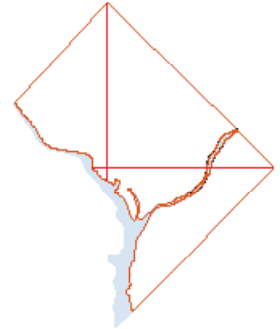


Attachment A2

ADA Master Plan for the District of Columbia

“One City for Everyone,
Towards a National Model of Accessibility”



September 20, 2011

Randall Park Pool

Building #51B
10 I Street, SW
Washington, DC 20024



Vicinity Map

10 I Street, SW
Washington, DC 20024

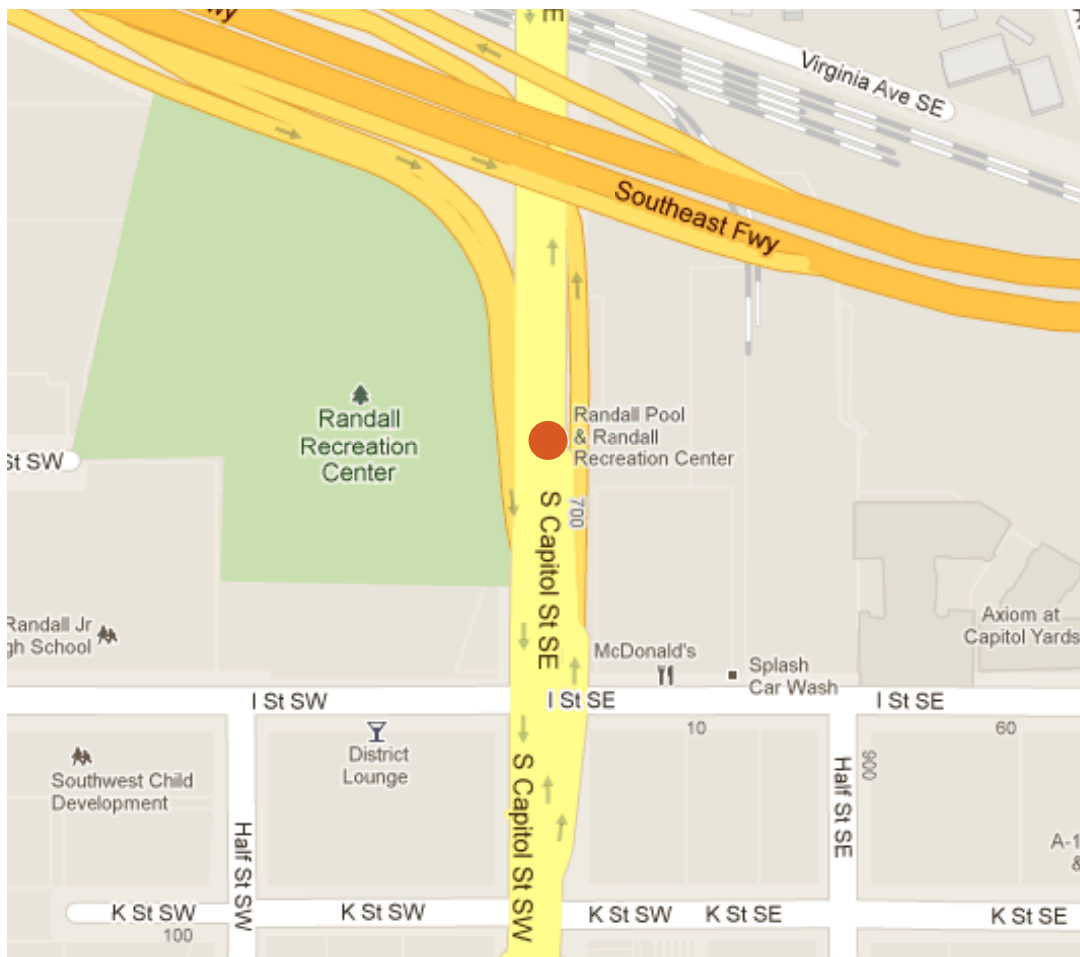
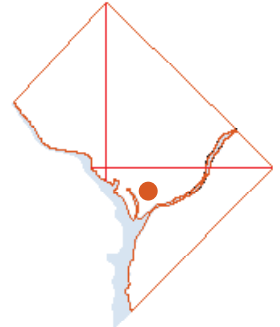


Table of Contents

Vicinity Map

Table of Contents

Introduction I

Executive Summary II

 Overview IIa

 Site and Building Access Deficiencies IIb

 Building Interior Deficiencies IIc

 Prioritization II d

Supplemental Photographs III

Annotated Plan Drawings IV

 Site Plan C I

ADA Analysis Checklist V

 Site

 Building Exterior

 Building Interior

Scope of Work VI

Cost Parameters VII

NOTE: Numbering system refers to checklist items

Introduction

“One City for Everyone, Towards a National Model of Accessibility”

ADA Observations & Directions

PROCESS

The District of Columbia Department of Real Estate Services (DRES) initiated a study to evaluate 212 facilities under the control of the District of Columbia municipal agencies for ADA compliance using the new **2010 ADA Standards for Accessible Design: Title II for State & Local Facilities**. Based on the MASTER SCHEDULE SHCA prepared of these various facilities ranging in size, type (function), and responsible agency, DRES has scheduled access to each facility and all its spaces for SHCA’s architectural assessment teams. **Where access could not be obtained, it is so marked on the accompanying KEY PLANS.**

The surveys are visual observations made only at the time of the survey. SHCA has not tested any systems (i.e. life safety, security, elevator recall, etc.) to observe proper operation. SHCA has trusted the accuracy of the drawing information DRES supplied, and, SHCA has not made any attempt to validate existing floor plan layouts. **Where there are observed discrepancies, it is so marked on the accompanying KEY PLANS.**

As identified in the ADA Standards, the breadth and scope of remedial activities that could be required of any facility may be triggered by a very broad set of circumstances. Since it is not possible to envision all the circumstances that could initiate a full or partial renovation, our analysis takes a broader view and attempts to identify discrepancies between each facility and ADA requirements with the underlying assumption that over time, all District properties will be brought into compliance during their life cycle.

Any information regarding the future plans for the facility that SHCA’s assessment team ascertains at the time of survey (on-going and/or planned renovations or repairs) will also be noted in the EXECUTIVE SUMMARY to help prioritize future work for ADA compliance.

To the greatest extent possible, the information gathered within these reports will provide the same information requested in **Americans with Disabilities Act Accessibility Guidelines (ADAAG) Checklist for Buildings and Facilities**.

STANDARD REPORT CONTENTS

I. VICINITY MAP

Provides the address of the facility, a general location within the District and a detailed street map showing street names and surrounding areas adjacent to the facility and its site. **TABLE OF CONTENTS**

2. ADA (CCFCA) – INTRODUCTION

4. EXECUTIVE SUMMARY

Gives the assessment of the facility and its site based on when it was surveyed and provides:

a. Overview

- i. Function, size (area & stories), orientation, points of public access and available public transportation, special building components;
- ii. When the facility was built and/or subsequently renovated/additions added, etc. and what, if any, is the planned future of the facility (renovated, demolished, sold, etc.)

- iii. Name(s), Title(s) of DRES and other agency personnel interviewed;
- iv. Any other notable features of the facility;

b. Deficiencies and Risk Assessment

Bullets for the major items and the changes necessary to bring those items into ADA compliance. This is also where we will highlight and discuss any special areas and their items to obtain compliance. We will include functional requirements precluding public access and/or the physically disabled.

c. Prioritization

Based on professional knowledge and perspective and the above information, SHCA will assign priorities using three criteria for comparison:

- 1) The overall condition or criticality of the repairs necessary (Condition/Criticality);
- 2) The concern for safety required in any given facility (Concern), and
- 3) The amount of public access required to any given facility (Traffic).

Condition/Criticality	Safety	Traffic
High	Immediate Concern	High Traffic
Moderate	Moderate Concern	Medium Traffic
Slight	Low Concern	Low Traffic

Levels of risk will be assigned on the basis of the above criteria and ordered as follows:

Priority Level

- i. Priority 1 – Critical (Immediate);
- ii. Priority 2 – Critical (Potential);
- iii. Priority 3 – Necessary;

5. MASTER CHECKLIST

Using the new 2010: Title II Guidelines for State & Local Facilities, SHCA created this checklist for the purpose of annotating the various sections of the new code. The assessment teams used this checklist while surveying each facility. The Checklist is formatted as a spreadsheet providing the following:

a. Note

SHCA's numbering system shows the location of identified items not in compliance on the Key Plans and may reference them in the Summaries of Risk Assessment.

b. Ref (reference)

ADA Guidelines numbering system for designating general items and elements of those items. These are included for fast reference to the more complete description of requirements in the Guidelines.

c. Item

General Items of the Guidelines in Bold with other elements of each item identified. Please note that where items are designated as being compliant, the element fields are suppressed to save room, making it easier to read. Exceptions to this are comments made about compliant elements.

d. Requirement

An abbreviated statement of what is required for compliance taken from the Guidelines.

e. Complies, Repair, Renovate, and Structurally Infeasible

These identify the condition of each item/element and the remedial action required to obtain compliance;

- do nothing because it “complies” with ADA requirements;
- perform remedial “repair or replacement” work to damaged items/elements or, by substituting existing non-compliant with compliant items
- completely “renovate” the existing to obtain compliance,
- items that are “structurally infeasible” to correct demand a disproportionate cost and possibly qualify for hardship status.

f. Descriptions

These are the specific observations and directions given by the assessment teams and will be used to form what would be the range of costs to bring about compliance.

6. ANNOTATED PLAN DRAWINGS (KEY PLANS)

Diagrammatically denote on plans the areas and their items that are required to be brought into ADA compliance. These drawings will also show which areas have been modified from the plans DRES has provided and which rooms/ areas were INACCESSIBLE at the time of survey.

7. SUPPORTING PHOTOGRAPHS

Photos with captions to illustrate some of the compliance issues will be provided and cross-referenced in the Checklist Comments.

8. SCOPE OF WORK (SOW)

The SOW sets out in broad terms for an A/E firm what would be the next step in the implementation process to correct ADA deficiencies once DRES has obtained approval to proceed. This SOW would be accompanied by **DRES's Technical Requirements and Submittal Guide** along with any special instructions and terms of contract prepared by DRES. This scope also requires that the final assessment before presenting solutions for remediation be presented in the format of the **TECHNICAL REQUIREMENTS SURVEY FORMS** found in **the Americans with Disabilities Act Accessibility Guidelines (ADAAG) Checklist for Buildings and Facilities**.

9. COST PARAMETERS

Using budgetary information established by Cost Consultant, Forella Group SHCA has characterized each facility's remedial cost parameters. These cost data provide a LEVEL OF MAGNITUDE BUDGET for achieving ADA compliance. Where projects may be accomplished via non-capital expenditures, they are so noted. Capital expenditures include general conditions and A/E fees, and are based on costs as the date of this report (2nd quarter, 2011).

Executive Summary

Overview

Randall Park Pool is located between the abandoned Randall Jr. High School and the Randall Park Recreation Center, which is at the intersection of South Capitol Street SW and I (“Eye”) Street SW. The site is served by bus stops along South Capitol Street SW to the east of the property and by the Waterfront- SEU and the Navy Yard Metrorail Stations. Assessed by SHCA on August 8, 2011, the site consists of a small one-story bathhouse, a large outdoor swimming pool, and a large paved area in front of the building.

The building is of construction Type IB and has an approximate floor area of 4,800 square feet on a two-parcel site of approximately 3.3 acres. The swimming pool was constructed in the 1930’s. The building contains Staff Rooms, Mechanical Rooms, and Changing / Shower Rooms for males and females with attached Toilet Rooms and access to the pool area through the rear exit doors. The pool facility and its outdoor amenities are generally used by children of all ages and are open during the summer season only.

The building and its different functions were partially compliant at the time of the survey with deficiencies as described below and noted in the accompanying drawings.

Site and Building Access Deficiencies:

- Parking is provided in a lot in front of the bathhouse with no marked spaces or signed handicapped spaces. Generally, the asphalt surface is cracked and broken with uneven areas, which are not ADA compliant. In addition, no required van accessible space is provided (Picture 1, 2).

Action: Resurface parking area to provide level accessible surface to meet ADA requirements. Provide required amount of accessible spaces with compliant signage.

- There are no directional markings or paint to mark car drop-off area provided.

Action: Provide directional markings and loading zone.

- Surrounding sidewalks are in fair to poor condition with uneven areas that are not ADA compliant (Picture 3).

Action: Repair concrete sidewalk surfaces to provide a level accessible walkway.



Picture 1



Picture 2



Picture 3

- Concrete surface walkways surrounding the bathhouse are uneven and do not provide accessible route for compliance (Picture 13, 14 15, 16).

Action: Remove concrete surfaces and provide a level accessible surface.

- Curb cuts are provided at site entrance, but no required truncated domes are included (Picture 4).

Action: Provide and install detectable warnings for ADA compliance.

- The outdoor swimming pool is located within a fenced area and is accessed through the pool bathhouse building. The pool has more than 300 linear feet of water wall but does not have the required accessible means of entry (Picture 5).

Action: Provide two means of accessible entry into pool.

- Ramp is provided at building entrance, but the running slope is steeper than required for compliance. In addition, required handrails are not provided (Picture 17, 18).

Action: Remove concrete surface and regrade to meet ADA requirements. Resurface as required. Provide and install ADA compliant handrails with extensions.

- Entrance doors require an opening force that may prevent an accessible entry.

Action: Repair / replace door closer to comply with the DOJ accessibility regulations for persons with disabilities.

- The layout and configuration of the bathhouse entrance for both Men's and Women's changing rooms does not provide the required clearance for ADA compliance (Picture 6, 19).

Action: Significant demolition and restructuring is required to provide clearances to meet ADA requirements.

- Only one type of drinking fountain is provided at the Bathhouse building within the pool area, but two are required for compliance. The spout location at the drinking fountains is too shallow for compliance (Picture 20).

Action: Provide and install accessible drinking fountains for both standing and seated adults with required clearance to meet ADA requirements.

- Accessible site and exterior building signage is not provided.

Action: Provide required signage for an accessible route and access into building to meet ADA requirements.



Picture 4



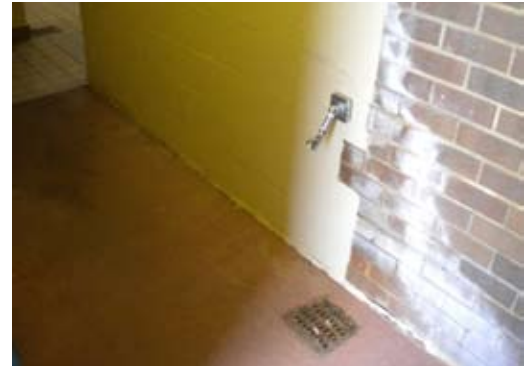
Picture 5



Picture 6

Building Interior Deficiencies:

- The vestibule size and configuration at both changing room entries does not provide the required clearance for ADA compliance (Picture 21).
Action: Remove walls and doorways. Rebuild vestibule to provide required clearance.
- Spray nozzles are provided at the vestibule entry areas leading into the pool area and they impede into the accessible route (Picture 7).
Action: Provide and install shallower spray nozzles to meet ADA requirements.
- Typically, interior door closers required excessive force to open and their delay times for closure were too quick for compliance.
Action: Closers should either be adjusted per requirements or replaced as necessary.
- Hooks are provided in the Men's Changing Area, but they are not located within the accessible range for ADA compliance (Picture 22).
Action: Remove / relocate hooks to be within allowable reach range.
- The primary user group for this facility is children of all ages. No plumbing fixtures for children's use are provided in either Men's or Women's Toilet Rooms.
Action: Provide and install plumbing fixtures for children's use to meet the ADA requirements.
- Typical Locker Room mirror height is greater than required.
Action: Remove and reinstall mirrors at corrected height.
- Accessible toilet stalls are provided in both Men's and Women's Toilet Rooms; however, they include sinks that interfere with the required clear space (Picture 8).
Action: Remove sink and provide accessible toilet stall that meets ADA requirements.
- Urinals in Men's Locker Room exceed the required height for compliance (Picture 9).
Action: Provide accessible urinal at corrected height.



Picture 7



Picture 8



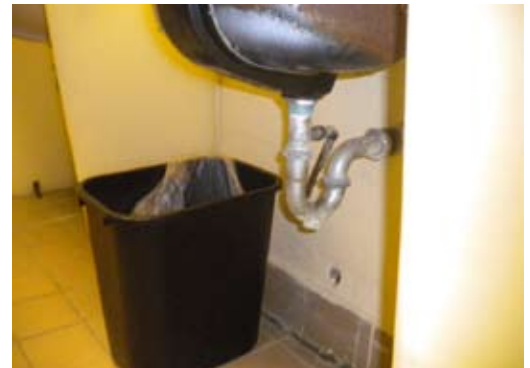
Picture 9

- The required pipe protection (insulation) under the sinks in both Locker Rooms is missing (Picture 10)
Action: Provide and install pipe padding to bring sinks into compliance.
- Existing sinks are above allowable height for compliance (Picture 11).
Action: Remove and relocate sinks below maximum height to meet ADA requirements.
- Faucet controls in both Locker Rooms require hard grasping and turning of the wrist, which is not compliant (Picture 11).
Action: Provide ADA compliant faucet controls.
- Toilet compartment configurations at sink locations prevent the required approach dimensions for ADA compliance (Picture 11).
Action: Remove plumbing fixtures and accessories. Rebuild to provide required clearance.
- Shower units are provided on the perimeter walls of both the Male and Female Changing Rooms. Accessible showers with required accessories are not provided, which is not ADA compliant (Picture 12).
Action: Provide accessible shower unit in each shower bay.
- Changing stalls are provided in Women's Changing Area, but no accessible stall is included (Picture 23).
Action: Provide accessible changing stall for ADA compliance.
- Accessible interior building signage not provided.
Action: Provide required interior signage for accessible route inside building to meet ADA requirements.

Prioritization:

- The Criticality of this building's condition is Moderate;
- The Safety in this building and site is of Moderate concern;
- This building is a Medium Traffic facility;
- Based on these criteria, the level of risk is Priority 2 – Critical (Potential).

* For more detailed information, see *Data Sheets and Supplemental Photographs*.



Picture 10



Picture 11



Picture 12

Supplemental Photographs



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



Picture 23

Swanke Hayden Connell Ltd
 Swanke Hayden Connell & Partners, LLP
 4445 Connecticut Ave, NW, Suite A400, Washington, D.C. 20008
 Phone 202 244 2500, Fax 244 2501

Client
 DC Department of Real Estate Services
 2000 14th Street, NW, 8th Floor, Washington, D.C. 20009
Client's Representative
 Maurice Dunn
 2000 14th Street, NW, 8th Floor, Washington, D.C. 20009

GENERAL NOTES:

THE PLAN INCLUDED HERewith IS AS SURVEYED AND ISSUED BY FAITHFUL/GOULD IN THEIR 2009 SURVEY REPORT. ACTUAL CONDITIONS MAY DEVIATE FROM THE ORIGINAL PLANS.

- 1] WHERE NOTE 1] IS SHOWN ON PLAN, FLOOR PLAN IS AT VARIANCE WITH OBSERVED FIELD CONDITIONS AS OF SURVEY DATE.
- 2] [X-XXX] ANNOTATION OF BUILDING ELEMENTS AS DESCRIBED IN THE ADA ANALYSIS CHECKLIST
- 3] WHERE NOTE 3] IS SHOWN ON PLAN, ACCESS HAS NOT BEEN PROVIDED TO AREA AT TIME OF SURVEY

Job Title
 **2000 14th Street, NW**
8th Floor
Washington, DC 20009

Drawing Title
Randall Park Pool

Site Plan

Issue Date _____ **Scale** _____
 _____ **Not to Scale**

Seal _____ **Drawn By** _____ **Checked By** _____

Project No. _____

Drawing No. _____

C - 1



SITE PLAN

SCALE: NTS

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-000		Children population age range						Primary user group: Children of all age groups.
1-100	208-502	Parking						
1-101		General	Access route to entrance					
1-102			Surface quality					Parking lot surface is in poor condition with uneven areas and cracked asphalt, which is not ADA compliant (Picture 1, 2). Action: Resurface parking area to provide level accessible surface to meet ADA requirements.
1-103			Directional markings/Paint					Action: Provide required directional markings/paint.
1-106	208.2	Spaces						Parking provided by building; no marked/signed handicapped spaces observed.
1-118		Number of accessible parking spaces	width no less than 8'-0"					No accessible parking provided. Action: Provide required accessible parking with markings.
1-119			Space markings & wheel stops					Action: Provide and install bumpers where required.
1-120		Access aisle marked	min. width 5'-0"					Action: Provide access aisle.
1-121	502.2	Number of accessible van spaces	width no less than 11'-0"+5'-0", 1 min/1 per 6 accessible spaces					No van accessible space provided. Action: Provide required van accessible space with signage.
1-122	502.3.3	Access aisle marked	Or min. width 8'-0"+8'-0"					
1-123			Accessibility space markings					
1-124		Accessible spaces signage	"Reserved Accessible Parking"; paint/floor					
1-125			with "Van Accessible" sign					
1-126			On pole/wall @5'-0" AFF min					
1-127	503	Passenger Loading Zone						
1-128	503.3	Car pull up space	Min 8'-0" x 20'-0"					No directional markings or paint to mark car drop off area provided. Action: Provide directional markings and loading zone.
1-129		Car access aisle marked	Min 5'-0" x 20'-0"					
1-130		Bus Stop and Loading Zone						Bus stops are located on I & 3rd Streets SW.

ADA ANALYSIS CHECKLIST
 Building # 51B Randall Pool

Swanke Hayden Connell Architects
 August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-200	403	<u>Walkways/Route</u>						
1-201	403.2 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					Surrounding sidewalks are in fair to poor condition with uneven areas which are not ADA compliant (Picture 3). Action: Repair concrete sidewalk surfaces to provide a level accessible walkway.
1-202		<u>General</u>	Surface quality (Jog, etc.)					Concrete surface walkways are uneven and do not provide accessible route for compliance (Picture 13, 14, 15, 16). Action: Remove concrete surfaces and provide a level accessible surface.
1-203			Painted Markings					Action: Provide required directional markings/paint.
1-204		<u>Dimensions</u>	Width = min 36" typ.					
1-207	406	<u>Curb Ramps (curb cuts)</u>	run. slope no more than 1:20 (5%)					
1-208		Curb ramps 36"W min	Flares no steeper than 1:10 (10%)					
1-209	405.2 / 406.3	Curb Ramp Steepness & Flare Steepness	Ramp Steepness no more than 1:12 (8.33%). Flared sides 1:10 max with exception for alterations where there is no landing @ top: ramp flares shall be provided w/ max slope 1:12 (8.33%).					
1-223	106	<u>Detectable Warnings</u>	Feature on walking surfaces or other elements to warn of hazards on a circulation path.					Curb cuts are provided at site entrance, but no required truncated domes are included (Picture 4). Action: Provide and install detectable warnings for ADA compliance.
1-224	705 / 705.1		Detectable warnings consist of a surface of truncated domes. Comply with Section 705.					
1-500		<u>Exterior Site Signage</u>						
1-501	Chapt 7	Signs/General						Exterior signage indicating accessible path to building entrance not provided. Action: Provide compliant signage to accessible path from street.
1-502	502.6	Sign Location	60 inches min AFF or ground surface, measured to the bottom of the sign.					

ADA ANALYSIS CHECKLIST
 Building # 51B Randall Pool

Swanke Hayden Connell Architects
 August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-503	502.6 / 703.7.2.1	Parking space identification signs	International Symbol of Accessibility					
1-504	502.6	van parking spaces	designation "van accessible."					
1-800		<u>Site Amenities</u>						
1-900	242 /1009	Outdoor Swimming Pools	Wading Pools and Spa					
1-902	242.2	>300 ft. water wall	two accessible means of entry req'd. Second entry may be ramp, transfer wall, transfer platform, lift.					No accessible means of entry is provided into the pool (Picture 5). Action: Provide two means of accessible entry into pool for ADA compliance, see notes below for requirements.
1-903		Lifts						
1-904	1009.2.7 / 309.4	Unobstructed Operation	Capable of unassisted operation from both the deck and water levels. Controls and operating mechanisms unobstructed when the lift is in use. Comply with 309.4.					
1-905	1009.1	Pool lifts approaches	clear space w/12" beyond; 48" by 36" area					
1-906	1009.2.4	Seat height	16"-19" AFF/deck area					
1-907	1009.2.5	Seat width	16" W min					
1-908	1009.2.6	Footrest	yes in pools					
1-909			none in spas					
1-910	1009.2.6	Armrests opposite water	foldable in resting position					
1-911	1009.2.7	Operations	unassisted					

ADA ANALYSIS CHECKLIST
 Building # 51B Randall Pool

Swanke Hayden Connell Architects
 August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-912	1009.2.8	Submerged depth	seat depth 18"max					
1-913	1009.2.9	Lifting capacity	300 pounds min					
1-914	1009.3	Sloped Entries	aquatic wheelchair req'd, of non-corrosive material					
1-915			submerged ramp access					
1-916			submerged depth 24"min-30"max					
1-917			landing at bottom 60" long					
1-918	1009.3.1		water side edge protection req'd on ramp edge, 4" high. Or 12" horiz. extension					
1-919		Handrails	width bet rails 33"min-38"max					
1-920		no extension req at bottom						
1-921	1009.4	Transfer walls						
1-922	1009.4.1	Clear deck space	centered on grab bar(s); 60" by 60" min					
1-923	1009.4.2	height	16"-19"					
1-924	1009.4.3	Wall depth and length	12"-16" deep/60" long					
1-925	1009.4.4	Surface finish	smooth w/round edges					
1-926	1009.4.5	Grab bars	height above wall surface; 4"-6"					
1-927		area	24" between 2 grab bars; 24" on either sides if 1 only					
1-928	1009.5	Transfer Systems						

ADA ANALYSIS CHECKLIST
 Building # 51B Randall Pool

Swanke Hayden Connell Architects
 August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
SITE								
1-929	1009.5.1	Transfer Platform	At head of each system, 19" deep by 24" wide min					
1-930	1009.5.2	Transfer space	centered on head platform, 60" by 60" min					
1-931	1009.5.3	Height of Platform	16-19"					
1-932	1009.5.4	Transfer steps	8" max height					
1-933			last one below surface; 18" min					
1-934	1009.5.5	Surface finish	smooth w/round edges					
1-935	1009.5.6	tread depth	width min 24"					
1-936	1009.5.7	grab bars	individual horizontal; 4"-6" above steps					
1-937			one sloped; 4"-6" above at nosing					
1-938	1009.6	Pool Stairs (follow 504)	riser height uniform					
1-939			if not uniform then; 4" min-7" max					
1-940		Handrails	width between rails; 20" min-24" max					
1-941			no extension bottom					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-100		<u>General Accessible Route</u>						
2-101		<u>General</u>	Accessibility from Site into Building					
2-103	403.2 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					
2-104		Running slope	less than 1:20					
2-200	405	Ramps						
2-201		Dimension	Width min 36"					
2-202	405.2	Slope	no more than 1:12 (8.33%)					Ramp is provided at building entrance but the running slope is steeper than required for compliance (Picture 17). Action: Remove concrete surface and re-grade to meet ADA requirements. Resurface as required.
2-203	405.7	landings 5'L min. if same dir.	5' x 5' clear if change of dir.					
2-204		Rise no more than 30"max	more than 30" = landing					
2-205	405.8	Handrail required if more 6"rise	Railings (top 34" to 38" H)					Required handrails are not provided (Picture 18). Action: Provided and install ADA compliant handrails with extensions.
2-206		Top and bottom landings	12" area extension beyond edges					
2-207	405.9	Edge Protection						
2-208	405.1	Curb or Barrier Curb Protection	Barrier located 4" AFF at Rail					
2-209	405.4 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-400	309-404	<u>Doors</u>						
2-401		Entrance Door Type						
2-402		Single door	Clear Opening Size 32"min					
2-405	404.2.5 / 302 / 303	Threshold	max ht 1/2" inclusive of 1/4" rise + 1/4"slope 1:2					
2-406	404.2.5 Exception	Existing or altered thresholds	max ht 3/4", w/slope 1:2 ea.side; not required to comply with 404.2.5.					
2-408	309 / 404.3.5	Controls	one hand/fist - easy handling					
		Door Hardware	usable w/one hand, no hard grasping					
2-409	404.2.8	Closing Speed						
2-410	404.2.8.1	Door Closers and Gate Closers	From open 90 degrees to closed at 12 degrees, 5 seconds minimum closing time					Entrance doors closed faster than required. Action: Repair / replace door closer to achieve required closing speed.
2-412	404.2.9	Opening Force						
	404.2.9	Opening Force, non-fire rated doors	No requirement for exterior doors					Entrance doors require an opening force that may prevent an accessible entry. Action: Repair / replace door closer to comply with the DOJ accessibility regulations for persons with disabilities.
2-415	302 / 404.2.4.1 / 404.2.4.2 / 404.2.4.3 / 404.2.4.4 / 404.2.6	Maneuvering Clearances at doors	Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level not permitted.					Layout and configuration of building entrance for Men's and Women's changing rooms is not ADA compliant (Picture 6, 19). Action: Significant demolition and restructuring is required to provide required clearances.

ADA ANALYSIS CHECKLIST

Building # 51B Randall Pool

Swanke Hayden Connell Architects

August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
3-536	211 / 602	Drinking Fountains						
3-537	307	Water Fountain intrusion - Protrusion Objects	4" max impingement into accessible route					
3-538	602 / 307	Accessible Fountain (adult standing)	number of fountains					Action: Provide and install drinking fountain for standing adults.
3-539	602 / 307	Accessible Fountain (adult seated)	number of fountains					
3-540	602.2 / 305.5	Forward approach only for Adults, clear floor space	forward approach clear space 48" deep x 30" wide, centered on unit; Children side ap. permitted					
3-541	602.5	Spout location	Spout 15" min. from wall or vertical support					Spout location provided is too shallow for compliance (Picture 20). Action: Provide drinking fountain with required spout location.
3-542	602.5	Spout outlet location	Spout 5" max. from front edge					
3-543	602.5 / 306.2 / 306.3	Spout height accessible, seated adult	36" max AFF; 27" min. knee clearance; toe clearance per 306.2					
3-544	602.7	Spout height accessible, standing adult	38" min to 43" max AFF					Spout height for standing adults is not provided (Picture 20). Action: Provide drinking fountain for standing adults.
3-546		Flow of water	4" high min. above spout					
2-600	703	Signs	Visual + Tactile req.					Action: Provide required signage for an accessible route and access into building, see notes below for requirements.
2-601	Chapt 7	Signs/General						
2-602		Tactile Markings/Signs	Bottom of top line @60" AFF max					
2-603	703.3	Braille Markings/Signs	5/8" min below text on signs					
2-604		Auditive Signals						
2-605		Visual Signals						
2-606	703.3	Braille Markings/Signs	5/8" min below text on signs					

ADA ANALYSIS CHECKLIST

Building # 51B Randall Pool

Swanke Hayden Connell Architects

August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING EXTERIOR: Building Façade and extending 5' from face of building								
2-607	703.2	Tactile Markings/Signs/Raised Characters	no abrasive edges; uppercase sans serif straight; Bottom of top line @60" AFF max					
2-608			raised 1/32" max from support; 5/8" min height/2" max					
2-609			bottom of characters; 48" AFF min bottom line					
2-610			60" AFF max 2nd line up					
2-611	703.3		Bottom of top line @60" AFF max					
2-612	703.3	Braille underneath	top line 3/8" min from bottom line					
2-613			bottom line 3/8" min from bottom line					
2-614			5/8" min below text on signs					
2-615	703.4.2	Sign Location	center line @ 9" from latch side of door, centered in a 18"x18" area on latch side of door					
2-616		Sign at entrance door on wall	Raised Letters + Braille, 60" AFF adjacent to latch					
2-617	703.5	Visual characters	upper or lower case					
2-618	703.5.1	Finish and contrast	non-glare finish, with contrast against background					
2-619			height 40" AFF min					
2-620	703.6	Pictograms	Field height 6" min; field free of characters					
2-621	703.7.2	Symbols	International symbol of Accessibility					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-001	Advisory 203.9	Employee Work Area	Areas used exclusively by employees for work are not required to be fully accessible. Employees are entitled to reasonable accommodation.					
3-100		General Accessible Route						
3-101		General						
3-102	105.2.4 Advisory	General: At least one accessible means of egress is required for every accessible space and at least two accessible means of egress are required where more than one means of egress is required.	The technical criteria for accessible means of egress allow the use of exit stairways and evacuation elevators when provided in conjunction with horizontal exits or areas of refuge.					
3-107	403.2 / 302	Floor or Ground Surfaces	Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.					
3-108		Running slope less than 1:20						
3-109		Cross slope less than 1:48						
3-300	404	Doors						
3-301		Exterior door						
3-302		single door	Clear Opening Size 32"min					
3-305			No intrusion Access Route					Spray nozzles impede into the accessible route at the pool area entrances (Picture 7). Action: Provide and install shallow spray nozzles to meet ADA requirements.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-306			pull/latch side 18" clear/32" clear min opening					Vestibule size and configuration at both changing room entries does not provide required clearance for ADA compliance (Picture 21). Action: Remove walls and doorways. Rebuild vestibule to provide required clearance.
3-307		Door Hardware	usable w/one hand, no hard grasping					
3-308	404.2.5 / 302 / 303	Threshold	max ht 1/2" inclusive of 1/4" rise + 1/4" slope 1:2					
3-310	404.2.8	Closing Speed						
3-311	404.2.8.1	Door Closers and Gate Closers	From open 90 degrees to closed at 12 degrees, 5 seconds minimum closing time					Typically, doors with closers closed faster than required. Action: Repair / replace door closers to achieve required closing speed.
3-313		Opening Force						
3-314	404.2.9	Opening Force, non-fire rated doors	5 lb max					Typically, doors with closers have a greater opening force than required. Action: Repair / replace door closers to achieve required opening force.
3-316	302 / 404.2.4.1 / 404.2.4.2 / 404.2.4.3	Maneuvering Clearances at doors	Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level not permitted.					See section 3-306.
3-400		Reach Ranges and Built-in Elements						
3-401	308.2	Adult Forward Reach Ranges, Unobstructed	15" to 48" AFF.					
3-402	308.2.2	Adult Forward Reach Ranges, Obstructed	With reach depth 20" max.: 44" to 48" AFF. With reach depth 20" to 25" max.: 44" AFF max.					Hooks are provided in Men's changing area, but are not within accessible range for ADA compliance (Picture 22). Action: Remove/relocate hooks to be within allowable reach range.

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-403	308.1	Children's Reach Ranges	See 308.1 for Children's Reach Ranges.					
3-407	904.4 / 304	Service Counter	Parallel approach: 36" long min and 36" high max, Forward approach: 30" long min and 36" high max with knee and toe space per 304.					
3-410								
3-500		<u>Building Accessories</u>						
3-501		<u>Communication Devices</u>						
3-502	702	Fire Alarm Systems	Audible					
3-503			Visible					
3-505	703	<u>Signs</u>	Visual + Tactile req.					Action: Provide and install required accessible signage, see requirements below.
3-506		Front Entrance						
3-507		Rear Doors						
3-508		Restrooms						
3-509		Offices						
3-510	703.2	Tactile Markings/Signs/Raised Characters	no abrasive edges; uppercase sans serif straight					
3-511			raised 1/32" max from support; 5/8" min height/2" max					
3-512			bottom of characters; 48" AFF min bottom line					
3-513			60" AFF max 2nd line up					
3-514	703.3		Bottom of top line @60" AFF max					

ADA ANALYSIS CHECKLIST

Building # 51B Randall Pool

Swanke Hayden Connell Architects

August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-515	703.3	Braille underneath	top line 3/8"min from bottom line					
3-516			bottom line 3/8"min from bottom line					
3-517			5/8" min below text on signs					
3-518	703.4.2	Sign Location	center line @ 9" from latch side of door, centered in a 18"x18" area on latch side of door					
3-519		Sign at entrance door on wall	Raised Letters + Braille, 60" AFF adjacent to latch					
3-520	703.5	Visual characters	upper or lower case					
3-521	703.5.1	Finish and contrast	non-glare finish, with contrast against background					
3-522			height 40"AFF min					
3-523	703.6	Pictograms	Field height 6"min; field free of characters					
3-524	703.7.2	Symbols	International symbol of Accessibility					
3-600		<u>Toilet Rooms</u>						
3-601		Quantity of Restrooms	M: 1					
3-602			W: 1					
3-605		<u>Toilet Room Finishes</u>						
3-606		Walls	Behind lavs: Tiled, Painted GWB, other					Painted CMU
3-607			Behind Toilets: Tiled, Painted GWB, other					Painted CMU
3-608			Behind Urinals: Tiled, Painted GWB, other					Painted CMU
3-609			Other walls: Tiled, Painted GWB, other					Painted CMU
3-610		Floors	VCT, Ceramics, other					Ceramic Tile

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-612		Maneuvering Spaces / Clearances						
3-615	304.3.2	Within Toilet room	Turning circle or T-shape, 60"D or 60"x60"(sketch)					
3-618		Signage	Refer to Signage section					
3-619		Door	Refer to Door Section					
3-620		Toilet Room Accessories						
3-623		Mirrors not as above	Edge = of reflecting surface bottom edge 40" max AFF					Typical Toilet Room mirror height is greater than required. Action: Remove and re-install mirrors at corrected height.
3-625	308 / 604.8.3	Coat Hooks in toilet stalls	40" min to 48" max AFF					
3-626		Shelves	40" min to 48" max AFF					
3-627	308.2 / 308.2.2	toilet seat cover dispenser	within reach range specified in 308.					
3-628	604	Water Closets and Toilet Compartments						
3-629		At least one stall wheel chair access	60" wide stall with					
3-630			grab bars side and rear					Action: Provide and install required grab bars.
3-631		door diago. opposite to toilet	outswinging door 32" clear or 36" more for inswing					
3-632		door pull both sides + latch	34"AFF min 48"max, one hand/fist maneuver					
3-633		Approach min width	42"					
3-634	ANSI A117.1	WC Clearance fig.604.3	No fixture overlap 60"x56"; clear space next to toilet					Accessible toilet stalls are provided in both Toilet Rooms that include sinks within stall room (Picture 8). Action: Remove sink and provide accessible toilet stall that meets ADA requirements.
3-636		Floor mount 59"deep min						
3-637	604.8.1.4	9" toe clearance front wall	one side wall also					
3-638		Toilet Centerline	16" to 18" from sidewall					
3-639		Top of seat	17" to 19" AFF					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-640		Flush valve located on side	Or automatic provided					
3-641	604.5.2	Rear grab bar	36"L; top at 33-36" AFF; 6" from side wall max					Action: Provide and install required rear grab bar.
3-642	604.5.1	Side Grab bar	42"L; top at 33-36" AFF; 12" from back wall max					Action: Provide and install required side grab bar.
3-643	ANSI A117.1	Vertical Grab bar on side wall	18"L; bottom 39"-41" AFF; 39"-41" from back wall to C/L of grab bar					Action: Provide and install required vertical grab bar.
3-644		dispensers <u>outlet</u> not behind bars	C/L 7"-9" in front of toilet; 15"min/48"max AFF					
3-645			Continuous paper flow					
3-652	604.9	Toilets for Children's use						
3-653	604.9	ref. table for children ages 3 to 12						
3-654	605	Urinals						
3-655		Depth from wall	13 1/2" min					
3-656		Wall hung top of rim	17" AFF max					Urinal heights are above the allowable range for ADA compliance (Picture 9). Action: Provide accessible urinal in Men's Toilet area.
3-657		Flush controls	48" AFF max					
3-658	606	Lavatories and Sinks						
3-659		Drains and H/W pipes under lavs	Protected by slanted shield or insulating jacket					Pipe protection is not provided (Picture 10). Action: Provide required pipe protection to meet compliance.
3-661	306	Knee and Toe clearances 306.2/3	27" AFF min. under counter; 9" AFF min toe					

ADA ANALYSIS CHECKLIST

Building # 51B Randall Pool

Swanke Hayden Connell Architects

August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-662		Height of rim/counter top	34" AFF max (31" Children)					Action: Provide and install plumbing fixture for different age groups served by building.
3-663		Easy controls (one hand/fist)						Faucet controls at Toilet Rooms require hard grasping (Picture 11). Action: Provide ADA compliant faucet controls.
3-664	606.4 / 309 / 308.2.2	Faucet controls (front approach shall be provided)	48" AFF reach is 20" max depth // 44" AFF reach is 25" max depth					Toilet compartment configurations at sink locations prevent the required approach dimensions for ADA compliance (Picture 11). Action: Remove plumbing fixtures and accessories. Rebuild to provide required clearance.
3-665	606.2 exception 4 / 606.4 / 309 / 308	Childrens Faucet controls (parallel approach permitted for 5 yrs & younger)	36" AFF max at counter 31" AFF					
3-666		Built-ins no more than 4" out/walls	bottom edge 27" AFF min; bottom edge 80" AFF					
3-667		Each one type dispenser, etc.	adjacent or front approach; clear floor area C/L 30"x48"					
3-668	606.2 exception	sinks clear floor space, toilet rm lav for children 6-12 yrs	knee clear 24" min AFF for sink rim 31" AFF max.					
3-669	606.2 exception	sinks clear floor space, toilet rm lav for children 5 yrs & younger	parallel approach allowed					

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-700	607	<u>Bathing / Locker Facilities</u>						
3-720	608	Showers						No accessible shower units provided which is not ADA compliant (Picture 12). Action: Provide accessible shower unit in each shower bay.
3-736	608.2.2	Roll-in type shower	60" x 30" min clear inside					
3-737			36"W clear entry					
3-738		Clearance	60"x 30"min area, from front of control wall					
3-739		Threshold if any	1/2" curb/recess					
3-740		Folding Seat optional						
3-741	608.3.2	Grab bars (no seat shower)	3 walls (1 bent or 3 bars), if 3, 6" max from angles					Action: Provide required grab bars at accessible shower unit.
3-742		Grab bars (shower with seat)	2 walls (1 bent or 2 bars), 27" min from seat wall					
3-743	608.5.2a	Controls (no seat shower)	any wall above grab bar/48"AFF max					Action: Provide accessible shower controls to meet ADA requirements.
3-744	608.5.2b	Controls (shower with seat)	back wall/48"AFF max 27"min from seat wall					
3-745	608.2.3	Roll-in type shower alternate	60" x 36" min clear inside					
3-746		No curb at entrance	36"W clear entry					
3-747	608.3.3	Grab bars	2 walls (1 bent or 2 bars); if 2, 6" max from angles					
3-748	608.5.3	Controls	back wall/side seat wall; above grab bar/48"AFF max					

ADA ANALYSIS CHECKLIST
 Building # 51B Randall Pool

Swanke Hayden Connell Architects
 August 8, 2011

NOTE	ADA REF	ITEM	REQUIREMENT	COMPLIES	REPAIR	RENOVATE	STRUCTURALLY INFEASIBLE	FINDINGS AND ACTION ITEMS
BUILDING INTERIOR								
3-749	609	Grab Bars						
3-750		Cross section	Circular section, 1 1/4" min 2" max Diameter					
3-751	609.2.2		Non circular section Max dim 2"					
3-752			4" min/4.8" max Perimeter					
3-753	609.3	Spacing	Wall/grab bar: 1 1/2"; Objects above: 12"					
3-754			Controls: 1 1/2"; Objects below: 1 1/2"					
3-755	609.4	Position top of gripping surface	Adult 33"-36" AFF max; Children 18"-27" AFF max					
3-761	222 / 803	Dressing, Fitting & Locker Rooms	5% of each type, but no fewer than one, req'd to be accessible					Changing stalls are provided in Women's area, but no accessible stall is included (Picture 23). Action: Provide accessible changing stall for ADA compliance.
3-762	803.2 / 304	Turning space						
3-763	803.4 / 903	Bench						

Scope of Work

The District of Columbia Department of Real Estate Services (DRES) is issuing this Scope of Work (SOW) along with the proposal for professional Architect-Engineer Services in connection with remediating ADA deficiencies found in the following facility located at the following address. The content for this SOW was derived by Swanke Hayden Connell Architects (SHCA) conducting a site and facility survey and subsequently issuing their findings in the enclosed report entitled ADA Compliance Comprehensive Facility Condition Assessments (CCFCA).

The A-E will be required to provide all the necessary services including architecture, mechanical, structural, civil, and cost estimating required in developing the design and deliverables for Title I Services as stated in the enclosed DRES's Technical Requirements and Submittal Guide. The A-E will be responsible for confirming the accuracy of existing conditions shown on any drawing provided by DRES.

Where requested in the Executive Summary and/or the Spreadsheet of the CCFCA Report, the A-E will conduct further detailed investigations of the site and/or the facility to confirm:

- 1) The elements of deficiencies, i.e. ADA signage, door swings, hardware, etc.;
- 2) Their locations and quantities to be noted on Title I drawings and used to determine final remediation costs.
- 3) Surrounding construction for areas to be renovated or to be provided as new installations;
- 4) Their condition for timing of replacement.

The following check list reflects the elements of scope. For more precise description of Findings & Remedial Action see attached CHECKLIST.

The A-E will submit to DRES a series of drawings and/or datasheets that delineate the various portions needed to obtain complete ADA compliance. Collect all documentation into a Schematic design package for presentation to and approval by DRES. Along with the presentation package provide cost estimating to facility findings.

Site	Repair	Renovate	Building Exterior Access	Repair	Renovate	Building Interior	Repair	Renovate	Building Interior	Repair	Renovate	Building Interior	Repair	Renovate
Sidewalks			Access Route			Access Route			Toilet Rooms			Children Play Area		
Accessible			Ramps			Ramps			Locker/Shower			Shelter Sleeping		
Grounds walkways			Stairs			Interior Parking			Laundry Rooms			Police/Jail		
Ramps			Platform Lifts			Stairs			Kitchen			Med/Long Term Care Facilities		
Stairs			Doors			Vertical Transportation			Multi-function Rms			Indoor Swimming Pools		
Platform lifts			Signage			Doors			Conference Rms					
Accessories						Signage			Assembly Areas					
Playgrounds						Drinking Fountains			Sports Arena					
Sport Fields														
Swimming Pools														
Signage														
Site Out-buildings														

OPINION OF PROBABLE COST		FORELLA GROUP, LLC	Prepared By: pflia/dd	FG Job #: 11177	Revisions
Project: ADA Upgrades, Various		9495 Silver King Court; Suite A	Approved By: PF	File: Phase: PD Study	
District of Columbia properties.		Fairfax, Virginia 22003-4713		Email: r@forellagroup.com	
Client: Swanke Hayden Connell		Office: 703 560-2200; Fax: 703 277-3473		Report Date: Reference Date Stamp	

A	B	C	D	E	F	G	H	J	K
Building #	Building Name	Code	Field	Descriptions and/or Specification Notes	Computed Quantity [US]	Unit of Meas	Mat+Lab+Equip Loaded Unit	Line Extension	Subtotals

NO. 51 B	RANDALL PARK POOL
----------	-------------------

DATA BOX	
Site Area	3.30 Acres
Building Gross Square Feet	4,800.00 GSF
<input type="checkbox"/> Non-Capital Project	
<input checked="" type="checkbox"/> Capital Project	

TIER 1	GENERAL ACCESSIBILITY								
	Complete horizontal path of travel upgrades:								
	<input checked="" type="checkbox"/> Minor modifications	4,800.00	GSF	0.25			1,200.00		
	<input type="checkbox"/> Intermediate modifications		GSF	2.50			0.00		
	<input type="checkbox"/> Comprehensive renovations		GSF	5.00			0.00		
	Tier Subtotal								1,200.00
TIER 2	TOILET ROOMS & PLUMBING								
	Add for:								
	<input type="checkbox"/> Minor modifications		Fixtures	3,000.00			0.00		
	<input checked="" type="checkbox"/> Intermediate modifications	6.00	Fixtures	7,500.00			45,000.00		
	<input type="checkbox"/> Comprehensive renovations		Fixtures	12,000.00			0.00		
	Tier Subtotal								45,000.00
TIER 3	VERTICAL ACCESS								
	Add for:								
	<input type="checkbox"/> Minor handrail modifications		Flight	2,500.00			0.00		
	<input type="checkbox"/> Comprehensive handrail replacement		Flight	7,500.00			0.00		
	<input type="checkbox"/> Comprehensive stair & handrail replacement		Flight	41,379.31			0.00		
	<input type="checkbox"/> Minor elevator related modifications		Stops	1,000.00			0.00		
	<input type="checkbox"/> Intermediate elevator related modifications		Stops	5,000.00			0.00		
	<input type="checkbox"/> New elevator and shaft		Stops	150,000.00			0.00		
	<input type="checkbox"/> New ramps: [] Basic; [] Complex		EA	10,000.00			0.00		
	Tier Subtotal								0.00
TIER 4	SITE ACCESS								
	Add for:								
	<input checked="" type="checkbox"/> Minor modifications	3.30	Acres	650.00			2,145.00		
	<input type="checkbox"/> Intermediate modifications		Acres	5,000.00			0.00		
	<input type="checkbox"/> Comprehensive renovations		Acres	30,000.00			0.00		
	Tier Subtotal								2,145.00
TIER 5	SPECIAL COST PREMIUMS								
	Add for:								
	<input type="checkbox"/> Over 25 years of Age		LS	1,450.35			0.00		
	<input type="checkbox"/> 25 to 40 years of Age		LS	2,900.70			0.00		
	<input checked="" type="checkbox"/> Over 40 years of age	1.00	LS	3,384.15			3,384.15		
	<input type="checkbox"/> Other cost premiums:		LS				0.00		
	Tier Subtotal								3,384.15
	SUBTOTAL, DIRECT COSTS					Expressed as a Percent	51,729.15		51,729.15
	General Conditions					15.00%			7,759.37
	Subtotal								59,488.52
	Overhead & Profit					20.00%			11,897.70
	Subtotal								71,386.23
	Contingency					20.00%			14,277.25
	Subtotal								85,663.47
	Escalation to construction mid-point allowance					0.00%			0.00
	Subtotal								85,663.47
	AE Fees					20.00%			17,132.69
						Aggregate Cost per SF			
	TOTAL		4,800.00	GSF		21.42			102,796.17

Note: The algorithms above have been used to compute preliminary Opinions of Probable Cost for the scope identified at the subject facility. These costs provide an order of magnitude budget for achieving ADA compliance. All of the ADA related upgrades are organized into progressive "Tiers". We have assumed construction operations will be confined to the property limits. All costs are expressed in current dollars.