

## **Washington Center**

Washington Center is located in a former school building. A portion of the ground level is occupied by the city for recreation programs and early childhood programs. The upper levels have been converted to housing. The locker rooms and pool are not currently used and have been converted to storage (the pool has been drained). The toilet rooms have been modified to provide features of accessibility. Currently 1 of the toilet rooms is used by the early childhood program, JQP, Inc. recommends modifying this location to children's standards.

There is not currently accessible parking designated associated with Washington Center (all designated accessible parking is reserved for the residential units). An on-grade route is provided from the parking lot to the main entry, however the surface of the route is deteriorating.

Washington Center

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 16573	Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1 <i>There are approximately 15 public parking spaces (the remainder are reserved for residents), currently no public spaces have been designated as accessible. Photo 1.</i>	1	\$400	\$400	2				
				<b>Priority # 2 Total</b>	<b>\$400</b>				

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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>Building Wide</b>									
40B	16536	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2 <i>Raised and braille signs are provided, currently many of the signs are missing.</i>	15	\$40	\$600	3			
<b>Exterior Route</b>									
07G	16574	Patch lip at the base of the curb cut / ramp so there is no abrupt rise greater than 1/2". ICC / ANSI 303 <i>Photo 2.</i>	1	\$50	\$50	3			
08D	16575	Bevel abrupt rises in the sidewalk. ANSI 303.3 <i>Photo 2.</i>	1	\$500	\$500	3			
				<i>Location Subtotal:</i>					\$550
<b>Gym</b>									
20A1	16572	Modify widths of double doors (1 large/1small) to provide a single leaf with a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>There is 1 entry door that provides a 32" clear opening, it is recessed and does not provide maneuvering clearance. There are 3 sets of double doors- a single leaf of the double door currently provides a 27" clear opening. Photos 4 and 5.</i>	1	\$1,500	\$1,500	3			

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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>Men's Toilet Room</b>									
22B1	16561 Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5	1	\$40	\$40	3				
22G (MN)	16562 Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 38". Extend to the full width of the room.</i>	1	\$1,000	\$1,000	3				
22H1	16563 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22V	16564 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".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$1,390
<b>Men's Toilet Room- Pool</b>									
22.1	16560 Upgrade toilet room to be fully accessible. IBC 1109.2	1	\$10,000	\$10,000	3				
22B	16559 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$10,040
<b>SW Entry</b>									
08D	16542 Bevel abrupt rises in the sidewalk. ANSI 303.3 <i>Currently a 6" rise at the concrete stoop. Photo 3.</i>	1	\$500	\$500	3				

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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>Women's Toilet Room</b>									
22B1	16565 Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5	1	\$40	\$40	3				
22H1	16567 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>Currently at 41".</i>	1	\$50	\$50	3				
22L (MN)	16568 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 8.</i>	1	\$50	\$50	3				
22Q	16566 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22W2	16569 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 8.</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$240

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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
<b>Women's Toilet Room- Pool</b>									
22-20C4 16557	Remove the latch and/or closer from the door as 12" is not currently provided on the push side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>From the corridor door.</i>	1	\$50	\$50	3				
22B 16554	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22G (MN) 16552	Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides a 5'x5' stall.</i>	1	\$1,000	\$1,000	3				
22H1 16556	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22T 16553	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				
22Z 16555	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
23P (MN) 16558	Relocate the lavatory to provide a minimum knee clearance height of 24". Ensure the rim or counter surface is no higher than 31". ANSI 606.2, Exception 3 <i>This location is currently use by ECFE students, a door has been added from the corridor. Lower the sink to children's standards. (There is currently a wood platform below the sink.) Photo 7.</i>	1	\$450	\$450	3				
				<i>Location Subtotal:</i>					\$1,690
				<b>Priority # 3 Total</b>					<b>\$16,510</b>

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Classroom- 100</b>									
20B 16540	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".</i>	1	\$400	\$400	4				
<b>Classroom- 102</b>									
20B 16541	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".</i>	1	\$400	\$400	4				
<b>Drinking Fountain</b>									
41A1 16544	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 1 drinking fountain with a spout at 35" that provides 25 1/2" knee clearance.</i>	1	\$1,500	\$1,500	4				
<b>Family Resource Center- 118</b>									
27B 16537	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				

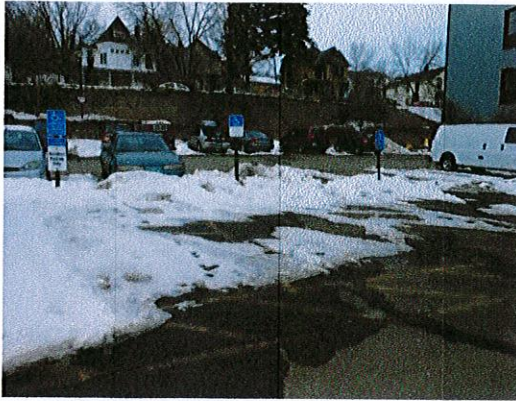
Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Kitchen- 106A</b>									
20B 16539	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10".</i>	1	\$400	\$400	4				
25J1.1 16538	Modify height of sink counter to 34" maximum. ANSI 804.4 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>					\$1,400
<b>Men's Locker Room</b>									
22-20B 16549	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>The door between the lockers and the shower room currently provides 2" on the pull side and is recessed 36".</i>	1	\$750	\$750	4				
24B1 16550	Modify the size of the shower to be either a compliant roll-in shower (minimum 30" x 60") or a compliant transfer shower (36" x 36" exact). MN1341 608.2 <i>Remodeling has occurred to provide some features of accessibility. Currently the locker room is used for storage.</i>	1	\$1,000	\$1,000	4				
24V 16551	In the changing/locker room, provide a bench, 20"-24" deep x 48" long, fixed to the wall or with a back along the longer dimension. The bench is to be mounted 17"-19" above the floor at the accessible dressing room and provide clear floor space at the end of the bench. MN1341 903 <i>Currently the locker room is used for storage, if it is converted back to a locker room add an accessible bench.</i>	1	\$200	\$200	4				
				<i>Location Subtotal:</i>					\$1,950



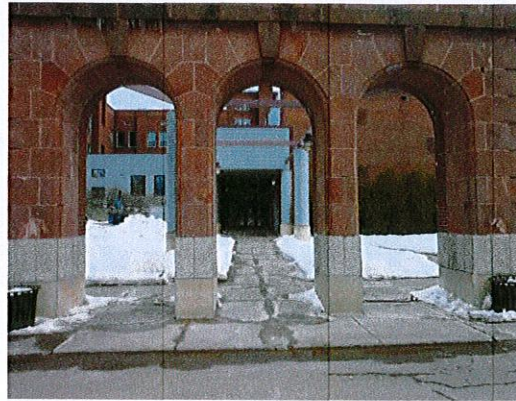
Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Pool</b>									
66A	16570 Provide a ramp or lift to access the water. IBC 1111.2 <i>All of the water has currently been drained from the pool and the room is used for storage. If it is used as a pool again, provide access into the water. Photo 6.</i>	1	\$5,000	\$5,000	4				
66B	16571 Identify accessible viewing positions on the pool deck. IBC 1108.2 <i>There is not currently an accessible route to the spectator seating area. Currently the pool area is used for storage.</i>	1	\$0	\$0	4				
<b>SW Entry</b>									
20P	16543 Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 45".</i>	1	\$250	\$250	4				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Women's Locker Room</b>									
22-20B	16545	1	\$750	\$750	4				
	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>The door between the lockers and the shower room currently provides 2" on the pull side and is recessed 36".</i>								
24B1	16546	1	\$1,000	\$1,000	4				
	Modify the size of the shower to be either a compliant roll-in shower (minimum 30" x 60") or a compliant transfer shower (36" x 36" exact). MN1341 608.2 <i>Remodeling has occurred to provide some features of accessibility. Currently the locker room is used for storage.</i>								
24V	16547	1	\$200	\$200	4				
	In the changing/locker room, provide a bench, 20"-24" deep x 48" long, fixed to the wall or with a back along the longer dimension. The bench is to be mounted 17"-19" above the floor at the accessible dressing room and provide clear floor space at the end of the bench. MN1341 903 <i>Currently the locker room is used for storage, if it is converted back to a locker room add an accessible bench.</i>								
				<i>Location Subtotal:</i>	\$1,950				
				<b>Priority # 4 Total</b>	<b>\$13,850</b>				

Transition Plan - (location/priority)



**Photo 1:** Currently the designated accessible parking spaces are reserved for resident parking.



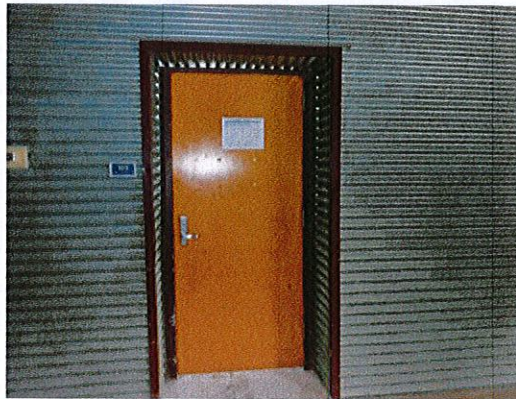
**Photo 2:** Patch the accessible route to eliminate any changes in elevation greater than 1/2".



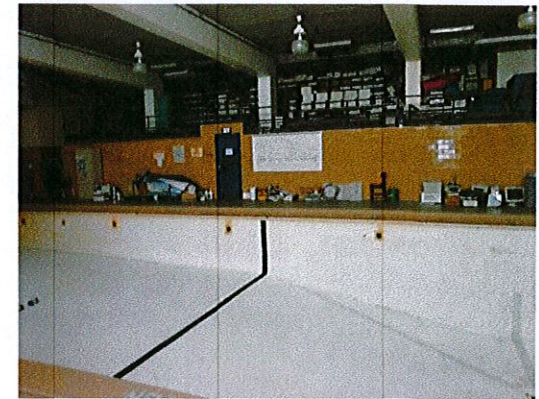
**Photo 3:** Eliminate the 6" rise at the SW entry. (This is the primary entry used by ECFE staff.)



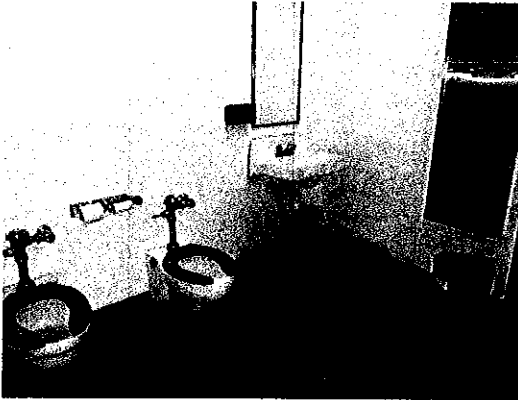
**Photo 4:** There are 3 sets of double doors leading into the gym. Modify 1 set so a single leaf provides a 32" clear opening.



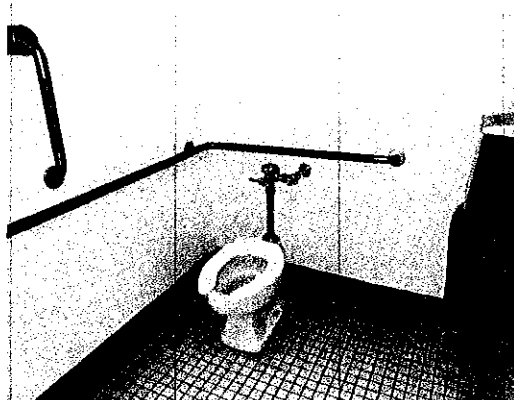
**Photo 5:** There is 1 door into the gym that provides a 32" clear opening, however the door is recessed and does not provide maneuvering clearance.



**Photo 6:** The pool is currently empty and the space is used for storage. If the pool is used in the future; ensure a compliant pool lift is provided.



**Photo 7:** View of toilet room. Lower the sink to children's standards at this location to eliminate the need for the wood platform.



**Photo 8:** The toilet rooms have been remodeled to provide features of accessibility. In the women's toilet room relocate the toilet paper dispenser and sanitary waste receptacle to below the side grab bar.