

## **Lafayette Square**

Lafayette Square is located on Minnesota Point and is also used as an access point to the beach. The building is 2 stories- a lower level warming house with toilet rooms and an upper level assembly/meeting room with 2 single user toilet rooms and an office. An accessible route is provided to the entry of each level, but there is not an interior accessible route between levels.

There are currently no features of accessibility provided in the lower level toilet rooms, however the upper level single user toilet rooms were remodeled to provide accessibility.

Lafayette Square

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Men's Toilet Room- Upper Level</b>									
22K1 (MN) 16474	Install compliant vertical grab bar on the side wall of the water closet. MN 1341 604.5.1	1	\$200	\$200	2				
22Q 16476	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$250
<b>Women's Toilet Room- Upper Level</b>									
22K1 (MN) 16478	Install compliant vertical grab bar on the side wall of the water closet. MN 1341 604.5.1 <i>Photo 6.</i>	1	\$200	\$200	2				
22Q 16480	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	2				
22W2 16481	Relocate the sanitary product receptacle in the accessible stall. The sanitary product receptacle should be located 1 1/2" minimum below the horizontal grab bar and 18" minimum above the floor and 12"- 40" from the rear wall. MN 1341 604.7 <i>Photo 6.</i>	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$300
									<b>Priority # 2 Total \$550</b>

Lafayette Square

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Concessions</b>									
21A1 16485	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 41".</i>	1	\$1,000	\$1,000	3				
<b>Exterior Route</b>									
08D 16467	Bevel abrupt rises in the sidewalk. ANSI 303.3 <i>There is currently a 1 1/2" rise between the asphalt route and the wood deck.</i>	1	\$50	\$50	3				
<b>Main Entry- Lower Level</b>									
12H 16483	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 <i>Photo 3.</i>	1	\$200	\$200	3				
<b>Men's Toilet Room- Upper Level</b>									
22B 16473	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22V 16475	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3 <i>Currently at 42 1/2".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$340

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Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Parking</b>									
05A 16466	Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1  <i>There is currently 1 parking space designated as accessible. The striping is currently faded. Re-stripe the accessible parking space and ensure the aisle (8' wide minimum) aligns with the base of the route to the upper level and the driveway/route to the lower level. Photo 1.</i>	1	\$400	\$400	3				
<b>Stage</b>									
14D 16468	Provide a portable ramp to provide access between levels. IBC 1104.1  <i>There is a 6 1/2" rise to the stage.</i>	1	\$5,000	\$5,000	3				
<b>Women's Toilet Room- Upper Level</b>									
22B 16477	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22V 16479	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3  <i>Currently at 42 1/2".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$340
				<b>Priority # 3 Total</b>					<b>\$7,330</b>

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Coat Rack- Upper Level</b>									
14F4 16472	Provide a closet rod mounted no higher than 48" above the floor. ICC / ANSI 308 <i>Currently at 64".</i>	1	\$100	\$100	4				
<b>Concessions</b>									
14D4 16487	Provide a compliant ramp at change in level. MN 1341 402.2 <i>There is currently a 3" rise into the concession area.</i>	1	\$1,000	\$1,000	4				
27B 16486	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>					\$2,000
<b>Drinking Fountain- Lower Level</b>									
41A1 16484	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>Currently provides 1 drinking fountain with a spout at 36".</i>	1	\$1,500	\$1,500	4				
<b>Drinking Fountain- Upper Level</b>									
41A1 16482	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>Currently provides 1 drinking fountain with a spout at 34".</i>	1	\$1,500	\$1,500	4				

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Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Kitchen</b>									
20C	16471 Relocate door and frame to provide needed maneuvering clearance at the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10" (vs. 12" minimum). The door is propped in the 'open' position.</i>	1	\$1,500	\$1,500	4				
22Q	16470 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	4				
25J9	16469 Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804 <i>There is a full kitchen. The sink currently provides 26" knee clearance (vs. 27" minimum). There is not currently a section of work surface with knee and toe clearance. Photo 4.</i>	1	\$7,000	\$7,000	4				
				<i>Location Subtotal:</i>	\$8,550				

Lafayette Square

14D1	16490 Provide a fully compliant elevator to provide access between levels. MN 1341 1104.4 and 402.2 <i>There is not currently an interior accessible route between the levels. (On-grade entries are provided to both levels.) There is minimal program interaction between the upper and lower levels; no action recommended at this time.</i>	1	\$0	\$0	4				
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Men's Toilet Room- Lower Level

22.1	16489 Upgrade toilet room to be fully accessible. IBC 1109.2 <i>There are currently no features of accessibility provided. There is a 3" rise into the room and the door provides a 27" clear opening. Photo 5.</i>	1	\$10,000	\$10,000	4				
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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Women's Toilet Room- Lower Level</b>									
22.1	16488 Upgrade toilet room to be fully accessible. IBC 1109.2 <i>There are currently no features of accessibility provided. There is a 3" rise into the room and the door provides a 26 1/2" clear opening. Photo 5.</i>	1	\$10,000	\$10,000	4				
				<b>Priority # 4 Total</b>	<b>\$33,650</b>				

Transition Plan - (location/priority)



**Photo 1:** Re-stripe the accessible parking space (currently faded). Ensure the aisle aligns with the route the upper and lower levels.



**Photo 2:** There is an on-grade entry to the upper and lower levels. There is not an interior accessible route between levels (stairs only).



**Photo 3:** Patch the threshold at the lower level entry.



**Photo 4:** A sink with 26" (vs. 27" minimum) knee clearance is currently provided in the kitchen.



**Photo 5:** There is currently a 3" rise into the lower level toilet rooms. No features of accessibility are provided within the toilet rooms.



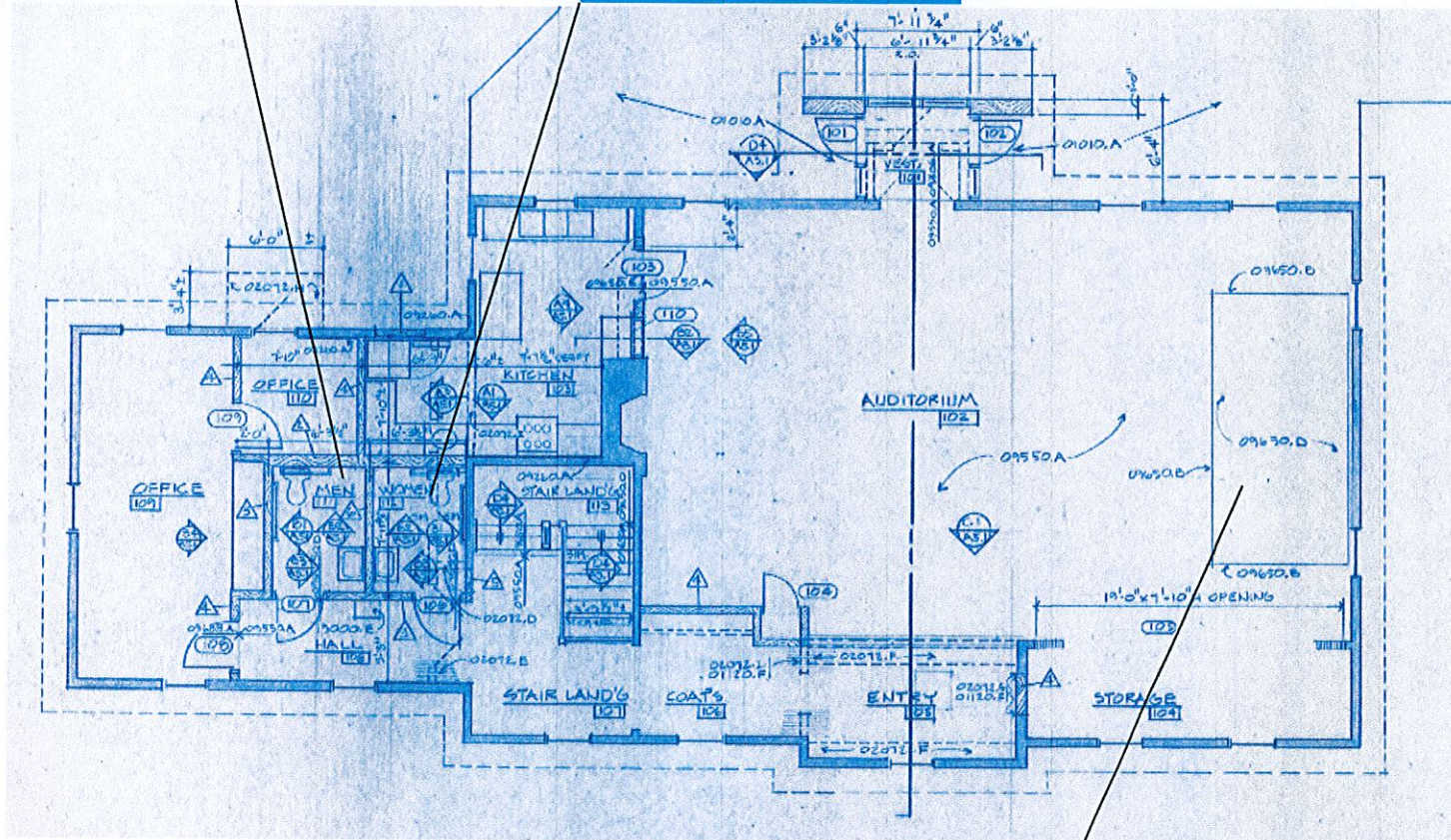
**Photo 6:** The upper level toilet rooms have been remodeled to provide features of accessibility. *This is a good example of accessibility.* Add a vertical grab bar and relocate the sanitary waste receptacle to below the side grab bar.



Install vertical grab bar  
 Insulate pipes at lavatory  
 Add raised and braille sign  
 Add a full height mirror

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 Insulate pipes at lavatory  
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 Add raised and braille sign  
 Add a full height mirror

Bevel rise between asphalt and deck to beach



Key

- Priority 1
- Priority 2
- Priority 3

Parking  
 Re-stripe faded accessible parking spaces

Provide a ramp up to the stage

Install door lever hardware



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Lafayette Square

City of Duluth, MN

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