
Y-35	Amount, height, clear floor space, protruding objects, volume control, and cord length.	1 existing unit not accessible.	$1,300.00 (each)
Y-36	Doors - Thresholds.	1 existing unit not accessible.	[5] NP
Work Areas.			
Y-37	Controls and operating mechanisms - Height and operation.	Counter and sinks - 36" height and 24" reach; stove - 38" height with controls at 34" and 24" reach - Kitchen.	$750.00

[5] A cost estimate for barrier removal was not provided in the Schirmer report.

BUILDING SPECIFIC DEFICIENCIES

ALBANY VETERAN'S MEMORIAL BUILDING 1325 PORTLAND AVENUE ALBANY, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
Y-1	$2500.00	Y-4	$1500.00	Y-14	$8800.00	Y-21	$2800.00	Y-26	$1120.00 ea	Y-34	$1010.00 ea	Y-35	1300.00 ea	Y-37	$750.00	
Y-2	$200.00 ea	Y-5	$1680.00		(for four)	Y-22	$200.00	Y-27	$1100.00 ea			Y-36	NP			
Y-3	$450.00 ea	Y-6	$1680.00	Y-15	$504.00	Y-23	$420.00 ea	Y-28	$1120.00 ea							
		Y-7	$3500.00		(for four)	Y-24	$200.00	Y-29	$30.00 ea							
		Y-8	$1500.00	Y-16	$1050.00	Y-25	$600.00	Y-30	$450.00							
		Y-9	$2800.00	Y-17	$800.00			Y-31	$210.00							
		Y-10	$2500.00	Y-18	$2200.00 ea			Y-32	$65.00 ea							
		Y-11	$3500.00	Y-19	$126.00 ea			Y-33	$300.00							
		Y-12	$3800.00	Y-20	$550.00 ea				(for two)							
		Y-13	$1050.00													
	$3,150.00		$23,510.00		$14,030.00		$4,220.00		$4,395.00		$1,010.00		$1,300.00		$750.00	$52,365.00

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Surface Slope	1:10	1:50 maximum	adjust slope to a maximum of 1:50	$2,500.00								
b. Access Aisle	0"	60" minimum width	provide a minimum 60" access aisle	$200.00 each								
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	restripe 1 existing space to comply with van accessible requirements	$450.00 each								

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	1/2" breaks in concrete sidewalk	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	bevel all changes in level to < 1/4"	$1,500.00								
2. Slope	to ramp											
a. Running	1:19	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope or provide an accessible ramp	$1,680.00								
3. Slope	to front porch											
a. Running	1:10	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope or provide an accessible ramp	$1,680.00								
4. Ramps	at front entrance											
a. Slope	1:10	1:12 maximum	provide an accessible ramp to front entrance	$3,500.00								

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Landings												
i. Change in Direction	45° change in direction with no landing	60" x 72" minimum	provide a 60" x 72" minimum landing at all changes in direction	$1,500.00								
c. Handrails												
i. Gripping Surface	2"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$2,800.00								
ii. Continuity	handrails do not extend beyond top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 4. c. i	included in 4. c. i								
iii. Height	32"	34" to 38" from ramp to top of rail	included in 4. c i	included in 4. c. i								
5. Stairs	not required to comply	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Location	1 side	on both sides	provide accessible handrails on each side of steps									$2,500.00
ii. Gripping Surface	2"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 5. a. i.									included in 5. a. i.
iii. Continuity	handrails do not extend beyond top and bottom of stair	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 5. a. i.									included in 5. a. i.
iv. Height	30"	34" to 38" to top of rail above stair nosing	included in 5. a. i.									included in 5. a. i.

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Stairs	to typical side entrances	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails	none provided		provide accessible handrails	$3,500.00 +								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance designated accessible 2 typical side entrances not accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.	$3,800.00 +								
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage				($350.00 each) $1,050.00					

+ Note:Correction of this deviation has already been completed.

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	5" steps in meeting rooms to raised seating	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide an accessible ramp to raised seating or provide alternate wheelchair locations at main level				$2,800.00					
2. Doors												
a. Single Leaf Doors	typical interior single leaf doors	one leaf is required to be accessible										
b. Clear Width	30"	32" minimum at 90° open	provide accessible doors as required				$8,800.00 for four					
c. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	bevel existing thresholds > 1/4"				$504.00 for four					
3. Controls/ Operating Mechanisms (intended for normal use by building occupants)	kitchen											
a. Clear Floor Space	32" & 28" clearance between counters and central table in kitchen	30" x 48" minimum	remove or relocate central table in kitchen				$200.00					
b. Height	counters & sinks - 36" height and 24" reach; stove - 38" height with controls at 34" and 24" reach	forward reach: 15" to 48" side reach: 9" to 54" electrical and communication system receptacles at 15" minimum above the floor	provide an accessible stove				$750.00					
c. Operation	knob type	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible controls									

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Fixed or Built-In Seating												
a. Number Accessible	none provided	5%, but not less than one of each	provide accessible seating at raised seating area				$420.00 each					
b. Seating For People in Wheelchairs												
i. Clear Floor Space	fixed seating does not allow for wheelchair access	refer to ADA Guidelines	remove adequate amount of fixed seats to allow wheelchair access				$600.00					
5. Cafeteria	not adequate width in Food service lines in Cafeteria		Provide adequate clear width				$200.00					

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering						$150.00 each; $1,050.00 each				

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Stairs to stage; no other access.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	2"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails				$800.00					
b. Continuity	handrails do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.a.				included in 1.a.					

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing unit not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide an accessible telephone in another location with volume control				$1,300.00 each					
2. Doors												
a. Single Leaf Door		one leaf is required to be accessible										
b. Clear Width	29"	32" minimum at 90° open	included in 1. a.				included in 1.a.					
c. Thresholds	1/2"; not beveled	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	bevel thresholds									

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Fully Accessible Unit Features												
a. Height	68"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.				included in 1.a.					
b. Clear Floor Space	33" x 33"	30" x 48" minimum	included in 1.a.				included in 1.a.					
c. Protruding Objects	telephone protrudes 12" at 40" height	telephones should be installed so as not to create a protruding object	included in 1.a.				included in 1.a.					
d. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.				included in 1.a.					
e. Cord Length	27"	29" minimum	included in 1.a.				included in 1.a.					

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	30"	32" minimum at 90° open	provide accessible door with adequate maneuvering clearances, thresholds and hardware				$2,200.00 each					
b. Maneuvering Clearances	no 18" clearance at latch side of door	refer to ADA Guidelines	included in 1.a.				included in 1.a.					
c. Thresholds	1/2"	< 1/2" and beveled - 1:2	provide accessible threshold				$126.00 each					
d. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware				$550.00 each					

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/ Stalls												
a. Number Accessible	2 existing; none accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall				$1,120.00 each					
b. Height	16"	17" to 19" to top of seat	included in 2.a.				included in 2.a.					
c. Stalls												
i. Size and Arrangement	35" x 58"; normal stall	refer to ADA Guidelines and UBC	provide 1 accessible stall with an accessible door and grab bars				$1,100.00 each					
ii. Doors	26"	32" minimum clear width; 34" for side approach	included in 2. c. i.				included in 2. c.i.					
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	included in 2. c. i.				included in 2. c.i.					
3. Urinals												
a. Number Accessible	1 existing not accessible	one minimum	provide 1 accessible urinal with accessible controls				$1,120.00 each					
b. Type	floor unit	stall type or wall hung with elongated rim	included in 3. a.				included in 3. a.					
c. Flush Controls												
i. Height	47"	44" maximum above finished floor	included in 3.a.				included in 3. a.					
4. Lavatories												
a. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection				$30.00 each					

ALBANY VETERAN'S MEMORIAL BUILDING
1325 Portland Avenue
Albany, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Mirrors												
a. Number Accessible	1 existing not accessible	minimum of one	included in 5.b.				included in 5.b.					
b. Heights	49"	40" maximum to bottom of mirror	provide accessible mirror				$450.00					
6. Controls and Dispensers												
a. Number Accessible	1 soap, 1 towel not accessible	one of each required to be accessible	lower existing units to a maximum height of 40"				$210.00					
b. Height	soap - 48"; towels - 54"	40" above finished floor	included in 6.a.				$65.00 each					
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage				$300.00 for two signs					

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing not accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide 1 existing accessible hi -lo unit with accessible controls				$1,010.00 each					
2. Spout Height	37"	36" maximum	included in 1.				included in 1.					
3. Controls												
a. Operation	knob type	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1.				included in 1.					
Yearly Totals				$23,110.00			$25,705.00	$1,050.00				$2,500.00

Total Cost Estimate for Albany Veteran's Building $52,365.00

Building Transition Plan

An accessibility assessment of

Hayward Veteran's Memorial Building

and a recommended prioritization
for barrier removal.

Hayward Veteran's Memorial Building

22737 Main Street
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: HAYWARD VETERAN'S MEMORIAL BUILDING - 22737 MAIN STREET, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
Z-1	Standard Accessible Parking-Amount.	Self - Parking Lot/Structure.	$450.00
Accessible Route - Exterior			
Z-2	Ramps - Landings.	Ramp to main entrance.	$3,500.00
Z-3	Ramps - Handrails.	Ramp to main entrance.	$2,500.00
Z-4	Stairs - Nosings.	Stairs to main entrance.	[1] NP
Z-5	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00 (each); $1,050.00
Accessible Route - Interior			
Z-6	Knob type hardware.	Typical interior door.	$550.00 (each)
Z-7	Stairs - Handrails: Gripping surface.	Stairs to upper meeting room.	$850.00
Z-8	Stairs - Handrails: Continuity.	Stairs to upper meeting room.	$600.00
Z-9	Protruding objects.	A shelf located underneath the mirror in the men's and women's toilet rooms [2].	$120.00 approx. (each)
Z-10	Doors - Clear width.	Men's and women's toilet room doors.	$4400.00 (for two)

[1] A cost estimate for barrier removal was not provided because Schirmer, under the assumption that ADAAG only requires "stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical egress" comply with the accessibility requirements. However, the overlap of the ADAAG and Title 24 requirements require all stairs to comply with the access requirements.

[2] The locations of deviations "Z-9" through "Z-11" were not identified in the Schirmer report, I am therefore assuming that these deviations apply to both the men's and women's toilet rooms.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Z-11	Knob type hardware.	Men's and women's toilet room doors.	$1,100.00 (for two)
Z-12	Doors-Double Leaf Doors	3 sets of typical double doors at main entrance.	$3600.00
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
Z-13	Water closets/stalls - Size and arrangement.	1 existing women's; 2 existing men's; none accessible.	$1,100.00 (each) $2,200.00 (for two rooms)
Z-14	Stalls - Grab bars.	1 existing women's; 2 existing men's; none accessible.	$730.00 (for two)
Z-15	Urinals - Amount, type, and flush controls.	Men's toilet room.	$1,120.00 (each urinal) $250.00 (each flow control)
Z-16	Lavatories - Amount and height.	1 existing women's; 2 existing men's; none accessible.	$2,400.00 (2 each)
Z-17	Lavatories - Clear floor space.	1 existing women's; 2 existing men's; none accessible.	Technically Unfeasible
Z-18	Lavatories - Exposed pipes and surfaces.	1 existing women's; 2 existing men's; none accessible.	$70.00 (for two)
Z-19	Lavatories - Faucets.	1 existing women's; 2 existing men's; none accessible.	$600.00 (for two)
Z-20	Mirrors - Amount and Height.	2 existing women's - not accessible.	$120.00 (for two)
Z-21	Controls and dispensers - Amount, clear floors space, and height.	Towel dispenser in women's and men's toilet rooms [3].	$210.00 (for two)

[3]The Schirmer report did not specify the location of this deviation. I am assuming that this deviation applies to both the women's and men's toilet rooms.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Z-22	Signage.	Women's and men's toilet rooms.	$150.00(each) $300.00 (for two signs)
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
Z-23	Amount, height, clear floor space, volume control, and cord length.	1 existing telephone in phone room; not accessible.	$1,300.00 (each)
Work Areas.			
Z-24	Controls and operating mechanisms - Height and operation.	36" counters and sinks; 24" maximum reach 38" stove; 34" controls; 24 maximum reach. Knob controls on stove.	$1,500.00

BUILDING SPECIFIC DEFICIENCIES

HAYWARD VETRTAN'S MEMMORIAL BUILDING 22737 MAIN STREET HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
Z-1	$450.00	Z-2	$3500.00	Z-6	$550.00 ea			Z-13	$2200.00 (for two)			Z-23	$1300.00 ea	Z-24	$1500.00	
		Z-3	$2500.00	Z-7	$850.00											
		Z-4	NP	Z-8	$600.00			Z-14	$730.00 (for two)							
		Z-5	$1050.00	Z-9	$120.00 ea (approx.)			Z-15	$1370.00							
				Z-10	$4400.00 for two			Z-16	$2400.00 (each)							
				Z-11	$1100.00 (for two)			Z-17	Unfeasible							
				Z-12	$3600.00			Z-18	$70.00 (for two)							
								Z-19	$600.00 (for two)							
								Z-20	$120.00 (for two)							
								Z-21	$210.00 (for two)							
								Z-22	$300.00 (for two)							
	$450.00		$7,050.00		$11,220.00				$8,000.00				$1,300.00		$1,500.00	$29,520.00

HAYWARD VETERAN'S MEMORIAL BUILDING
22737 Main Street
Hayward, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		If provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	none provided; no marked spaces	Total Parking in Lot = 5 Required Minimum # of Accessible Spaces = 1	provide 1 van accessible space					$450.00				

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps	to main entrance											
a. Landings												
i. Length	48"	60" minimum	provide a minimum 60" long ramp landing					$3,500.00				
ii. Change in Direction	48" width	60" x 72" minimum	included in 1. a. i.					included in 1.a.i.				
b. Handrails												
i. Continuity	handrail does not extend beyond top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	provide accessible handrails					$2,500.00				
ii. Height	32-1/2"	34" to 38" from ramp to top of rail	included in 1.b.i.					included in 1.b.i				
2. Stairs	to main entrance; not required to be accessible - ramp provided	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Nosings	1/2"; squared	refer to ADA Guidelines	not required									

HAYWARD VETERAN'S MEMORIAL BUILDING
22737 Main Street
Hayward, CA

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	3 existing; main entrance designated accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.					included in 2.				
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide signage from inaccessible entrances					$350.00 each; $1,050.00				
3. Double Leaf Doors	3 set of typical double doors at main entrance	one leaf is required to be accessible	provide accessible entry					$3,600.00				

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	typical interior door											
a. Single Leaf Doors	typical doors	one leaf is required to be accessible	included in 1.b.i.					included in 1.b.i.				
b. Hardware												
i. Operation	knob	must not require tight grasping or twisting of the wrist	provide accessible hardware					$550.00 each				

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Controls/ Operating Mechanisms (intended for normal use by building occupants)	kitchen											
a. Height	36" counters and sinks; 24" maximum reach 38" stove; 34" controls; 24" maximum reach	forward reach: 15" to 48" side reach: 9" to 54" electrical and communication system receptacles at 15" minimum above the floor	provide accessible appliances					$1,500.00				
b. Operation	knob controls on stove	must not require tight grasping, pinching or twisting of the wrist; 5lbf. maximum to activate controls	provide accessible controls					included in 2.a.				

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Stairs to upper meeting room.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	2"; rounded	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible gripping surface					$850.00				
b. Continuity	handrails do not extend beyond bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	extend handrails at bottom					$600.00				

HAYWARD VETERAN'S MEMORIAL BUILDING
22737 Main Street
Hayward, CA

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing telephone in phone room; not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide an accessible telephone with a volume control in an accessible location					$1,300.00 each				
2. Fully Accessible Unit Features												
a. Height	68"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1. a.					included in 1.a.				
b. Clear Floor Space	33" x 33"; would require enlarging of entire telephone room	30" x 48" minimum	included in 1. a.					included in 1.a.				
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1. a.					included in 1.a.				
d. Cord Length	27"	29" minimum						included in 1.a.				

Public Toilet Rooms

A shelf located underneath the mirror creates a protruding object of 13" at 27" in height.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	29"	32" minimum at 90' open	provide accessible doors					$4,400.00 for two				
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$1,100.00 for two				

HAYWARD VETERAN'S MEMORIAL BUILDING
22737 Main Street
Hayward, CA

Public Toilet Rooms (Continued)

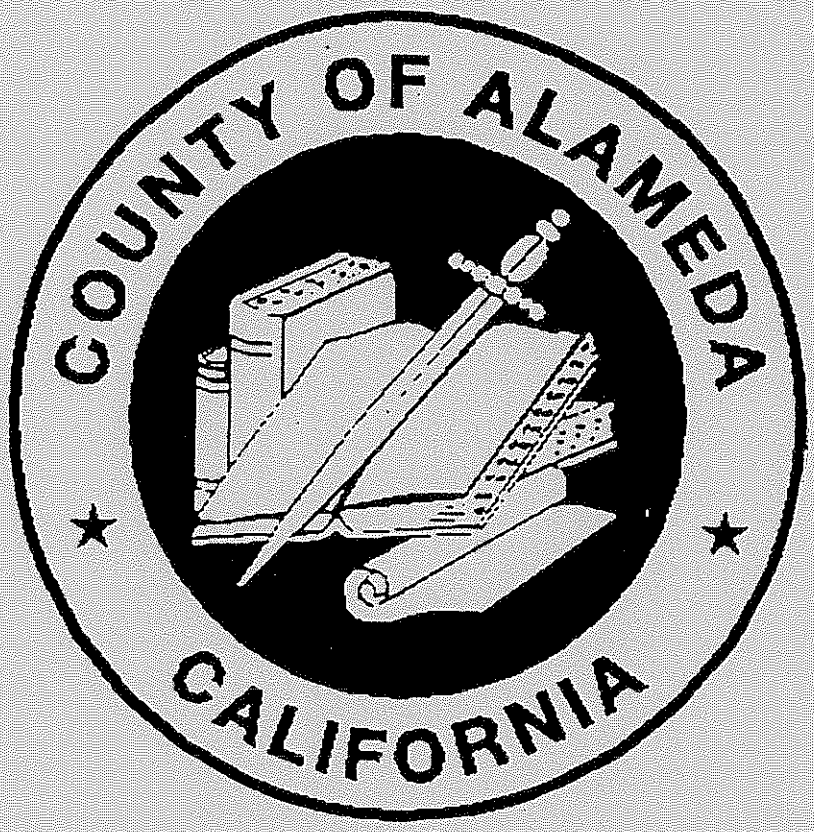
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/ Stalls												
a. Number Accessible	1 existing women's 2 existing men's none accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide accessible stalls					included in 2.b.i.				
b. Stalls												
i. Size and Arrangement	36" x 56" standard stall (end of row)	refer to ADA Guidelines and UBC	provide 1 accessible stall in each toilet room (women's and men's)					$1,100.00 each; $2,200.00 for two rooms				
ii. Doors	23"	32" minimum clear width; 34" for side approach	included in 2. b. i.					included in 2.b.i.				
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars in each accessible stall					$730.00 for two				
3. Urinals												
a. Number Accessible		one minimum										
b. Type	floor type	stall type or wall hung with elongated rim	provide an accessible urinal with accessible flush controls					$1,120.00 each urinal; $250.00 each flow control				
c. Flush Controls												
i. Height	47"	44" maximum above finished floor	included in 3. b.					included in 3. b.				
4. Lavatories												
a. Number Accessible	1 existing women's 2 existing men's none accessible	minimum of one	provide an accessible lavatory in each toilet room (women's and men's)					$2,400.00 2 each				
b. Heights/ Clearances	inadequate knee clearance to p-trap	refer to ADA Guidelines	included in 4. a.									

HAYWARD VETERAN'S MEMORIAL BUILDING
22737 Main Street
Hayward, CA

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Clear Floor Space	inadequate	refer to ADA Guidelines	technically unfeasible									
d. Exposed Pipes and Surfaces	not wrapped	insulated or configured to protect against contact	provide adequate pipe protection					$70.00 for two				
e. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware					$600.00 for two				
5. Mirrors												
a. Number Accessible	2 existing women's - not accessible	minimum of one	lower 1 existing unit in women's toilet room					$120.00 for two				
b. Heights	women's - 57"	40" maximum to bottom of mirror	included in 5. a.					included in 5. a.				
c. Clear Floor Space	women's - inadequate	refer to ADA Guidelines	included in 4. c.									
6. Protruding Object												
a. Shelf	A shelf located underneath the mirror in men 's and women's toilet rooms	leading edge shall protrude no more than 4 inches	remove shelf					$120.00 each				
7. Controls and Dispensers												
a. Number Accessible	towel	one of each required to be accessible	included in 7.c.					included in 7.c.				
b. Clear Floor Space	above sink	30" x 48" minimum										
c. Height	56"	40" above finished floor	relocated					$210.00 for two				
8. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide signage					$150.00 each; $300.00 for two signs				
Yearly Totals								$29,520.00				

Total Cost Estimate for Hayward Veteran's Building $29,520.00



Building Transition Plan

An accessibility assessment of

Niles Veteran's Memorial Building

and a recommended prioritization
for barrier removal.

Niles Veteran's Memorial Building

37154 2nd Street
Fremont, CA

BUILDING DEVIATION KEY

BUILDING: NILES VMB - 37154 2ND STREET, FREMONT.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
AA-1	Surfaces - Change in level.	Change in level to main entrance.	$3,500.00
AA-2	Ramps - Clear width and landings (Doorways)	Ramp to designated accessible side entrance.	$2,500.00
AA-3	Ramps - Handrails.	Ramp to designated accessible side entrance.	$1,200.00
AA-4	Stairs - Handrails.	Stairs to main entrance.	$900.00
AA-5	Stairs - Handrails.	Stairs to side entrance.	$900.00
AA-6	Stairs - Handrails.	Stairs to rear entrance.	$900.00
AA-7	Stairs - Handrails.	Stairs to side entrance.	$900.00
AA-8	International symbol of accessibility and directional signage.	Directional signage at main entrance only. Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00 (each) $1,050.00 (for three entrance)
Accessible Route - Interior			
AA-9	Doors - Double leaf doors and thresholds.	Typical building entrance doors, not accessible.	$255.00 (each set of doors) $765.00 (for 3 sets)
AA-10	Doors - Maneuvering clearances.	Designated accessible entry door.	Technically Unfeasible
AA-11	Knob type hardware.	Designated accessible entry door.	$530.00 (each)
AA-12	Protruding objects.	Mail box protrudes 12" at 48" height.	$850.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
AA-13	Surfaces - Changes in level.	"Typical thresholds are > 1/2" "	$126.00
AA-14	Knob type hardware.	Typical interior single/double door.	$550.00
AA-15	Ramps - Slope, landings, and handrails.	Ramp to main hall.	$3,500.00
AA-16	Braille and raised lettering.	Permanent rooms and spaces.	$750.00 (for five)
AA-17	Knob type hardware.	Men's and women's toilet rooms.	$1,100.00 (for two)
Accessible Route Within Program.			
AA-18	Fixed or built-in seating/ tables - Amount.	Council chambers.	$2,240.00
Restrooms [1].			
AA-19	Water closets/stalls - Amount, water closets, height, and stalls (Size and arrangement and Doors).	2 existing each toilet room, none accessible - men's and women's toilet rooms.	$110.00 (each)
AA-20	Water closet stalls - Grab bars.	Two existing women's toilet rooms and one existing men's toilet room.	$365.00
AA-21	Urinals - Amount and type.	Men's toilet room.	$1,200.00
AA-22	Lavatories - Amount and Heights/clearances.	Women's typical lavatory.	$1,200.00
AA-23	Lavatories - Amount and Heights/clearances.	Men's typical lavatory.	$1,200.00
AA-24	Controls and dispensers - Amount and height.	1 soap dispenser and 1 towel dispenser existing, typical each room, not accessible - Men's and women's toilet rooms.	$210.00 (for two)
AA-25	Signage.	Men's and women's toilet rooms.	$300.00 (for two)

[1]The "building contains two existing women's toilet rooms and 1 existing men's toilet room".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
AA-26	Amount, protruding objects, volume control, and cord length.	1 existing telephone not accessible.	$1,300.00 (each)
Work Areas.			
AA-27	Controls and operating mechanisms - Operation.	Stove in kitchen has knob type hardware.	$650.00

BUILDING SPECIFIC DEFICIENCIES

NILES VETERAN'A MEMORIAL BUILDING 37154 2ND STREET FREMONT, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		AA-1 AA-2 AA-3 AA-4 AA-5 AA-6 AA-7 AA-8	$3500.00 $2500.00 $1200.00 $900.00 $900.00 $900.00 $900.00 $1050.00 (for three)	AA-9 AA-10 AA-11 AA-12 AA-13 AA-14 AA-15 AA-16 AA-17	$765.00 (for 3 sets) Unfeasible $530.00 ea $850.00 $126.00 $550.00 $3500.00 $750.00 (for five) $1100.00 (for two)	AA-18	$2240.00	AA-19 AA-20 AA-21 AA-22 AA-23 AA-24 AA-25	$110.00 ea $365.00 $1200.00 $1200.00 $1200.00 $210.00 (for two) $300.00 (for two)			AA-26	$1300.00 ea	AA-27	$650.00	
			$11,850.00		$8,171.00		$2,240.00		$4,585.00				$1,300.00		$650.00	$28,796.00

NILES VMB
37154 2nd Street
Fremont, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	> 1/4" change in level to main entrance	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	bevel change in level	$3,500.00								
2. Ramps	to designated accessible side entrance											
a. Clear Width	32"	48" minimum	provide an accessible ramp to an alternate entrance; widening existing ramp would require enlarging entire hallway	$2,500.00								
b. Landings												
i. Doorways	doorway exists on ramp with no landing provided	refer to ADA Guidelines and UBC	included in 2. a.	included in 2. a.								
c. Handrails												
i. Location	none provided	on both sides when run is > 72" or rise is > 6"	provide accessible handrails on new accessible ramp at alternate entrance	$1,200.00								
3. Stairs	to main entrance	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Location	none provided	on both sides	provide accessible handrails					$900.00				
4. Stairs	to side entrance	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Location	none provided	on both sides	provide handrails					$900.00				
5. Stairs	to side entrance											
a. Handrails												

NILES VMB
37154 2nd Street
Fremont, CA.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
i. Location	none provided	on both sides	provide handrails					$900.00				
6. Stairs	to rear entrance	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Continuity	does not continue beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" at bottom, parallel to landing or floor	provide accessible handrails					$900.00				

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	6 existing entrances; 1 designated accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	refer to recommendations below and provide a minimum of 3 accessible entrances									
2. Signage	directional signage at man entrance only not at other entrances	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate directional signage at all public entrances				$350.00 each; $1,050.00 for three entrance					

NILES VMB
37154 2nd Street
Fremont, CA.

Building/Facility Entrances (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Doors	typical building entrance doors, not accessible											
a. Double Leaf Doors	3 existing double leaf door entrances	one leaf is required to be accessible	included in 4.b.				included in 4.b.					
b. Thresholds	> 1/2"; not beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide ≤ 1/2" thresholds as required to comply with 3 accessible entrances				$255.00 each set of doors; $765.00 for 3 sets					
4. Doors												
a. Single Leaf Doors	designated accessible door	one leaf is required to be accessible										
b. Maneuvering Clearances	inadequate	refer to ADA Guidelines	technically unfeasible						technically unfeasible * See Note Below			
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware				$530.00 each					

* Note: Documentation of Unfeasibility is available at the Departmental Offices.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	mail box protrudes 12" at 48" height	≤ 4" protruding into area	provide detectable warnings or remove mail box	$850.00								
2. Surfaces												
a. Change in Level	typical thresholds are > 1/2"	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide accessible thresholds where necessary				$126.00					

NILES VMB
37154 2nd Street
Fremont, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Doors												
a. Leaf Doors	typical interior single/double door	one leaf is required to be accessible										
b. Thresholds	refer to 2. a.	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	included in 2. a.				included in 2. a.					
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace all knob type hardware with accessible hardware				$550.00					
4. Ramps	to main hall											
a. Slope	1:6	1:12 maximum	provide an accessible ramp	$3,500.00								
b. Landings	none provided		provide accessible landings									
i. Doorways	located at top of ramp	refer to ADA Guidelines and UBC	provide adequate maneuvering clearances with installation of new accessible landings									
c. Handrails	none required											
5. Controls/ Operating Mechanisms (intended for normal use by building occupants)	kitchen											
a. Operation	stove has knob type controls	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible hardware				$650.00					
6. Fixed or Built-In Seating/Tables	in council chambers											
a. Number Accessible	none provided	5%, but not less than one of each	provide an adequate number of accessible seating					$2,240.00				

NILES VMB
37154 2nd Street
Fremont, CA.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised lettering or Braille signage	Braille and raised lettering	provide adequate signage					$750.00 for five				

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide 1 fully accessible telephone	$1,300.00 each								
2. Fully Accessible Unit Features												
a. Protruding Objects	phone creates a 6" protrusion	telephones should be installed so as not to create a protruding object										
b. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control on new accessible telephone									
c. Cord Length	24"	29" minimum	provide a 29" minimum cord on new accessible telephone									

NILES VMB
37154 2nd Street
Fremont, CA.

Public Toilet Rooms

Note: Building contains 2 existing women's toilet rooms and 1 existing men's toilet room.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware				$1,100.00 for two					
2. Water Closets/ Stalls												
a. Number Accessible	2 existing each toilet room, none accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	provide 1 accessible stall each toilet room				$110.00 each					
b. Water Closets												
c. Height	16"	17" to 19" to top of seat	provide an accessible water closet in new accessible stall									
d. Stalls												
i. Size and Arrangement	inadequate	refer to ADA Guidelines and UBC	included in 2. a.				included in 2. a.					
ii. Doors	< 32"	32" minimum clear width; 34" for side approach	included in 2. a.				included in 2. a.					
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall				$365.00					
3. Urinals												
a. Number Accessible	1 existing, not accessible	one minimum	replace existing urinal with 1 accessible urinal				$1,200.00					
b. Type	floor/wall unit	stall type or wall hung with elongated rim	included in 3. a.				included in 3. a.					
4. Lavatories	women's typical lavatory											
a. Number Accessible	2 existing, not accessible	minimum of one	provide 1 accessible lavatory				$1,200.00					
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	included in 4. a.				included in 4. a.					

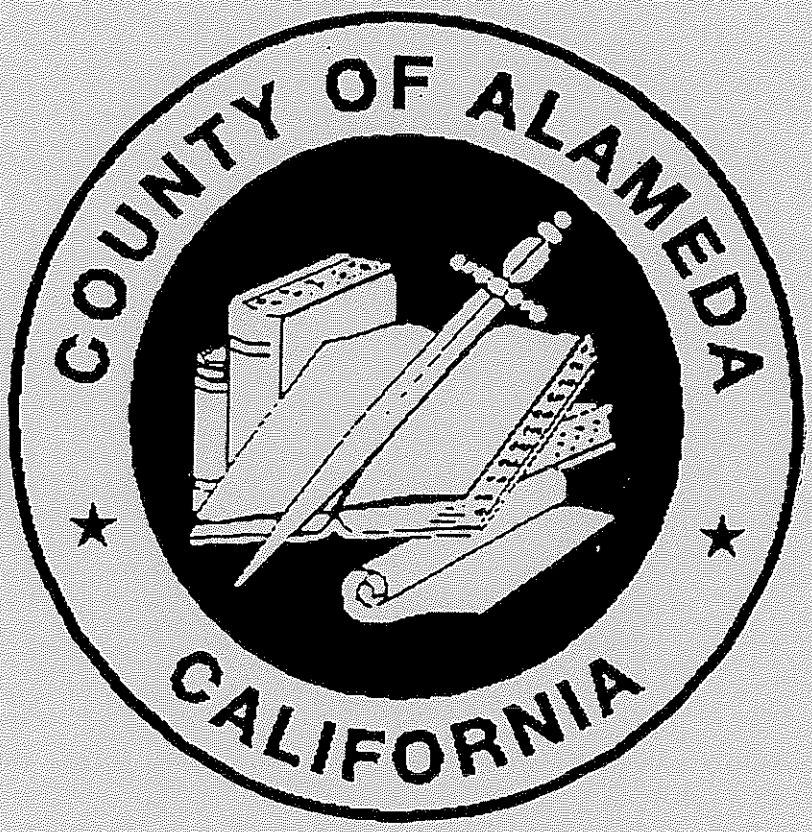
NILES VMB
37154 2nd Street
Fremont, CA.

Public Toilet Rooms

Note: Building contains 2 existing women's toilet rooms and 1 existing men's toilet room.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Lavatories	men's typical lavatory											
a. Number Accessible	1 existing, not accessible	minimum of one	included in 5.b.				included in 5.b.					
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	Provide an accessible lavatory				$1,200.00					
c. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection									
d. Faucets												
i. Operation	knob type	lever, push or electric type	included in 5.b.				included in 5.b.					
6. Controls and Dispensers												
a. Number Accessible	1 soap dispenser and 1 towel dispenser existing, typical each room, not accessible	one of each required to be accessible	included in 6.c.				included in 6.c.					
b. Height	soap dispensers and towel dispensers > 40" height	40" above finished floor	lower existing dispensers				$210.00 for two					
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage				$300.00 for two					
Yearly Totals				$12,850.00			$9,356.00	$6,590.00				

Total Cost Estimate For Niles Veteran Building $28,796.00



Building Transition Plan

An accessibility assessment of

San Leandro Veteran's Memorial

and a recommended prioritization
for barrier removal.

San Leandro Veteran's Memorial

1105 Bancroft Avenue
San Leandro, CA

BUILDING DEVIATION KEY

BUILDING: SAN LEANDRO VMB - 1105 BANCROFT AVENUE, SAN LEANDRO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
BB-1	Ramps - Handrails.		[1] $4,700.00
BB-2	Stairs - Nosings.	Typical stairs to main and side entrances.	$500.00
BB-3	Stairs - Handrails.	Typical stairs to main and side entrances.	$400.00
BB-4	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$1,050.00
BB-5	Doors - Maneuvering clearances.	Inadequate maneuvering clearances for side entrance, due to porch.	$1,600.00
Accessible Route - Interior			
BB-6	Doors - Clear width.	Double leaf door at main entrance.	$1,200.00
BB-7	Doors - Thresholds	Double leaf door at main entrance.	$126.00 (each)
BB-8	Knob type hardware.	Double leaf door at main entrance.	$550.00 (each)
BB-9	Surfaces - Changes in level.	Beveled change in level between meeting room and hall.	$450.00
BB-10	Doors - Clear width.	Doors to meeting rooms.	$2,800.00 (each)
BB-11	Handle/Panic bar or knob type hardware.	Doors to meeting rooms.	$550.00 (each)

[1] The Schirmer report did not identify the location of this ramp.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
BB-12	Stairs - Handrails.		$800.00
BB-13	Stairs - Nosings.		$1,200.00
BB-14	Stairs - Handrails.		$800.00
BB-15	Doors - Maneuvering Clearances.	Typical men's and women's toilet rooms.	Technically Unfeasible
BB-16	Knob type hardware.	Typical men's and women's toilet rooms.	$1,100.00 (for two)
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
BB-17	Water closets/ stalls - Amount and height.	Typical men's and women's toilet rooms.	$200.00 (for two)
BB-18	Stalls - Size and arrangement.	Typical men's and women's toilet rooms.	$2,200.00 (for two)
BB-19	Stalls - Grab bars.	Typical men's and women's toilet rooms.	$730.00 (for two)
BB-20	Urinals - Amount and type.	2 existing not accessible.	$1,120.00 (each)
BB-21	Urinals - Flush controls.	2 existing not accessible.	$250.00 (each)
BB-22	Lavatories - Amount and Heights/clearances.	Typical men's and women's toilet rooms.	$2,400.00 (for two)
BB-23	Lavatories - Exposed pipes and surfaces.	Typical men's and women's toilet rooms.	$40.00 (for two)
BB-24	Lavatories - Faucets	Typical men's and women's toilet rooms.	$600.00 (for two)
BB-25	Mirrors - Amount and Height.	Typical men's and women's toilet rooms.	$450.00
BB-26	Controls and dispensers - Amount and height.	Typical men's and women's toilet rooms.	$210.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
BB-27	Signage	Typical men's and women's toilet rooms.	$300.00 (for two)
Drinking Fountains.			
BB-28	Amount, controls, and clearances.	1 existing drinking fountain.	$1,070.00 (each)
BB-29	Detectable warnings.	1 existing drinking fountain.	$850.00 (each)
Telephones.			
BB-30	Amount, height, clear floor space, and volume control.	1 existing public telephone not accessible.	$1,300.00 (each)
Work Areas.			
BB-31	Controls and operating mechanisms - Operation.	two existing stoves in the kitchen.	$650.00

BUILDING SPECIFIC DEFICIENCIES

SAN LEANDRO VETERAN'S MEMORIAL BUILDING 1105 BANCROFT AVENUE SANLEANDRO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		BB-1	$4700.00	BB-6	$1200.00			BB-17	$200.00 (for two)	BB-28	$1070.00 ea	BB-30	$1300.00 ea	BB-31	$650.00	
		BB-2	$500.00	BB-7	$126.00 ea					BB-29	$850.00 ea					
		BB-3	$400.00	BB-8	$550.00 ea			BB-18	$2200.00 (for two)							
		BB-4	$1050.00	BB-9	$450.00			BB-19	$730.00 (for two)							
		BB-5	$1600.00	BB-10	$2800.00 ea			BB-20	$1120.00 ea							
				BB-11	$550.00 ea			BB-21	$250.00 ea							
				BB-12	$800.00			BB-22	$2400.00 (for two)							
				BB-13	$1200.00			BB-23	$40.00 (for two)							
				BB-14	$800.00			BB-24	$600.00 (for two)							
				BB-15	Unfeasible			BB-25	$450.00							
				BB-16	$1100.00 (for two)			BB-26	$210.00 (for two)							
								BB-27	$300.00 (for two)							
			$8,250.00		$9,576.00				$8,500.00		$1,920.00		$13,00.00		$650.00	$30,196.00

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Note: Designated space at curb for parking; not accessible. Photo 31-1

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps												
a. Handrails												
i. Gripping Surface	2" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails					$4,700.00				
ii. Clearance	2" between rail and wall	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.a.i.					included in 1.a.i.				
iii. Height	31"	34" to 38" from ramp to top of rail	included in 1.a.i					included in 1.a.i.				
2. Stairs	Typical to Main and Side Entrances	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Nosings	not rounded	refer to ADA Guidelines	round nosings					$500.00				
b. Handrails												
i. Gripping Surface	2" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails					$400.00				
ii. Continuity	handrail does not continue beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.b.i					included in 2.b.i				

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	3 sets of double leaf doors -main entrance; 1 single leaf door - side entrance; 1 single leaf door - designated accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	provide 1 additional accessible entrance per recommendations listed below									
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage					$1,050.00				
3. Doors												
a. Double Leaf Doors	3 sets of double leaf at main entrance	one leaf is required to be accessible	included in 3.b.					included in 3.b.				
b. Clear Width	30"	32" minimum at 90° open	provide accessible door					$1,200.00				
4. Doors												
a. Single Leaf Doors	1 single leaf door at side entrance	one leaf is required to be accessible	included in 4.b.					included in 4.b.				
b. Maneuvering Clearances	inadequate due to porch	refer to ADA Guidelines	provide an accessible ramp with adequate landing at door					$1,600.00				
c. Thresholds	4" threshold	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2						$126.00 each				
d. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$550.00 each				

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	1" beveled change in level between meeting room and hall	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	provide beveled surface					$450.00				
2. Doors												
a. Double Leaf Doors	To Meeting Rooms	one leaf is required to be accessible	included in 2.b.					included in 2.b.				
b. Clear Width	31"	32" minimum at 90' open	provide accessible door					$2,800.00 each				
c. Hardware												
i. Operation	handle/panic bar or knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware as required					$550.00 each				
3. Controls/ Operating Mechanisms (intended for normal use by building occupants)	Kitchen - 2 existing											
a. Operation	stoves have knob type controls	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible hardware					$650.00				

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Clearance	1-1/2"	1-1/2" between rail and wall, if installed adjacent to wall										
b. Continuity	handrails do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	provide accessible handrails					$800.00				
c. Height	31"	34" to 38" to top of rail above stair nosing	included in 1.b					included in 1.b				

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Nosings	not rounded	refer to ADA Guidelines	round nosings					$1,200.00				
2. Handrails												
a. Gripping Surface	2" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails					$800.00				
b. Clearance	2-1/2"	1-1/2" between rail and wall, if installed adjacent to wall	included in 2.a.					included in 2.a.				
c. Continuity	handrails do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.a.					included in 2.a.				
d. Height	32"	34" to 38" to top of rail above stair nosing	included in 2.a.					included in 2.a.				

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide a fully accessible public telephone per recommendations listed below					$1,300.00 each				
2. Fully Accessible Unit Features												
a. Height	67" height to top of control	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	install new telephone at a maximum height of 54" (included in 1.a.)					included in 1.a.				
b. Clear Floor Space	35" width x 45" depth room	30" x 48" minimum	install new telephone in an accessible location (included in 1.a.)					included in 1.a.				
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide new telephone with volume control (included in 1.a.)					included in 1.a.				

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical Women's and Men's											
a. Maneuvering Clearances	inadequate inside toilet room	refer to ADA Guidelines	technically unfeasible									
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$1,100.00 + for two								
2. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	2 existing stalls not accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided										
b. Height	16"	17" to 19" to top of seat	provide an accessible seat height of 17" to 19"	$200.00 for two +								
c. Stalls												
i. Size and Arrangement	standard stall - 33" width x 60" depth	refer to ADA Guidelines and UBC	provide an accessible standard stall	$2,200.00 for two +								
ii. Doors	24"	32" minimum clear width; 34" for side approach	provide accessible door on new accessible stall (included in 2.c.i.)	included in 2.c.i +								
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars in new accessible stall	$730.00 for two +								
3. Urinals												
a. Number Accessible	2 existing not accessible	one minimum	included in 3.b.	included in 3.b. +								
b. Type	floor units	stall type or wall hung with elongated rim	provide 1 new accessible urinal; wall hung with elongated rim	$1,120.00 each +								
c. Clear Floor Space	28" width x 41" depth	30" x 48" minimum	included in 3.b.	included in 3.b. +								
d. Flush Controls												
i. Height	45"	44" maximum above finished floor	provide accessible flush controls with new accessible urinal	$250.00 each +								

+ Note:Correction of this deviation has already been completed.

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Lavatories	Typical Women's and Men's											
a. Number Accessible	1 existing lavatory	minimum of one	included in 4.b.	included in 4.b. +								
b. Heights/ Clearances	26" to apron	refer to ADA Guidelines	replace existing lavatory with an accessible unit	$2,400.00 for two +								
c. Exposed Pipes and Surfaces	exposed pipes	insulated or configured to protect against contact	provide adequate pipe protection	$40.00 for two +								
d. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible faucets	$600.00 for two +								
5. Mirrors	Typical Women's and Men's											
a. Number Accessible	1 existing mirror	minimum of one	included in 5.b.	included in 5.b. +								
b. Heights	55"	40" maximum to bottom of mirror	lower existing mirror to 40" maximum	$450.00 +								
6. Controls and Dispensers	Typical Women's and Men's											
a. Number Accessible	1 existing soap dispenser; 1 existing towel dispenser	one of each required to be accessible	included in 6.b.	included in 6.b. +								
b. Height	soap dispensers - 51"; towel dispensers - 73"	40" above finished floor	lower all dispensers to a maximum of 40" height	$210.00 for two +								
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$300.00 for two +								

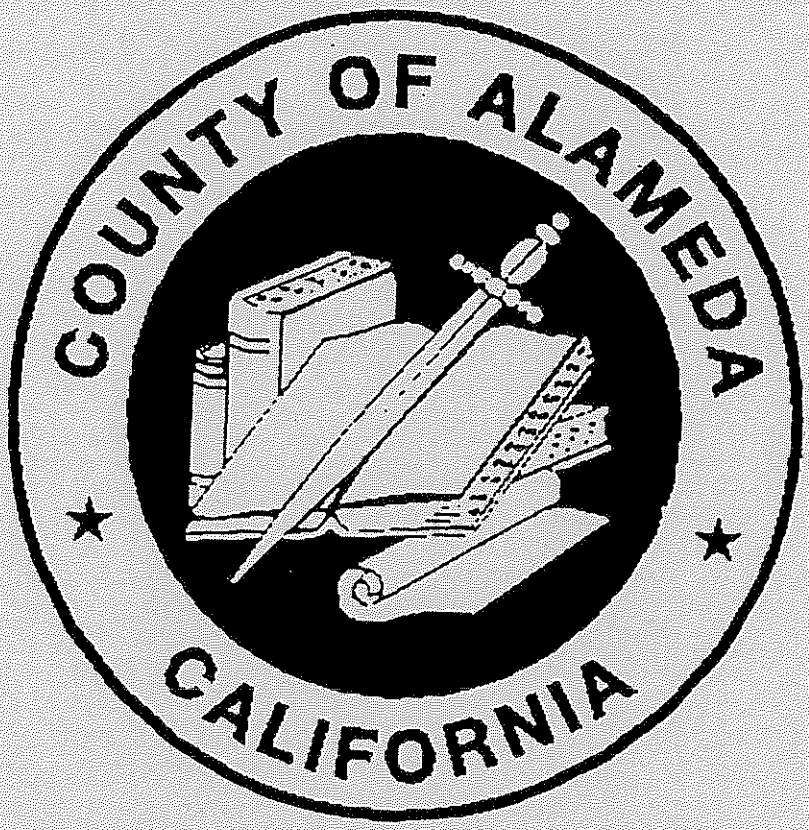
+ Note:Correction of this deviation has already been completed.

SAN LEANDRO VMB
1105 Bancroft Avenue
San Leandro, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide 1 accessible hi-lo unit	$1,070.00 each								
2. Controls												
a. Operation	knob type	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	included in 1.	included in 1.								
3. Clearances												
a. Wall/Post Mounted	24" to apron; no alcove	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.	included in 1.								
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00 each								
Yearly Totals				$11,520.00				$18,676.00				

Total Cost Estimate for San Leandro Veteran's Building $30,196.00



Building Transition Plan

An accessibility assessment of

San Lorenzo Library

and a recommended prioritization
for barrier removal.

San Lorenzo Library

395 Paseo Grande
San Lorenzo, CA

BUILDING SPECIFIC DEFICIENCIES

SAN LORENZO LIBRARY 395 PASEO GRANDE SAN LORENZO, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
CC-1	$3500.00	CC-5	$1200.00	CC-8	$530.00			CC-13	TI	CC-20	$1070.00	CC-22	$1300.00	CC-24	$2000.00	
CC-2	$400.00 (for two)	CC-6	$4500.00		(for five)			CC-14	$200.00 (for two)	CC-21	$850.00	CC-23	$850.00			
CC-3	$700.00 (for two)	CC-7	$700.00 (for two)	CC-9	$2750.00 (for five)			CC-15	$730.00 (for two)							
CC-4	$450.00 ea			CC-10	$750.00			CC-16	$500.00 (for two)							
				CC-11	$500.00 (2 dbl drs)			CC-17	$2400.00 (for two)							
				CC-12	$1100.00 (for two)			CC-18	$220.00							
								CC-19	$300.00 (for two)							
	$5,050.00		$6,400.00		$5,630.00				$4,350.00		$1,920.00		$2,150.00		$2,000.00	$27,500.00

BUILDING DEVIATION KEY

BUILDING: SAN LORENZO LIBRARY - 395 PASEO GRANDE, SAN LORENZO.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
CC-1	Standard Accessible Parking- Amount -Surface Slope.	Self - Parking Lot/Structure.	$3500.00
CC-2	Standard Accessible Parking- Access Aisle.	Self- Parking Lot/Structure.	$400.00 for two
CC-3	Standard Accessible Parking- Signage.	Self- Parking Lot/Structure.	$700.00 for two
CC-4	Van- Accessible Spaces- Amount.	Self- Parking Lot/Structure.	$450.00 (each)
Accessible Route - Exterior			
CC-5	Changes in level.	Uneven pavement to concrete walk.	$1,200.00
CC-6	Slope.	Pavement to concrete walk.	$4,500.00
CC-7	Directional signage at inaccessible entrances and complying signage at accessible entrances.	Inaccessible entrances and designated accessible entrances.	$700.00 (for two)
Accessible Route - Interior			
CC-8	Thresholds.	Entry door to meeting room.	$530.00 (for five)
CC-9	Knob type hardware.	Entry door to meeting room.	§2,750.00 (for five)
CC-10	Braille or raised lettering.	Permanent rooms and spaces	$750.00
CC-11	Thresholds.	Entry Doors to the men's and women's toilet rooms.	§500.00 (for 2 double doors)
CC-12	Knob type hardware.	Entry Doors to the men's and women's toilet rooms.	$1,100.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
Ø	ø	ø	ø
Restrooms.			
CC-13	Clear floor Space.	Men's and women's toilet rooms.	TI[1]
CC-14	Toilet seat height.	Men's and women's toilet rooms.	$200.00 (for two)
CC-15	Grab bars.	Men's and women's toilet rooms.	$730.00 (for two)
CC-16	Toilet flush controls.	Men's and women's toilet rooms.	$500.00 (for two)
CC-17	Lavatory - Height/clearances and clear floor space.	Men's and women's toilet rooms.	$2,400.00 (for two)
CC-18	Soap dispenser - Height and clear floor space.	Men's and women's toilet rooms.	$220.00
CC-19	Signage.	Men's and women's toilet rooms.	$300.00 (for two)
Drinking Fountains.			
CC-20	Spout height.	Drinking fountain.	$1,070.00
CC-21	Detectable warning.	Drinking fountain.	$850.00
Telephones.			
CC-22	Amount and height.	Telephone.	$1,300.00
CC-23	Unit features.	Telephone.	$850.00
Work Areas.			
CC-24	Counter height.	Check-out counter.	$2,000.00

[1]The Schirmer Report cited that the existing clear floor space is inadequate and that corrective action would be "Technically unfeasible". If this barrier is technically infeasible documentation must be provided in the appropriate form.

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	2 designated accessible spaces provided	Total Parking in Lot = 18 Required Minimum # of Accessible Spaces = 1	included in 1.b	included in 1.b								
b. Surface Slope	cross slope 1:19	1:50 maximum	adjust slope to ≤ 1:50	$3,500.00								
c. Access Aisle	0"	60" minimum width	provide access aisle	$400.00 for two								
d. Signage	none provided	International Symbol	provide signage	$700.00 for two								
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	provide 1 van accessible space with adequate signage	$450.00 each								

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Surfaces												
a. Change in Level	uneven pavement to concrete walk	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	bevel changes in level					$1,200.00 each				
2. Slope												
a. Running	1:14	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope to ≤ 1:20					$4,500.00				

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.					included in 2.				
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage					$700.00 for two				

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	1 single leaf door to meeting room	one leaf is required to be accessible										
b. Thresholds	1/2"	≤ 3/4" - sliding doors; ≤ 1/2" - all others; raised thresholds must be beveled -1:2	bevel threshold					$530.00 for five				
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$2,750.00 for five				

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Interior Routes

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Registration Counters	Check-Out Counter											
a. Main Counter, or Portion of Main Counter	40" height	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter						$2,000.00 each *See Note Below			

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering	provide adequate signage					$750.00				

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = number of telephones that are required to comply =	replace existing with 1 fully accessible public telephone with volume control	$1,300.00 each								

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Public Telephones (Cintinued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Fully Accessible Unit Features												
a. Height	59-1/2"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.	included in 1.a.								
b. Protruding Objects	telephone creates a protruding object	telephones should be installed so as not to create a protruding object	provide detectable warnings	$850.00 each								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical women's and men's											
a. Thresholds	1/2"	< 1/2" and beveled - 1:2	provide accessible threshold					$500.00 for two double doors				
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$1,100.00 for two				
c. Opening Force												
2. Clear Floor Space	inadequate	refer to ADA Guidelines	technically unfeasible									
3. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	1 existing water closet	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided										

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Public Toilet Rooms (Continued)

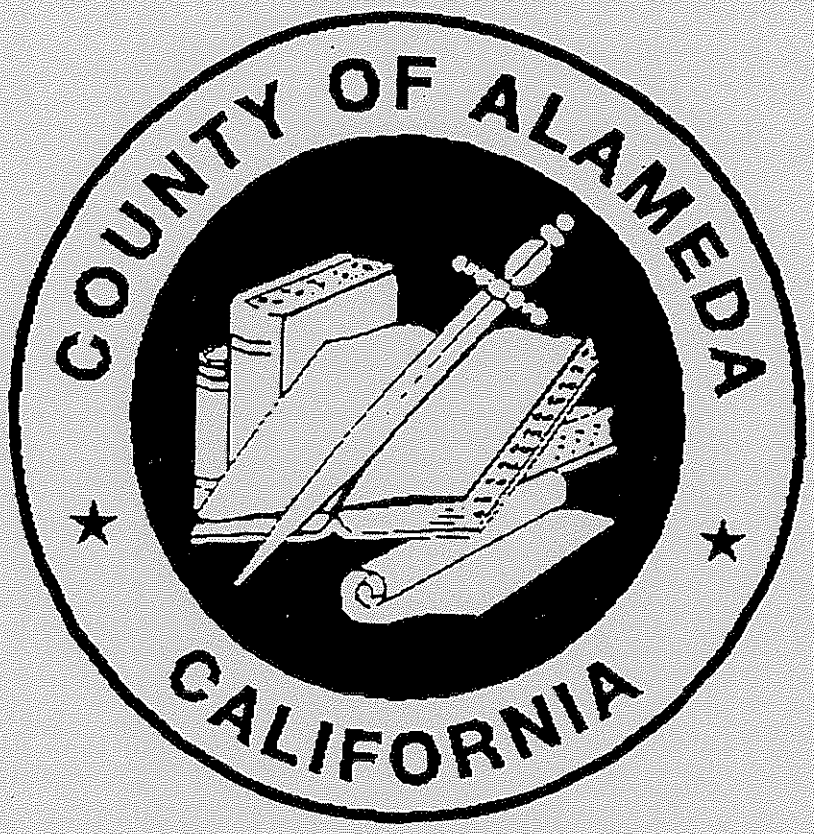
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Water Closets												
i. Clear Floor Space (if no stalls)	38" x 58"	refer to ADA Guidelines and UBC	included in 2.									
c Height	16"	17" to 19" to top of seat	provide an accessible seat of 17" to 19" in height					$200.00 for two				
d. Grab Bars (if no stalls)	inadequate	refer to ADA Guidelines and UBC	provide accessible hardware					$730.00 for two				
e. Flush Controls												
i. Location	flush control located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas	relocate flush control					$500.00 for two				
4. Lavatories	Typical Women's and Men's											
a. Number Accessible	1 existing lavatory	minimum of one										
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	provide an accessible lavatory					$2,400.00 for two				
c. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 2.									
5. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser; 1 existing towel dispenser	one of each required to be accessible	included in 5.b.					included in 5.b.				
b. Clear Floor Space	inadequate at soap dispenser	30" x 48" minimum	relocate					$220.00				
c. Height	soap dispenser at 43" height	40" above finished floor	included in 5.b.					included in 5.b.				
6. Signage	International Symbol provided; no geometric symbol	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage					$300.00 for two				

SAN LORENZO LIBRARY
395 Paseo Grande
San Lorenzo, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain	50% of units provided per floor; required = if only one provided, use "hi-lo" type										
2. Spout Height	37"	36" maximum	provide "hi-lo" unit	$1,070.00 each								
3. Clearances												
a. Wall/Post Mounted	adequate clearances but protrudes 5" from face of alcove	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 4.	included in 4.								
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00 each								
Yearly Totals				$9,120.00			$16,380.00		$2,000.00			

Total Cost Estimate for San Lorenzo Library $27,500.00



Building Transition Plan

An accessibility assessment of

Niles Library

and a recommended prioritization
for barrier removal.

Niles Library

150 I Street
Fremont, CA

BUILDING DEVIATION KEY

BUILDING: NILES LIBRARY - 150 I, STREET, FREMONT.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
DD-1	Protruding objects.	Sign box	$200.00 (each)
DD-2	Nosings.	Stairs to front door.	$850.00
DD-3	Handrails - Not provided.	Stairs to front door.	$800.00
DD-4	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$700.00
Accessible Route - Interior			
DD-5	Clear width.	Main entry door to building.	$2,600.00
DD-6	Knob type hardware.	Main entry door to building.	§550.00 (each)
DD-7	Door closers.	Main entry door to building.	$70.00
DD-8	Thresholds.	Entry doors to men's and women's toilet rooms.	$252.00 (for two)
DD-9	Door closers.	Entry doors to men's and women's toilet rooms.	$35.00
DD-10	Door opening force.	Entry doors to men's and women's toilet rooms.	$70.00 (for two)
Accessible Route Within Program.			
Ø	ø	ø	ø

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Restrooms.			
DD-11	Toilet seat height.	Men's and women's toilet rooms.	$200.00 (for two)
DD-12	Grab bars - Not provided.	Men's and women's toilet rooms.	$730.00 (for two)
DD-13	Urinals - Type.	Men's toilet room.	$1,120.00 (each)
DD-14	Urinals - Clear floor spaces and flush controls.	Men's toilet room.	$250.00 (each)
DD-15	Lavatory counter height and clear floor space.	Men's and women's toilet rooms.	$2,200.00 (for two)
DD-16	Lavatory - Exposed pipes and surfaces.	Men's and women's toilet rooms.	$70.00 (for two)
DD-17	Lavatories - Faucets.	Men's and women's toilet rooms.	$600.00 (for two)
DD-18	Mirrors - Heights and clear floor space.	Men's and women's toilet rooms.	$900.00 (for two)
DD-19	Soap and towel dispensers - Amount, clear floor space, and height.	Men's and women's toilet rooms.	$210.00
DD-20	Signage.	Men's and women's toilet rooms.	$300.00 (for two)
Drinking Fountains.			
DD-21	Amount and spout height.	Drinking fountain.	$1,070.00
DD-22	Detectable warnings and maneuvering clearances.	Drinking fountain.	$850.00
Telephones.			
ø	ø	ø	ø
Work Areas.			
DD-23	Height.	Main counter or portion of main counter.	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

NILES LIBRARY 150 I STREET FREMONT, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		DD-1 DD-2 DD-3 DD-4	$200.00 ea $850.00 $800.00 $700.00	DD-5 DD-6 DD-7 DD-8 DD-9 DD-10	$2600.00 $550.00 ea $70.00 $252.00 (for two) $35.00 $70.00 (for two)			DD-11 DD-12 DD-13 DD-14 DD-15 DD-16 DD-17 DD-18 DD-19 DD-20	$200.00 (for two) $730.00 (for two) $1120.00 ea $250.00 ea $2200.00 (for two) $70.00 (for two) $600.00 (for two) $900.00 (for two) $210.00 $300.00 (for two)	DD-21 DD-22	$1070.00 $850.00			DD-23	$2000.00	
			$2,550.00		$3,577.00				$6,580.00		$1,920.00				$2,000.00	$16,627.00

NILES LIBRARY
150 I Street
Fremont, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	sign box protrudes 5" at 42-1/2" height	≤ 4" protruding into area	relocate	$200.00 each								
2. Stairs	to front door	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Nosings	abrupt, not rounded	refer to ADA Guidelines	remove or round nosings	$850.00								
b. Handrails												
i. Location	none provided	on both sides	provide accessible handrails	$800.00								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 3.b.				included in 3.b.					
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage				$700.00					
3. Doors												
a. Double Leaf Doors	main door	one leaf is required to be accessible										

NILES LIBRARY
150 I Street
Fremont, CA.

Building/Facility Entrances (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Clear Width	31"	32" minimum at 90° open	provide an accessible door				$2,600.00					
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware				$550.00 each					
d. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer				$70.00 for two					

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Registration Counters												
a. Main Counter, or Portion of Main Counter	39" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide an auxiliary counter or equivalent facilitation						$2,000.00 each * See Note Below			

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	26"	32" minimum at 90° open	technically unfeasible						technically unfeasible *See Note Below			
b. Maneuvering Clearances	inadequate	refer to ADA Guidelines	included in 1.a.						included in 1.a.			
c. Thresholds	1/2"	< 1/2" and beveled - 1:2	provide accessible thresholds				$252.00 for two					

* Note: Documentation of technical unfeasibility can be obtained from the Departmental Office.

NILES LIBRARY
150 I Street
Fremont, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
d. Door Closers	1 second	3 second minimum sweep time from 70° open to 3" from latch	adjust closer				$35.00					
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer				$70.00 for two					
2. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.a.				inc. in 1.a.					
3. Water Closets/ Stalls												
a. Number Accessible	1 existing	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.i				included in 3.c.i.					
b. Height	16"	17" to 19" to top of seat	provide a seat height of 17" to 19"				$200.00 for two					
c. Stalls												
i. Size and Arrangement	37" x 54"; standard stall end of row	refer to ADA Guidelines and UBC	technically unfeasible									
ii. Toe Clearances	none provided	9" standard; if stall depth is > 60", none required	included in 3.c.i				included in 3.c.i.					
iii. Doors	22"	32" minimum clear width; 34" for side approach	included in 3.c.i				included in 3.c.i.					
iv. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible grab bars				$730.00 for two					
4. Urinals												
a. Number Accessible	1 existing urinal	one minimum	included in 4.b.				included in 4.b.					
b. Type	floor unit	stall type or wall hung with elongated rim	replace existing urinal with an accessible one				$1,120.00 each					
c. Height	floor	17" maximum to rim	install accessible urinal with a rim height of 17" maximum (included in 4.b.)				included in 4.b.					
d. Clear Floor Space	inadequate	30" x 48" minimum	included in 4.b.				included in 4.b.					
e. Flush Controls												
i. Height	47"	44" maximum above finished floor	provide accessible flush controls on new accessible urinal				$250.00 each					

NILES LIBRARY
150 I Street
Fremont, CA.

Public Toilet Rooms

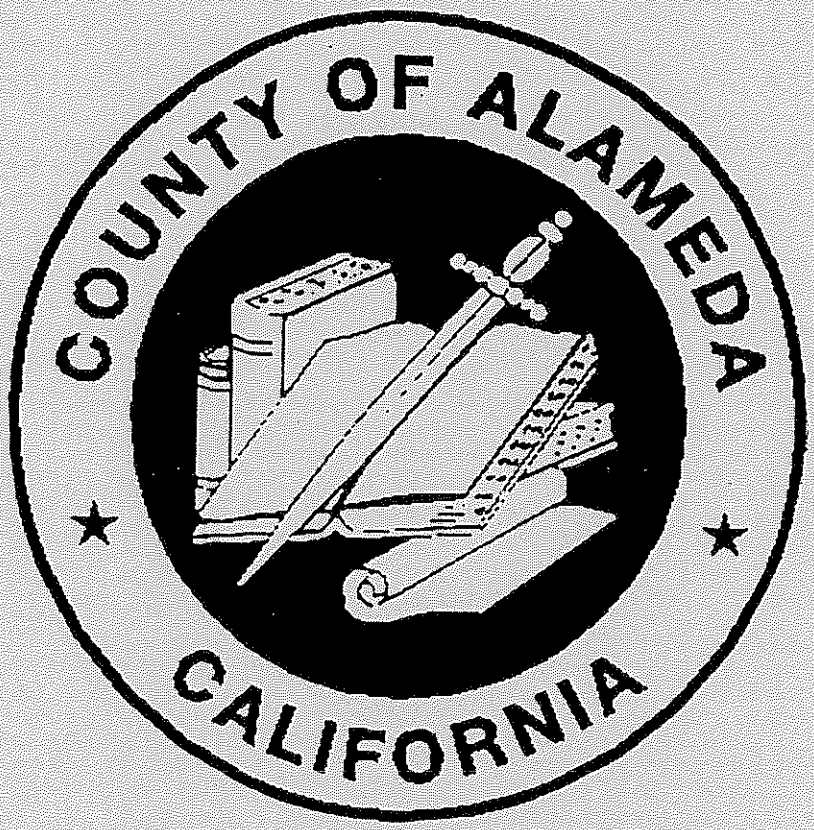
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Lavatories												
a. Number Accessible	1 existing	minimum of one	included in 5.b.				included in 5.b.					
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	provide accessible lavatories				$2,200.00 for two					
c. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 5.b.				included in 5.b.					
d. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection				$70.00 for two					
e. Faucets												
i. Self-Closing Valves	inadequate	open 10 seconds minimum	provide accessible hardware with new accessible lavatories				$600.00 for two					
6. Mirrors												
a. Number Accessible	1 existing	minimum of one										
b. Heights	48"	40" maximum to bottom of mirror	lower existing mirror				$900.00 for two					
c. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1. a.									
7. Controls and Dispensers												
a. Number Accessible	1 existing towel dispenser; 2 existing soap dispensers	one of each required to be accessible	included in 7.c.				included in 7.c.					
b. Clear Floor Space	inadequate	30" x 48" minimum	included in 7.c.				included in 7.c.					
c. Height	soap dispensers: 40" and 45" in height; towel dispenser: 60" in height	40" above finished floor	lower existing towel dispenser				$210.00					
8. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage				$300.00 for two					

NILES LIBRARY
150 I Street
Fremont, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain	50% of units provided per floor; required = if only one provided, use "hi-lo" type	provide accessible drinking fountain	$1,070.00 each								
2. Spout Location	adequate; arc < 4"	front of unit, stream parallel to front; 4" minimum arc height	adjust pressure (included in 1.)	included in 1.								
3. Controls												
b. Operation	knob type	must not require tight grasping, pinching or twisting; 5 lbf. maximum to activate controls	provide accessible controls (included in 1.)	included in 1.								
4. Clearances												
a. Wall/Post Mounted	moveable bookshelf blocks clearances; drinking fountain creates a protruding object; no knee clearance for front approach - side approach adequate	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	provide detectable warnings; relocate bookshelf to provide adequate clearances	$850.00 each								
5. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings (included in 4.a.)	included in 4.a.								
Yearly Totals				$3,770.00			$10,857.00		$2,000.00			

Total Cost Estimate for Niles Library $16,627.00



Building Transition Plan

An accessibility assessment of

Castro Valley Library

and a recommended prioritization
for barrier removal.

Castro Valley Library

20055 Redwood Road
Castro Valley, CA

BUILDING DEVIATION KEY

BUILDING: CASTRO VALLEY LIBRARY - 20055 REDWOOD ROAD, CASTRO VALLEY.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
EE-1	Standard Accessible Parking-Amount.	Self - Parking Lot /Structure.	$450.00 (each)
Accessible Route - Exterior			
EE-2	Slope of ramp and flare.	Curb ramp.	$1,680.00 (each)
EE-3	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$700.00
Accessible Route - Interior			
EE-4	Door closers.	Double-leaf entry door to building.	$700.00 (for two)
EE-5	Clear width.	Corridor[1].	$3,500.00
EE-6	Braille or raised lettering.	Permanent rooms and spaces	$750.00
EE-7	Maneuvering clearances.	Couch blocks the strike edge clearance, on the outside of the door, of the toilet room door.	§100.00[2] (for two)
EE-8	Knob type hardware.	Entry Door to men's and women's toilet rooms.	$1,100.00 (for two)

[1] It was not clear from the Schirmer report as to what the actual deviation is, it just mentions "32" clear width at exits; adequate otherwise" for the existing condition, and "36" minimum; 48" for corridors with accessible loads of > 10 persons" for the requirement. It was therefore assumed, that the "existing condition" statement is a general statement regarding the clear width of the interior route in its entirety, as opposed to a specific location, and that the corridor is the only deviation from this clear width requirement. It was difficult to interpolate this statement, as the codes specifically state, that the accessible route may be reduced to 32" at doors.

[2] The Schirmer report did not actually provide an estimate cost for barrier removal for this deviation. This price was borrowed from the complying line above, under the assumption that it should have been entered with this deviation, as the line above dealt with a complying 34" clear width existing condition of the entry door to the toilet room, while a minimum of 32" is required, and therefore exceeding the minimum requirement of the code. Also, the report does not make it clear which door the strike edge deviation applies to. It was therefore assumed that this deviation applies to both toilet room doors.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
Ø	ø	ø	ø
Restrooms.			
EE-9	Toilet seat height.	Men's and women's toilet rooms.	$200.00 (for two)
EE-10	Grab bars.	Men's and women's toilet rooms.	$730.00 (for two)
EE-11	Urinal - Type.	Men's toilet room.	$1,120.00
EE-12	Urinal - Flush controls.	Men's toilet room.	$300.00 (each)
EE-13	Soap dispensers - Height.	Men's and women's toilet rooms.	$210.00 (for two)
Drinking Fountains.			
EE-14	Amount.	Drinking fountain.	$1,070.00
EE-15	Detectable warning.	Drinking fountain.	$850.00
Telephones.			
EE-16	Amount, height, and volume control.	Telephone.	$1,300.00
Work Areas.			
EE-17	Knee clearances.	Tables for computers.	$450.00
EE-18	Height.	Main counter or portion of main counter.	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

CASTRO VALLEY LIBRARY 20055 REDWOOD ROAD CASTO VALLEY, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
EE-1	$450.00 ea	EE-2 EE-3	$1680.00 ea $700.00	EE-4 EE-5 EE-6 EE-7 EE-8	$70.00 (for two) $3500.00 $750.00 $100.00 (for two) $1100.00 (for two)			EE-9 EE-10 EE-11 EE-12 EE-13	$200.00 (for two) $730.00 (for two) $1120.00 $300.00 ea $210.00 (for two)	EE-14 EE-15	$1070.00 $850.00	EE-16	$1300.00	EE-17 EE-18	$450.00 $2000.00	
	$450.00		$2,380.00		$5,520.00				$2,560.00		$1,920.00		$1,300.00		$2,450.00	$16,580.00

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	1 existing space provided	Total Parking in Lot = 31 Required Minimum # of Accessible Spaces = 2	provide 1 additional van accessible space				$450.00 each					
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required =	included in 1.a.				included in 1.a.					

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Curb Ramps												
a. Slope	1:6	1:12 maximum	adjust slope to ≤ 1:12	$1,680.00 each								
b. Slope of Flare	1:7	1:10 maximum	adjust slope to ≤ 1:10 (included in 6.a.)									

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 existing main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.				included in 2.					
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage				$700.00					
3. Doors												
a. Double Leaf Doors	1 set double leaf doors	one leaf is required to be accessible	included in 3.b				included in 3.b					
b. Door Closers	1 second	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer				$70.00 for two					

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	32" clear width at exits; adequate otherwise	36" minimum; 48" for corridors with accessible loads of > 10 persons					$3,500.00					
Note: Tables for Computers inaccessible			provide adequate knee room at computer tables				$450.00					
2. Registration Counters	Checkout Counter											
a. Main Counter, or Portion of Main Counter	38-1/2" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation				$2,000.00					

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised or Braille lettering provided	Braille and raised lettering	provide adequate signage					$750.00				

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone located outside; not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide 1 fully accessible public telephone equipped with volume control				$1,300.00 each					
2. Fully Accessible Unit Features												
a. Height	56"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.				included in 1.a.					
b. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.				included in 1.a.					

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	34'	32' minimum at 90° open	provide accessible entry									
b. Maneuvering Clearances	on outside of door couch blocks 18" clearance on latch side of door	refer to ADA Guidelines					$100.00 for two					
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware				$1,100.00 for two					

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Public Toilet Rooms (Continued)

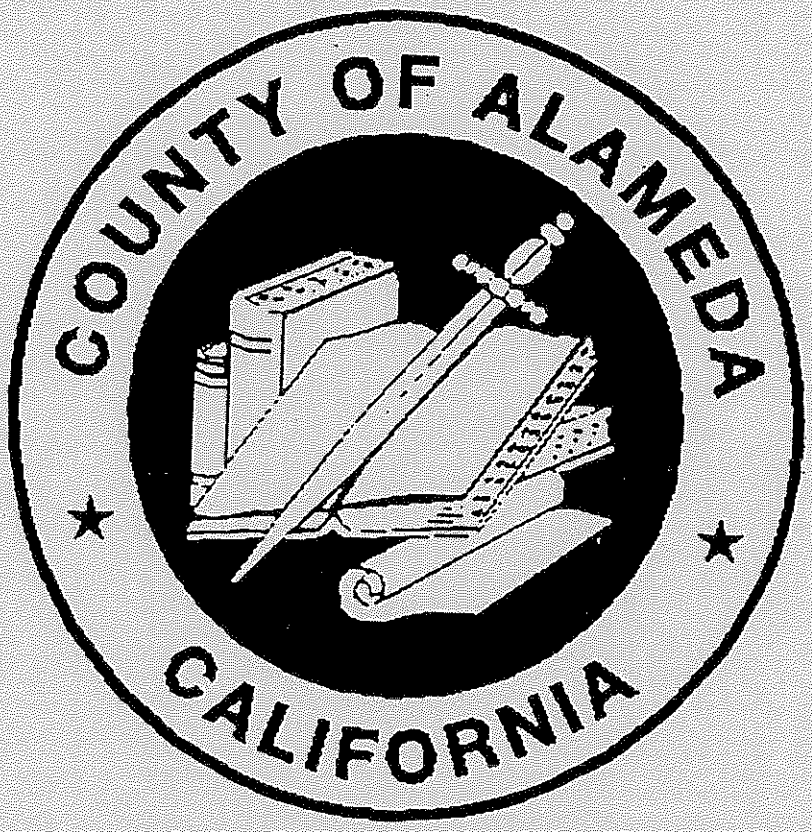
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	1 existing water closet	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i.									
b. Water Closets												
i. Clear Floor Space (if no stalls)	inadequate	refer to ADA Guidelines and UBC	technically unfeasible									
c. Height	16-1/2"	17" to 19" to top of seat	provide seat height of between 17" and 19"				$200.00 for two					
d. Grab Bars (if no stalls)	inadequate	refer to ADA Guidelines and UBC	provide a 54" minimum length grab bar on right side of toilet				$730.00 for two					
e. Flush Controls												
i. Location	flush control located on narrow side of toilet area	controls for flush valves shall be mounted on the wide side of toilet areas										
3. Urinals												
a. Number Accessible	1 existing urinal	one minimum										
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	replace existing urinal with an accessible urinal wall hung with elongated rim				$1,120.00					
c. Flush Controls												
i. Height	45"	44" maximum above finished floor	provide accessible controls with new accessible urinal				$300.00 each					
4. Controls and Dispensers	Typical Women's and Men's											
a. Number Accessible	1 existing soap and towel dispensers	one of each required to be accessible	included in 4.b.				included in 4.b.					
b. Height	towel dispenser - 40"; Soap dispenser - 44"	40" above finished floor	lower soap dispenser				$210.00 for two					

CASTRO VALLEY LIBRARY
20055 Redwood Road
Castro Valley, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide 1 accessible hi-lo type drinking fountain	$1,070.00 each								
2. Clearances												
a. Wall/Post Mounted	drinking fountain creates a protruding object	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	provide detectable warnings	$850.00 each								
Yearly Totals				$3,600.00			$12,230.00	$750.00				

Total Cost Estimate for Castro Valley Library $16,580.00



Building Transition Plan

An accessibility assessment of

Berkeley-Albany Court

and a recommended prioritization
for barrier removal.

Berkeley-Albany Court

12120 Martin L. King
Berkeley, CA

BUILDING DEVIATION KEY

BUILDING: BERKELEY - ALBANY COURT - 2120 MARTIN LUTHER KING AVE., BERKELEY[1].

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
FF-1	Curb ramps - Slop and slope of flare.		[2] $1,680.00
FF-2	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$500.00 (for two)
Accessible Route - Interior			
FF-3	Protruding objects.	Fire extinguisher protrudes 6" at 42" height.	$3,600.00 (for four)
FF-4	Protruding objects.	Counter shelves protrude 5-1/2" at 40-1/2" and 42-1/2" heights.	$3,200.00 (for four)
FF-5	Braille and raised lettering.	Permanent rooms and spaces.	$900.00
FF-6	Stairs - Handrails.	Stairs from rear entrance,	$400.00
FF-7	Stairs - Handrails.	Stairs to Courtrooms on Second Floor.	$2,400.00
FF-8	Doors - Clear width.	Typical men's and women's toilet rooms.	$4,400.00 (for two)
FF-9	Doors - Maneuvering clearances.	Typical men's and women's toilet rooms.	Technically Unfeasible.
FF-10	Doors - Opening force.	Typical men's and women's toilet rooms.	$70.00 (for two)

[1] A note is added at the end of the Schirmer report which states: "Note: Prisoner access box." without any explanation as to what this note means.

[2] The location of this deviation was not provided in the Schirmer report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
FF-11	Doors - Hardware.	Main entrance 1 set of double doors - "Meeting/Banquet Rooms and Assembly Areas".	$400.00 (for two)
FF-12	Doors - Opening force.	Main entrance 1 set of double doors - "Meeting/Banquet Rooms and Assembly Areas".	$35.00 (each)
Accessible Route Within Program.			
FF-13	Amount.	The seating capacity in "assembly areas" is 36, 2 accessible seating spaces are required. No accessible seating provided in jury box (two required).	$1,200.00
FF-14	Access aisles	28" between plaintiff and defendants tables and walls; clearance to back exit.	$250.00 (each)
FF-15	Access to raised platforms - Platform lift/ramps.	6" steps to witness stand; 2-6" steps to judges seat; 2-6" steps to jury box.	$26,000.00 (for two)
Restrooms.			
FF-16	Stalls - Size and arrangement, doors, and grab bars.	Typical women's and men's toilet rooms - standard stall 30" wide x 56" depth.	$1,100.00 (each)
FF-17	Urinals - Height and amount.	Typical men's toilet room.	$305.00 (each)
FF-18	Lavatories - Amount and heights/clearances.	Typical women's and men's toilet rooms.	$2,200.00 (for two)
FF-19	Lavatories - Exposed pipes and surfaces.	Typical women's and men's toilet rooms.	$70.00 (for two)
FF-20	Mirrors - Amount and height.	Typical women's and men's toilet rooms.	$1,300.00 (for two)
FF-21	Controls and dispensers - Amount, clear floor space, and height.	2 existing towel dispensers; 2 existing soap dispensers - Typical women's and men's toilet rooms.	$210.00 (for two)
FF-22	Signage.	Typical women's and men's toilet rooms.	$300.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
FF-23	Amount and spout height.	2 existing drinking fountains; 1 each floor.	$1,070.00 (each)
Telephones.			
FF-24	Amount and height.	1 existing public telephone not accessible.	$1,300.00 (each)
FF-25	Protruding objects.	1 existing public telephone not accessible.	$850.00 (each)
FF-26	Volume control and cord length.	1 existing public telephone not accessible.	$250.00 (each)
Work Areas.			
FF-27	Main counter or portion of main counter.	Information and traffic clerks.	$2,000.00 (each)

BUILDING SPECIFIC DEFICIENCIES

BERKELEY- ALBANY COURT 12120 MARTIN LUTHER KING AVENUE BERKELEY, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		FF-1 FF-2	$1680.00 $500.00 (for two)	FF-3 FF-4 FF-5 FF-6 FF-7 FF-8 FF-9 FF-10 FF-11 FF-12	$3600.00 (for four) $3200.00 (for four) $900.00 $400.00 $2400.00 $4400.00 (for two) Unfeasible $70.00 (for two) $400.00 (for two) $35.00 ea	FF-13 FF-14 FF-15	$1200.00 $250.00 ea $26,000.00 (for two)	FF-16 FF-17 FF-18 FF-19 FF-20 FF-21 FF-22	$1100.00 ea $305.00 ea $2200.00 (for two) $70.00 (for two) $1300.00 (for two) $210.00 (for two) $300.00 (for two)	FF-23	$1070.00 ea	FF-24 FF-25 FF-26	$1300.00 ea $850.00 ea $250.00 ea	FF-27	$2000.00 ea	
			$2180.00		$15,405.00		$27,450.00		$5,485.00		$1,070.00		$2,400.00		$2,000.00	$55,990.00

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Curb Ramps												
a. Slope	1:8	1:12 maximum	adjust slope to ≤ 1:20	$1,680.00								
b. Slope of Flare	1:4	1:10 maximum	adjust flare slope to ≤ 1:10 (included in 1.a.)	included in 1.a								

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	2 main entrances	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.		included in 2.							
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage		$500.00 for two							

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	fire extinguisher protrudes 6" at 42" height	≤ 4" protruding into area	provide detectable warnings	$3,600.00 for four								
b. On Walls	counter shelves protrude 5-1/2" at 40-1/2" and 42-1/2" heights	≤ 4" protruding into area	provide detectable warnings	$3,200.00 for four								
2. Registration Counters	information and traffic clerks											
a. Main Counter, or Portion of Main Counter	42-1/2" height; traffic clerks > 36" length; information counter < 36" in length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counters or equivalent facilitation						$2,000.00 each *See Note Below			

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille	Braille and raised lettering	provide Braille lettering				$900.00					

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Stairs from Rear Entrance

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	2-3/4" flat continuous surface	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails		$400.00							
b. Continuity	do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.a.		included in 1.a.							

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Stairs to Courtrooms on Second Floor.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	2-3/4" flat continuous surface	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$2,400.00 +								
b. Continuity	do not extend beyond top and bottom of stairs; not continuous at landing	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 1.a.	included in 1.a. +								

+ Note:Correction of this deviation has already been completed.

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide a fully accessible public telephone per recommendations listed below	$1,300.00 each								
2. Fully Accessible Unit Features	1 existing phone in booth											
a. Height	55-1/2"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	provide accessible phone at an accessible height (included in 1.a.)	included in 1.a.								
b. Protruding Objects	telephone creates a protruding object	telephones should be installed so as not to create a protruding object	provide detectable warnings	$850.00 each								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide accessible phone with volume control	$250.00 each								
d. Cord Length	27"	29" minimum	provide a minimum cord length of 29" (included in 2.b.)	included in 2.b.								

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical Women's and Men's											
a. Clear Width	27"	32" minimum at 90° open	provide accessible doors	$4,400.00 for two +								
b. Maneuvering Clearances	inadequate	refer to ADA Guidelines	technically unfeasible									

+ Note:Correction of this deviation has already been completed.

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer	$70.00 for two +								
2. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.b.									
3. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	2 existing stalls; none designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.b.i.	included in 3.b.i. +								
b. Stalls												
i. Size and Arrangement	standard stall 30" wide x 56" depth	refer to ADA Guidelines and UBC	provide accessible stall with accessible doors and grab bars	$1,100.00 each +								
ii. Doors	22"	32" minimum clear width; 34" for side approach	included in 3.b.i.	included in 3.b.i. +								
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	included in 3.b i.	included in 3.b.i. +								
4. Urinals												
a. Number Accessible	3 existing urinals	one minimum	included in 4.b.	included in 4.b. +								
b. Height	20"	17" maximum to rim	lower existing urinal to a maximum of 17" rim height	$305.00 each +								
5. Lavatories	Typical Women's and Men's											
a. Number Accessible	2 existing lavatories	minimum of one	included in 5.b.	included in 5.b. +								
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	provide accessible lavatory	$2,200.00 for two +								
c. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 5.b.	included in 5.b. +								
d. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection	$70.00 for two +								

+ Note:Correction of this deviation has already been completed.

BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Mirrors	Typical Women's and Men's											
a. Number Accessible	2 existing mirrors	minimum of one	included in 6.b.	included in 6.b. +								
b. Heights	49"	40" maximum to bottom of mirror	lower existing mirror	$1,300.00 for two +								
7. Controls and Dispensers	Typical Women's and Men's											
a. Number Accessible	2 existing towel dispensers; 2 existing soap dispensers	one of each required to be accessible	included in 7.c.	included in 7.c. +								
b. Clear Floor Space	inadequate	30" x 48" minimum	included in 3.b.i.	included in 3.b.i. +								
c. Height	soap dispenser - 45" height; towel dispenser - 54" height	40" above finished floor	relocate	$210.00 for two +								
8. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$300.00 for two +								

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	2 existing drinking fountains; 1 each floor	50% of units provided per floor; required = 1 If only one provided, use "hi-lo" type	provide accessible hi-lo units each floor		$1,070.00 each							
2. Spout Height	38"	36" maximum	included in 1.		included in 1.							

+ Note:Correction of this deviation has already been completed.

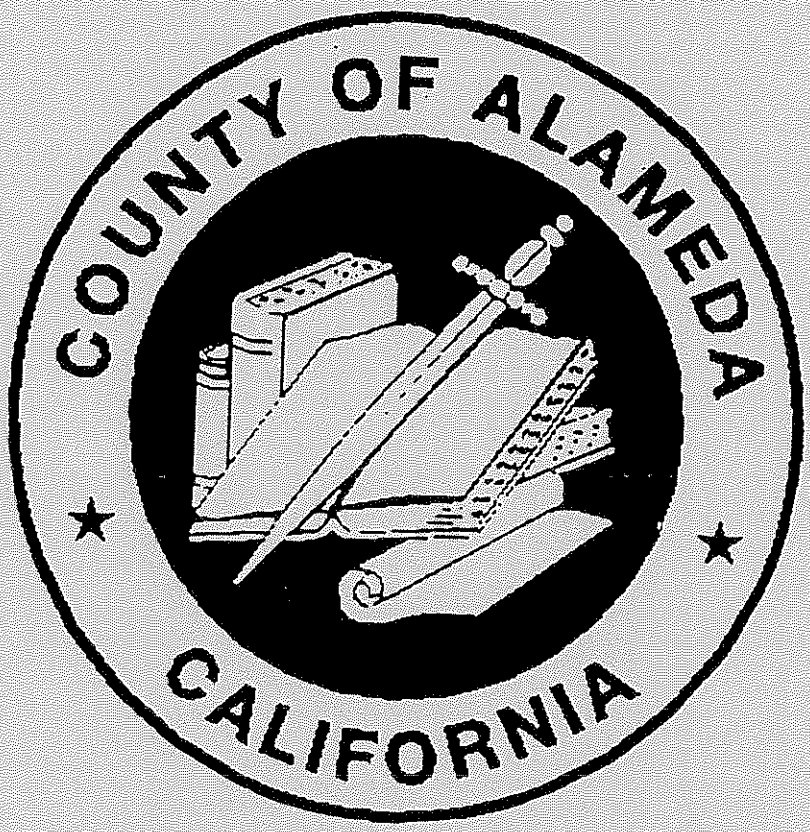
BERKELEY - ALBANY COURT HOUSE
2120 Martin Luther King Avenue
Berkeley, CA.

Meeting/Banquet Rooms And Assembly Areas

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 36 number of required wheelchair locations = 2 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 2 wheelchair accessible spaces and 1 accessible fixed seat				$1,200.00					
2. Access Aisles	28" between plaintiff and defendants tables and walls; clearance to back exit	36" minimum between tables or tables and walls	relocate		$250.00 each							
3. Doors												
a. Double Leaf Doors	main entrance 1 set of double doors	one leaf is required to be accessible	included in 3.b.i.		included in 3.b.i.							
b. Hardware												
i. Mounting Height	50"	30" - 44" above finished floor	lower existing hardware to a maximum of 40"		$400.00 for two							
c. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer		$35.00 each							
4. Access to Raised Platforms	6" step to witness stand; 2-6" steps to judges seat; 2-6" steps to jury box	provide platform lift or ramp	included in 4.a.									
a. Platform Lift	none provided	refer to ADA Guidelines	provide platform lift or ramp				$24,000.00 for two					
b. Ramps	none provided		provide accessible ramps (included in 4.a.)									
Yearly Totals				$23,235.00	$2,655.00		$28,100.00	$2,000.00				

Note: Prisoner access box.

Total Cost Estimate for Berkeley/Albany &Courthouse $55,990.00



Building Transition Plan

An accessibility assessment of

Alameda Municipal Court

and a recommended prioritization
for barrier removal.

Alameda Municipal Court

2233 Shoreline Drive
Alameda, CA

BUILDING DEVIATION KEY

BUILDING: ALAMEDA MUNICIPAL COURT - 2233 SHORELINE DRIVE, ALAMEDA.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
GG-1	Standard accessible parking - Amount, Van -Accessible- Amount.	Self Parking lot/ Structure provide 1 additional standard space.	$325.00 (each)
GG-2	Standard accessible parking - Amount.	Self Parking lot/ Structure provide 1 additional van accessible space.	$450.00 (each)
Accessible Route - Exterior			
GG-3	Slope - Run.	To building.	$2,500.00 (each)
Accessible Route - Interior			
GG-4	Doors - Door closers.	1 set double doors at each entrance.	$35.00 (each)
GG-5	Alarms - General: Features.	Visual and Audible provided - strobe not 75 candela.	$1,050.00
GG-6	Stairs - Nosings.		[1] NP
GG-7	Stairs - Handrails: Gripping surface.		NP
GG-8	Stairs - Handrails: Continuity.		NP
GG-9	Elevators - Amount, hall lanterns, door and timing, and emergency communications.	1 existing elevator.	$8,000.00
GG-10	Elevators - Floor plan.	1 existing elevator.	Technically Unfeasible.

[1]The location of deviations "GG-6" through "GG-8" were not provided in the Schirmer report. A cost estimate for barrier removal was not provided for these deviations, as Schirmer states that these "stairs not required to comply. Elevator provided. Photo 36-8". According to Schirmer's interpretation of the ADAAG requirements, only those "stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply". However, the overlap of requirements contained in both Title 24 and ADAAG requires that all stairs comply with the access requirements.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
GG-11	Doors - Maneuvering clearances.	Entry door to typical women's and men's toilet rooms.	Technically Unfeasible.
GG-12	Doors - Doors in series.	"Inadequate" - Courtroom entrance - 2 sets of double doors. Courtroom on 1st floor.	Technically Unfeasible.
Accessible Route Within Program.			
GG-13	Fixed seating wheelchair locations - Dimensions.	2 areas 26" width x 48" depth in the Courtroom on 1st floor.	$400.00
GG-14	Fixed seating wheelchair locations - Placement.	Located in back of seating area in the Courtroom on 1st floor.	$940.00
GG-15	Fixed seating wheelchair locations - Amount.	2 existing spaces provided in the Courtroom on the 1st floor.	$940.00 (for two)
GG-16	Fixed seating wheelchair locations - Amount.	No spaces provided in the Courtroom on the 1st floor.	$1,880.00 (for four seats)
GG-17	Fixed seating wheelchair locations - Amount.	The seating capacity in the courtroom on the 1st floor is 52, 4 accessible seating spaces are required[2].	$500.00 (each)
GG-18	Fixed seating wheelchair locations - Access aisles.	Courtroom on the 1st floor.	$500.00 (each)
GG-19	Access - Maneuvering area width for 90° turns and around obstructions.	Inadequate in fixed seating area in courtroom on 1st floor.	Technically Unfeasible.
GG-20	Access - To performing areas.	30" between witness stand and clerks' counter.	$4,500.00
GG-21	Access to raised platforms.	None provided; 6" step to witness stand; 2 - 6" steps to judges seat.	$4,500.00
GG-22	Signage - Required fixed seating with folding or no armrests.	Courtroom on 1st floor.	$150.00 (each)

[2]The Schirmer report did not provide a clear distinction in terms of the location between the seating area associated with deviations "GG-17" through "GG-18" and the seating locations associated with deviations "GG-13" through "GG-15". I am assuming that these are two different seating locations (See the Schirmer report for details).

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Restrooms.			
GG-23	Stalls - Size and arrangement.	"Standard stall end of row 60" width x 87 depth" in typical women's and men's toilet rooms.	$2,200.00 (for two)
GG-24	Lavatories - Amount and clear floor space.	3 existing women's; 2 existing men's; Typical women's and men's toilet rooms.	$2,400.00 (for two)
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
GG-25	Amount and volume control.	3 existing phones per floor provided; 1 designated accessible.	$450.00 (for three)
Work Areas.			
GG-26	Main counter or portion of main counter.	Typical.	$2,000.00 (each)

BUILDING SPECIFIC DEFICIENCIES

ALAMEDA MUNICIPAL COURT 2233 SHORELIINE DRIVE ALAMEDA, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
GG-1 GG-2	$325.00 ea $450.00 ea	GG-3	$2500.00 ea	GG-4 GG-5 GG-6 GG-7 GG-8 GG-9 GG-10 GG-11 GG-12	$35.00 ea $1050.00 NP NP NP $8000.00 Unfeasible Unfeasible Unfeasible	GG-13 GG-14 GG-15 GG-16 GG-17 GG-18 GG-19 GG-20 GG-21	$400.00 $940.00 $940.00 (for two) $1880.00 (for four) $500.00 ea Unfeasible $4500.00 $4500.00 $150.00 ea	GG-22 GG-23	$2200.00 (for two) $2400.00 (for two)			GG-24	$450.00 (for three)	GG-25	$2000.00 ea	
	$775.00		$2,500.00		$9,085.00		$13,810.00		$4600.00				$450.00		$2,000.00	$33,220.00

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	2 existing spaces provided	Total Parking in Lot = 76 Required Minimum # of Accessible Spaces = 4	provide 1 additional standard space and 1 additional van accessible space		$325.00 each $450.00 each							
2. Van-Accessible Spaces												
a. Number Provided	none observed	one in every eight, but not less than one; required = 1	included in 1.a.		included in 1.a.							

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope	to building											
a. Running	1:19	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope to ≤ 1:20	$2,500.00 each								
b. Cross	1:12	1:50 maximum	adjust slope to ≤ 1:50 (included in 1.a.)									
2. Slope												
a. Running	1:12	1:20 maximum; steeper than 1:20 requires a ramp	included in 1.a.	included in 1.a.								
b. Cross	1:28	1:50 maximum	included in 1.a.	included in 1.a.								

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	2 main entrances - typical	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 2.b.		included in 2.b.							
2. Doors												
a. Double Leaf Doors	1 set double doors at each entrance	one leaf is required to be accessible										
b. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$35.00 each							

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Registration Counters	typical											
a. Main Counter, or Portion of Main Counter	42" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 each * See note below			

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	Visual and Audible provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 1.a.		included in 1.a.							
a. Features	strobe not 75 candela	xenon strobe type or equivalent; clear or nominal white; 75 candela minimum; 1 to 3 Hz	provide 75 candela strobes		$1,050.00							

* Note: Provide access to writing surface in the adjacent employee area's; designate an employee that ordinarily works in each one of these area's and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms; install lower counter in the proximity or lower section of existing counter.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Stairs not required to comply. Elevator provided.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Nosings	not rounded	refer to ADA Guidelines	not required to comply									
2. Handrails												
a. Gripping Surface	1" flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	not required to comply									
b. Continuity	does not continue around landing on one side	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	not required to comply									

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	1 existing elevator	if provided, all must comply										
2. Hall Lanterns	none provided		provide adequate hall lanterns			$8,000.00						
3. Door and Signal Timing (from notification of answer to door begins to close)	2 seconds	refer to ADA Guidelines T= 5 seconds	adjust door and signal timing (included in 2.)			included in 2.						
4. Floor Plan												
a. Car Depth	51"	54" minimum	technically unfeasible									
5. Emergency Communications (if provided)												
a. Identification	raised symbol; no lettering	raised symbols and lettering	provide raised lettering (included in 2.)			included in 2.						
b. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 2.)			included in 2.						

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	3 existing phones per floor provided; 1 designated accessible	number of each type of telephone provided on each floor = 3 number of telephones that are required to comply = 1	included in 2.a		included in 2. a.							
2. Fully Accessible Unit Features	designated accessible unit											
a. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control on accessible phone		$450.00 for three							

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical women's and men's											
a. Maneuvering Clearances	inadequate	refer to ADA Guidelines	technically unfeasible							* See note below		
2. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.a.									
3. Water Closets/ Stalls	Typical Women's and Men's											
a. Number Accessible	3 existing stalls; 1 designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided										
b. Stalls												
i. Size and Arrangement	standard stall end of row 60" width x 87 depth	refer to ADA Guidelines and UBC	provide a stall 95" in depth		$2,200.00 for two							
4. Lavatories	Typical Women's and Men's											
a. Number Accessible	3 existing women's; 2 existing men's	minimum of one	included in 1.a.		$2,400.00 for two							
b. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.a.									
5. Mirrors	Typical Women's and Men's											
a. Number Accessible	1 existing mirror	minimum of one	included in 1.a.									
b. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.a.									
6. Controls and Dispensers												
a. Clear Floor Space	inadequate	refer to ADA Guidelines	included in 1.a.									

* Note: Documentation of Technical feasibility can be obtained from Departmental Offices.

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

Meeting/Banquet Rooms And Assembly Areas

Courtroom on 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Dimensions	2 areas 36" width x 48" depth	refer to ADA Guidelines	side approach requires 33" wide x 66" deep; remove additional fixed chairs			$400.00						
b. Placement	located in back of seating area	required in a variety of admission prices and lines of sight; adjoining accessible means of egress; minimum of one companion seat next to wheelchair seating area; required in more than one location when seating exceeds 300	provide 2 additional accessible wheelchair seating locations in the front of			$940.00						
c. Number Provided	2 existing spaces provided	capacity of seating in assembly areas = 100 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	refer to 1.b. and add 1 accessible fixed seat			$940.00 for two						
2. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 52 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 4 accessible wheelchair seating spaces plus 1 accessible fixed seat			$1,880.00 for four seats						

ALAMEDA MUNICIPAL COURT
2233 Shoreline Drive
Alameda, CA

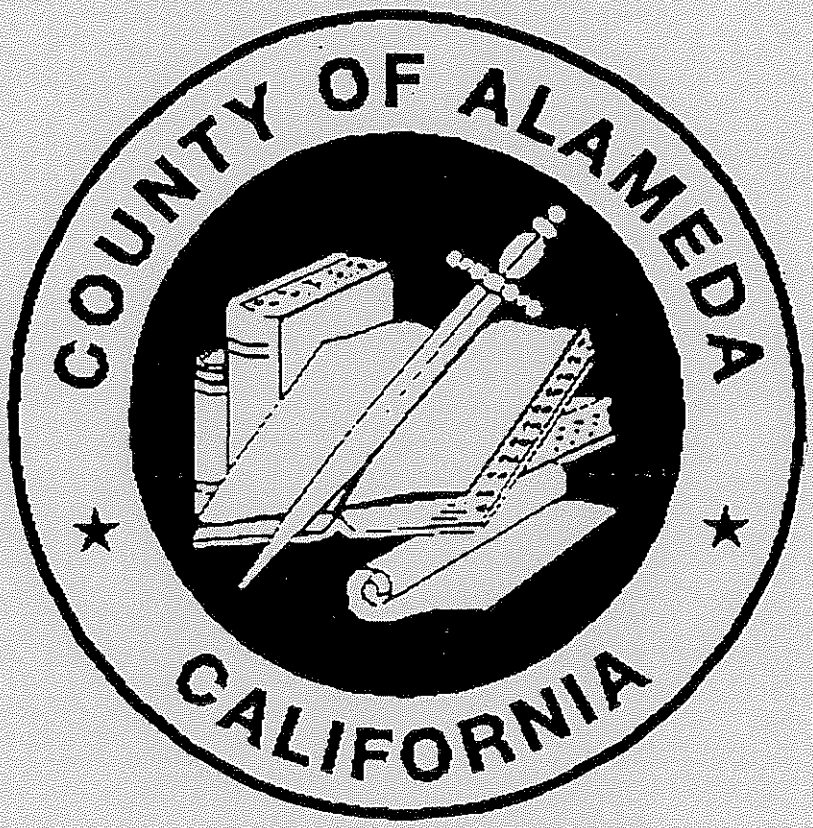
Meeting/Banquet Rooms And Assembly Areas (Continued)

Courtroom on 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Access Aisles	33" to wheelchair seating	36" minimum between tables or tables and walls	provide access to existing and new wheelchair seating			$500.00 each						
4. Access												
a. Maneuvering Area Width For 90° Turns and Around Obstructions	inadequate in fixed seating area	refer to ADA Guidelines and UBC	technically unfeasible							* See note below		
b. To Performing Areas	30" between witness stand and clerks' counter	accessible route required from wheelchair seating to stages, dressing rooms, etc.	provide an accessible witness stand in an accessible location			$4,500.00						
5. Passing Space	inadequate	60" x 60" minimum at ≤ 200' intervals	included in 3			included in 3						
6. Doors												
a. Double Leaf Doors	Courtroom Entrance - 2 sets of double doors	one leaf is required to be accessible										
b. Doors in Series	inadequate	refer to ADA Guidelines	technically unfeasible									
7. Access to Raised Platforms	none provided; 6" step to witness stand; 2-6" steps to judges seat	provide platform lift or ramp	provide accessible ramps to witness stand and judges seat			$4,500.00						
8. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage			$150.00 each						
Yearly Totals				$2,500.00	$6,910.00	$21,810.00			$2,000.00			

* Note: Documentation of Technical Unfeasibility can be obtained from the Departmental Offices.

Total Cost Estimate for Alameda Municipal Court $33,220.00



Building Transition Plan

An accessibility assessment of

Hayward Hall of Justice

and a recommended prioritization
for barrier removal.

Hayward Hall of Justice

24405 Amador Street
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: HAYWARD HALL OF JUSTICE - 24405 AMADOR STREET, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
HH-1	Standard Accessible Parking-Surface Slope.	Self - Parking Lot/Structure.	$1680.00
HH-2	Van- Accessible Spaces - Amount.	Self- Parking Lot/Structure.	$900.00 for two spaces
Accessible Route - Exterior			
HH-3	Slope and Handrails.	Ramp to front entrance nearest parking lot.	$8,500.00
HH-4	Cross-slope.	Railing for ramp to front entrance nearest parking lot.	$3,500.00
HH-5	Slope and Slope of flare.	Two typical curb ramps.	$1,680.00
HH-6	Amount.	Two typical entrances accessible and one not typical accessible entrance.	$3,600.00
HH-7	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$1,050.00
Accessible Route - Interior			
HH-8	Door opening force.	Two existing sets of double leaf doors and one existing set of double leaf doors in series.	$35.00 (each)
HH-9	Protruding Objects.	Typical fire extinguishers and traffic drop box.	$850.00
HH-10	Knob type hardware.	Typical single leaf doors.	$550.00 (each)
HH-11	Knob type hardware.	Coffee shop entrance door.	$550.00 (each)
HH-12	Push/pull operation.	1 set of double leaf doors.	$550.00 (each)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
HH-13	Knob type hardware.	Typical double leaf doors.	$550.00 (each)
HH-14	Braille and raised lettering.	Permanent rooms and spaces.	$900.00 (for six)
HH-15	Visual alarms.	Not provided in restrooms, general use areas, hallways, lobbies, and common use areas.	$1,050.00
HH-16	Door protective and reopening devices.	Three existing elevators.	$18,000.00
HH-17	Knob type hardware.	Typical public toilet room door.	$550.00 (each)
HH-18	Door opening force.	Typical public toilet room door.	$35.00 (each)
Accessible Route Within Program.			
HH-19	Amount.	The seating capacity in a typical courtroom is 59, 4 accessible seating spaces are required. No accessible seating provided in jury box (two required).	$2,520.00 (for six seats)
HH-20	Clear width.	Access aisles between desk and jury box, to jury chairs, from public seating to front court area, to behind plaintiff and defendants desks, and door frame to judges seat.	$200.00 (each)
HH-21	Access to performing areas.	Step to witness stand and steps to judges seat in typical courtroom.	$13,000.00
HH-22	Clear width.	Food service lines in Cafeteria.	$200.00
Restrooms.			
HH-23	Flush controls.	Typical designated accessible toilet stall.	$250.00 (each)
HH-24	Stall size and arrangement.	Typical designated accessible toilet stall.	$1,100.00 (each)
HH-25	Urinals - Amount and Type.	Three existing urinals per floor.	$1,120.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
HH-26	Lavatories - Amount, heights/clearances, exposed pipes and surfaces, and faucets.	Four existing inaccessible - women's. Three existing inaccessible - men's.	$1,200.00 (each)
HH-27	Controls and Dispensers - Amount and clear floor space.	Four existing soap dispensers; Two existing towel dispensers.	$105.00 (each)
Drinking Fountains.			
HH-28	Amount, spout height, and clearances.	One each of two types provided on each floor none accessible[1].	$1,070.00 (each)
HH-29	Detectable warnings when not located in an alcove.	None provided.	$850.00
Telephones.			
HH-30	Amount.	Four existing public telephones; 1 designated accessible.	$1,300.00 (each)
HH-31	Protruding objects.	Shelf and phone create protruding objects.	$850.00 (each)
Work Areas.			
HH-32	Main counter or portion of main counter.	Typical height of assistance counters at main traffic counter.	$2,000.00 (each)
HH-33	Knee clearances.	Plaintiff and defendants desks in typical courtroom.	Not provided[2].
HH-34	Height.	Tray slides in the Cafeteria.	$500.00

[1] As stated in the Schirmer Report.

[2] This deviation was not included in the standard report format exercised in the Schirmer report. It was instead included as a note the "typical courtroom" section. In addition to not providing a cost estimate for barrier removal, the requirement and corrective action were left out.

BUILDING SPECIFIC DEFICIENCIES

HAYWARD HALL OF JUSTICE 24405 AMADOR STREET HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
HH-1 HH-2	$1680.00 $900.00 (for two spaces)	HH-3 HH-4 HH-5 HH-6 HH-7	$8500.00 $3500.00 $1680.00 $3600.00 $1050.00	HH-8 HH-9 HH-10 HH-11 HH-12 HH-13 HH-14 HH-15 HH-16 HH-17 HH-18	$35.00 ea $850.00 $550.00 ea $550.00 ea $550.00 ea $550.00 $900.00 (for six) $1050.00 $18,000.00 $550.00 ea $35.00 ea	HH-19 HH-20 HH-21 HH-22	$2520.00 (for six) $200.00 ea $13,000.00 $200.00	HH-23 HH-24 HH-25 HH-26 HH-27	$250.00 ea $1100.00 ea $1120.00 $1200.00 ea $105.00 ea	HH-28 HH-29	$1070.00 ea $850.00	HH-30 HH-31	$1300.00 ea $850.00 ea	HH-32 HH-33 HH-34	$2000.00 ea NP $500.00	
$2,580.00		$18,330.00		$23,620.00		$15,920.00		$3,775..00		$1,920.00		$2,150.00		$2,500.00		$70,795.00

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking	entire lot designated accessible											
a. Surface Slope	1:19 existing slope	1:50 minimum	provide accessible slopes			$1,680.00						
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 2	restripe 2 existing spaces to be van accessible			$900.00 for two spaces						

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps	to front entrance nearest parking lot											
a. Slope	1:10	1:12 maximum	provide an accessible ramp with accessible handrails on both sides			$8,500.00 ramp						
b. Cross Slope	negligible	1:50 maximum				$3,500.00						
c. Handrails												
i. Location	on 1 side of ramp	on both sides when run is > 72" or rise is > 6"	included in 1.a.			included in 1.a.						
ii. Gripping Surface	2"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.a.			included in 1.a.						
iii. Clearance	2"	1-1/2" between rail and wall, if installed adjacent to wall	included in 1.a.			included in 1.a.						
iv. Height	32"	34" to 38" from ramp to top of rail	included in 1.a.			included in 1.a.						

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Curb Ramps	2 typical											
a. Slope	1:8	1:12 maximum	provide accessible curb ramp			$1,680.00						
b. Slope of Flare	1:9	1:10 maximum	included in 2. a.			included in 2. a.						
3. Stairs		Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.	not required to comply									
a. Handrails												
i. Gripping Surface	3"	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 3.a.									
ii. Clearance	2-1/2"	1-1/2" between rail and wall, if installed adjacent to wall	included in 3.a.									

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	2 typical entrances accessible; 1 not typical entrance accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	refer to recommendations listed below	$3,600.00 +								
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide signage	$1,050.00 +								
3. Doors												
a. Double Leaf Doors	2 existing sets of double leaf doors; 1 existing set of double leaf doors in series	one leaf is required to be accessible										
b. Opening Force												
i. Hinged Doors	> 5 lbf.	currently no requirement	adjust door closer	$35.00 each +								

+ Note:Correction of this deviation has already been completed.

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	typical fire extinguishers: protrude 6" at 32" height; traffic drop box: protrudes 8-1/2" at 32" height	≤ 4" protruding into area	provide detectable warnings			$850.00						
2. Doors												
a. Single Leaf Doors	typical single leaf doors	one leaf is required to be accessible										
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00 each							
3. Doors	coffee shop entrance											
a. Single Leaf Doors	1 single leaf door	one leaf required to be accessible	included in 3.b.i.		included in 3.b.i.							
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00 each							
4. Doors												
a. Double Leaf Doors	to balcony											
b Hardware												
i. Operation	push/pull operation	must not require tight grasping or twisting of the wrist	provide accessible hardware.		$550.00 each							
5. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00 each							

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Registration Counters	main traffic counter											
a. Main Counter, or Portion of Main Counter	44"; typical height of assistance counters	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counters or equivalent facilitation where necessary						$2,000.00 each *See Note Below			

* Note: Provide access to writing surface in the adjacent employee areas, designated employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised lettering or Braille	Braille and raised lettering	provide adequate signage				$900.00 for six					

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	audibles provided	if alarm system is provided, then provide visual, audible and auxiliary alarms	included in 2.		included in 2.							
2. Visual Alarms	not provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide fire strobes		$1,050.00							

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	3 existing elevators	if provided, all must comply	included in 3.	included in 3. +								
2. Floor Designations												
a. Mounting Height	43"	60" above finished floor	mount floor designations at 60" minimum above finished floor (included in 3.)	included in 3. +								
b Character Dimensions	1/2"	2" minimum height	provide 2" minimum height floor designations (included in 3.)	included in 3. +								
3. Door Protective and Reopening Devices	door protective and reopening device provided at 29" only	operates when object passes through at 5" and 29"; effective for 20 seconds	provide an additional door protective opening device at 5"	$18,000.00 +								
4. Door and Signal Timing (from notification of answer to door begins to close)	3 seconds	refer to ADA Guidelines T=	adjust door and signal timing (included in 3.)	included in 3. +								
5. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible car position indicators (included in 3.)	included in 3. +								
6. Emergency Communications (if provided)												
a. Identification	phone written on handle	raised symbols and lettering	provide raised symbols and lettering (included in 3.)	included in 3. +								
b. Cord Length of Handset	16"	29" minimum	provide a minimum 29" cord (included in 3.)	included in 3.+								
c. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 3.)	included in 3. +								

+ Note:Correction of this deviation has already been completed.

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	4 existing public telephones; 1 designated accessible	number of each type of telephone provided on each floor = number of telephones that are required to comply =	refer to recommendations listed below			$1,300.00 each						
2. Fully Accessible Unit Features												
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower existing unit (included in 1.a.)			included in 1.a.						
b. Protruding Objects	shelf and phone create protruding objects	telephones should be installed so as not to create a protruding object	provide detectable warnings			$850.00 each						

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	typical public toilet room door											
a. Maneuvering Clearances	narrow corridors leading to public toilet room doors	refer to ADA Guidelines	technically unfeasible							technically unfeasible *See Note Below +		
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$550.00 each +								
c. Opening Force												
i. Hinged Not Fire Doors	> 5 lbf.	5 lbf. maximum	adjust closer	$35.00 each +								

*** Documentation of Technical Unfeasibility can be obtained from Departmental Office.**

+ Note:Correction of this deviation has already been completed.

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Clear Floor Space	inadequate floor space on 1st floor only	refer to ADA Guidelines	technically unfeasible									
3. Water Closets/ Stalls												
a. Number Accessible	5 existing; 1 designated accessible; per floor -women's/men's	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.i.	included in 3.c.i. +								
b. Flush Controls												
i. Location	no wide side to toilet area	controls for flush valves shall be mounted on the wide side of toilet areas		$250.00 each +								
c. Stalls												
i. Size and Arrangement	alternate stall: 35" x 55"	refer to ADA Guidelines and UBC	provide accessible stall	$1,100.00 each +								
4. Urinals												
a. Number Accessible	3 existing; per floor -women's/men's	one minimum	included in 4.b.	included in 4.b. +								
b. Type	wall hung	stall type or wall hung with elongated rim	provide 1 accessible urinal	$1,120.00 +								
c. Height	24" to rim	17" maximum to rim	included in 4. b.	included in 4.b. +								
5. Lavatories												
a. Number Accessible	4 existing inaccessible -women's; 3 existing inaccessible - men's	minimum of one	provide 1 accessible lavatory	$1,200.00 each +								
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	included in 5.a.	included in 5.a. +								
c. Clear Floor Space	inadequate	refer to ADA Guidelines	locate new accessible lavatory as to provide adequate floor space (included in 5.a.)	included in 5.a. +								
d. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	included in 5.a.	included in 5.a. +								
e. Faucets												
i. Operation	knob type	lever, push or electric type	included in 5.a.	included in 5.a. +								

+ Note:Correction of this deviation has already been completed.

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Controls and Dispensers												
a. Number Accessible	4 existing soap dispensers; 2 existing towel dispensers	one of each required to be accessible	included in 6.b.	included in 6.b. +								
b. Clear Floor Space	inadequate	30" x 48" minimum	relocate accessible dispensers to allow for adequate clear floor space	$105.00 each +								

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 each of 2 types provided on each floor none accessible	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	replace 1 existing drinking fountain per floor with an accessible drinking fountain			$1,070.00 each						
2. Spout Height	> 36"	36" maximum	included in 1.			included in 1.						
3. Clearances												
a Wall/Post Mounted	drinking fountain protrudes 18" at 28" height	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.			included in 1.						
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide adequate detectable warnings			$850.00						

+ Note:Correction of this deviation has already been completed.

HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Meeting/Banquet Rooms And Assembly Areas

Typical courtroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	no wheelchair seating locations in either public seating (59 total seats) or jury box	capacity of seating in assembly areas = 59 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 4 wheelchair locations in the public seating area; provide 2 wheelchair locations				$2,520.00 for six seats					
2. Access Aisles	32" - between desk and jury box; 31" - to jury chairs; 32" - from public seating to front court area; 28" - to behind plaintiff and defendants desks; 25" door frame to judges seat	36" minimum between tables or tables and walls	rearrange furniture to allow adequate access aisles; widen door frame to judges seat to a minimum of 32"		$200.00 each							
3. Access												
a. To Performing Areas	8" step to witness stand; 2" - 6" steps to judges seat	accessible route required from wheelchair seating to stages, dressing rooms, etc.	provide accessible ramps to performing areas				$13,000.00					
4. Surfaces												
a. Change in Level	refer to 3. a.	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	refer to 3. a.				refer to 3.a.					

Notes: 1. Plaintiff and defendants desks provide only 25" knee clearances - Provide accessible desks.

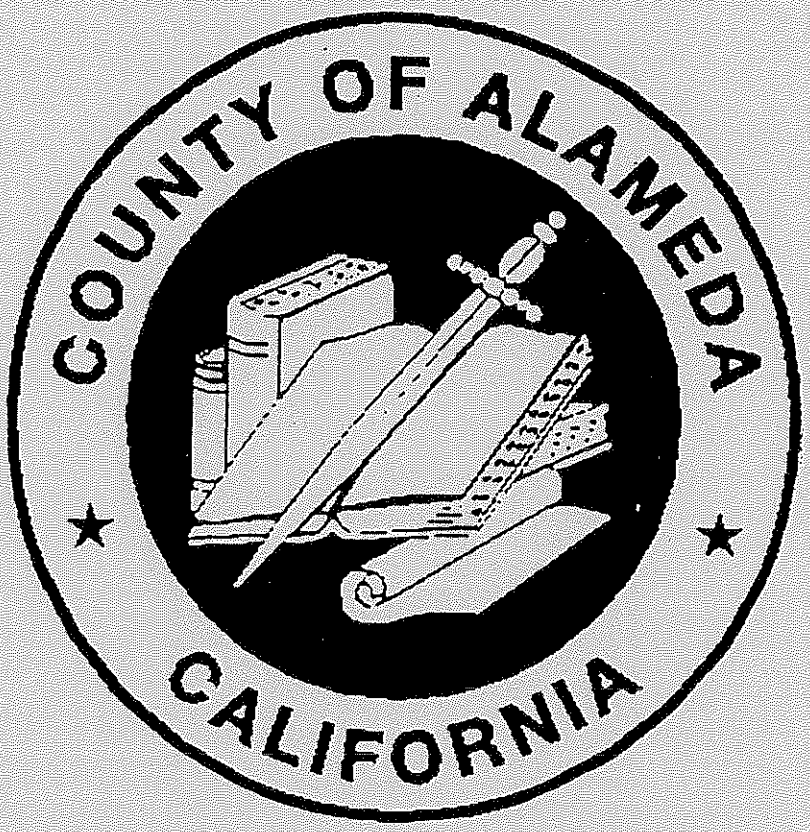
HAYWARD HALL OF JUSTICE
24405 Amador Street
Hayward, CA.

Restaurants' Lounges

Cafeteria

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Food Service Lines												
a. Clear Width	1 aisle 34" width	36" minimum; 42" preferred	arrange displays to allow 36" minimum clearance around counter		$200.00							
b. Tray Slides	36"	34" maximum above finished floor	provide accessible tray slides		$500.00							
Yearly Totals				$23,445.00	$7,750.00	$21,180.00	$16,420.00		$2,000.00			

Total Cost Estimate for Hall of Justice Hayward $70,795.00



Building Transition Plan

An accessibility assessment of

South County Hall of Justice

and a recommended prioritization
for barrier removal.

South County Hall of Justice

39439 Paseo Padre
Parkway Fremont, CA

BUILDING DEVIATION KEY

BUILDING: SOUTH COUNTY HALL OF JUSTICE - 39439 PASEO PADRE PARKWAY, FREMONT.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
II-1	Standard Accessible Parking- Access Aisle.	Self - Parking Lot/Structure.	$200.00
II-2	Standard Accessible Parking- Access Aisle.	Self- Parking Lot/Structure.	$350.00
II-3	Van- Accessible Spaces- Amount.	Self- Parking Lot/Structure.	$200.00
Accessible Route - Exterior			
II-4	Curb ramps - Slope and slope of flare.		[1] $1,680.00
II-5	Stairs - Handrails.	Stairs to upper courtrooms from exterior.	[2] NP
II-6	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00
Accessible Route - Interior			
II-7	Doors - Knob type hardware.	Typical interior door.	$550.00
II-8	Braille and raised lettering.	Permanent rooms and spaces.	$150.00 (each)
II-9	Elevators - Passenger and combination freight/ passenger elevators, Hall call buttons, hall lanterns, floor designations, door and signal timing, car position indicators, and emergency communications.	2 existing elevators - not accessible.	$20,000.00

[1]The location of this deviation was not provided in the Schirmer report.

[2]A cost estimate for barrier removal was not provided because, according to the Schirmer report, these stairs are "not required to be accessible" because "elevators [are] provided inside". However, the overlap of both the ADAAG requirements and the Title 24 requirements require all stairways to comply with the access standards.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
II-10	Stairs - Handrails: Clearance.		[3] NP
II-11	Stairs - Handrails: Continuity.		NP
II-12	Stairs - Handrails: Ends.		NP
II-13	Doors - Clear width.	[4] Second floor toilet room .	NP
II-14	Doors - Maneuvering clearances.	Third Floor Jury Assembly Room toilet rooms.	Technically Unfeasible
II-15	Clear floors space.	Third Floor Jury Assembly Room toilet rooms.	Technically Unfeasible
II-16	Doors - Maneuvering clearances.	2 existing single leaf doors at each end of foyer - Courtroom No. 3.	$2,200.00 (enlarge door only)
II-17	Doors - Door closers.	2 existing single leaf doors at each end of foyer - Courtroom No. 3.	$3,500.00
II-18	Doors - Knob type hardware.	Entrance door to Jury Assembly Room,	$550.00
II-19	Doors - Door closers.	Entrance door to Jury Assembly Room.	$35.00
Accessible Route Within Program.			
II-20	Amount.	The seating capacity in courtroom N0. 3 is 38, 4 accessible seating spaces are required.	$2,000.00
II-21	Access to performing areas.	No access to judges seat (2-8" steps and narrow hall) in courtroom No. 3.	$12,000.00
II-22	Access to raised platforms.	8" step to witness stand in courtroom No. 3.	$12,000.00

[3]The location of these stairs was not provided in the Schirmer report. A cost estimate for barrier removal was not provided for deviations "II-10" through "II-12". According to Schirmer's interpretation of ADAAG, only "stairs connecting levels not connected by a ramp, elevator or other vertical access must comply". However, the overlap of Title 24's and ADAAG's requirements require all stairs to comply with the access requirements.

[4]This deviation is included as note above the Public Toilet Rooms section labeled, "Typical public toilet room". The note does not include a cost estimate for barrier removal and states: "Second Floor toilet room not accessible - door 28" clear width; toilet room typical otherwise".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
II-23	Amount.	The seating capacity in the *unidentified courtroom* is 52, 4 accessible seating spaces are required[5].	$2,000.00
II-24	Amount.	The seating capacity for the jury area in the *unidentified courtroom* is 15, 1 accessible seating space is required.	$800.00
II-25	Access aisles.	23" between desk and public seating wall; less than 36" to front of courtroom - *unidentified courtroom.*	$200.00
II-26	Access to performing areas.	27" clear doorway width to judges seat in *unidentified courtroom.*	Technically Unfeasible
II-27	Access to raised platforms.	8" step to front of courtroom in *unidentified courtroom.*	$12,000.00
II-28	Access to raised platforms.	2 - 6" steps to judges chair in *unidentified courtroom.*	$12,000.00
Restrooms.			
II-29	Water closets - Height.	1 designated accessible in "typical public toilet room"[6].	$250.00 each
II-30	Stalls - Size and arrangement.	"Typical public toilet room".	$1,100.00
II-31	Stalls - Grab bars.	"Typical public toilet room'.	$365.00
II-32	Urinals - Amount and type.	"Typical public toilet room".	$1,200.00
II-33	Urinals - Height and flush controls.	"Typical public toilet room".	$1,200.00
II-34	Lavatories - Amount, height, and exposed pipes and surfaces.	"Typical public toilet room".	$1,200.00
II-35	Lavatories - Clear floor space.	"Typical public toilet room".	Technically Unfeasible

[5]The title and location of this courtroom was not identified by the Schirmer report.

[6]It was not specified in the Schirmer report whether or not this is a women's toilet room or a men's or both. A note was provided above this toilet room section, stating: "second floor toilet room not accessible - door 28" clear width; toilet room typical otherwise".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
II-36	Lavatories - Faucets.	"Typical public toilet room".	$300.00
II-37	Mirrors - Amount and heights.	"Typical public toilet room".	$120.00
II-38	Controls and dispensers - Amount and clear floor space.	1 existing towel dispenser-accessible; 3 existing soap dispensers-not accessible - "Typical public toilet room".	$105.00
II-39	Signage.	"Typical public toilet room".	$200.00
II-40	Water closets - Height.	1 designated accessible in Third Floor Jury Assembly Room Toilet Rooms.	$1,120.00
II-41	Stalls - Size and arrangement.	Third Floor Jury Assembly Room Toilet Rooms.	$1,100.00
II-42	Stalls - Grab bars.	Third Floor Jury Assembly Room Toilet Rooms.	$365.00
II-43	Urinals - Amount, type, and height.	2 existing; 1 designated accessible - Third Floor Jury Assembly Room Toilet Rooms.	$1,200.00
II-44	Lavatories - Amount, heights/clearances, clear floor space, exposed pipes and surfaces, and faucets.	Third Floor Jury Assembly Room Toilet Rooms.	$1,100.00
II-45	Mirrors - Amount and heights.	1 designated accessible - Third Floor Jury Assembly Room Toilet Rooms.	$105.00
II-46	Controls and dispensers - Amount and clear floor space.	2 existing soap dispensers - inaccessible; 1 existing towel dispenser - accessible - Third Floor Jury Assembly Room Toilet Rooms.	$110.00
II-47	Signage.	Third Floor Jury Assembly Room Toilet Rooms.	$350.00
Drinking Fountains.			
ø	ø	ø	ø
Telephones.			
II-48	Amount, height, volume control, and cord length.	1 bank of 4 provided on each floor; 1 designated accessible.	$3,900.00 (for three floors)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Work Areas.			
II-49	Main counter or portion of main counter.	Traffic counter.	$2,000.00
II-50	Main counter or portion of main counter.	Public defender.	$1,800.00 (each)
II-51	Main counter or portion of main counter.	Typical.	$1,800.00 (each)
II-52	Assistive listening systems - Fixed seating with capacity > 50 occupants.	Courtroom No. 3.	$1,500.00
II-53	Assistive listening systems - Fixed seating with capacity > 50 occupants.	*Unidentified Courtroom.*	$500.00
II-54	Assistive listening systems - Fixed seating with capacity > 50 occupants.	Jury Assembly Room.	$500.00

BUILDING SPECIFIC DEFICIENCIES

SOUTH COUNTY HALL OF JUSTICE 39439 PASEO PADRE PARKWAY FREMONT, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
II-1	$200.00	II-4	$1680.00	II-7	$550.00	II-20	$2000.00	II-29	$250 .00 ea			II-48	$3900.00 (for 3 fls)	II-49	$2000.00	
II-2	$350.00	II-5	NP	II-8	$150.00 ea	II-21	$12,000.00	II-30	$1100.00					II-50	$1800.00 ea	
II-3	$200.00	II-6	$350.00	II-9	$20,000.00	II-22	$12,000.00	II-31	$365.00					II-51	$1800.00 ea	
				II-10	NP	II-23	$2000.00	II-32	$1200.00					II-52	$1500.00	
				II-11	NP	II-24	$800.00	II-33	$1200.00					II-53	$500.00	
				II-12	NP	II-25	$200.00	II-34	$1200.00					II-54	$500.00	
				II-13	NP	II-26	Unfeasible	II-35	Unfeasible							
				II-14	Unfeasible	II-27	$12,000.00	II-36	$300.00							
				II-15	Unfeasible	II-28	$12,000.00	II-37	$120.00							
				II-16	$2200.00 (enlarge dr only)			II-38	$105.00							
								II-39	$200.00							
				II-17	$3500.00			II-40	$1120.00							
				II-18	$550.00			II-41	$1100.00							
				II-19	$35.00			II-42	$365.00							
								II-43	$1200.00							
								II-44	$1100.00							
								II-45	$105.00							
								II-46	$110.00							
								II-47	$350.00							
	$750.00		$2,030.00		$26,985.00		$53,000.00		$11,490.00				$3,900.00		$8,100.00	$106,255.00

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA

Parking

Note: A large lot covers all of the Civic Center area and is not included in this survey; a smaller lot covers the Hall of Justice and is included in this survey.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Access Aisle	60" access aisle shared between 2 spaces - adequate; 38" access aisle each for remaining 2 spaces - inadequate	60" minimum width	restripe existing spaces to provide a 60" minimum access aisle for standard spaces		$200.00							
b. Signage	international symbol on ground only	International Symbol	provide international symbol on sign post for each space		$350.00							
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	restripe 1 existing space to provide a van accessible space		$200.00							

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Curb Ramps												
a. Slope	1:6	1:12 maximum	provide an accessible curb ramp	$1,680.00								
b. Slope of Flare	1:7	1:10 maximum	included in 1. a.	included in 1. a.								
2. Stairs	to upper courtrooms from exterior - not required to be accessible, elevators provided inside building	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.										
a. Handrails												
i. Gripping Surface	3" wide	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	not required to comply because elevator provided									
ii. Continuity	not continuous on both sides	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.a.i									
iii. Ends	blunt ends	rounded or returned smoothly	included in 2.a.i.									

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage		$350.00							

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	typical interior	one leaf is required to be accessible	included in 1.b.i.		included in 1.b.i.							
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware where necessary		$550.00							
2. Registration Counters	traffic counter											
a. Main Counter, or Portion of Main Counter	43" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter						$2,000.00 *See Note Below			
3. Registration Counters	public defender											
a. Main Counter, or Portion of Main Counter	43" height	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter						$1,800.00 each *See Note Below			
4. Registration Counters	typical											
a. Main Counter, or Portion of Main Counter	44" height	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter						$1,800.00 each *See Note Below			

*Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering	provide adequate signage				$150.00 each					
b. Location	> 60" above finished floor	60" above finished floor	included in 1.a.				included in 1.a.					

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA.

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	2 existing elevators - not accessible	if provided, all must comply	included in 2.a.	included in 2.a. +								
2. Hall Call Buttons												
a .Height	centered at 47"	centered at 42" above finished floor with up button on top	install buttons centered at 42" in height	$20,000.00 +								
3. Hall Lanterns												
a. Signals												
i. Audible	none provided	verbal or one tone for up and two for down	provide audible hall lantern signals (included in 2.a.)	included in 2.a. +								
4. Floor Designations												
a. Mounting Height	42" above finished floor	60" above finished floor	install new 2" minimum height floor designations at 60" above finished floor (included in 2.a.)	included in 2.a.+								
b. Character Dimensions	3/4" height	2" minimum height	included in 2.a.	included in 2.a. +								
5. Door and Signal Timing (from notification of answer to door begins to close)	no signal provided	refer to ADA Guidelines T= 5 seconds	provide signal and door timing (included in 2.a.)	included in 2.a. +								
6. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible car position indicators (included in 2.a.)	included in 2.a. +								
7. Emergency Communications (if provided)	phone provided											
a. Compartment Door Hardware	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 2.a.)	included in 2.a. +								

+ Note:Correction of this deviation has already been completed.

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Note: Stairs not required to comply, access provided by elevators.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Clearance	2-1/2"	1-1/2" between rail and wall, if installed adjacent to wall	not required to comply									
b. Continuity	inadequate	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	not required to comply									
c. Ends	blunt ends	rounded or returned smoothly	not required to comply									

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 bank of 4 provided on each floor; 1 designated accessible	number of each type of telephone provided on each floor = 4 number of telephones that are required to comply = 1	provide 1 fully accessible public telephone per floor		$3,900.00 for three floors							
2. Fully Accessible Unit Features												
a. Height	55"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	install new fully accessible public telephone at an accessible height (included in 1.a.)		included in 1.a							

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide new fully accessible public telephone with volume control (included in 1.a.)		included in 1.a							
c. Cord Length	24"	29" minimum	provide new fully accessible public telephone with a 29" cord (included in 1.a.)		included in 1.a							

Public Toilet Rooms

Typical public toilet room

Note: Second floor toilet room not accessible - door 28" clear width; toilet room typical otherwise.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Water Closets/ Stalls												
a. Number Accessible	1 designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 1.c.	included in 1.c. +								
b. Height	16"	17" to 19" to top of seat	provide a 17" to 19" high seat	$250.00 each +								
c. Stalls												
i. Size and Arrangement	alternate stall: 37" x 60"; 34" from front edge of water closet to door	refer to ADA Guidelines and UBC	provide an accessible standard stall	$1,100.00 +								
ii. Doors	31"	32" minimum clear width; 34" for side approach	provide an accessible door on new accessible stall (included in 1.c. i.)	included in 1.c.i +								
iii. Grab Bars	52" long from back of stall; 2-1/2" from wall	refer to ADA Guidelines and UBC	provide accessible handrails in new accessible stall	$365.00 +								

+ Note:Correction of this deviation has already been completed.

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA.

Public Toilet Rooms

Typical public toilet room

Note: Second floor toilet room not accessible - door 28" clear width; toilet room typical otherwise.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Urinals												
a. Number Accessible	2 existing not accessible	one minimum	included in 2.b.	included in 2.b. +								
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	install new wall hung urinal with elongated rim	$1,200.00 +								
c. Height	24"	17" maximum to rim	install new accessible urinal at 17" maximum rim height	$1,200.00 +								
d. Flush Controls												
i. Height	53"	44" maximum above finished floor	included in 2.c.	included in 2.c. +								
3. Lavatories												
a. Number Accessible	3 existing - not accessible	minimum of one	provide 1 new accessible lavatory	$1,200.00 +								
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	included in 3.a.	included in 3.a. +								
c. Clear Floor Space	only 30" to wall from front of lavatories	refer to ADA Guidelines	technically unfeasible									
d. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection on new lavatory (included in 3.a.)	included in 3.a. +								
e. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware	$300.00 +								
4. Mirrors												
a. Number Accessible	1 existing	minimum of one	included in 4.b.	included in 4.b. +								
b. Heights	41"	40" maximum to bottom of mirror	relocate	$120.00 +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Typical public toilet room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Controls and Dispensers												
a. Number Accessible	1 existing towel dispenser -accessible; 3 existing soap dispensers - not accessible	one of each required to be accessible	provide 1 accessible soap dispenser	$105.00 +								
b. Clear Floor Space	adequate for existing towel dispenser; inadequate for soap dispensers -29" reach	30" x 48" minimum	locate new accessible soap dispenser with adequate clear floor space (included in 5.a.)	included in 5.a. +								
6. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$200.00 +								

Public Toilet Rooms

Third Floor Jury Assembly Room Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	door does not open fully; inadequate maneuvering clearances	refer to ADA Guidelines	technically unfeasible									
2. Clear Floor Space	passage width from entry to stalls only 28"	refer to ADA Guidelines	technically unfeasible									
3. Water Closets/ Stalls												
a. Number Accessible	1 designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.	included in 3.c. +								
b. Height	16"	17" to 19" to top of seat	provide a 17" to 19" high seat	$1,120.00 +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Third Floor Jury Assembly Room Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c Stalls												
i. Size and Arrangement	37" x 60"; alternate stall	refer to ADA Guidelines and UBC	provide 1 standard accessible stall	$1,100.00 +								
ii. Grab Bars	52" from back of stall; 2-1/2" from wall	refer to ADA Guidelines and UBC	provide accessible handrails	$365.00 +								
4. Urinals												
a. Number Accessible	2 existing 1 designated accessible	one minimum	included in 4.c.	included in 4.c. +								
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	included in 4.c.	included in 4.c.								
c. Height	24"	17" maximum to rim	install new accessible urinal with a 17" to 19" rim height	$1,200.00 +								
d. Flush Controls												
i. Height	53"	44" maximum above finished floor	install new accessible urinal with a 44" maximum flush control height (included in 4.c.)	included in 4.c. +								
5. Lavatories												
a. Number Accessible	2 existing not accessible	minimum of one	refer to recommendations listed below									
b. Heights/ Clearances	inadequate	refer to ADA Guidelines	provide 1 accessible lavatory	$1,100.00 +								
c. Clear Floor Space	inadequate	refer to ADA Guidelines	install new accessible lavatory with adequate clear floor space (included in 5.b.)	included in 5.b. +								
d. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection (included in 5.b.)	included in 5.b. +								
e. Faucets												
i. Operation	knob type	lever, push or electric type	included in 5.b.	included in 5.b. +								
6. Mirrors												
a. Number Accessible	1 designated accessible	minimum of one	refer to recommendations listed below									
b. Heights	41"	40" maximum to bottom of mirror	lower existing mirror to 40" maximum	$105.00 +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Third Floor Jury Assembly Room Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Controls and Dispensers												
a. Number Accessible	2 existing soap dispensers -inaccessible; 1 existing towel dispenser -accessible	one of each required to be accessible	relocate	$110.00 +								
b. Clear Floor Space	soap dispensers inadequate -29" forward reach	30" x 48" minimum	included in 7.a.	included in 7.a. +								
8. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$350.00 +								

Meeting/Banquet Rooms And Assembly Areas

Courtroom No. 3.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 98 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 4 accessible wheelchair locations and 1 accessible aisle seat				$2,000.00					
2. Fixed Seating Wheelchair Locations												
a. Dimensions	34" depth x 42" width	refer to ADA Guidelines	provide 1 accessible wheelchair location (included in 1.a.)				included in 1.a					

+ Note:Correction of this deviation has already been completed.

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA.

Meeting/Banquet Rooms And Assembly Areas

Courtroom No. 3.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Number Provided	2 designated accessible spaces inadequate	capacity of seating in assembly areas = 13 number of required wheelchair locations = 1 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	included in 1.a.				included in 1.a					
3. Assistive Listening Systems												
a. Fixed Seating Areas With Capacity > 50 Occupants	none provided	assistive listening system required	provide 2 assistive listening devices		$1,500.00							
4. Access												
a. To Performing Areas	adequate for general public; no access to judges seat (2-8" steps and a narrow hall)	accessible route required from wheelchair seating to stages, dressing rooms, etc.	to provide access to judges seat would require remodeling entire area of courtroom - platform lift				$12,000.00					
5. Doors												
a. Single Leaf Doors	2 existing single leaf doors at each end of foyer	one leaf is required to be accessible	included in 5.c.		included in 5.c.							
b. Maneuvering Clearance	inadequate clearance at latch side of door	refer to ADA Guidelines	to provide adequate maneuvering clearances		$2,200.00 enlarge door only							
c. Door Closers	< 3 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$3,500.00							
6. Access to Raised Platforms	to witness stand	provide platform lift or ramp										
a. Platform Lift	8" step to witness stand	refer to ADA Guidelines	provide an accessible ramp -platform lift				$12,000.00					

SOUTH COUNTY HALL OF JUSTICE
39439 Paseo Padre Parkway
Fremont, CA.

Meeting/Banquet Rooms And Assembly Areas

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided	capacity of seating in assembly areas = 52 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 4 wheelchair accessible seating areas and 1 accessible aisle seat				$2,000.00					
2. Fixed Seating Wheelchair Locations												
a. Number Provided	none provided in jury box	capacity of seating in assembly areas = 15 number of required wheelchair locations = 1 also 1%, but not less than one of fixed seats are required to be aisle seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 1 accessible wheelchair location and 1 accessible aisle seat				$800.00					
3. Assistive Listening Systems												
a. Fixed Seating Areas With Capacity > 50 Occupants	none provided	assistive listening system required	provide 2 assistive listening devices		$500.00							
4. Access Aisles	23" between desk and public seating wall; < 36" to front of courtroom;	36" minimum between tables or tables and walls	relocate desk; reposition plaintiff/defendants' desks		$200.00							
5. Access												
a. To Performing Areas	27" clear doorway width to judges seat	accessible route required from wheelchair seating to stages, dressing rooms, etc.	providing adequate clearance would require remodeling entire area - technically unfeasible						* See Note Below.			

* Note: Documentation of technical unfeasibility can be obtained from the Departmental Office.

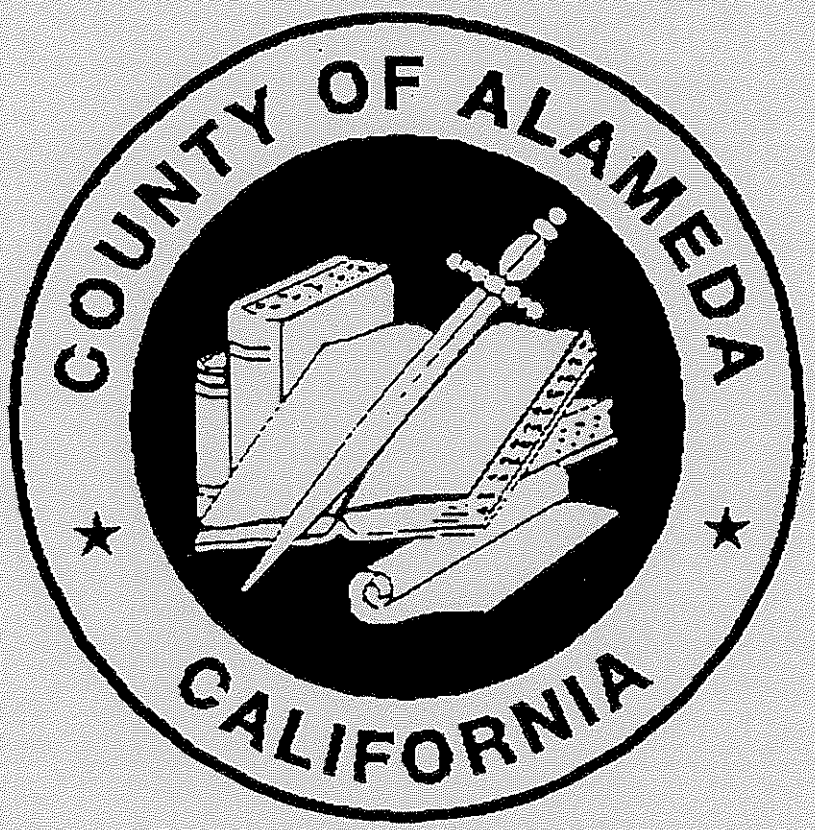
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Access to Raised Platforms	8" step to front of courtroom	provide platform lift or ramp	provide an accessible ramp				$12,000.00					
7. Access to Raised Platforms	2 - 6" steps to judges chair	provide platform lift or ramp	to provide an accessible ramp would require remodeling entire area -platform lift				$12,000.00					

Meeting/Banquet Rooms And Assembly Areas

Jury Assembly Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Assistive Listening Systems												
a. Fixed Seating Areas With Capacity > 50 Occupants	none provided	assistive listening system required	provide accessible listening devices		$500.00							
2. Doors			included in 2.b.i.		included in 2.b.i.							
a. Single Leaf Doors	entrance door	one leaf is required to be accessible										
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00							
c. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$35.00							
Yearly Totals				$33,170.00	$14,535.00		$52,950.00		$5,600.00			

Total Cost Estimate for CD Hall of Justice $106,255.00



Building Transition Plan

An accessibility assessment of

Oakland Piedmont Municipal Court

and a recommended prioritization
for barrier removal.

Oakland Piedmont Municipal Court

661 Washington Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: OAKLAND PIEDMONT MUNICIPAL COURT - 661 WASHINGTON STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
JJ-1	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$700.00 (for two)
JJ-2	Doors - Maneuvering Clearances	Railing at designated accessible entrance blocks maneuvering clearances	$950.00
JJ-3	Doors - Controls/operating mechanisms	Designated accessible entrance control does not work	$250.00 (each)
Accessible Route - Interior			
JJ-4	Protruding objects - Detectable warnings.	Fire extinguisher protrudes 6" at 49" height.	$850.00
JJ-5	Braille and raised lettering.	Permanent rooms and spaces.	$750.00 (for five)
JJ-6	Visual alarms - Amount.	In restrooms, general use areas, hallways, lobbies, and common use areas	$1,050.00
JJ-7	Stairs - Handrails (Gripping surface and height)		$1,600.00
JJ-8	Elevators - Floor designations, door and signal timing notification, car controls, car position indicators, and emergency communications		$18,000.00
JJ-9	Knob type hardware	Typical women's and men's toilet room doors	$1,100.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
JJ-10	Door closers	Typical women's and men's toilet room doors	$70.00 (for two)
JJ-11	Door opening force	Typical women's and men's toilet room doors	$70.00 (for two)
JJ-12	Doors - Clear width, door closers, and opening force	Gate between seating and performing area of typical courtroom.	$18,000.00 (for ten)
JJ-13	Doors - Clear width	Gate to jury box in typical courtroom.	$12,000.00 (for ten)
JJ-14	Doors - Maneuvering clearances	Entrance door to courtroom.	Technically Unfeasible
JJ-15	Knob type hardware	Entrance door to courtroom.	$5,500.00 (for ten)
JJ-16	Door opening force	Entrance door to courtroom.	$350.00 (for ten)
JJ-17	Hardware mounting height	1 set of double leaf doors.	$2,500.00 (for ten)
JJ-18	Door closers	1 set of double leaf doors.	$350.00 (for ten)
JJ-19	Door opening force.	1 set of double leaf doors.	$35.00 (each)
Accessible Route Within Program.			
JJ-20	Amount.	The seating capacity in a typical courtroom is 58, 4 accessible seating spaces are required. 1 existing space not accessible.	$16,800.00 (for ten seats)
JJ-21	Amount.	The seating capacity in a typical courtroom is 12, 2 accessible seating spaces are required. 1 existing space provided.	$450.00 (each)
JJ-22	Access aisles	Aisles between desk and jury box.	$500.00 (for ten)
JJ-23	Platform lift - Ramp	Platform lift to witness stand.	$13,000.00 (for ten)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
JJ-24	Platform lift - Ramp	Platform lift to judges seat.	$13,000.00 (for ten)
JJ-25	Seating - Signage.	Typical courtroom	$1,500.00 (for ten)
Restrooms.			
JJ-26	Stalls - Size and arrangement, doors, and grab bars	Typical men's and women's toilet rooms	$2,200.00 (for two) $730.00 [1] (for two)
JJ-27	Urinals - Type	Typical men's toilet room.	$1,120.00 (each)
JJ-28	Lavatories - Faucets	Typical men's and women's toilet rooms	$600.00 (for two)
JJ-29	Mirrors - Heights	Typical men's and women's toilet rooms	$500.00 (for two)
JJ-30	Controls and Dispensers - Heights	Typical men's and women's toilet rooms	$420.00 (for two)
JJ-31	Signage	Typical men's and women's toilet rooms	$300.00 (for two)
Drinking Fountains.			
JJ-32	Number accessible	1 existing 1st floor; 1 existing hi-lo unit 6th floor.	$1,070.00
JJ-33	Detectable warnings.		$850.00
Telephones.			
JJ-34	Height.	2 to 4 phones provided on each floor. Need to lower one existing unit to an accessible height.	$7,800.00 (for six)
JJ-35	Protruding objects.	6th and 4th floor telephones create protruding objects	$1,900.00 (for two)

[1] As stated in the Schirmer report. In the original these two prices are quoted.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Work Areas.			
JJ-36	Seating - Assistive listening systems	Typical Courtroom.	$8,400.00 (for ten)

BUILDING SPECIFIC DEFICIENCIES

OAKLAND PIEDMONT MUNICIPAL COURT 661 WASHINGTON STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		JJ-1	$700.00 (for two)	JJ-4	$850.00	JJ-20	$16,800.00 (for ten)	JJ-26	$2930.00 (for two)	JJ-32	$1070.00	JJ-34	$7,800.00 (for six)	JJ-36	$8400.00 (for ten)	
		JJ-2	$950.00	JJ-5	$750.00 (for five)	JJ-21	$450.00 ea	JJ-27	$1120.00 ea	JJ-33	$850.00		$1,900.00			
		JJ-3	$250.00 ea	JJ-6	$1050.00	JJ-22	$500.00 (for ten)	JJ-28	$600.00 (for two)			JJ-35				
				JJ-7	$1600.00	JJ-23	$13,000.00 (for ten)	JJ-29	$500.00 (for two)							
				JJ-8	$18,000.00	JJ-24	$13,000.00 (for ten)	JJ-30	$420.00 (for two)							
				JJ-9	$1100.00 (for two)	JJ-25	$1500.00 (for ten)	JJ-31	$300.00 (for two)							
				JJ-10	$70.00 (for two)											
				JJ-11	$70.00 (for two)											
				JJ-12	$18,000.00 (for ten)											
				JJ-13	$12,000.00 (for ten)											
				JJ-14	Unfeasible											
				JJ-15	$5500.00 (for ten)											
				JJ-16	$350.00 (for ten)											
				JJ-17	$2500.00 (for ten)											
				JJ-18	$350.00 (for ten)											
				JJ-19	$35.00 ea											
			$1,900.00		$62,225.00		$45,250.00		$5,870.00		$1,920.00		$9,700.00		$8,400.00	$135,265.00

OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	2 main entrances; 1 designated accessible	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance										
2. Signage	signage on designated accessible door but not on inaccessible doors	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide accessible signage		$700.00 for two							
3. Doors												
a. Single Leaf Doors	3 single leaf doors per entrance	one leaf is required to be accessible	included in 3.b.		included in 3.b							
b. Maneuvering Clearances	railing at designated accessible entrance blocks clearances	refer to ADA Guidelines	relocate		$950.00							
c. Controls/ Operating Mechanisms (intended for normal use by building occupants)	1 designated accessible entrance control does not work		repair control		$250.00 each							
i. Clear Floor Space	rails block clear floor space	30" x 48" minimum	included in 3.b.		included in 3.b							

OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	fire extinguisher protrudes 6" at 49" height	≤ 4" protruding into area	provide detectable warning surface	$850.00								

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised or Braille lettering provide	Braille and raised lettering	provide adequate signage			$750.00 for five						

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. General	only audible provided	if alarm system is provided, then provide visual, audible and auxiliary alarms										
2. Visual Alarms	not provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide accessible fire strobes		$1,050.00							

OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	4" width; flat	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$1,600.00								
b. Height	41"	34" to 38" to top of rail above stair nosing	included in 1.a	included in 1.a								

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Floor Designations												
a. Location	located on one side only	on both jambs	provide adequate floor designation on both jambs			$18,000.00						
b. Type	Braille only	raised and Braille	included in 1.a.			included in 1.a.						
c. Mounting Height	50"	60" above finished floor	install new floor designations at 60" height (included in 1.a.)			included in 1.a.						
d. Character Dimensions	1" height	2" minimum height	included in 1.a.			included in 1.a.						
2. Door and Signal Timing (from notification of answer to door begins to close)	4 seconds	refer to ADA Guidelines T=	adjust timing (included in 1.a.)			included in 1.a.						
3. Car Controls												
a. Tactile, Braille, and Visual Indicators	none provided	provide with raised and Braille characters and symbols; visual indicators required	provide adequate car control indicators (included in 1.a.)			included in 1.a.						
b. Emergency Stop and Alarm Controls	grouped at top of panel at 46"	grouped at bottom of control panel; 35" minimum above finished floor	included in 1.a.			included in 1.a.						

Elevators (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible car position indicators (included in 1.a.)			included in 1.a.						
5. Emergency Communications (if provided)												
a. Identification	not provided	raised symbols and lettering	provide adequate identification (included in 1.a.)			included in 1.a.						
b. Cord Length of Handset	18"	29" minimum	provide a minimum of 19" cord (included in 1.a.)			included in 1.a.						
c. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 1.a.)			included in 1.a.						

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	2 to 4 phones provided each floor	number of each type of telephone provided on each floor = 4 maximum number of telephones that are required to comply = 1	included in 2.a.	included in 2.a. +								
2. Fully Accessible Unit Features												
a. Height	57"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower 1 existing unit to an accessible height	$7,800.00 for six +								

+ Note:Correction of this deviation has already been completed.

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Protruding Objects	6th and 4th floor telephones create protruding objects	telephones should be installed so as not to create a protruding object	provide detectable warnings	$1,900.00 for two +								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	provide volume control (included in 2.a.)	included in 2.a. +								
d. Cord Length	28"	29" minimum	provide a minimum 29" telephone cord (included in 2.a.)	included in 2.a. +								

Public Toilet Rooms

Typical Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical Women's and Men's											
a. Maneuvering Clearances	corridor outside door only 43"	refer to ADA Guidelines										
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware	$1,100.00 for two +								
c. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer	$70.00 for two +								
d. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer	$70.00 for two +								
2. Water Closets/ Stalls												
a. Stalls												
i. Size and Arrangement	alternate stall 37" width x 59" depth	refer to ADA Guidelines and UBC	provide an accessible stall with accessible doors and grab bars	$2,200.00 for two $730.00 for two +								

+ Note:Correction of this deviation has already been completed.

Public Toilet Rooms (Continued)

Typical Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
ii. Doors	30"	32" minimum clear width; 34" for side approach	included in 2.a.i.	included in 2.a.i +								
iii. Grab Bars	inadequate	refer to ADA Guidelines and UBC	included in 2.a.i.	included in 2.a.i +								
3. Urinals												
a. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide new accessible urinal wall hung with elongated rim	$1,120.00 each +								
4. Lavatories												
a. Number Accessible	3 existing; 1 designated accessible	minimum of one	included in 4.e.i.	included in 4.e.i +								
b. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware	$600.00 for two +								
5. Mirrors												
a. Number Accessible	3 existing mirrors	minimum of one	included in 5.b.	included in 5 b +								
b. Heights	> 40"	40" maximum to bottom of mirror	lower 1 existing mirror to 40" maximum	$500.00 for two +								
6. Controls and Dispensers												
a. Number Accessible	2 existing soap dispensers; 1 existing towel dispenser	one of each required to be accessible	included in 6.c.	included in 6.c. +								
b. Height	both soap and towel dispensers at 46" height	40" above finished floor	lower 1 existing soap and towel dispenser to 40" maximum	$420.00 for two +								
7. Signage	International Symbol only; no geometric	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage	$300.00 for two +								

+ Note:Correction of this deviation has already been completed.

OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing 1st floor; 1 existing hi-lo unit 6th floor	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	Provide 1 hi-lo unit per floor except 6th floor	$1,070.00								
2. Spout Height	38"	36" maximum	included in 1.	included in 1.								
3. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00								

Meeting/Banquet Rooms And Assembly Areas

Typical Courtroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	1 existing space not accessible	capacity of seating in assembly areas = 58 number of required wheelchair locations = 4 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide 4 accessible wheelchair	$16,800.00 for ten seats +								
b. Number Provided	1 existing space provided	capacity of seating in assembly areas = 12 number of required wheelchair locations = 2 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide an additional accessible space	$450.00 each +								

+ Note:Correction of this deviation has already been completed.

OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA

Meeting/Banquet Rooms And Assembly Areas

Typical Courtroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Assistive Listening Systems												
a. Fixed Seating Areas With Capacity > 50 Occupants	none provided	assistive listening system required	provide 2 assistive listening devices each for public seating and jury box		$8,400.00 for ten							
3. Access Aisles	24" clearance between desk and jury box	36" minimum between tables or tables and walls	relocate desk		$500.00 for ten							
4. Doors												
a. Double Leaf Gate	1 existing between seating and performing area	one leaf is required to be accessible										
b. Clear Width	20" each leaf	32" minimum at 90° open	provide accessible gate		$18,000.00 for ten							
c. Door Closers	< 3 seconds	minimum 3 second sweep time from 70° open to 3" from latch	included in 4.b.		included in 4.b.							
d. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not FireDoors)	> 5 lbf.	5 lbf. maximum	included in 4.b.		included in 4.b.							
5. Doors												
a. Single Gate	to jury box	one leaf is required to be accessible	included in 5.c.		included in 5.c.							
b. Clear Width	29"	32" minimum at 90° open	provide accessible gate				$12,000.00 for ten					
c. Maneuvering Clearance	inadequate	refer to ADA Guidelines	provide front entry to existing and new wheelchair space in jury box									
6. Doors												
a. Double Leaf Doors	entrance to courtroom	one leaf is required to be accessible	included in 6.c.i		included in 6.c.i							
b. Maneuvering Clearance	inadequate	refer to ADA Guidelines	technically unfeasible							technically unfeasible * See Note Below.		

* Note: Documentation of technical unfeasibility can be obtained from the Departmental Office.

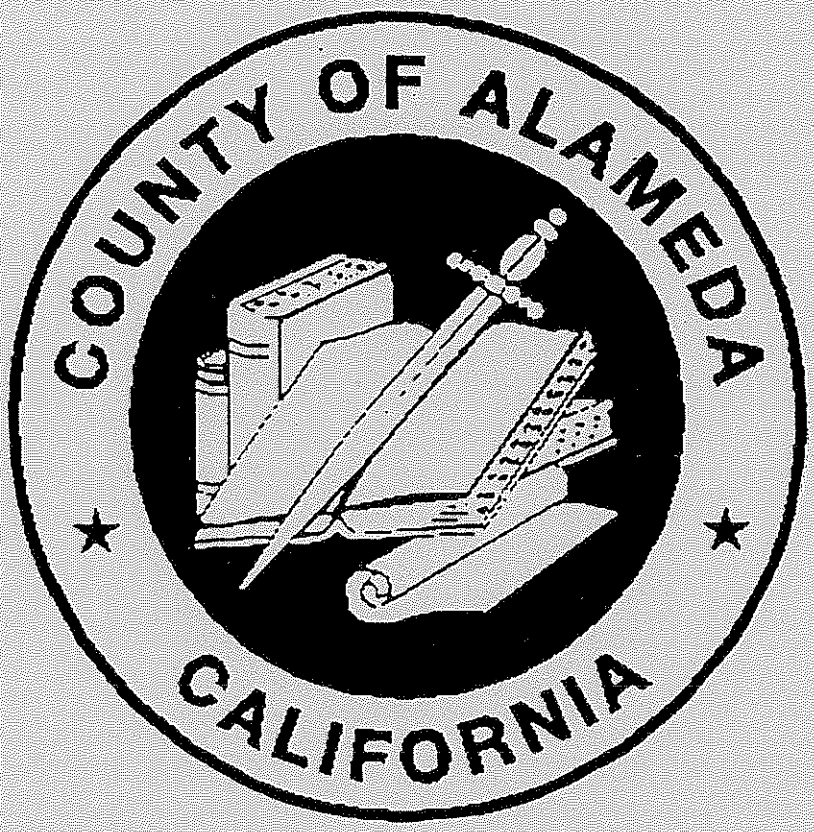
OAKLAND PIEDMONT MUNICIPAL COURT
661 Washington Street
Oakland, CA.

Meeting/Banquet Rooms And Assembly Areas

Typical Courtroom

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
c. Hardware i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$5,500.00 for ten							
d. Opening Force i. Hinged and Sliding/Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer		$350.00 for ten							
7. Doors												
a. Double Leaf Doors	1 set of double leaf doors	one leaf is required to be accessible										
b. Hardware i. Mounting Height	48"	30" - 44" above finished floor	lower existing hardware to a maximum of 44"		$2,500.00 for ten							
c. Door Closers	2 seconds	minimum 3 second sweep time from 70° open to 3" from latch	adjust closer		$350.00 for ten							
d. Opening Force i. Hinged and Sliding/Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust closer		$35.00 each							
8. Access to Raised Platforms	to witness stand	provide platform lift or ramp										
a. Platform Lift	6" step	refer to ADA Guidelines	provide accessible ramp				$13,000.00 for ten					
9. Access to Raised Platforms	to judges seat	provide platform lift or ramp										
a. Platform Lift	3-6" steps	refer to ADA Guidelines	provide accessible ramp				$13,000.00 for ten					
10. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage				$1,500.00 for ten					
Yearly Totals				$38,430.00	$38,585.00	$18,750.00	$39,500.00					

Total Cost Estimate For Oakland Piedmont Municipal Court 135,265.00



Building Transition Plan

An accessibility assessment of

Probation Center

and a recommended prioritization
for barrier removal.

Probation Center

400 Broadway
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: PROBATION CENTER - 400 BROADWAY, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
KK-1	Standard Accessible Parking- Amount ,Space Width ,Access Aisle.	Self- Parking Lot/Structure.	$900.00
KK-2	Van- Accessible Spaces- Amount.	Self- Parking Lot/Structure.	$450.00
Accessible Route - Exterior			
KK-3	Clear width.	Sidewalk to boys lockup entrance.	Not provided
KK-4	Changes in level and slope.	Holes in sidewalk, openings around trees, and street cover plates.	$10,000.00
KK-5	Gratings - Openings.	Drain gratings in front and parking drain grating.	$900.00
KK-6	Handrails - Extensions at bottom.	Accessible side entrance at Loading Dock Area.	$700.00
KK-7	Slope and slope of flare.	Curb ramp at corner of 5th and Broadway.	$1,680.00
KK-8	Slope of flare.	Curb ramp at corner of 4th Street and Franklin.	$1,680.00
KK-9	Slope, width, and slope of flare.	Curb ramp at corner of 4th Street and Broadway.	$1,680.00
KK-10	Slope of flare.	Curb ramp at corner of 5th Street and Franklin.	$1,680.00
KK-11	No curb ramp provided.	Sidewalk to curb to boys lockup street level entrance.	$1,680.00
KK-12	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances (Directional signage provided at main entrance only).	$300.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route - Interior			
KK-13	Thresholds.	Side entrance door.	$126.00
KK-14	Opening foce-hinged door.	Side entrance door.	$550.00
KK-15	Knob type hardware.	Street level entrance door to boys lockup.	$550.00
KK-16	Protruding objects.	Ashtray at elevator.	$100.00
KK-17	Knob type hardware.	Typical single door.	$10,000.00
KK-18	Slope and landings.	1st and 2nd Floor ramp between front and back section of building.	$1,700.00
KK-19	Handrails - Continuity.	1st and 2nd Floor ramp between front and back section of building.	$1,200.00
KK-20	Height.	Main counter or portion of main counter.	$2,000.00
KK-21	Control Height.	$1 change machine.	to be provided by vendor1.
KK-22	Slope and landings.	3rd and 4th Floor ramp between front and back sections of building.	$1,700.00
KK-23	Handrails and edge protection.	3rd and 4th Floor ramp between front and back sections of building.	$1,200.00
KK-24	Knob type hardware.	Door at the 2nd floor at bottom of ramp.	$550.00
KK-25	Door opening force.	Door at the 2nd floor at bottom of ramp.	$35.00
KK-26	Maneuvering clearance.	Door to Court Clerks Office in the Basement.	$50.00
KK-27	Knob type hardware.	Entry doors to accessible men's room on 2nd floor and women's room on 1st floor.	$550.00
KK-28	Door closers.	Entry doors to accessible men's room on 2nd floor and women's room on 1st floor.	$35.00

[1]As is stated in the Schirmer Report.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
KK-29	Door opening force.	Entry doors to accessible men's room on 2nd floor and women's room on 1st floor.	$35.00
KK-30	Hall call buttons, hall lanterns, floor designations, door protective and reopening devices, car controls, car position indicators, and emergency communications.	Main bank of elevators in front section of building.	$1,100.00
KK-31	Hall call buttons, hall lanterns, floor designations, door protective and reopening devices, car controls, car position indicators, and emergency communications.	Single elevator in back section of building.	$7,000.00
KK-32	Hall call buttons, hall lanterns, floor designations, door protective and reopening devices, car controls, car position indicators, and emergency communications.	Boys lockup elevator.	$9,000.00
KK-33	None provided.	Visual alarms.	$3,000.00
KK-34	Height and operation.	Manual fire alarm stations.	$2,000.00
KK-35	Braille or raised lettering.	Permanent rooms and spaces.	$2,000.00
KK-36	Door opening force.	Entry door to Courtroom - Department 25.	$35.00
KK-37	Knob type hardware.	Entry door to Courtroom - Department 26.	$550.00
KK-38	Door opening force.	Entry door to Courtroom - Department 26.	$35.00
KK-39	Knob type hardware.	Entry door to Boys lockup Waiting room.	$550.00
KK-40	Clear width, maneuvering clearance, and hardware.	Entry door to Conference/Library Room.	$2,000.00
KK-41	Clear width, maneuvering clearance, hardware, and door closers.	Entry doors to two waiting rooms on 1st Floor and 1 Court waiting room on 2nd floor.	$2,000.00

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
KK-42	Amount.	The seating capacity in Courtroom - Department 25 is 30, 2 accessible seating spaces are required.	$800.00 (for two)
KK-43	Assistive listening systems.	Areas where audio amplification system is provided in Courtroom - Department 25.	$1,500.00
KK-44	Clear width.	Access aisles in Courtroom - Department 25.	$800.00
KK-45	Access to performing areas and changes in level.	Witness stand located on platform in Courtroom Department 25.	$1,680.00
KK-46	Signage at required fixed seating.	Seating in Courtroom Department 25.	$150.00
KK-47	Assistive listening systems.	Courtroom Department 25.	$150.00
KK-48	Amount.	The seating capacity in Courtroom - Department 26 is 20, 2 accessible seating spaces are required.	$800.00 (for two)2
KK-49	Assistive listening systems.	Areas where audio amplification system is provided in Courtroom - Department 26.	$1,500.00
KK-50	Access to performing areas.	Witness stand located on platform in Courtroom Department 26.	$1,680.00
KK-51	Signage at required fixed seating.	Seating in Courtroom Department 26.	$150.00
KK-52	Assistive listening.	Seating in Courtroom Department 26.	$150.00
KK-53	Amount.	The seating capacity in the Boys lockup waiting room is 32, 2 accessible seating spaces are required.	$800.00 (for two)

[2]The Schirmer report actually stated "$400.00 each" in is "Cost Estimate" column, however, in order to be consistent with code number KK-42, which also requires two accessible seating spaces, "$800.0 for two" was entered into this column to prevent future confusion.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Restrooms.			
KK-54	Water closets - Flush controls - wrong side.	Men's toilet room on 2nd Floor and women's toilet room on 1st floor.	$400.00
KK-55	Urinals - Amount and flush controls: Height.	Men's toilet room on 2nd floor.	$1,100.00
KK-56	Lavatories: Amount, knee clearances, exposed pipes and surfaces, and faucets.	Men's toilet room on 2nd Floor and women's toilet room on 1st floor.	$1,200.00
KK-57	Controls and dispensers.	Men's toilet room on 2nd Floor and women's toilet room on 1st floor.	$1,100.00
KK-58	Signage.	Men's toilet room on 2nd Floor and women's toilet room on 1st floor.	$600.00
Drinking Fountains.			
KK-59	Amount, spout height, spout location, and clearances.	Drinking fountains (2 located on each floor3).	$2,100.00
Telephones.			
KK-60	Amount and fully accessible unit features: Height, clear floor space, volume control, and telephone books.	Two telephones on first floor and one from court waiting room.	$2,140.00
Work Areas.			
ø	ø	ø	ø

[3]Although the Schirmer report did not specifically state that there are two drinking fountains on each floor, it did state in the "Requirement" column that "50% of units provided per floor" must be accessible, and that, as a result, one unit is required per floor. This infers that 2 units are provided on each floor, as 50% of those would be 1 unit per floor.

BUILDING SPECIFIC DEFICIENCIES

PROBATION CENTER 400 BROADWAY OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
KK-1	$900.00	KK-3	NP	KK-13	$126.00	KK-42	$800.00	KK-54	$400.00	KK-59	$2100.00	KK-60	$2140.00			
KK-2	$450.00	KK-4	$10,000.00	KK-14	$550.00		(for two)	KK-55	$1100.00							
		KK-5	$900.00	KK-15	$550.00	KK-43	$1500.00	KK-56	$1200.00							
		KK-6	$700.00	KK-16	$100.00	KK-44	$800.00	KK-57	$1100.00							
		KK-7	$1680.00	KK-17	$10,000.00	KK-45	$1680.00	KK-58	$600.00							
		KK-8	$1680.00	KK-18	$1700.00	KK-46	$150.00									
		KK-9	$1680.00	KK-19	$1200.00	KK-47	$150.00									
		KK-10	$1680.00	KK-20	$2000.00	KK-48	$800.00									
		KK-11	$1680.00	KK-21	Provide		(for two)									
		KK-12	$800.00	KK-22	$1700.00	KK-49	$1500.00									
			(for two)	KK-23	$1200.00	KK-50	$1680.00									
				KK-24	$550.00	KK-51	$150.00									
				KK-25	$35.00	KK-52	$150.00									
				KK-26	$50.00	KK-53	$800.00									
				KK-27	$550.00		(for two)									
				KK-28	$35.00											
				KK-29	$35.00											
				KK-30	$1100.00											
				KK-31	$7000.00											
				KK-32	$9000.00											
				KK-33	$3000.00											
				KK-34	$2000.00											
				KK-35	$2000.00											
				KK-36	$35.00											
				KK-37	$550.00											
				KK-38	$35.00											
				KK-39	$550.00											
				KK-40	$2000.00											
				KK-41	$2000.00											
	$1,350.00		$20,300.00		$49,651.00		$10,160.00		$4,400.00		$2,100.00		$2,140.00			$90,101.00

PROBATION CENTER
400 Broadway
Oakland, Ca.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1 Standard Accessible Parking												
a. Number Provided	1 provided	Total Parking in Lot = 52 Required Minimum # of Accessible Spaces = 3	provide total of 2 accessible parking spaces			$900.00 for two						
b. Space Width	95"	96" minimum	provide accessible parking (included in 1.a.)			included in 1.a.						
c. Access Aisle	39"	60" minimum width	included in 1.a.			included in 1.a.						
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required =	at least 1 of 3 required accessible parking spaces should be van accessible			$450.00						

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Note: Vans and cars parked along side the boys lockup entrance block access from street sidewalk. Vans and cars should not be parked directly in front of entrance.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	> 48" most areas except 36" at sidewalk to boys lockup entrance	36" minimum; 48" for sidewalks	provide curb ramp at boys lockup entrance and provide clear access to entrance from accessible parking spaces and street sidewalk									
2. Surfaces												
a. Change in Level	holes in sidewalk and openings around trees; > 1/4" at street cover plates	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	repair holes in sidewalk; provide covers for holes around trees and bevel or provide ramp at cover plates	$10,000.00								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Note: Vans and cars parked along side the boys lockup entrance block access from street sidewalk. Vans and cars should not be parked directly in front of entrance.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Gratings	drain grating in front and parking drain grating > 1/2"	1/2" maximum opening width; long dimension perpendicular to direction of travel	provide grating with opening less than 1/2"	$900.00								
3. Ramps	Accessible Side Entrance at Loading Dock Area											
a. Handrails												
i. Continuity	does not extend 12" at bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	provide accessible handrails that extend at the bottom			$700.00						
4. Curb Ramps	Corner 5th Street and Broadway											
a. Slope	1:9	1:12 maximum	adjust slope or provide new ramp	$1,680.00								
b. Slope of Flare	1:3	1:10 maximum	included in 4.a.	included in 4.a.								
5. Stairs	Front Entrance	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.	not required to comply due to ramp at side entrance									
a. Handrails												
i. Gripping Surface	3" wide and flat surface	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 6.									
ii. Continuity	middle rails do not extend 12" at bottom and top and not continuous	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 6.									
iii. Ends	flat	rounded or returned smoothly	included in 6.									

PROBATION CENTER
400 Broadway
Oakland, Ca.

Exterior Routes (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Ramps	Stair Exit		accessible entrance and exit provided next to loading dock are not required to comply									
a. Landings	none provided at door or change in direction		included in 7.	included in 7.								
i. Doorways	no landing provided at door	refer to ADA Guidelines and UBC	included in 7.	included in 7.								
b. Handrails	none provided		included in 7.	included in 7.								
7. Curb Ramps	Corner 4th Street and Franklin											
a. Slope of Flare	1:5	1:10 maximum	adjust slope or provide new ramp	$1,680.00								
8. Curb Ramps	Corner 4th Street and Broadway											
a. Slope	1:11	1:12 maximum	adjust slope or provide new ramp	$1,680.00								
b. Width	32"	36" minimum, exclusive of flared sides	included in 9.a.	included in 9.a.								
c. Slope of Flare	1:3	1:10 maximum	included in 9.a.	included in 9.a.								
9. Curb Ramps	Corner 5th Street and Franklin											
a. Slope of Flare	1:4	1:10 maximum	adjust slope or provide new ramp	$1,680.00								
10. Curb Ramps	none provided sidewalk to curb to boys lockup street level entrance		provide curb ramp	$1,680.00								
a. Handrails												
i. Clearance	1-5/8"	1-1/2" between rail and wall, if installed adjacent to wall	included in 10	included in 10								
ii. Continuity	not continuous at dogleg and does not extend 12" past stair at top and bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 10.	included in 10								
iii. Height	33"	34" to 38" to top of rail above stair nosing	included in 10	included in 10								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Exterior Routes (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
iv. Ends	flat	rounded or returned smoothly	included in 10.	included in 10								
12. Stairs	Outside Upper Stair to Basement	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.	accessible entrance provided at side of building next to loading dock - not required to comply									
a. Handrails												
i. Gripping Surface	3" wide and flat surface	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 11									
ii. Clearance	2"	1-1/2" between rail and wall, if installed adjacent to wall	included in 11									
iii. Continuity	rails do not extend 12" past step at top and bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 11									
iv. Ends	flat	rounded or returned smoothly	included in 11									

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Signage	directional signage provided at main entrance only	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide directional signage at all inaccessible entrances and provide International Symbol and directional signs for boys lockup door			$300.00 for two						
2. Doors	Main Entrance											
a. Clear Width	33" and 29-1/2"	32" minimum at 90° open	accessible entrance provided next to loading dock									

PROBATION CENTER
400 Broadway
Oakland, Ca.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Thresholds	> 1/2" and not beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	included in 2.a.									
i. Hinged Doors	9 to 11 lbf.	currently no requirement	adjust door closer									
3. Doors	Accessible Side Entrance											
a. Thresholds	1/2" not beveled	≤ 3/4" - sliding doors ≤ 1/2" - all others raised thresholds must be beveled -1:2	provide accessible threshold			$126.00						
b. Opening Force												
i. Hinged Doors	13 lbf.		Adjust door closer or replace door.			$550.00						
4. Doors**	Street Level Entrance to Boys Lockup											
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace hardware with accessible hardware			$550.00						

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	ashtray at elevator	≤ 4" protruding into area	remove ashtray	$100.00								
2. Doors	Typical Single Door											
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$10,000.00						
3. Ramps	1st & 2nd Floor Ramp Between Front and Back Section of Building											
a. Slope	1:8	1:12 maximum	adjust slope or provide accessible ramp	$1,700.00								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Landings	Bottom of Ramp											
i. Length	< 60"	60" minimum	provide accessible landing or relocate doors (included in 3.a.)	included in 3.a								
c. Handrails												
i. Gripping Surface	2-3/4" width (square gap)	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 3.c.ii.	included in 3.c.ii.								
ii. Continuity	does not extend 12" at top and bottom or ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	provide accessible handrails	$1,200.00								
iii. Height	32"	34" to 38" from ramp to top of rail	included in 3.c.ii	included in 3.c.ii.								
iv. Ends	flat	rounded or returned smoothly	included in 3.c.ii	included in 3.c.ii.								
v. Edge Protection	flat	refer to ADA Guidelines	included in 3.c.ii	included in 3.c.ii.								
4. Registration Counters												
a. Main Counter, or Portion of Main Counter	6 counters > 36" high 1 counter 34" high	minimum length of 36" and maximum height of 36" above finished floor	provide accessible counter or auxiliary counters						$2,000.00 * See Note Below			

PROBATION CENTER
400 Broadway
Oakland, Ca.

Interior Routes (Continued)

* Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Auxiliary Counter of Equivalent Facilitation	not provided	maximum height of 36" above finished floor, in close proximity to main counter or a folding shelf attached to the main counter	included in 4.a.						included in 4.a.			
5. Vending Machines												
a. Control Height	average 52" $1 change machine at 60"	forward reach: 15" to 48"; side reach: 9" to 54"	provide accessible units - to be provided by vendor									
6. Ramps	3rd & 4th Floor Ramp Between Front and Back Sections of Building											
a. Slope	1:11	1:12 maximum	adjust slope or provide accessible ramp	$1,700.00								
b. Landings	Top of Ramp											
i. Length	42"	60" minimum	provide accessible ramp (included in 6.a.)	included in 6.a								
ii. Doorways	> 48" between door and ramp	refer to ADA Guidelines and UBC	included in 6.a.	included in 6.a								
c. Handrails												
i. Gripping Surface	2-3/4" width square grip	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails	$1,200.00								
ii. Continuity	does not extend 12" at top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 6.c.i	included in 6.c.i								
iii. Height	32"	34" to 38" from ramp to top of rail	included in 6.c.i	included in 6.c.i								
iv. Ends	flat	rounded or returned smoothly	included in 6.c.i.	included in 6.c.i								
d. Edge Protection	flat	refer to ADA Guidelines	included in 6.c.i	included in 6.c.i								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Interior Routes (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
7. Doors	2nd Floor at Bottom of Ramp											
a. Maneuvering Clearance	< 48"	refer to ADA Guidelines	included in 6.c.i	included in 6.c.i								
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$550.00						
c. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire doors)	> 5 lbf.	5 lbf. maximum	adjust closer			$35.00						
8. Doors	Court Clerks Office in Basement											
a. Maneuvering Clearance	18" on latch side not provided -chair in the way	refer to ADA Guidelines	remove chair to provide adequate space			$50.00						

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	none provided; clear space < 30" wide	number of each type of telephone provided on each floor = 2 first floor; 1 second from court waiting room number of telephones that are required to comply = 2 (one for each on 1st and 2nd floor)	provide 2 accessible units; 1 on each 1st and 2nd floors	$2,140.00								
b. Accessible For Hearing Impaired	none with volume control	25% of telephones that are not fully accessible must be equipped with a volume control	included in 1.a.	included in 1.a.								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Public Telephones (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Fully Accessible Unit Features												
a. Height	52"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.	included in 1.a.								
b. Clear Floor Space	24" x 48"	30" x 48" minimum	included in 1.a.	included in 1.a.								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								
d. Telephone Books	telephone book provided on 2nd floor unit only	forward reach; 48" maximum reach height; side reach: 54" maximum reach height	provide telephone book									

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	hi-lo unit not provided	50% of units provided per floor; required = 1 per floor if only one provided, use "hi-lo" type	provide hi-lo units	$2,100.00								
2. Spout Height	42-1/2"	36" maximum	included in 1.	included in 1.								
3. Spout Location	not 4"	front of unit, stream parallel to front; 4" minimum arc height	included in 1.	included in 1.								
4. Clearances												
a. Wall/Post Mounted	37" to apron; knee clearance 18"	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 1.	included in 1.								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Drinking Fountains (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	included in 1.	included in 1.								

Public Toilet Rooms

Women's and Men's Toilet Rooms

Note: Directional sign provided on 1st floor indicating accessible Men's Room on 2nd floor and accessible Women's room on 1st floor.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace hardware			$550.00						
b. Door Closers	2-1/2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust door closer			$35.00						
c. Opening Force												
i. Hinged (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust door closer			$35.00						
2. Water Closets/ Stalls												
a. Flush Controls												
i. Location	provided on wrong side	controls for flush valves shall be mounted on the wide side of toilet areas	relocate flush valve handle			$400.00						
3. Urinals	Men's Only											
a. Number Accessible	no ADA type provided	one minimum	provide accessible unit			$1,100.00						
b. Flush Controls												
i. Height	> 44"	44" maximum above finished floor	included in 3.a.			included in 3.a.						

PROBATION CENTER
400 Broadway
Oakland, Ca.

Public Toilet Rooms (Continued)

Women's and Men's Toilet Rooms

Note: Directional sign provided on 1st floor indicating accessible Men's Room on 2nd floor and accessible Women's room on 1st floor.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Lavatories												
a. Number Accessible	2 existing	minimum of one	provide 1 accessible unit			$1,200.00						
b. Heights/ Clearances	knee clearance 26" high	refer to ADA Guidelines	included in 4.a.			included in 4.a.						
c. Exposed Pipes and Surfaces	pipes not wrapped	insulated or configured to protect against contact	included in 4.a.			included in 4.a.						
d. Faucets												
i. Operation	knob type - twist operation	lever, push or electric type	included in 4.a.			included in 4.a.						
5. Controls and Dispensers												
a. Number Accessible	none accessible located on wall above sinks or to one side	one of each required to be accessible	provide accessible unit			$1,100.00						
b. Clear Floor Space	above sink or to one side with no clear floor space	30" x 48" minimum	included in 5.a.			included in 5.a.						
c. Height	48"	40" above finished floor	included in 5.a.			included in 5.a.						
6. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide signage on accessible toilet facility doors			$600.00						

PROBATION CENTER
400 Broadway
Oakland, Ca.

Elevators

Note: Main bank of two elevators in front section of building.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	main bank of two elevators in front section of building	if provided, all must comply										
2. Hall Call Buttons												
a. Height	55"	centered at 42" above finished floor with up button on top	provide accessible call buttons				$1,100.00					
3. Hall Lanterns												
a. Signals												
i. Audible	tone does not work on one elevator; single tone for up and down	verbal or one tone for up and two for down	provide audible tones as required (included in 2.a.)				included in 2.a.					
4. Floor Designations	none provided		provide floor designation signs (included in 2a.)				included in 2.a.					
5. Door Protective and Reopening Devices	provided but inoperable	operates when object passes through at 5" and 29"; effective for 20 seconds	repair or replace device (included in 2.a.)				included in 2.a.					
6. Car Controls												
a. Height	65"	side approach: 36" to 54" front approach: 35" to 48"	provide accessible controls (included in 2.a.)				included in 2.a.					
b. Emergency Stop and Alarm Controls	> 54"	grouped at bottom of control panel; 35" minimum above finished floor	included in 2.a.				included in 2.a.					
7. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible tone (included in 2.a.)				included in 2.a.					
8. Emergency Communications (if provided)												
a. Compartment Door Hardware	requires grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 2.a.)				included in 2.a.					

PROBATION CENTER
400 Broadway
Oakland, Ca.

Elevators

Note: Single elevator in back section of building.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	single elevator in back section of building	if provided, all must comply										
2. Hall Call Buttons												
a. Height	53"	centered at 42" above finished floor with up button on top	provide accessible call buttons				$7,000.00					
b. Signals	none provided	visual signals to indicate when each call is answered and registered	included in 2.a.				included in 2.a.					
3. Hall Lanterns												
a. Signals												
i. Audible	none provided	verbal or one tone for up and two for down	provide audible tones									
4. Floor Designations												
5. Door Protective and Reopening Devices	none provided	operates when object passes through at 5" and 29"; effective for 20 seconds	provide accessible device									
6. Floor Plan												
a. Car Depth	42"	54" minimum	technically unfeasible									
7. Car Controls												
a. Height	57"	side approach: 36" to 54" front approach: 35" to 48"	provide accessible controls (included in 2.a.)				included in 2.a.					
8. Car Position Indicators												
a. Audible	none provided	verbal or tone	provide audible tone (included in 2.a.)				included in 2.a.					
9. Emergency Communications (if provided)												
a. Compartment Door Hardware	requires grasping	must not require tight grasping or twisting of the wrist	provide accessible hardware (included in 2a.)				included in 2.a.					

PROBATION CENTER
400 Broadway
Oakland, Ca.

Elevators

Note: Boys Lockup Elevator

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	Boys Lockup	if provided, all must comply										
2. Hall Call Buttons	controlled by lockup personnel											
a. Height	52"	centered at 42" above finished floor with up button on top	provide accessible call buttons						$9,000.00 *See Note Below			
3. Hall Lanterns	none provided		provide lanterns (included in 2.a.)						included in 2.a.			
4. Floor Designations	none provided		provide floor designations (included in 2.a.)						included in 2.a.			
5. Door Protective and Reopening Devices	none provided	operates when object passes through at 5" and 29"; effective for 20 seconds	provide accessible device (included in 2.a.)						included in 2.a.			
6. Floor Plan												
a. Car Depth	50"	54" minimum	technically unfeasible							technically unfeasible * See Note Below		
b. Car Width												
i. Door Centered	72"	80" minimum	included in 6.a.									
7. Car Controls	controlled by lockup personnel											
a. Height	57"	side approach: 36" to 54" front approach: 35" to 48"	provide accessible controls (included in 2.a.)						included in 2.a.			
8. Car Position Indicators												
a. Visual	none provided	minimum 1/2" high numerals	provide indicators (included in 2.a.)						included in 2.a.			
b. Audible	none provide	verbal or tone	provide audible tone (included in 2.a.)						included in 2.a.			
9. Emergency Communications (if provided)	none provided		provide emergency communications (included in 2.a.)						included in 2.a.			

* Note: Elevator always controlled by lockup personnel. Therefore, altering the controls on this elevator is not required

* Note: Documentation of technical unfeasibility may be obtained from the Departmental Office.

PROBATION CENTER
400 Broadway
Oakland, Ca.

Alarms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Visual Alarms	none provided	in rest rooms, general use areas, hallways, lobbies, and common use areas	provide 75 candela strobes			$3,000.00						
2. Manual Fire Alarm Stations												
a. Height	68"	forward reach: 15" to 48" side reach: 9" to 54"	lower or replace manual pull stations			$2,000.00						
b. Operation	break glass type; requires grasping	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	included in 2.a.			included in 2.a.						

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	none provided	Braille and raised lettering	provide signage				$2,000.00					
b. Location	varies	60" above finished floor	included in 1.a.				included in 1.a.					
2. Directional/ Informational												
a. General	adequate when provided	legible	included in 1.a.				included in 1.a.					

PROBATION CENTER
400 Broadway
Oakland, Ca.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Back Stairs

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Gripping Surface	2" and not continuous	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	accessible elevators are provided in building	N/A								
b. Clearance	2-1/4"	1-1/2" between rail and wall, if installed adjacent to wall	accessible elevators are provided in building	N/A								
c. Continuity	not continuous and does not extend 12" at top and bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	accessible elevators are provided in building									

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Front Stairs

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Treads	10-1/2"	11" minimum	accessible elevators provided in building	N/A								
2. Handrails												
a. Location	both sides	on both sides of stairs										
b. Gripping Surface	2" and not continuous	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	accessible elevators provided in building	N/A								
c. Clearance	2-1/4"	1-1/2" between rail and wall, if installed adjacent to wall	accessible elevators provided in building	N/A								
d. Continuity	not continuous and does not extend 12" at top and bottom	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	accessible elevators provided in building	N/A								

PROBATION CENTER
400 Broadway
Oakland, Ca.

Interior Stairs

Stairs connecting levels that are not connected by an elevator, ramp, or other accessible means of vertical access must comply with these requirements.

Main Entrance/Exit to Basement

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Handrails												
a. Clearance	2-1/4"	1-1/2" between rail and wall, if installed adjacent to wall	accessible elevators provided in building	N/A								
b. Continuity	does not extend 12" at bottom and top	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	accessible elevators provided in building	N/A								

Meeting/Banquet Rooms And Assembly Areas

Courtroom - Department 25

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none designated	capacity of seating in assembly areas = 30 number of required wheelchair locations = 2 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide designated wheelchair locations	$800.00 for two +								
2. Assistive Listening Systems												
3. Other Areas Where Audio Amplification System is Provided	assistive listening system not provided	assistive listening system or; adequate number of outlets or supplementary wiring to support portable assistive listening system devices	microphone and speakers provided; provide assistive listening system		$1,500.00							

+ Note:Correction of this deviation has already been completed.

PROBATION CENTER
400 Broadway
Oakland, Ca.

Meeting/Banquet Rooms And Assembly Areas (Continued)

Courtroom - Department 25

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Access Aisles	< 36" in some places	36" minimum between tables or tables and walls	relocate portable chairs and tables to provide access	$800.00 +								
5. Access												
a. Clear Width	< 36" in some places	36" minimum	included in 4.		included in 4.							
b. To Performing Areas	not adequate to witness stand located on raised platform	accessible route required from wheelchair seating to stages, dressing rooms, etc	provide ramp or relocate to accessible location		$1,680.00							
6. Surfaces												
a. Change in Level	step or raised platform to witness stand	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	included in 5.b.		included in 5.b.							
7. Doors												
a. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	8 lbf.	5 lbf. maximum	adjust door closer		$35.00							
8. Access to Raised Platforms	raised platform to witness stand	provide platform lift or ramp	included in 5.b.		included in 5.b.							
9. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage		$150.00							
b. Assistive Listening Systems	none provided	notifying patrons of availability	provide adequate signage		$150.00							

+ Note:Correction of this deviation has already been completed.

PROBATION CENTER
400 Broadway
Oakland, Ca.

Meeting/Banquet Rooms And Assembly Areas

Court Room - Department 26

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations												
a. Number Provided	none designated	capacity of seating in assembly areas = 20 number of required wheelchair locations = 2 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide designated wheelchair locations		$800.00 for two							
2. Assistive Listening Systems												
a. Other Areas where audio amplification system is provided	assistive listening system not provided	assistive listening system or; adequate number of outlets or supplementary wiring to support portable assistive listening system devices	microphone and speakers provided; provide assistive listening system		$1,500.00							
3. Access												
a. To Performing Areas	not adequate to witness stand	accessible route required from wheelchair seating to stages, dressing rooms, etc.	provide accessible route to witness stand including ramp or relocate to accessible location		$1,680.00							
4. Surfaces												
a. Change in Level	step or raised platform to witness stand	< 1/4" - no requirements 1/4" to 1/2" must be beveled -1:2 maximum > 1/2" requires ramp	included in 3.a.		included in 3.a.							
5. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace with accessible hardware		$550.00							
b. Opening Force												
i. Hinged and Sliding/Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	adjust door closer		$35.00							

PROBATION CENTER
400 Broadway
Oakland, Ca.

Meeting/Banquet Rooms And Assembly Areas (Continued)

Court Room - Department 26

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
6. Access to Raised Platforms	raised platform to witness stand	provide platform lift or ramp	included in 3.a.		included in 3.a.							
7. Signage												
a. Required Fixed Seating With Folding or No Armrests	none provided	complying signage required at seat and notifying patrons of availability	provide adequate signage		$150.00							
b. Assistive Listening Systems	none provided	notifying patrons of availability	provide adequate signage		$150.00							

Meeting/Banquet Rooms And Assembly Areas

Boys Lockup Waiting Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Fixed Seating Wheelchair Locations	fixed seating provided at tables											
a. Number Provided	none designated	capacity of seating in assembly areas = 32 number of required wheelchair locations = 2 also 1%, but not less than one of fixed seats are required to be aisle seats with removable, folding or no armrests and adequately identified	provide designated wheelchair locations			$800.00 for two						
2. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	replace with accessible hardware			$550.00						

PROBATION CENTER
400 Broadway
Oakland, Ca.

Meeting/Banquet Rooms And Assembly Areas

4th Floor Conference/Library Room

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Clear Width	29"	32" minimum at 90° open	provide accessible door			$2,000.00						
b. Maneuvering Clearance	not adequate	refer to ADA Guidelines	provide accessible door (included in 1.a.)			included in 1.a.						
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 1.a.			included in 1.a.						

Meeting/Banquet Rooms And Assembly Areas

Two Waiting Rooms on 1st Floor and 1 Court Waiting Room on 2nd Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Access Aisles	adequate except in interview rooms on 2nd floor	36" minimum between tables or tables and walls	provide designated accessible interview room at another location that is accessible (incl.in 2.a.)			included in 2.a						
2. Doors	Interview Room - entry door adequate except interview rooms on 2nd floor											
a. Clear Width	30"	32" minimum at 90° open	replace door or relocate room 1			$2,000.00						
b. Maneuvering Clearance	not adequate	refer to ADA Guidelines	included in 2.a.			included in 2.a						
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 2.a.			included in 2.a						
d. Door Closers	no door closer provided	minimum 3 second sweep time from 70° open to 3" from latch										
Yearly Totals				$31,040.00	$8,380.00	$31,581.00	$10,100.00		$9,000.00			

Total Cost Estimate for Probation Center Annex $90,101.00

Building Transition Plan

An accessibility assessment of

Health Headquarters

and a recommended prioritization
for barrier removal.

Health Headquarters

499 5th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: HEALTH HEAD QUARTERS - 499 5TH STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
ø	ø	ø	ø
Accessible Route - Exterior			
LL-1	Ramps - Rise and landings.	Ramp to front porch.	$12,500.00
LL-2	Ramps - Handrails.	Ramp to front porch.	$5,000.00
LL-3	Stairs - Nosings.	Stairs to front porch.	[1] NP
LL-4	Stairs - Handrails: Griping surface.	Stairs to front porch.	NP
LL-5	Stairs - Handrails: Continuity.	Stairs to front porch.	NP
LL-6	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$700.00 (for two)
Accessible Route - Interior			
LL-7	Doors - Hardware: Mounting height.	"2 main entrances" - 1 single leaf door designated accessible.	$550.00
LL-8	Protruding Objects.	Shelf on 1st floor protrudes 12" at 42" height.	$50.00
LL-9	Knob type hardware.	Typical door.	$550.00
LL-10	Braille and raised lettering.	Permanent rooms and spaces.	$1,500.00 (for ten)

[1] A cost estimate for barrier removal was not provided for deviations "LL-3" through "LL-5". According to Schirmer's interpretation of ADAAG, only "stairs connecting levels not connected by a ramp, elevator or other vertical access must comply". however, the overlap of Title 24's and ADAAG's requirements require all stairs to comply.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
LL-11	Elevators - Amount, Hall call buttons, hall lanterns, door protective and reopening devices, door and signal timing, floor plan, and emergency communications.	2 existing elevators.	$20,000.00
LL-12	Doors - Clear width and Maneuvering clearances.	Typical women's and men's toilet rooms. 41" corridor inside toilet room. "Non-Accessible Toilet Rooms - 1st Floor"[2].	$2,200.00
LL-13	Knob type hardware.	"1st door knob type" - Typical women's and men's toilet rooms. "Non-Accessible Toilet Rooms - 1st Floor".	$550.00
LL-14	Doors - Maneuvering clearances.	Urinal blocks 18" clearance in latch side of door - "Designated Handicapped Toilet Rooms - Basement".	$450.00
LL-15	Doors - Knob type hardware.	"Designated Handicapped Toilet Rooms - Basement".	$550.00
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
LL-16	Clear floor space.	Garbage can blocks clearances - "Non-Accessible Toilet Rooms - 1st Floor".	$50.00
LL-17	Water closets - Height.	"Non-Accessible Toilet Rooms - 1st Floor".	$150.00
LL-18	Stalls - Size and arrangement and Doors.	Typical women's and men's - "Non-Accessible Toilet Rooms - 1st Floor".	$1,100.00
LL-19	Stalls - Grab bars.	Typical women's and men's - "Non-Accessible Toilet Rooms - 1st Floor".	$365.00

[2]A note is provided at the button of the section of the Schirmer Report pertaining to these restrooms, stating: "Directory in main hall directs public to handicapped restrooms in basement".

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
LL-20	Urinals - Amount and Height.	2 existing urinals - Men's "Non-Accessible Toilet Rooms - 1st Floor".	$310.00
LL-21	Urinals - Clear floor space.	2 existing urinals - Men's "Non Accessible Toilet Rooms - 1st Floor".	Technically Unfeasible
LL-22	Lavatories - Exposed pipes and surfaces.	2 existing lavatories - Typical women's and men's "Non-Accessible Toilet Rooms - 1st Floor".	$35.00
LL-23	Lavatories - Faucets.	2 existing lavatories - Typical women's and men's "Non-Accessible Toilet Rooms - 1st Floor".	$550.00
LL-24	Mirrors - Amount and heights.	2 existing mirrors - "Non-Accessible Toilet Rooms - 1st Floor".	$250.00
LL-25	Controls and dispensers - Amount and height.	1 existing soap dispenser; 1 existing towel dispenser; "Non-Accessible Toilet Rooms - 1st Floor".	$220.00 (for two)
LL-26	Signage.	"Non-Accessible Toilet Rooms - 1st Floor".	$300.00 (for two)
LL-27	Water Closets - Clear floor space.	"Designated Handicapped Toilet Rooms - Basement".	$1,100.00
LL-28	Water closets - Height.	"Designated Handicapped Toilet Rooms - Basement".	$150.00
LL-29	Water closets/stalls - Grab bars (if no stalls).	"Designated Handicapped Toilet Rooms - Basement".	$365.00
LL-30	Urinals - Amount and height.	1 existing - Men's "Designated Handicapped Toilet Rooms - Basement".	$350.00
LL-31	Lavatories - Amount and Faucets.	1 existing - "Designated Handicapped Toilet Rooms - Basement".	$550.00
LL-32	Mirrors - Amount and height.	2 existing - "Designated Handicapped Toilet Rooms - Basement".	$250.00
LL-33	Controls and dispensers - Amount and height.	1 existing towel dispenser; 1 existing soap dispenser; "Designated Handicapped Toilet Rooms - Basement".	$210.00
LL-34	Signage.	"Designated Handicapped Toilet Rooms - Basement".	$300.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Drinking Fountains.			
LL-35	Amount, spout height, controls, and clearances.	1 existing on 1st Floor.	$1,070.00
Telephones.			
LL-36	Amount and Fully accessible unit features.	1 existing public telephone not accessible. "Telephone located in closet".	$1,300.00
Work Areas.			
LL-37	Main Counter, or Portion of Main Counter	Registration Counters	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

HEALTH HEADQUARTERS 499 5TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
		LL-1	$12,500.00	LL-7	$550.00			LL-16	$50.00	LL-35	$1070.00	LL-36	$1300.00	LL-37	$2000.00	
		LL-2	$5000.00	LL-8	$50.00			LL-17	$150.00							
		LL-3	NP	LL-9	$550.00			LL-18	$1100.00							
		LL-4	NP	LL-10	$1500.00 (for ten)			LL-19	$365.00							
		LL-5	NP					LL-20	$310.00							
		LL-6	$700.00 (for two)	LL-11	$20,000.00			LL-21	Unfeasible							
				LL-12	$2200.00			LL-22	$35.00							
				LL-13	$550.00			LL-23	$550.00							
				LL-14	$450.00			LL-24	$250.00							
				LL-15	$550.00			LL-25	$220.00 (for two)							
								LL-26	$300.00 (for two)							
								LL-27	$1100.00							
								LL-28	$150.00							
								LL-29	$365.00							
								LL-30	$350.00							
								LL-31	$550.00							
								LL-32	$250.00							
								LL-33	$210.00							
								LL-34	$300.00 (for two)							
			$18,200.00		$26,400.00				$6,605.00		$1,070.00		$1,300.00		$2,000.00	$55,575.00

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Ramps	to front porch											
a. Rise	36"	30" maximum for any run	provide intermediate landings	$12,500.00								
b. Landings	none provided		included in 1.a.	included in 1.a.								
c. Handrails												
i. Location	located on 1 side only	on both sides when run is > 72" or rise is > 6"	provide accessible handrails on both sides of ramp	$5,000.00								
ii. Gripping Surface	2" diameter; continuous	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	included in 1.c.i.	included in 1.c.i.								
iii. Continuity	handrails do not extend beyond top and bottom of ramp	inside dogleg or switch back required to be continuous; others must extend 12" at top and bottom, parallel to landing or floor	included in 1.c.i.	included in 1.c.i.								
iv. Height	32"	34" to 38" from ramp to top of rail	included in 1.c.i.	included in 1.c.i.								
2. Stairs	to front porch	Note: Stairs connecting levels not connected by a ramp, elevator or other vertical access must comply.	does not extend to comply due to ramp provided									
a. Nosings	not rounded	refer to ADA Guidelines	round nosings (included in 2.)									
b. Handrails												
i. Gripping Surface	2" diameter	width or diameter 1-1/4" to 1-1/2"; continuous with no interrupting posts or construction	provide accessible handrails (included in 2.)									
ii. Continuity	handrails do not extend beyond top and bottom of stairs	inside dogleg or switch back required to be continuous; others must extend 12" at top and 12" plus one tread width at bottom, parallel to landing or floor	included in 2.									

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Exterior Routes (Continued)

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Number of Accessible Entrances	2 main entrances	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 5.b.i.			included in 5.b.i.						
4. Signage	none provided	International symbol at accessible entrance and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage			$700.00 for two						
5. Doors												
a. Single Leaf Doors	1 single leaf door designated accessible	one leaf is required to be accessible	included in 5.b.i			included in 5.b.i.						
b. Hardware												
i. Mounting Height	45"	30" - 44" above finished floor	lower existing hardware to 40" above finished floor			$550.00						

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	shelf on 1st floor protrudes 12" at 42" height	≤ 4" protruding into area	remove shelf			$50.00						
2. Doors												
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$550.00							
3. Registration Counters												
a. Main Counter, or Portion of Main Counter	43" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter or equivalent facilitation						$2,000.00 *see note below			

*Note: Provide access to writing surface in the adjacent employee areas, designate employee that ordinarily works in each one of these areas and alter their job description to include a responsibility to assist individuals with disabilities to fill out forms, install lower counter in the proximity or lower section of existing counter.

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised or Braille lettering	Braille and raised lettering	provide adequate signage			$1,500.00 for ten						

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	2 existing elevators	if provided, all must comply	provide accessible elevator			$20,000.00						
2. Hall Call Buttons												
a. Height	centered at 50"	centered at 42" above finished floor with up button on top	lower hall call buttons to 42" (included in 1.)			included in 1.						
b. Signals	none provided	visual signals to indicate when each call is answered and registered	provide signal (included in 1.)			included in 1.						
3. Hall Lanterns	none provided		provide adequate hall lanterns (included in 1.)			included in 1.						
4. Door Protective and Reopening Devices	none provided	operates when object passes through at 5" and 29"; effective for 20 seconds	provide door protective and reopening devices (included in 1.)			included in 1.						
5. Door and Signal Timing (from notification of answer to door begins to close)	no signals provided	refer to ADA Guidelines T= 5	provide signals and adequate timing (included in 1.)			included in 1.						
6. Floor Plan												
a. Car Depth	49"	54" minimum	technically unfeasible									
7. Emergency Communications (if provided)												
a. Height	> 48" height	48" maximum above finished floor	provide accessible emergency communications (included in 1.)			included in 1.						
b. Cord Length of Handset	16"	29" minimum	included in 1.			included in 1.						
c. Compartment Door Hardware	requires tight grasping	must not require tight grasping or twisting of the wrist	included in 1.			included in 1.						

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = number of telephones that are required to comply =	provide a new fully accessible telephone in an accessible location			$1,300.00						
2. Fully Accessible Unit Features	telephone located in closet											
a. Clear Width	25"	32" minimum at 90° open	included in 1.a.			included in 1.a.						
b. Maneuvering Clearance	inadequate	refer to ADA Guidelines	included in 1.a.			included in 1.a.						
c. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	included in 1.a.			included in 1.a.						
d. Door Closers	1 second	minimum 3 second sweep time from 70° open to 3" from latch	included in 1.a.			included in 1.a.						
e. Opening Force												
i. Hinged and Sliding/ Folding Doors (Not Fire Doors)	> 5 lbf.	5 lbf. maximum	included in 1.a.			included in 1.a.						
f. Height	63"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	included in 1.a.			included in 1.a.						
g. Clear Floor Space	less than required	30" x 48" minimum	included in 1.a.			included in 1.a.						
h. Protruding Objects	telephone creates a protruding object	telephones should be installed so as not to create a protruding object	included in 1.a.			included in 1.a.						
i. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.			included in 1.a.						

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Public Toilet Rooms

Non-Accessible Toilet Rooms - 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical women's and men's											
a. Clear Width	29"	32" minimum at 90° open	provide accessible door			$2,200.00						
b. Maneuvering Clearances	41" corridor inside toilet room	refer to ADA Guidelines	included 1.a.			included 1.a.						
c. Hardware												
i. Operation	1st door knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware			$550.00						
2. Clear Floor Space	garbage can blocks clearances	refer to ADA Guidelines	remove garbage can			$50.00						
3. Water Closets/ Stalls	Typical women's and men's											
a. Number Accessible	4 existing stalls - none accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 3.c.i.			included in 3.c.i.						
b. Height	16"	17" to 19" to top of seat	provide accessible seat height of 17" to 19"			$150.00						
c. Stalls												
i. Size and Arrangement	alternate stall 33" x 56"	refer to ADA Guidelines and UBC	provide an accessible standard stall			$1,100.00						
ii. Doors	23"	32" minimum clear width; 34" for side approach	provide an accessible door on new accessible stall (included in 3.c.i.)			included in 3.c.i.						
iii. Grab Bars	none provided	refer to ADA Guidelines and UBC	provide accessible handrails in new accessible stall			$365.00						
4. Urinals												
a. Number Accessible	2 existing urinals	one minimum	included in 4.b.			included in 4.b						

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Public Toilet Rooms (Continued)

Non-Accessible Toilet Rooms - 1st Floor

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
b. Height	24"	17" maximum to rim	lower 1 existing urinal to a maximum rim height of 17"			$310.00						
c. Clear Floor Space	inadequate	30" x 48" minimum	to provide clear floor space would require enlarging entire toilet room - not feasible at this time									
5. Lavatories	Typical women's and men's											
a. Number Accessible	2 existing lavatories	minimum of one	included in 5.c.i.			included in 5.c.i.						
b. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection			$35.00						
c. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware			$550.00						
6. Mirrors												
a. Number Accessible	2 existing mirrors	minimum of one	included in 6.b.			included in 6.b.						
b. Heights	47"	40" maximum to bottom of mirror	lower 1 existing mirror to a maximum of 40" height			$250.00						
7. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser; 1 existing towel dispenser	one of each required to be accessible	included in 7.b.			included in 7.b.						
b. Height	soap dispenser - 49" height; towel dispenser - 52" height	40" above finished floor	relocate dispensers			$220.00 for two						
8. Signage	none provided on door	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage			$300.00 for two						

Note: Directory in main hall directs public to handicapped restrooms in basement.

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Public Toilet Rooms

Designated Handicapped Toilet Rooms - Basement

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Maneuvering Clearances	urinal blocks 18" clearance on latch side of door	refer to ADA Guidelines	relocate urinal					$450.00				
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware					$550.00				
2. Water Closets/ Stalls												
a. Number Accessible	1 existing	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided	included in 2.b.i., 2.c. and 2.d.					included in 2.b.i., 2.c. and 2.d.				
b. Water Closets												
i. Clear Floor Space (if no stalls)	only 44" in front of water closet	refer to ADA Guidelines and UBC	provide adequate clear floor space					$1,100.00				
c. Height	15"	17" to 19" to top of seat	provide an accessible seat height of 17" to 19"					$150.00				
d. Grab Bars (if no stalls)	inadequate	refer to ADA Guidelines and UBC	provide grab bars					$365.00				
3. Urinals												
a. Number Accessible	1 existing	one minimum										
b. Height	23"	17" maximum to rim	lower relocated unit to a maximum rim height of 17"					$350.00				
4. Lavatories												
a. Number Accessible	1 existing	minimum of one	included in 4.b.i.					included in 4.b.i.				
b. Faucets												
i. Operation	knob type	lever, push or electric type	provide accessible hardware					$550.00				

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Public Toilet Rooms (Continued)

Designated Handicapped Toilet Rooms - Basement

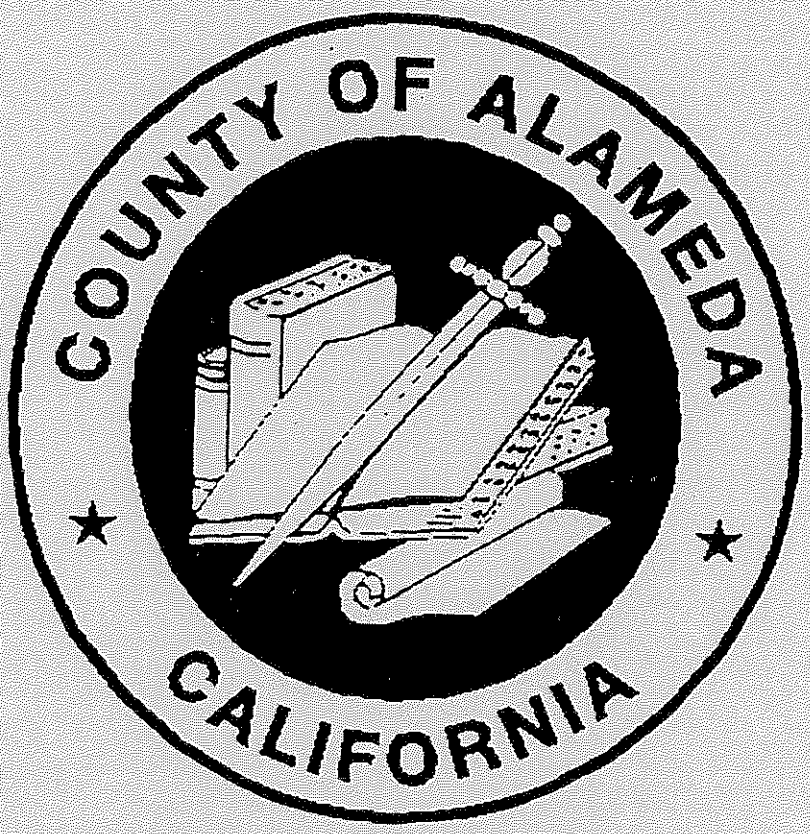
Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
5. Mirrors												
a. Number Accessible	2 existing	minimum of one	included in 5.b.					included in 5.b.				
b. Heights	41" and 50" height	40" maximum to bottom of mirror	lower 1 existing mirror to a maximum of 40"					$250.00				
6. Controls and Dispensers												
a. Number Accessible	1 existing towel dispenser; 1 existing soap dispenser	one of each required to be accessible	included in 6.b.					included in 6.b.				
b. Height	soap dispenser - 46" height; towel dispenser - 40" height	40" above finished floor	relocate					$210.00				
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage					$300.00 for two				

HEALTH HEADQUARTERS
499 5th Street
Oakland, CA

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing on 1st floor	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide 1 accessible hi-lo unit in an accessible location		$1,070.00							
2. Spout Height	42"	36" maximum	included in 1.		included in 1.							
3. Controls												
a. Location	on floor	on front or on side near front	included in 1.		included in 1.							
4. Clearances												
a. Freestanding Units	in alcove < 30" width side approach adequate	30" x 48" floor space	included in 1.		included in 1.							
Yearly Totals				$17,500.00	$1,620.00	$30,180.00		$4,275.00	$2000.00			

Total Cost Estimate for Health Headquarters $55,575.00



Building Transition Plan

An accessibility assessment of

Health Central

and a recommended prioritization
for barrier removal.

Health Central

470 27th Street
Oakland, CA

BUILDING DEVIATION KEY

BUILDING: HEALTH CENTRAL - 470 27TH STREET, OAKLAND.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
MM-1	Standard Accessible Parking-Amount-Van -Accessible Space-Amount.	Self - Parking Lot/Structure.	$450.00
MM-2	Standard Accessible Parking-Surface Slope, Access Aisle.	Self- Parking Lot/Structure.	$2500.00 (each)
Accessible Route - Exterior			
MM-3	Slope - Run.		$1,680.00 (each)
MM-4	International symbol of accessibility and directional signage.	Complying signage at accessible entrances, and complying signage from pedestrian ways leading to, and directional signage at inaccessible entrances.	$350.00 (each)
Accessible Route - Interior			
MM-5	Protruding objects.	Shelves in examination rooms.	$8,500.00 (for ten)
MM-6	Knob type hardware.	Typical interior door.	$5,500.00 (for ten)
MM-7	Braille and raised lettering.	Permanent rooms and spaces.	$900.00
MM-8	Elevators - Hall call buttons, hall lanterns, door and signal timing, and car position indicators.	1 existing elevator.	$13,000.00
MM-9	Knob type hardware.	Typical women's and men's toilet rooms.	$1,100.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
MM-10	Controls and operating mechanisms - Clear width, changes in level, and operation.	Hearing test booth.	$6,500.00
Restrooms.			
MM-11	Water closets - Height.	Typical women's and men's - 2 existing stalls; 1 designated accessible.	$250.00 (each)
MM-12	Stalls - Size and arrangement, doors, and grab bars.	Typical women's and men's - 2 existing stalls; 1 designated accessible. Standard stall end of row.	$2,200.00 (for two)
MM-13	Urinals - Amount, type, and height.	1 existing - men's toilet room.	$1,120.00 (each)
MM-14	Urinals - Flush controls.	1 existing - men's toilet room.	$250.00 (each)
MM-15	Lavatories - Amount.	Typical women's and men's toilet rooms.	$2,400.00 (for two)
MM-16	Lavatories - Exposed pipes and surfaces.	1 existing - men's toilet room.	$70.00 (for two)
MM-17	Mirrors - Amount and height.	Typical women's and men's toilet rooms.	$500.00 (for two)
MM-18	Controls and dispensers - Amount and height.	1 existing soap dispenser; 1 existing towel dispenser.	$210.00
MM-19	Signage.	Typical men's' and women's toilet rooms.	$300.00 (for two)
Drinking Fountains.			
MM-20	Detectable warnings when not located in an alcove.	2 existing drinking fountains; designated accessible.[1]	$850.00 (each)

[1] The Schirmer report does not distinguish between the two different locations of the drinking fountains. Deviation"MM-MM"was obtained from the first Drinking Fountains Chart, while deviations "MM-19" through "MM-20" were obtained from the second Drinking Fountains chart.

Code Number	Deviation. Description.	Location.	Estimate Cost of Barrier Removal.
MM-21	Spout height		$100.00 (each)
MM-22	Detectable warnings when not located in an alcove.		$850.00 (each)
Telephones.			
MM-23	Amount.	1 existing public telephone.	$1,300.00 (each)
MM-24	Protruding objects.	1 existing public telephone.	$850.00 (each)
Work Areas.			
MM-25	Main counter or portion of main counter.	Typical.	$2,000.00

BUILDING SPECIFIC DEFICIENCIES

HEALTH CENTRAL 470 27TH STREET OAKLAND, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
MM-1 MM-2	$450.00 $2500.00 ea	MM-3 MM-4	$1680.00 ea $350.00 ea	MM-5 MM-6 MM-7 MM-8 MM-9	$8500.00 (for ten) $5500.00 (for ten) $900.00 $13,000.00 $1100.00 (for two)	MM-10	$6500.00	MM-11 MM-12 MM-13 MM-14 MM-15 MM-16 MM-17 MM-18 MM-19	$250.00 ea $2200.00 (for two) $1120.00 ea $250.00 ea $2400.00 (for two) $70.00 (for two) $500.00 (for two) $210.00 $300.00 (for two)	MM-20 MM-21 MM-22	$850.00 ea $100.00 ea $850.00 ea	MM-23 MM-24	1300.00 ea $850.00 ea	MM-25	$2000.00	
	$2,950.00		$2,030.00		$29,000.00		$6,500.00		$7,300.00		$1,800.00		$2,150.00		$2,000.00	$53,730.00

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Number Provided	1 existing designated space provided	Total Parking in Lot = 8 Required Minimum Number of Accessible Spaces = 1	restripe existing space to provide 1 van accessible space	$450.00								
b. Surface Slope	1:19	1:50 maximum	provide van accessible space in a level location	$2,500.00								
c. Access Aisle	none provided	60" minimum width	provide van accessible space in a level location (included in 1.b)	included in 1.b +								
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required =	included in 1.a.	included in 1.a.								

+ Note:Correction of this deviation has already been completed.

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Slope												
a. Running	1:19	1:20 maximum; steeper than 1:20 requires a ramp	adjust slope to ≤ 1:20					$1,680.00 each				
2. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance		included in 3. +								
3. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage	$350.00 each +								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Protruding Objects		leading edges 27" to 80" above surface										
a. On Walls	shelves in examination rooms	≤ 4" protruding into area	provide detectable warnings	$8,500.00 for ten								
2. Doors												
a. Single Leaf Doors	typical interior door	one leaf is required to be accessible	included in 2.b.i.		included in 2.b.i.							
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$5,500.00 for ten							

+ Note:Correction of this deviation has already been completed.

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
3. Controls/ Operating Mechanisms (intended for normal use by building occupants)	hearing test booth											
a. Clear Width	29" door opening	32" minimum at 90° open	provide accessible booth to administer test	$6,500.00								
b. Changes in Level	6" step to booth	< 1/4"	included in 3.a.	included in 3.a.								
c. Operation	knob controls	must not require tight grasping, pinching, or twisting of the wrist; 5 lbf. maximum to activate controls	provide accessible equipment (included in 3.a.)	included in 3.a.								
4. Registration Counters	typical											
a. Main Counter, or Portion of Main Counter	45" height; > 36" length	minimum length of 36" and maximum height of 36" above finished floor	provide auxiliary counter of equivalent facilitation						$2,000.00			

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no Braille or raised lettering provided	Braille and raised lettering	provide adequate signage			$900.00						

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Elevators

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Passenger and Combination Freight/ Passenger Elevators	1 existing elevator	if provided, all must comply		$13,000.00								
2. Hall Call Buttons												
a. Height	centered at 51"	centered at 42" above finished floor with up button on top	lower hall call buttons to be centered at 42"									
b. Signals	hall call button constantly lit	visual signals to indicate when each call is answered and registered	included in 2.a.	included in 2.a.								
3. Hall Lanterns	none provided		provide adequate hall lanterns (included in 2.a.)	included in 2.a.								
4. Door and Signal Timing (from notification of answer to door begins to close)	no audible or visual signals	refer to ADA Guidelines T= 5 seconds	provide adequate signals and timing (included in 2.a.)	included in 2.a.								
5. Car Position Indicators	none provided		provide car position indicators (included in 2.a.)	included in 2.a.								

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public phone	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	included in 2.a.	$1,300.00 each								
2. Fully Accessible Unit Features												
a. Protruding Objects	telephone creates a protruding object	telephones should be installed so as not to create a protruding object	provide detectable warnings	$850.00 each								

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors	Typical women's and men's											
a. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$1,100.00 for two							
2. Water Closets/ Stalls	Typical women's and men's											
a. Number Accessible	2 existing stalls; 1 designated accessible	minimum of one required; if more than six stalls provided, then one as shown in Fig. 30(d) must be provided										
b. Height	20"	17" to 19" to top of seat	provide accessible seat between 17" and 19" in height		$250.00 for two							
c. Stalls												
i. Size and Arrangement	standard stall end of row; 35" wide x 95" deep	refer to ADA Guidelines and UBC	provide accessible stall with accessible door and accessible grab bars	$2,200.00 for two +								
ii. Doors	30"	32" minimum clear width; 34" for side approach	included in 2.c.i.	included in 2.c.i. +								
iii. Grab Bars	inadequate	refer to ADA Guidelines and UBC	included in 2.c.i.	included in 2.c.i. +								
3. Urinals												
a. Number Accessible	1 existing	one minimum	included in 3.b.		included in 3.b							
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide an accessible urinal wall hung with elongated rim		$1,120.00 each							
c. Height	19"	17" maximum to rim	locate new accessible urinal at a 17" maximum height (included in 3.b.)		included in 3.b							
d. Flush Controls												
i. Height	47"	44" maximum above finished floor	provide accessible flush controls with new accessible urinal		$250.00 each							

+ Note:Correction of this deviation has already been completed.

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
4. Lavatories	Typical Women's and Men's											
a. Number Accessible	1 existing lavatory	minimum of one			$2,400.00 for two							
b. Exposed Pipes and Surfaces	exposed	insulated or configured to protect against contact	provide adequate pipe protection		$70.00 for two							
5. Mirrors	Typical Women's and Men's											
a. Number Accessible	1 existing mirror	minimum of one	included in 5.b.		included in 5.b.							
b. Heights	41"	40" maximum to bottom of mirror	lower existing unit to 40" maximum		$500.00 for two							
6. Controls and Dispensers												
a. Number Accessible	1 existing soap dispenser; 1 existing towel dispenser	one of each required to be accessible	included in 6.b.		included in 6.b.							
b. Height	soap dispenser at 47" height; towel dispenser at 38" height	40" above finished floor	lower existing soap dispenser to 40" maximum height		$210.00							
7. Signage	none provided	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage		$300.00 for two							

HEALTH CENTRAL
470 27th Street
Oakland, CA.

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-00 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00 each								
2. Spout Height	40"	36" maximum	not required to be accessible	$100.00 each								
3. Clearances												
a. Wall/Post Mounted	inadequate for front approach; side approach adequate	located within alcove unless deemed acceptable by AHJ 27" to apron; 32" wide; 17" minimum depth; 30" x 48" floor space	included in 2.	included in 2.								
4. Detectable Warnings When Not Located in an Alcove	none provided	textured area or wing walls	provide detectable warnings	$850.00 each								
Yearly Totals				$37,450.00	$11,700.00	$900.00		$1,680.00	$2,000.00			

Total Cost Estimate for Central Health $53,730.00

Building Transition Plan

An accessibility assessment of

Hayward Welfare Building

and a recommended prioritization
for barrier removal.

Hayward Welfare Building

24041 Amador Street
Hayward, CA

BUILDING DEVIATION KEY

BUILDING: HAYWARD WELFARE BUILDING - 24041 AMADOR STREET, HAYWARD.

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Parking			
OO-1	Standard Accessible Parking-Access Aisle.	Self - Parking Lot/Structure.	$750.00 (for three)
OO-2	Van-Accessible Spaces-Amount.	Self - Parking Lot/Structure.	$450.00 (each)
Accessible Route - Exterior			
OO-3	Width- Clear Width.	Relocate desgnated accessible parking signs.	$750.00 (for three)
OO-4	Signage.	Provide adequate signage at main entrance.	$700.00 (for two)
Accessible Route - Interior			
OO-5	Entrances- Amount, Doors- Double Leaf Doors, Hardware Height.	Main entrance.	$250.00 each
OO-6	Doors - Single Leaf Doors, Hardware Operation.	Interior Routes.	$2,750.00 (for five)
OO-7	Controls/Operating Mechanisms (intended for mormal use by buiding occupants)- Height.	Relocate house phone.	$350.00
OO-8	Braille and raised lettering.	Permanent Rooms and Spaces.	$900.00
OO-9	Doors- Hardware Height.	Public Toilet Room.	$500.00 (for two)
OO-10	Doors- Door closers.	Public Toilet Room.	$70.00 (for two)

Code Number	Deviation.		
	Description.	Location.	Estimate Cost of Barrier Removal.
Accessible Route Within Program.			
ø	ø	ø	ø
Restrooms.			
OO-11	Water closets/stalls - Flush Control Location.	Public Toilet Room.	$500.00 (for two)
OO-12	Water closets/stalls- Stalls: Grab Bars.	Public Toilet Room.	$365.00 (each)
OO-13	Urinals- Number Accessible, Type.	Public Toilet Room.	$2,240.00 (for two)
OO-14	Urinals - Height.	Public Toilet Room.	$2,240.00 (each)
OO-15	Signage- Typical Women's & Men's Toilet Room.	Public Toilet Room.	$300.00 for two
Drinking Fountains.			
OO-16	Number Accessible.	1 existing drinking fountain.	$1,070.00 (each)
Telephones.			
OO-17	Number Accessible- Fully Accessible, Fully Accessible Unit Features- Height, Volume Control.	1 existing public telephone not accessible.	$1,300.00 (each)
OO-18	Fully Accessible Unit Features- Protruding Object	Telephone creates a protuding Object	$850.00
Work Areas.			
OO-19	Registration Counters- Main Counter, or Portion of Main Counter.	Provide an auxiliary counter or equivalent facilitation.	$1,000.00 each

BUILDING SPECIFIC DEFICIENCIES

HAYWARD WELFARE BUILDING 24041 AMADOR STREET HAYWARD, CA.

ARCHITECTURAL CHARACTERISTICS

Parking		Accessible Route - Exterior		Accessible Route - Interior		Accessible Route within the Program		Restrooms		Drinking Fountains		Telephones		Work Areas		Total
Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	Deviation Exists	Estimate Cost of Barrier Removal	
OO-1	$750.00 (for three)	OO-3	$750.00 (for three)	OO-5	$250.00 ea			OO-11	$500.00 (for two)	OO-16	$1070.00 ea	OO-17	$1300.00 ea	OO-19	$1000.00 ea	
OO-2	$450.00 ea	OO-4	$700.00 (for two)	OO-6	$2750.00 (for five)			OO-12	$365.00 ea			OO-18	$850.00			
				OO-7	$350.00			OO-13	$2240.00 (for two)							
				OO-8	$900.00			OO-14	$2240.00 ea							
				OO-9	$500.00 (for two)			OO-15	$300.00 (for two)							
				OO-10	$70.00 (for two)											
	$1,200.00		$1,450.00		$4,820.00				$5,645.00		$1,070.00		$2,150.00		$1,000.00	$17,335.00

HAYWARD WELFARE BUILDING
24041 Amador Street
Hayward, CA.

Parking

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
Self-Parking Lot/Structure		if provided, accessible spaces are required as follows:										
1. Standard Accessible Parking												
a. Access Aisle	none provided	60" minimum width	provide a minimum 60" access aisles			$750.00 for three						
2. Van-Accessible Spaces												
a. Number Provided	none provided	one in every eight, but not less than one; required = 1	provide 1 van accessible space			$450.00 each						

Exterior Routes

Accessible routes are required from accessible building entrances to public transportation stops, accessible passenger loading zones, accessible parking, public streets/sidewalks, and other accessible buildings on the site. Accessible exterior routes include all walks, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Width												
a. Clear Width	designated accessible	36" minimum; 48" for sidewalks	relocate designated accessible parking signs	$750.00 for three								

HAYWARD WELFARE BUILDING
24041 Amador Street
Hayward, CA.

Building/Facility Entrances

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number of Accessible Entrances	1 main entrance	minimum of 50% of public entrances required to be accessible and equal to number required by local codes; service entrance need not comply unless the only building entrance	included in 3.a.	included in 3.a								
2. Signage	none provided	directional signage at inaccessible entrances International Symbol at accessible entrances and directional signage from pedestrian ways when not directly visible from pedestrian way	provide adequate signage	$700.00 for two								
3. Doors												
a. Double Leaf Doors	1 existing set of double doors	one leaf is required to be accessible	included in 3.b.i.	included in 3.b.i.								
b. Hardware												
i. Mounting Height	45"	30" - 44" above finished floor	lower existing hardware	$250.00 each								

Interior Routes

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Single Leaf Doors	typical door single leaf	one leaf is required to be accessible	included in 6.b.i.		included in 1b.i.							
b. Hardware												
i. Operation	knob type	must not require tight grasping or twisting of the wrist	provide accessible hardware		$2,750.00 for five							

Interior Routes (Continued)

Accessible routes are required to connect all accessible building entrances, and all accessible spaces and elements. Accessible interior routes include walks, halls, corridors, aisles, skywalks, tunnels, etc.

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Controls/ Operating Mechanisms (intended for normal use by building occupants)	house telephones											
a. Height	60"	forward reach: 15" to 48" side reach: 9" to 54" electrical and communication system receptacles at 15" minimum above the floor	relocate house phone		$350.00							
3. Registration Counters												
a. Main Counter, or Portion of Main Counter	42" height	minimum length of 36" and maximum height of 36" above finished floor	provide an auxiliary counter or equivalent facilitation						$1,000.00 each			

Building Signage

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Permanent Rooms and Spaces												
a. General	no raised lettering or Braille provided	Braille and raised lettering	provide adequate signage			$900.00						

HAYWARD WELFARE BUILDING
24041 Amador Street
Hayward, CA.

Public Telephones

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible		provide in accordance with the following:										
a. Fully Accessible	1 existing public telephone not accessible	number of each type of telephone provided on each floor = 1 number of telephones that are required to comply = 1	provide 1 accessible public telephone	$1,300.00 each								
2. Fully Accessible Unit Features												
a. Height	58"	forward reach: 48" maximum above finished floor to all operating part; side reach: 54" maximum above finished floor to all operating parts	lower existing unit to a maximum reach of 54" (included in 1.a.)	included in 1.a.								
b. Protruding Objects	telephone creates a protruding object	telephones should be installed so as not to create a protruding Object	provide detectable warnings	$850.00								
c. Volume Control	none provided	volume control of 12 dbA to 18 dbA above normal	included in 1.a.	included in 1.a.								

Public Toilet Rooms

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Doors												
a. Hardware												
i. Mounting Height	48"	30" - 44" above finished floor	lower existing hardware		$500.00 for two							
b. Door Closers	2 seconds	3 second minimum sweep time from 70° open to 3" from latch	adjust closer	$70.00 for two								

Public Toilet Rooms (Continued)

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
2. Water Closets/ Stalls												
a. Flush Controls												
i. Location	flush control on narrow side	controls for flush valves shall be mounted on the wide side of toilet areas	relocate flush control to wide side of toilet area		$500.00 for two							
b. Stalls												
i. Grab Bars	51" length from back wall of toilet stall	refer to ADA Guidelines and UBC	lengthen grab bar to 54" minimum		$365.00 each							
3. Urinals												
a. Number Accessible	2 existing; 1 designated accessible	one minimum	included in 4.b.									
b. Type	wall hung without elongated rim	stall type or wall hung with elongated rim	provide 1 accessible urinal wall hung with elongated rim		$2,240.00 for two							
c. Height	18"	17" maximum to rim	install new accessible urinal at a maximum of 17"		$2,240.00 each							
4. Signage - Typical Women's & Men's Toilet Room	geometric only	International Symbol for accessible toilet facilities when all are not accessible; Geometric Symbols for all facilities	provide adequate signage		$300.00 for two							

Drinking Fountains

Issue	Existing Condition	Requirement	Corrective Action	Priority/Cost								
				Cost 1998-99 A	Cost 1999-2000 B	Cost 2000-01 C	Cost 2001-02 D	Cost 2002-03 E	Use of Alternative Method F	Undue Financial or Administrative Burden G	Hazardous Condition H	Requires Additional Analysis I
1. Number Accessible	1 existing drinking fountain	50% of units provided per floor; required = 1 if only one provided, use "hi-lo" type	provide an accessible hi-lo drinking fountain			$1,070.00 each						
Yearly Totals				$3,920.00	$9,245.00	$3170.00			$1000.00			

Total Cost Estimate for Hayward Welfare Building $17,335.00

Summary of Expenditures for Corrected Deviations.

Building Location	Total Expenditures on Corrected Deviations
Lakeside Plaza 1401 LakeSide Drive Oakland, Ca.	$3,365.00
Alco Park 165 13th Street Oakland,Ca.	$0
Oakland Parking 585 7th Street Oakland, Ca.	$249.00
Coroners Office 480 4th Street Oakland, Ca.	$5,035.00
Welfare HeadQuarters 401 Broadway Avenue Oakland, Ca.	$10,055.00
Work Furlough 2425 E. 12th Street Oakland, Ca.	$0
Andover House 3408 Andover Street Oakland, Ca.	$0
Peralta Building 2901 Peralta Oaks Court Oakland, Ca.	$0
Animal Shelter 2700 Fairmont Drive San Leandro, Ca.	$0
Las Vistas II 2300 Fairmont Drive San Leandro, Ca.	$0
Las Vistas Recreation 2300 Fairmont Drive San Leandro, Ca.	$0

Summary of Expenditures for Corrected Deviations.

Building Location	Total Expenditures on Corrected Deviations
Snedigar Unit 1 2300 Fairmont Drive San Leandro, Ca.	$0
Los Cerros Administration 2600 Fairmont Drive San Leandro, Ca.	$0
Juvenile Hall 2200 Fairmont Drive San Leandro, Ca.	$7,500.00
Homeless Multi-Service Center 258 West A Street Hayward, Ca.	$0
P.W. Field Office Construction 951 Turner Court Hayward, Ca.	$0
P.W. Field Office Maintenance 951 Turner Court Hayward, Ca.	$0
Dublin Library 7606 Amador Valley Blvd. Dublin, Ca.	$0
Alameda County Court 1225 Fallon Street Oakland, Ca.	$22,501.00
Adminstration Building 1221 Oak Street Oakland, Ca.	$11,035.00
Public Works 399 Elmhearst Street Hayward, Ca.	$0
Winton Aveune Building 224 W. Winton Ave. Hayward, Ca.	$0

Summary of Expenditures for Corrected Deviations.

Building Location	Total Expenditures on Corrected Deviations
Albany Veterans Memorial 1325 Portland Ave. Albany, Ca.	$7,300.00
Hayward Veterans Memorial 22737 Main Street Hayward, Ca.	$0
Niles Veterans Mem'l 37154 2nd Street Fremont , Ca.	$0
San Leandro Veterans 1105 Bancroft Avenue San Leandro, Ca.	$9,600.00
San Lorenzo Library 395 Paseo Grande San Lorenzo, Ca.	$0
Niles Library 150 I Street Fremont, Ca.	$0
Castro Valley Library 20055 Redwood Road Castro Valley, Ca.	$0
Berkeley-Albany Court 12120 Martin L. King Berkeley, Ca.	$12,355.00
Alameda Municipal Court 2233 Shoreline Drive Alameda, Ca.	$0
Hayward Hall of Justice 24405 Amador Street Hayward, Ca.	$23,445.00
South County Hall of Justice 39439 Paseo Padre Parkway Fremont, Ca.	$31,490.00

Summary of Expenditures for Corrected Deviations.

Building Location	Total Expenditures on Corrected Deviations
Oakland Piedmont Municipal Court 661 Washington Street Oakland, Ca.	$34,060.00
Probation Center 400 Broadway Oakland, Ca.	$1,600.00
Health HeadQuarters 499 5th Street Oakland, Ca.	$0
Health Central 470 27th Street Oakland, CA.	$2,550.00
Hayward Welfare Building 24041 Amador Street Hayward, Ca.	$0
Total	$182,140.00