

Portman Community Club

Portman Community Club is a 2-story building- the lower level is a warming house with toilet rooms; the upper level has a large open meeting/assembly room, office, full kitchen and toilet rooms. On-grade entries with an accessible route are provided to both levels. There is not currently an interior accessible route between levels (it does not appear that there is currently user interaction between the 2 levels). The toilet rooms on the upper level have been modified and converted to single-user toilet rooms that provide many features of accessibility. There are currently no features of accessibility provided in the lower level toilet rooms.

Portman Community Club

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Office- Upper Level									
14D2 16260	Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4 <i>The office is located on the former stage and is raised 4 steps.</i>	1	\$0	\$0	1				
				Priority # 1 Total	\$0				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Single User Toilet Room- Upper Level									
22D 16250	Remove interior partitions to create a single use toilet room. It is recommended that a privacy lock be installed. ICC / ANSI 603.2 <i>Photo 5.</i>	1	\$1,500	\$1,500	2				
22K6 (MN) 16251	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 5.</i>	1	\$400	\$400	2				
22L (MN) 16252	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>There is currently a small dispenser below the grab bar and a large dispenser above the grab bar. Photo 5.</i>	1	\$50	\$50	2				
22Q 16248	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 <i>Photo 5.</i>	1	\$50	\$50	2				
22V 16249	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 45". Photo 5.</i>	1	\$300	\$300	2				
22Z 16253	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11 <i>Photo 5.</i>	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$2,350
									Priority # 2 Total \$2,350

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Conference Room- Upper Level									
20D	16245	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6 <i>(There are also double doors into the conference rooms, but the room can be subdivided.) Photo 3.</i>	1	\$250	\$250	3			
Locker Rooms									
40B	16272	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	2	\$40	\$80	3			
Main Entry- Upper Level									
12B1.1	16228	Modify the slope of the area necessary for maneuvering clearance to ensure there is no slope greater than 2% (1:48) in any direction. ICC / ANSI 304.2 <i>There is currently a slope of 10.3% for a distance of 4' at the entry. Photo 1.</i>	1	\$3,000	\$3,000	3			
12H	16227	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>Replace the existing wood threshold adapter. Photo 2.</i>	1	\$200	\$200	3			
				<i>Location Subtotal:</i>					\$3,200

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Men's Toilet Room- Lower Level									
22B	16264 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22Q	16266 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22R	16267 Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4	1	\$450	\$450	3				
22T	16269 Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308	1	\$50	\$50	3				
22V	16268 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	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$890
Office- Upper Level									
20D	16258 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	2	\$250	\$500	3				
40B	16259 Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$540
Single User Toilet Room- Upper Level									
22B	16247 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Single User Toilet Room- Upper Level Lobby									
22-20D 16236	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever, push pull, etc. ICC / ANSI 404.2.6	1	\$250	\$250	3				
22B 16235	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22C4 16242	Alter swing of entry door so it does not intrude on the clear floor space of any fixture. ICC / ANSI 603.2.3	1	\$150	\$150	3				
22K6 (MN) 16240	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 4.</i>	1	\$400	\$400	3				
22L (MN) 16241	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Photo 4.</i>	1	\$50	\$50	3				
22Q 16237	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 <i>Photo 4.</i>	1	\$50	\$50	3				
22R 16238	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4 <i>Photo 4.</i>	1	\$450	\$450	3				
22V 16239	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 47".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$1,690
Storage- Lower Level									
20D 16263	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	3				

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Warming House Entry- Lower Level									
12H 16275	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	1	\$200	\$200	3				
Women's Toilet Room- Lower Level									
22B 16279	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22Q 16281	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22R 16282	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4	1	\$450	\$450	3				
22T 16284	Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308	1	\$50	\$50	3				
22V 16283	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	1	\$300	\$300	3				
				<i>Location Subtotal:</i>	\$890				
				Priority # 3 Total	\$8,030				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Coat Rack- Upper Level									
14F4 16256	Provide a closet rod mounted no higher than 48" above the floor. ICC / ANSI 308 <i>Currently at 66".</i>	1	\$100	\$100	4				
Concession Stand- Lower Level									
27B 16273	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				
Conference Room- Upper Level									
20B 16244	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 3" and the door is recessed 36". (There are also double doors into the conference rooms, but the room can be subdivided.) Photo 3.</i>	1	\$400	\$400	4				
20P 16246	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>(There are also double doors into the conference rooms, but the room can be subdivided.)</i>	1	\$250	\$250	4				
				<i>Location Subtotal:</i>	\$650				
Drinking Fountain									
41A1 16277	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>There is currently 1 drinking fountain at 37".</i>	1	\$1,500	\$1,500	4				

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Drinking Fountain- Upper Level									
41A1 16257	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>There is currently 1 drinking fountain with a spout at 38".</i>	1	\$1,500	\$1,500	4				
Kitchen- Upper Level									
20B1 16231	Relocate object to achieve needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>The counter currently obstructs the clearance on the pull side of the door. Remove the door (a sign indicates that it must remain 'open' at all times).</i>	1	\$50	\$50	4				
20P 16229	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 54".</i>	1	\$250	\$250	4				
25J9 16230	Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804 <i>The full kitchen does not currently provide any features of accessibility.</i>	1	\$7,000	\$7,000	4				
				<i>Location Subtotal:</i>	\$7,300				
Locker Rooms									
20P 16271	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10	2	\$250	\$500	4				
Mechanical / Boiler- Lower Level									
20D 16276	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	4				

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Accessibility Review

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Men's Toilet Room- Lower Level									
22-20A 16265	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29" clear opening.</i>	1	\$1,500	\$1,500	4				
22E 16270	Enlarge to provide a fully compliant 60" minimum wide toilet stall. MN 1341 604.3.1 <i>There are currently no features of accessibility provided. There is 1 toilet, 1 urinal and 2 sinks. Photo 6.</i>	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$2,850

Office- Upper Level

14D3 16261	Install a compliant lift to provide accessible between levels. IBC 1104.4 <i>The office is located on the former stage and is raised 4 steps.</i>	1	\$20,000	\$20,000	4				
20A 16262	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29" clear opening.</i>	2	\$1,500	\$3,000	4				
				<i>Location Subtotal:</i>					\$23,000

Portman Community Center

14D1 16287	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 upper and lower level. (On-grade entries are provided to both levels.) There is minimal program interaction between the levels; no action recommended at this time.</i>	1	\$0	\$0	4				
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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Single User Toilet Room- Upper Level									
22C3 (MN) 16255	Enlarge the room to provide a minimum 48" of clear floor space in front of the water closet. MN 1341.0442, Subpart 2, Figure MN 1341 28 <i>Currently provides 43".</i>	1	\$5,000	\$5,000	4				
22N1 16254	Relocate the water closet flush valve so it is located on the open side of the water closet or provide an automatic flush system. MN1341 604.6	1	\$400	\$400	4				
				<i>Location Subtotal:</i>					\$5,400
Single User Toilet Room- Upper Level Lobby									
22C6 (MN) 16243	Relocate the lavatory or enlarge the room to provide a minimum 60" clearance around the water closet, measured perpendicular from the side wall. ANSI 604.3.2 <i>The room is currently 74" x 71".</i>	1	\$5,000	\$5,000	4				
Storage- Upper Level									
20B1 16233	Relocate object to achieve needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 2". Remove the door (a sign indicates that it must remain 'open' at all times).</i>	1	\$50	\$50	4				
20P 16232	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10	1	\$250	\$250	4				
27B 16234	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>					\$1,300
Warming House Entry- Lower Level									
20P 16274	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 48".</i>	1	\$250	\$250	4				

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Women's Toilet Room- Lower Level									
22-20A 16280	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29" clear opening.</i>	1	\$1,500	\$1,500	4				
22-20B 16286	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 2".</i>	1	\$750	\$750	4				
22E 16285	Enlarge to provide a fully compliant 60" minimum wide toilet stall. MN 1341 604.3.1 <i>There are currently no features of accessibility provided. There are 2 toilets and 2 sinks. Photo 6.</i>	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$3,600
									Priority # 4 Total \$54,200

Transition Plan - (location/priority)



Photo 1: Modify to provide level (2% max) maneuvering space at the upper level entry door.



Photo 2: Replace the wood transition at the threshold.



Photo 3: Maneuvering clearance is not currently provided at the single door into the community room. Replace the knob style hardware.



Photo 4: View of lobby single user toilet room. Replace the existing grab bar configuration with compliant side and rear wall grab bars. Replace the knob style hardware.

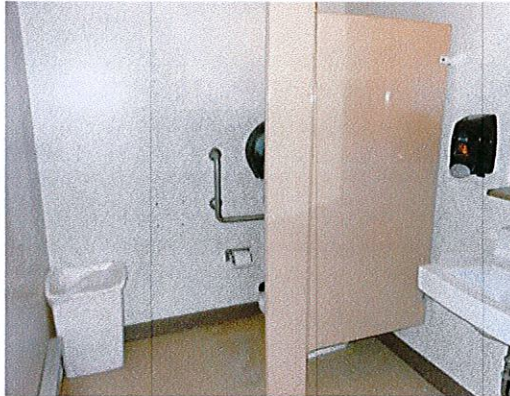


Photo 5: View of the upper level single user toilet room. Remove the privacy partition to provide clearance at the toilet.



Photo 6: View of lower level toilet rooms. There are currently no features of accessibility provided.