

Duluth Heights Community Club

Duluth Heights Community Club is a 3 story building- the lower level is used as a warming house with toilet rooms; the upper level has a large assembly room with a stage, multi-fixture toilet rooms and a full kitchen; the top level is a former private apartment that is now used by the community club. An exterior accessible route is provided to the lower and upper levels. There is not currently an accessible route to the top floor apartment or between levels. Remodeling in the upper level toilet rooms provided many features of accessibility. The lower level and former apartment toilet rooms currently provide no features of accessibility. The kitchen on the upper level does not currently provide any features of accessibility.

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Former Apartment									
14D2 16382	Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4 <i>There is not currently an accessible route to the 3rd story (former apartment). It appears the 3rd story is currently being used for office space and a work room. Photo 9.</i>	1	\$0	\$0	1				
Main Entry									
12 16359	Modify to provide an accessible entrance. MN1341 1105.1 <i>There is an accessible route from the street to a side entry. Ensure the side entry is unlocked at all times the main entry is unlocked.</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
Parking									
16399	<i>Relocate the accessible parking spaces, they currently block the route to the building. Photo 4.</i>	1	\$0	\$0	2				
				Priority # 2 Total	\$0				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Former Apartment									
20D 16385	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	4	\$250	\$1,000	3				
Lower Level									
20D 16395	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	5	\$250	\$1,250	3				
Main Entry- Lower Level									
12H 16396	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>There is currently a 4" rise.</i>	1	\$500	\$500	3				
Men's Toilet Room- Lower Level									
22.1 16394	Upgrade toilet room to be fully accessible. IBC 1109.2 <i>Photo 11.</i>	1	\$10,000	\$10,000	3				
22B 16392	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$10,040

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- Upper Level									
22B	16361 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22E1	16368 Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Photo 8.</i>	1	\$1,350	\$1,350	3				
22H1	16364 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22J	16365 Provide stall door hardware that does not require grasping, pinching or twisting to operate. ICC ANSI 309.4	1	\$50	\$50	3				
22K6 (MN)	16369 Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2	1	\$400	\$400	3				
22Q	16363 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22U	16367 Relocate the existing soap dispenser 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	16366 Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>	\$2,040				
Parking									
05H	16397 Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>There are 2 parking spaces designated as accessible near the front of the building. Restripe so they share a 8' wide aisle (currently 7').</i>	2	\$150	\$300	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
Stage									
14D4 16370	Provide a compliant ramp at change in level. MN 1341 402.2 <i>There is currently a 34" rise at the stage. Photo 5.</i>	1	\$5,000	\$5,000	3				
Women's Toilet Room- Lower Level									
22.1 16389	Upgrade toilet room to be fully accessible. IBC 1109.2 <i>Photo 11.</i>	1	\$10,000	\$10,000	3				
22B 16387	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$10,040

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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 #									
Women's Toilet Room- Upper Level									
22B	16371	1	\$40	\$40	3				
	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2								
22E1	16378	1	\$1,350	\$1,350	3				
	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Photo 8.</i>								
22H1	16374	1	\$50	\$50	3				
	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3								
22J	16375	1	\$50	\$50	3				
	Provide stall door hardware that does not require grasping, pinching or twisting to operate. ICC ANSI 309.4								
22K6 (MN)	16379	1	\$400	\$400	3				
	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2								
22P	16381	1	\$1,000	\$1,000	3				
	Raise the lavatory to provide a minimum knee clearance height of 27". ICC / ANSI 606.2 <i>Currently provides 24" knee clearance.</i>								
22Q	16373	1	\$50	\$50	3				
	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6								
22U	16377	1	\$50	\$50	3				
	Relocate the existing soap dispenser so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308								
22V	16380	1	\$300	\$300	3				
	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 48".</i>								
22Z	16376	1	\$50	\$50	3				
	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11								
				<i>Location Subtotal:</i>	\$3,340				
				Priority # 3 Total		\$33,510			

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Concessions- Lower Level									
27B 16386	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				
Drinking Fountain									
41A1 16390	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 36".</i>	1	\$1,500	\$1,500	4				
Duluth Heights									
14D1 16400	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 the upper and lower levels.) There is minimal program interaction between the upper and lower levels; no action recommended at this time. Photo 2.</i>	1	\$0	\$0	4				
Former Apartment									
24 16384	Provide a fully compliant unisex toilet/shower room. IBC 1109.2	1	\$20,000	\$20,000	4				
25J9 16383	Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804	1	\$7,000	\$7,000	4				
				<i>Location Subtotal:</i>	\$27,000				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Kitchen- Upper Level									
25J9 16360	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, it currently provides no features of accessibility. Photo 6.</i>	1	\$7,000	\$7,000	4				
Men's Toilet Room- Lower Level									
22-20A 16393	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides 27" clear opening. (There is no door.)</i>	1	\$1,500	\$1,500	4				
Men's Toilet Room- Upper Level									
22-20B 16362	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 4" at the corridor from the main room. Photo 7.</i>	1	\$750	\$750	4				
Parking									
05N 16398	Alter the slope of the accessible parking stall and / or access aisle to be no greater than 1:48 (2%) in any direction. ICC / ANSI 502.5 <i>There is currently a slope exceeding 2% near the head end of the accessible parking spaces, causing flooding and ice build-up. Photo 1.</i>	1	\$500	\$500	4				
Women's Toilet Room- Lower Level									
22-20A 16388	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides 27" clear opening. (There is no door.)</i>	1	\$1,500	\$1,500	4				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Women's Toilet Room- Upper Level									
22-20B 16372	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 4" at the corridor from the main room.</i>	1	\$750	\$750	4				
				Priority # 4 Total	\$41,500				

Transition Plan - (location/priority)



Photo 1: An accessible parking space has been designated near the building. There is currently slope within the parking space causing water and ice to build up.

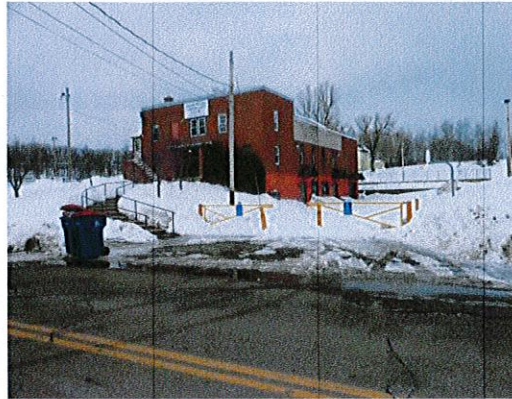


Photo 2: There is not currently an interior accessible route between levels. An on-grade entry is provided to the upper and lower levels. (There is not currently a route to the 3rd floor former apartment.)

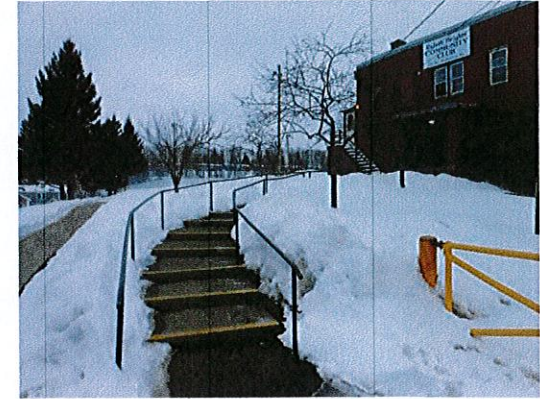


Photo 3: An accessible route to a side entry is provided adjacent to the stairs leading to the upper level.

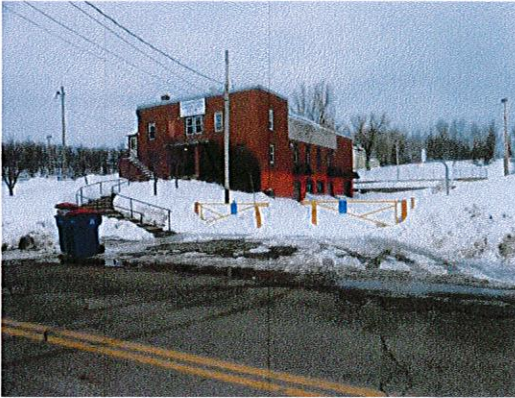


Photo 4: Reconfigure the accessible parking. If a vehicle were in the space on the right it would block access to the route to the upper level.

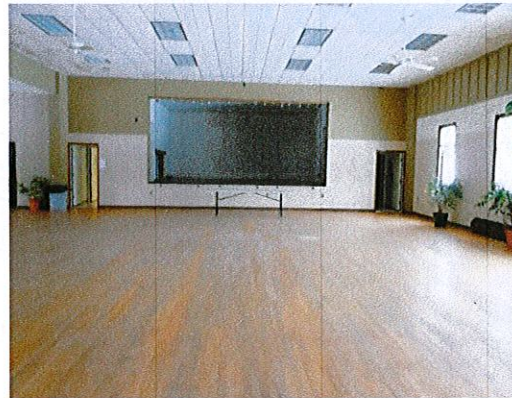


Photo 5: View of main room and stage. There is not currently an accessible route to the stage.



Photo 6: View of kitchen. There are currently no features of accessibility provided.



Photo 7: Maneuvering clearance is not currently provided at the entry doors to the upper level toilet rooms.



Photo 8: The upper level toilet rooms have been remodeled to provide an ambulatory accessible stall. There is not currently a 60" wide stall.



Photo 9: The apartment is now used by the community club. There is not currently an accessible route and there are no features of accessibility provided at the kitchen or bathroom.

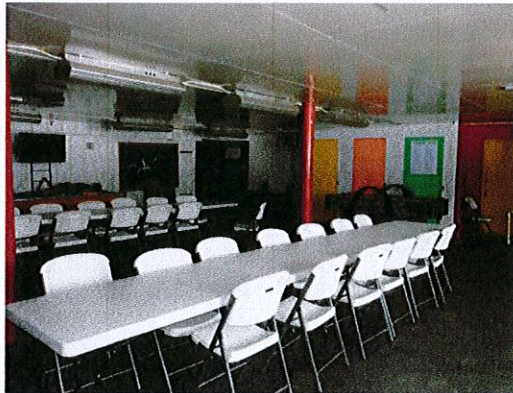


Photo 10: View of warming house.



Photo 11: The lower level toilet rooms currently provide no features of accessibility.