

## **Facilities Maintenance**

The Facilities Maintenance Building is a 3 level building. There is not currently an accessible route between levels (there is a freight elevator). The main entry leads directly to interior stairs. A toilet room on 1st floor provides some features of accessibility, however there is not currently an accessible route to it.

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
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**Facilities Maintenance Building**

14D2 15956	Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4	1	\$0	\$0	1				
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✓  
*Currently a freight elevator is the only route between levels. There are also interior stairs at the main entry before reaching the freight elevator. Photo 2.*

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**Priority # 1 Total      \$0**

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9/20/15

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Break Room- 2nd Floor</b>									
22T 15968	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 <i>Currently at 70".</i>	1	\$50	\$50	3				
<b>Building Wide</b>									
40B 15955	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	15	\$40	\$600	3				
<b>Corridor- 2nd Floor</b>									
14G 15957	Eliminate protruding hazard by positioning an object below. This will create a detectable object to direct a person with a visual impairment using proper cane technique around the protruding object. ICC / ANSI 307.1 <i>The shelf adjacent to the stairs currently protrudes 9" at a height of 43". The shelf across from the carpentry shop currently protrudes 12" at a height of 34".</i>	2	\$50	\$100	3				
<b>Interior Route- 1st Floor Ramp</b>									
15B 15990	Install a fully compliant handrail where missing, so handrails are provided on both sides of the sloped surface. ICC / ANSI 405.8 <i>Photo 4.</i>	20	\$25	\$500	3				
15K 15989	Reconstruct ramp to provide a maximum slope of 1:12 (8.33%). ICC ANSI 405.2 <i>Based on the 35" rise and required level landings, the ramp would need to be 45' long. Photo 4.</i>	1	\$5,000	\$5,000	3				
				<i>Location Subtotal:</i>	\$5,500				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Main Entry</b>									
✓ 12C1 15952	Install automatic door opener to address maneuvering clearance issues at door. ICC / ANSI 404.2.3.1 <i>The door is currently recessed 11". Photo 1.</i>	1	\$1,500	\$1,500	3				
<b>Main Entry- FOB</b>									
✓ 47B 15954	Replace and/or reposition the two-way communication system's control mechanism to be mounted no higher than 48" above the floor. ICC/ANSI 308.2, 308.3 <i>The FOB to unlock the door is currently at 58". Photo 1.</i>	1	\$150	\$150	3				
<b>Maintenance Garage</b>									
✓ 15A 16014	Provide fully compliant handrails on both sides of the sloped surface. ICC ANSI 405.8	16	\$25	\$400	3				

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- 2nd Floor</b>									
✓ 22-20A 15974	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29 1/2" clear opening.</i>	1	\$1,500	\$1,500	3				
✓ 22B 15972	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
✗ 22E3 15976	Create a fully compliant 60" minimum wide toilet stall by combining two existing stalls and removing one toilet. Ensure that the new stall provides 48" minimum in front of the toilet, side and rear grab bars, toilet paper dispenser located below the horizontal grab bar, a low coat hook, easily operable stall locking hardware and staple style pulls on both sides of the stall door. MN 1341 604.3.1	1	\$1,350	\$1,350	3				
✓ 22Q 15973	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
✓ 22V 15975	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 55".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$3,240

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Single User Toilet Room- 1st Floor</b>									
16004		1	\$100	\$100	3				
	<i>Remove the cabinet hanging on the wall. Photo 6.</i>								
✓ 22-20A 16003	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29" clear opening. Photo 6.</i>	1	\$1,500	\$1,500	3				
✓ 22B 15994	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2 <i>Photo 6.</i>	1	\$40	\$40	3				
✓ 22K (MN) 15999	Install compliant grab bars on the side and rear walls of the water closet. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 6.</i>	1	\$400	\$400	3				
✓ 22L (MN) 16000	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 6.</i>	1	\$50	\$50	3				
✓ 22P5 15995	Lower lavatory so top edge is no higher than 34" AFF. ICC / ANSI 606.3 <i>Currently at 35 1/2". Photo 6.</i>	1	\$500	\$500	3				
✓ 22Q 15996	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 <i>Photo 6.</i>	1	\$50	\$50	3				
✓ 22T 15997	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 <i>Currently at 56". Photo 6.</i>	1	\$50	\$50	3				
✓ 22V 15998	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 53". Photo 6.</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$2,990

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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- 2nd Floor</b>									
✓ 22-20A	15962 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	3				
✓ 22-20D	15961 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	15960 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
✓ 22D	15967 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	3				
✓ 22Q	15963 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
✓ 22T	15965 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 <i>Currently at 56".</i>	1	\$50	\$50	3				
✓ 22V	15964 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 50".</i>	1	\$300	\$300	3				

Location Subtotal: \$3,690

**Priority # 3 Total \$18,220**

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Basement Entry</b>									
✓ 12 16008	Modify to provide an accessible entrance. MN1341 1105.1 <i>There are currently 2 steps on the interior side and 5 steps on the exterior side.</i>	1	\$1,500	\$1,500	4				
<b>Break Room- 2nd Floor</b>									
✓ 20A 15970	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 31" clear opening.</i>	1	\$1,500	\$1,500	4				
✓ 25J1.1 15969	Modify height of sink counter to 34" maximum. ANSI 804.4 <i>Currently at 39".</i>	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>					\$2,500
<b>Building Wide</b>									
✓ 20D 15977	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6 <i>Photo 3.</i>	15	\$250	\$3,750	4				
<b>Carpentry Shop</b>									
✓ 27B 15959	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3	1	\$1,000	\$1,000	4				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Drinking Fountain</b>									
41A1	15971	2	\$1,500	\$3,000	4				
	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 33" spout (and a bottle filler) on 2nd floor and 1 drinking fountain with a 40" spout on 1st floor.</i>								
<b>Janitor's Closet- 2nd Floor</b>									
20A	15979	1	\$1,500	\$1,500	4				
	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2								
<b>Key Shop- 2nd Floor</b>									
20A	15978	1	\$1,500	\$1,500	4				
	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2								
<b>Main Entry</b>									
20P	15953	1	\$250	\$250	4				
	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 47".</i>								

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Maintenance Garage</b>									
150	16015 Modify bottom landing to be larger. ICC / ANSI 405.7 <i>There is not currently a level landing at the bottom of the ramp/double doors.</i>	1	\$2,000	\$2,000	4				
20A1	16013 Modify widths of double doors (1 large/1small) to provide a single leaf with a minimum 32" clear opening. ICC / ANSI 404.2.2	1	\$1,500	\$1,500	4				
				<i>Location Subtotal:</i>					\$3,500
<b>Office (new)- 2nd Floor</b>									
20B	15980 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 is currently recessed 9 1/2".</i>	1	\$400	\$400	4				
20P	15981 Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 49".</i>	1	\$250	\$250	4				
				<i>Location Subtotal:</i>					\$650
<b>Office- Basement Level</b>									
14D4	16009 Provide a compliant ramp at change in level. MN 1341 402.2 <i>There is a step up to the office area.</i>	1	\$2,000	\$2,000	4				
20P	16010 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				
				<i>Location Subtotal:</i>					\$2,250
<b>Parking</b>									
05A	15951 Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1 <i>There are currently no defined/identified parking spaces in the gravel lot/driveway.</i>	1	\$400	\$400	4				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Signal Shop</b>									
20A1	15982	1	\$1,500	\$1,500	4				
	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>A single leaf currently provides a 27" clear opening.</i>								
27B	15984	1	\$1,000	\$1,000	4				
	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3								
27D	15985	1	\$450	\$450	4				
	Replace faucet hardware. ICC / ANSI 309.4, 606.4								
				<i>Location Subtotal:</i>	\$2,950				

**Signal Shop- Private Offices**

14D4	15983	1	\$2,000	\$2,000	4				
	Provide a compliant ramp at change in level. MN 1341 402.2 <i>There are currently 2 steps up to the private office.</i>								

**Single User Toilet Room- 1st Floor**

22C2 (MN)	16005	1	\$5,000	\$5,000	4				
	Relocate the lavatory or enlarge the room to provide a minimum 42" between the lavatory and the center of the water closet. ANSI 604.3.2 <i>The urinal is currently located within the clearance for the toilet. Photo 6.</i>								
22C3 (MN)	16002	1	\$5,000	\$5,000	4				
	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 45" in front. Photo 6.</i>								
22N1	16001	1	\$400	\$400	4				
	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 Photo 6.								
				<i>Location Subtotal:</i>	\$10,400				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Single User Toilet Room- Basement Level</b>									
22	16007 Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 <i>The single user toilet room is located up 2 steps. Currently no features of accessibility are provided.</i>	1	\$10,000	\$10,000	4				
<b>Storage- 1st Floor (at Main Entry)</b>									
20P	16006 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>	2	\$250	\$500	4				
<b>Storage Area- 1st Floor</b>									
20A1	15993 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>A single leaf currently provides a 27" clear opening.</i>	1	\$1,500	\$1,500	4				
27B	15991 Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3	2	\$1,000	\$2,000	4				
27D	15992 Replace faucet hardware. ICC / ANSI 309.4, 606.4	1	\$450	\$450	4				
				<i>Location Subtotal:</i>					\$3,950
<b>Storage- Basement Level</b>									
14D4	16011 Provide a compliant ramp at change in level. MN 1341 402.2 <i>There is a step up to the storage area.</i>	1	\$2,000	\$2,000	4				
20P	16012 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				
				<i>Location Subtotal:</i>					\$2,250

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Welding Shop</b>									
20P 15987	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				
27B 15986	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>					\$1,500
<b>Welding Shop- Private Office</b>									
20H 15988	Modify / replace threshold at door so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 Currently 1".	1	\$200	\$200	4				
<b>Women's Toilet Room- 2nd Floor</b>									
22-20B 15966	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 3".	1	\$750	\$750	4				
				<b>Priority # 4 Total</b>					<b>\$56,300</b>

Transition Plan - (location/priority)