

Piedmont Community Club

Piedmont 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, full kitchen and toilet rooms. There is an accessible route from the small parking lot to the upper level entry, but not to the lower level entry. There is not an interior route between the 2 levels (only exterior stairs). Currently none of the toilet rooms are accessible and the kitchen does not provide any features of accessibility.

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Warming House- Lower Level									
08A	16202	1	\$20,000	\$20,000	2				
	Provide an accessible route. IBC 1104 <i>There is not currently an accessible route to the lower level; exterior stairs are provided from the parking lot and adjacent to the building. Photo 6.</i>								
				Priority # 2 Total	\$20,000				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Coaches Lounge									
20D 16204	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				
Concessions- Lower Level									
20D 16967	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				
Drinking Fountain- Upper Level									
22-20B1 16191	Remove / relocate / replace moveable object to provide needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>The drinking fountain currently obstructs the push side clearance into the men's and women's toilet rooms.</i>	1	\$50	\$50	3				
Kitchen- Upper Level									
20D 16181	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				
Main Entry- Upper Level									
12C 16179	Relocate door and frame to provide an appropriate approach to the door. ICC / ANSI 404.2.3.1 <i>Photo 1.</i>	1	\$1,500	\$1,500	3				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Men's Toilet Room- Lower Level									
22B	16208	1	\$40	\$40	3				
	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2								
22H1	16213	1	\$50	\$50	3				
	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3								
22K6 (MN)	16215	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								
22Q	16209	1	\$50	\$50	3				
	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6								
22R	16210	1	\$450	\$450	3				
	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4								
22T	16212	1	\$50	\$50	3				
	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								
22V	16211	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>								
				<i>Location Subtotal:</i>					<i>\$1,340</i>

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	16183	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3			
22H1	16188	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3			
22Q	16184	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3			
22R	16185	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	16187	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	16186	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>	1	\$300	\$300	3			
				<i>Location Subtotal:</i>				<i>\$940</i>	
Parking									
05A	16226	Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1 <i>There is room for 16 vehicles in the parking lot. Currently no spaces have been designated as accessible.</i>	1	\$400	\$400	3			
Team Room- Lower Level									
20D	16203	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			

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Telephone- Upper Level									
42D	16201 Provide a telephone with push button controls or automatic dial. ICC / ANSI 704.2.2 <i>There is currently a rotary dial phone. (Or remove the phone.) Photo 3.</i>	1	\$100	\$100	3				
Warming Room- Lower Level									
14G2	16225 Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The heater currently protrudes at a height of 73". Photo 5.</i>	1	\$100	\$100	3				
Women's Toilet Room- Lower Level									
22B	16217 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22H1	16222 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22K6 (MN)	16224 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	16218 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22R	16219 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	16221 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	16220 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>	1	\$300	\$300	3				
				Location Subtotal:	\$1,340				

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- Upper Level									
22B	16193 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22H1	16198 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22Q	16194 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22R	16195 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				
22V	16196 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>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>	\$890				
				Priority # 3 Total	\$7,660				

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 16200	Provide a closet rod mounted no higher than 48" above the floor. ICC / ANSI 308 <i>Currently at 70".</i>	1	\$100	\$100	4				
Concessions- Lower Level									
21A1 16966	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 38".</i>	1	\$1,000	\$1,000	4				
Drinking Fountain- Lower Level									
41A1 16205	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				
Drinking Fountain- Upper Level									
41A1 16190	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 36" spout height.</i>	1	\$1,500	\$1,500	4				

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Kitchen- Upper Level									
25J9 16180	Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804 Photo 4.	1	\$7,000	\$7,000	4				
Men's Toilet Room- Lower Level									
22-20B 16207	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 Currently provides 2".	1	\$750	\$750	4				
22E1 16214	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 Creating an accessible toilet room would require removing the other fixture.	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$2,100
Men's Toilet Room- Upper Level									
22-20B 16182	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 Currently provides 2".	1	\$750	\$750	4				
22E1 16189	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 Creating an accessible toilet room would require removing the other fixture. Photo 6.	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$2,100

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									
22-20B 16216	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				
22E1 16223	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Creating an accessible toilet room would require removing the other fixture.</i>	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$2,100
Women's Toilet Room- Upper Level									
22-20B 16192	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				
22E1 16199	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Creating an accessible toilet room would require removing the other fixture. Photo 6.</i>	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>					\$2,100
				Priority # 4 Total					\$19,500

Transition Plan - (location/priority)

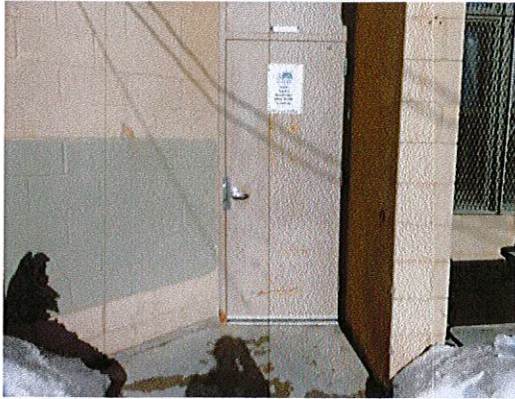


Photo 1: View of upper level entry. Maneuvering clearance is not currently provided at the main door due to the angle of the wall.



Photo 2: There is an on-grade entry to upper level from the parking lot. There is not currently a route to the lower level. (There is no interior route between the 2 levels, only exterior stairs.)



Photo 3: Replace the rotary style phone with a push button style.



Photo 4: View of kitchen. There are currently no features of accessibility.



Photo 5: The upper level toilet rooms provide an ambulatory accessible stall, but not a 5' accessible stall.

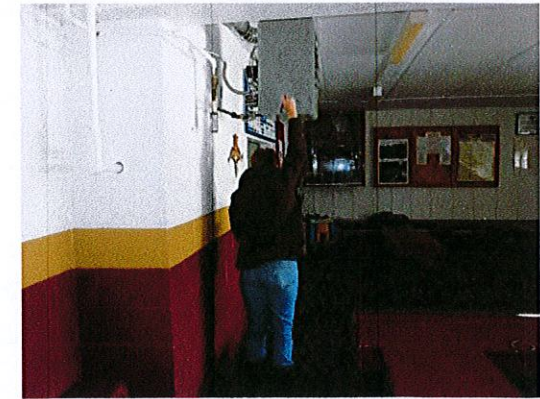
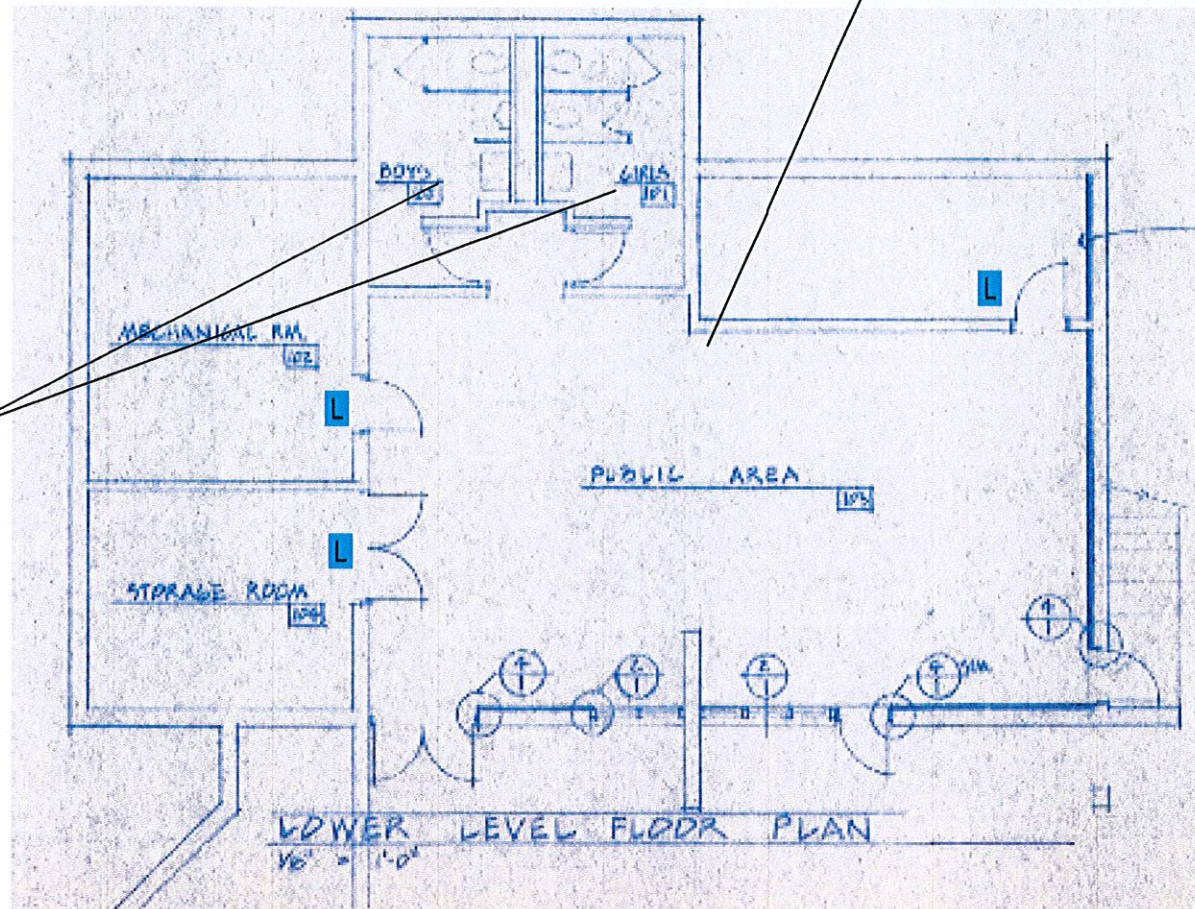


Photo 6: The heater in the warming house currently creates a protruding hazard.

Eliminate protruding hazard at heater



Add raised and braille sign
Insulate pipes at lavatory
Replace faucet
Add full height mirror
Lower the towel dispenser
Add pull to accessible stall door
Replace grab bars

Create an accessible route

Key

Priority 1

Priority 2

Priority 3

 Install door lever hardware



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Piedmont Community Club
Lower Level
City of Duluth, MN

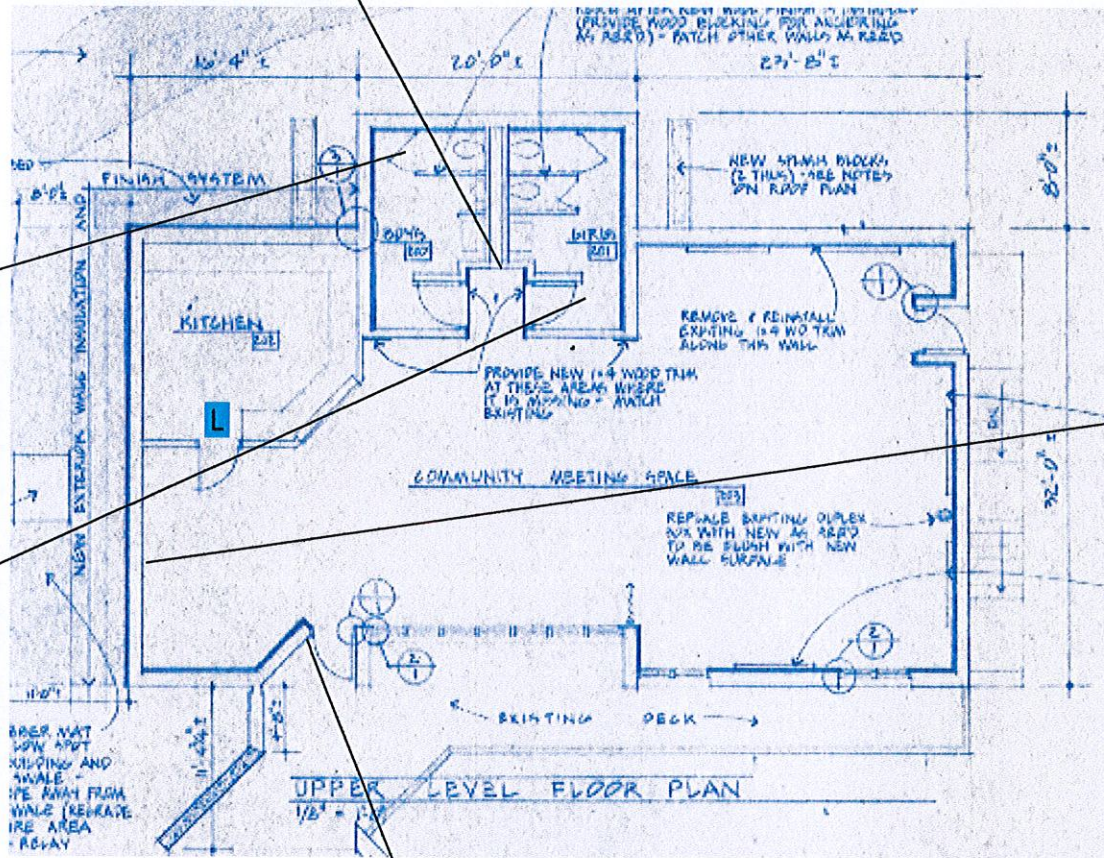
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Relocate drinking fountain

Add raised and braille sign
 Insulate pipes at lavatory
 Replace faucet
 Add full height mirror
 Lower the towel dispenser
 Add pull to accessible stall door

Add raised and braille sign
 Insulate pipes at lavatory
 Replace faucet
 Add full height mirror
 Lower the towel dispenser
 Add pull to accessible stall door

Replace rotary dial phone



Modify entry to provide maneuvering clearance

Parking
 Designate an accessible parking space

Key

- Priority 1
- Priority 2
- Priority 3

L Install door lever hardware



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Piedmont Community Club
 Upper Level
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