

**ACCESSIBILITY
SURVEY & REPORT**
for

COSTA MESA CIVIC CENTER

77 - 99 Fair Drive
Costa Mesa, California

S G P A A R C H I T E C T U R E A N D P L A N N I N G





ARCHITECTURE AND PLANNING

February 23, 1993

Mr. Michael F. Waters, Superintendent
Facilities and Equipment Division
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Costa Mesa Civic Center ADA
City of Costa Mesa
Costa Mesa, California
Project No. 92063-17-01

ITEM: Accessibility Survey and Report

Dear Mr. Waters:

From January 5 through February 10, 1993, SGPA conducted an accessibility survey of the City of Costa Mesa Civic Center, and Site/Path-of-Travel, City Hall Building excluding basement, Communications Building, and Police Station Building. The purpose of this survey was to review existing conditions, identify areas of noncompliance with Titles II and III of the Americans with Disabilities Act, with California Title-24 Accessibility Standards when more restrictive than ADA, and with Section 504 of the Rehabilitation Act of 1973, and to recommend possible corrections to those areas found to be noncompliant.

The Americans with Disabilities Act (ADA) was enacted on July 26, 1990, and provides comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services, and telecommunications. The Act prohibits discrimination on the basis of disability by public and private entities in places of public accommodation. The Act requires places of public accommodation, including local governmental facilities, to be designed, constructed and altered so as to be readily accessible to and usable by persons with disabilities.

Section 36.304 of the ADA requires a public accommodation to remove architectural barriers and communication barriers that are structural in nature within existing facilities, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense. This section of the ADA also establishes the following order of priorities for compliance with barrier removal requirements:

- (1) Provide access to a place of public accommodation from public sidewalks, parking or public transportation;
- (2) Provide access to those areas of a place of public accommodation where goods and services are made available to the public;

Mr. Michael F. Waters, Superintendent
Costa Mesa Civic Center ADA
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- (3) Provide access to restroom facilities;
- (4) Provide access to goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

The attached report consists of two sections or volumes. The first volume, Accessibility Summary, identifies areas of noncompliance with the referenced codes and standards, and makes recommendations for possible corrections. The second volume, Accessibility Survey, is the field document used to record existing conditions.

Included in the Accessibility Survey are references to items addressed in Title 24 of the California Administrative Code of the State Building Code which has been adopted by the City of Costa Mesa. The Title 24 requirements referenced in the Accessibility Survey are either more restrictive than ADA requirements or are requirements not addressed by the ADA. While compliance with Title 24 is not necessarily required for pre-existing sites or buildings permitted prior to 1981, it is our recommendation that, where possible, any work undertaken to correct areas of noncompliance with the ADA also meet with requirements of Title 24. It should also be noted that work undertaken to correct areas of noncompliance with ADA that require new building permits, may trigger compliance with Title 24 requirements.

This report provides cost estimates for recommended corrective work described in the Accessibility Summaries. These estimates are based on visual inspection of existing conditions, and are not derived from any formalized construction documentation, finalized design solutions, or specified materials. These estimates are based upon historical cost data derived from similar projects and allowances are included for components of work which are not specifically detailed or described, but which are, in the judgement of the estimator, required for the corrective work. There also may be additional costs associated with the work which is not readily apparent, such as structural, mechanical, electrical, and other building conditions or systems which may complicate the work, or potential removal and disposal of unknown hazardous materials which may result from demolition work. Lastly, the cost estimates do not include architectural and engineering fees, the costs of permits and inspections, or other governmental fees.

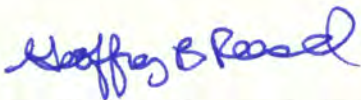
In conjunction with the report, it should be noted that Title II of the Act requires governmental entities to evaluate "program accessibility, existing facilities and communications" which, in essence, assesses the operations, procedures and organizational structure of the governmental entity, and identifies changes in those areas which would enhance and promote greater access by the disabled, without making physical barrier

Mr. Michael F. Waters, Superintendent
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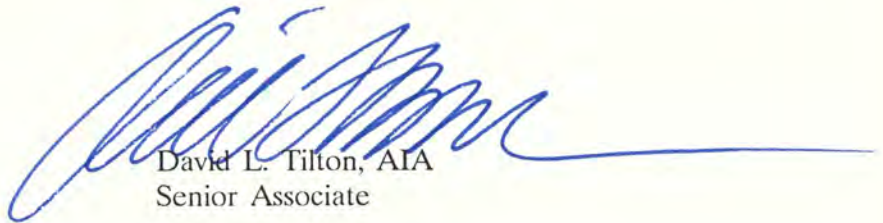
modifications. Analysis of "program accessibility, existing facilities and communications", otherwise termed a Self Evaluation, should be considered simultaneously by the City with our final report so that the final implementation plan has the intended impact for the City of Costa Mesa.

The Accessibility Survey should be used as a reference source for establishing the City's priorities, and used in conjunction with the findings of the Self Evaluation, construction costs, and other factors. If we can be of further service to the City of Costa Mesa, please don't hesitate to contact us.

Respectfully Submitted,



Geoffrey B. Reeslund, AIA
Principal



David L. Tilton, AIA
Senior Associate

GBR/DLT:dmp

Attachments

ACCESSIBILITY SURVEY & REPORT
FOR
C O S T A M E S A C I V I C C E N T E R

77 - 99 Fair Drive
Costa Mesa, California

Prepared for
CITY OF COSTA MESA
Costa Mesa, California

February, 1993

Prepared By
SGPA/Architecture and Planning
Irvine, California
PN 92063-17-01

ACCESSIBILITY SURVEY & REPORT
=====

for
C O S T A M E S A C I V I C C E N T E R

Costa Mesa, California

Americans with Disabilities Act, Title-24, Sec. 504

City of Costa Mesa - ADA Survey

This report is intended only to evaluate the physical conditions as to ADA, Title-24, and Section 504 compliance from the design professional's perspective, and are not intended to provide a legal interpretation of the Act. The Act has important economic and legal consequences and these issues must be addressed by the Owner with their legal counsel.

REPORT CONTENTS

** GENERAL SUMMARY, ADA ELEMENTS:

- I. TABLE A -- SITE/PATH-OF-TRAVEL
- TABLE B -- CITY HALL BUILDING
- TABLE C -- COMMUNICATIONS BUILDING
- TABLE D -- POLICE STATION BUILDING

These General Summaries numerically compile the itemized accessibility deficiencies described in detail in the Accessibility Summary Tables, cites major findings, and includes estimated cost information corresponding to each ADA Element. These Tables allow the Owner to assign a relative priority to the particular ADA Element, based on these findings, the findings of the Self Evaluation (performed by others), estimated construction costs, and other factors. Refer to the report cover letter for the ADA-established order of priority for compliance with barrier removal requirements.

TABLES A, B, C & D should be part of the Owner's document for preparing an implementation plan, along with the detailed Accessibility Summaries by ADA Element. It is recommended that the implementation plan be reviewed by the Owner's financial and legal counsel prior to being finalized.

** ACCESSIBILITY SUMMARIES BY ADA ELEMENT:

- II. Site/Path-of-Travel -- TABLES 1, 2, 3, 5, 6, 10, and 14
- III. City Hall Building -- TABLES 1.1, 4, 6, 7, 9, 10, 11, 12, 13, 14, 15, 17 and 21
- IV. Communications Building -- TABLES 1.1, 4, 9, 10, 11, and 14
- V. Police Station Building -- TABLES 1.1, 4, 6, 7, 9, 10, 11, 13, 14, 15, 21 and 22

These Tables itemize each of the Accessibility Deficiencies found during the survey, and includes a brief description of the non-compliant condition, refers to the ADA Code reference, refers to the ADA Code reference along with the ADA-established priority. The table also suggests a corrective alternative and cost estimate. It should be stated that the cost totals are additive of the highest of any alternative costs noted.

Additionally, each Table allows the Owner to "fill-in" a rating scale (from 1 to 5) for the Owner to determine the "READILY ACHIEVABLE" nature of each item/sub-item. Finally, a space is provided for the the Owner to assign a Corrective Priority (which may be different than the ADA-established order of priority).

VI. PLANS -- SITE & FLOOR PLANS SHOWING AREAS SURVEYED

Reductions of the Owner-provided plans are included which show areas of the site and buildings which were specifically excluded from the survey and report, based on discussions with and direction from City Representatives.

VII. FIELD REPORT -- ACCESSIBILITY SURVEY (Bound Separately)

Copies of the Accessibility Survey forms used during the field visit, organized by ADA Element, are included for reference purposes. It may be helpful to refer to these survey forms for greater detail for the specific technical requirements of any one item.

TABLE A
GENERAL SUMMARY
FOR
CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENTS
=====

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
1	Accessible Route	5	<ul style="list-style-type: none"> . No compliant means of access provided to City Hall due to stairs and deficient ramp. . Limited means of access to Council Chambers due to slope conditions and deficient doors. . SEE TABLE 1 FOR DETAILED SUMMARY. 	\$42,800	_____
2	Accessible Parking	7	<ul style="list-style-type: none"> . Insufficient number of accessible parking stalls, including "van accessible" spaces. . Existing spaces not on accessible route; and deficient for dimensions, slope, access aisles. . SEE TABLE 2 FOR DETAILED SUMMARY. 	\$8,700	_____
3	Curb Ramps	3	<ul style="list-style-type: none"> . New curb ramps required to connect accessible route from public sidewalks, and accessible parking stalls; existing curb ramps deficient due to excessive slopes, detectable warnings. . SEE TABLE 3 FOR DETAILED SUMMARY. 	\$7,600	_____
5	Ramps	1	<ul style="list-style-type: none"> . Existing ramp, south side of City Hall Building is non-compliant due to excessive slope and deficient handrailing. . SEE TABLE 5 FOR DETAILED SUMMARY. 	\$2,920	_____
6	Stairs	9	<ul style="list-style-type: none"> . All existing stairs (nine) require replacement of handrailing, including the addition of intermediate railing based on stairway width. . SEE TABLE 6 FOR DETAILED SUMMARY. 	\$15,480	_____
10	Drinking Fountains	1	<ul style="list-style-type: none"> . Existing exterior drinking fountain does not provide facility for both wheelchair users, and persons who have difficulty stooping or bending. . SEE TABLE 10 FOR DETAILED SUMMARY. 	\$3,900	_____
14	Signage	3	<ul style="list-style-type: none"> . Site/Building directory to be "accessible" for persons with sight impairments. . Display Panels/Public Noticing boards are not located on an accessible route. . SEE TABLE 14 FOR DETAILED SUMMARY. 	\$4,700	_____
TOTAL NUMBER OF ITEMIZED ACCESSIBILITY DEFICIENCIES (See Summary Tables)		29	Total Estimated Corrective Cost From TABLES 1 thru 14 -----> ADA Elements for Site/Path-of-Travel	\$86,100 =====	

TABLE B
GENERAL SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENTS
=====

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
1.1	Accessible Route - Interior	24	<ul style="list-style-type: none"> . No interior accessible route provided from Council Chambers to toilet facilities. . First floor terrazzo flooring slippery when wet. . SEE TABLE 1.1 FOR DETAILED SUMMARY. 	\$32,730	_____
4	Entrances/Exits	1	<ul style="list-style-type: none"> . Signage required at entrances which are (or remain) inaccessible to the public. . SEE TABLE 4 FOR DETAILED SUMMARY. 	\$1,000	_____
6	Stairs	3	<ul style="list-style-type: none"> . Main stair towers tread/riser design deficient. . Non-compliant handrailing, with rail on one side of stair only. . No handrailing at Council Chambers stairs. . SEE TABLE 6 FOR DETAILED SUMMARY. 	\$217,030	_____
7	Elevators	1	<ul style="list-style-type: none"> . No audible signal on first floor lobby, both hoistways. . SEE TABLE 7 FOR DETAILED SUMMARY. 	\$700	_____
9	Doors	137	<ul style="list-style-type: none"> . Insufficient maneuvering clearances at doors due to furniture, and wall locations. . Non-compliant door hardware. . Excessive opening force required to open doors. . SEE TABLE 9 FOR DETAILED SUMMARY. 	\$127,695	_____
10	Drinking Fountains	5	<ul style="list-style-type: none"> . Existing drinking fountains do not provide facility for both wheelchair users, and for persons who have difficulty stooping or bending. . SEE TABLE 10 FOR DETAILED SUMMARY. 	\$19,500	_____
11	Toilet Rooms	10	<ul style="list-style-type: none"> . Deficient clearances, fixture heights, flush controls, grab bars, lavatory knee clearances, mirror heights, and locations of accessories. . SEE TABLE 11 FOR DETAILED SUMMARY. 	\$103,000	_____

TABLE B
GENERAL SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENTS
=====

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
12	Storage	1	. Information/display and Public Notice storage racks inaccessible at rear of auditorium. . SEE TABLE 12 FOR DETAILED SUMMARY.	\$575	_____
13	Alarms	1	. No visual alarms provided. . SEE TABLE 13 FOR DETAILED SUMMARY.	\$6,000	_____
14	Signage	1	. Non-complying permanent building signs: raised /brailled and contrasting characters required. . SEE TABLE 14 FOR DETAILED SUMMARY.	\$3,600	_____
15	Public Telephones	4	. Excessive mounting heights of telephones. . No text telephone provided. . SEE TABLE 15 FOR DETAILED SUMMARY.	\$1,650	_____
17	Assembly Areas	4	. No designated wheelchair locations provided. . No Assistive Listening System provided. . Inaccessible speaker's podium for height, knee clearances. . SEE TABLE 17 FOR DETAILED SUMMARY.	\$4,950	_____
21	Business and Mercantile	5	. Excessive height of existing counters which serve the public. . SEE TABLE 21 FOR DETAILED SUMMARY.	\$3,950	_____
TOTAL NUMBER OF ITEMIZED ACCESSIBILITY DEFICIENCIES (See Summary Tables)		197	Total Estimated Corrective Cost From TABLES 1.1 thru 21 -----> ADA Elements for City Hall Building	\$522,380 =====	

TABLE C
GENERAL SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BLDG

ADA ELEMENTS
=====

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
1.1	Accessible Route - Interior	1	. Excessive projection of fire extinguisher sign into accessible route (main corridor). . SEE TABLE 1.1 FOR DETAILED SUMMARY.	\$150	_____
4	Entrances/Exits	1	. Signage required at entrance which is (and remains) inaccessible to the public. . SEE TABLE 4 FOR DETAILED SUMMARY.	\$200	_____
9	Doors	5	. Insufficient maneuvering clearances. . Deficient door hardware and closers. . Non-compliant threshold heights. . SEE TABLE 9 FOR DETAILED SUMMARY.	\$12,300	_____
10	Drinking Fountains	1	. Existing drinking fountain does not provide facility for both wheelchair users, and for persons who have difficulty stooping or bending. . SEE TABLE 10 FOR DETAILED SUMMARY.	\$5,000	_____
11	Toilet Rooms	2	. Insufficient clearances within toilet stalls. . Deficient grab bars & stall door hardware. . Non-compliant lavatory faucet controls. . SEE TABLE 11 FOR DETAILED SUMMARY.	\$12,650	_____
14	Signage	1	. Non-compliant signage at toilet rooms. . SEE TABLE 14 FOR DETAILED SUMMARY.	\$250	_____
TOTAL NUMBER OF ITEMIZED ACCESSIBILITY DEFICIENCIES (See Summary Tables)		11	Total Estimated Corrective Cost From TABLES 1.1 thru 14 -----> ADA Elements for Communications Bldg	\$30,550 =====	

TABLE D
GENERAL SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENTS

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
1.1	Accessible Route - Interior	6	<ul style="list-style-type: none"> . No accessible interior route provided to basement and second floor levels. . Lobby terrazzo flooring is slippery when wet. . SEE TABLE 1.1 FOR DETAILED SUMMARY. 	\$8,025	_____
4	Entrances/Exits	1	<ul style="list-style-type: none"> . Signage required at entrances which are (or remain) inaccessible to the public. . SEE TABLE 4 FOR DETAILED SUMMARY. 	\$500	_____
6	Stairs	2	<ul style="list-style-type: none"> . Existing stair risers and nosings deficient in their design. . Handrailing is non-compliant. . SEE TABLE 6 FOR DETAILED SUMMARY. 	\$14,550	_____
7	Elevators	1	<ul style="list-style-type: none"> . Passenger elevator (or some alternative means of vertical access) required to serve all levels of the building. . SEE TABLE 7 FOR DETAILED SUMMARY. 	\$95,000	_____
9	Doors	65	<ul style="list-style-type: none"> . Insufficient maneuvering clearances at doors due to furniture and wall layouts. . Non-compliant door hardware. . Excessive door opening force. . SEE TABLE 9 FOR DETAILED SUMMARY. 	\$67,400	_____
10	Drinking Fountains	7	<ul style="list-style-type: none"> . Existing drinking fountains do not provide facility for both wheelchair users, and for persons who have difficulty stooping or bending. . SEE TABLE 10 FOR DETAILED SUMMARY. 	\$11,700	_____
11	Toilet Rooms	10	<ul style="list-style-type: none"> . Deficient stall dimensions and clearances. . Non-compliant grab bars, accessory locations. . Inaccessible lavatories due to counter design. . SEE TABLE 11 FOR DETAILED SUMMARY. 	\$61,800	_____

TABLE D
GENERAL SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENTS
=====

Americans with Disabilities Act; Title-24; Sec. 504

City of Costa Mesa - ADA Survey

ADA No.	ELEMENTS Name	# Non- Compliant Items	Brief Summary of Accessibility Issues & Non-Compliant Conditions	Corrective Cost Estimate	(CLIENT USE) Corrective Priority
13	Alarms	1	. No visual alarms provided. . SEE TABLE 13 FOR DETAILED SUMMARY.	\$2,700	_____
14	Signage	1	. Non-complying permanent building signs: raised /brailled and contrasting characters required. . SEE TABLE 14 FOR DETAILED SUMMARY.	\$1,950	_____
15	Public Telephones	1	. Deficient phone mounting height and alcove cabinetry. . SEE TABLE 15 FOR DETAILED SUMMARY.	\$625	_____
21	Business and Mercantile	3	. Excessive height of existing counters which serve the public. . SEE TABLE 21 FOR DETAILED SUMMARY.	\$1,050	_____
22	Detention and Correctional Facilities	1	. No existing accessible holding cell; limited accessibility to inmate visiting area. . SEE TABLE 22 FOR DETAILED SUMMARY.	\$25,000	_____
TOTAL NUMBER OF ITEMIZED ACCESSIBILITY DEFICIENCIES (See Summary Tables)		99	Total Estimated Corrective Cost From TABLES 1.1 thru 22 -----> ADA Elements for Police Station Bldg	\$290,300 =====	

TABLE 1
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 1

ADA ELEMENT: ACCESSIBLE ROUTE

City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'able? <-high-----low->	Corr. Priority
1	<p>Limited accessible route provided within the boundary of the site to building entrances, from the following:</p> <ul style="list-style-type: none"> From the public transportation bus stop on Fair Drive, adjacent to the Police Station, to all buildings. Specific deficiencies described in this Element, Accessible Route, as well as Element #5, Ramps, and Element #6, Stairs. From the existing accessible parking spaces located throughout the site to all building entrances. Specific deficiencies discussed in this Element, Element #1, Accessible Route, Accessible Parking, and Element #3, Curb Ramps. From public streets and sidewalks along Fair Drive, to all building entrances. Specific deficiencies discussed in this Element, Element #1, Accessible Route, Element #3, Curb Ramps, Element #5, Ramps, and Element #6, Stairs. <p>In conjunction with the above, the ADA requires that an accessible route shall connect accessible buildings and facilities on the same site, and to the maximum extent feasible, that these routes shall coincide with the route for the general public. (California Title-24 states that the accessible route of travel shall be "the most practical direct route.")</p>	<p>4.1.2(1) 4.1.2(2) 4.3.2(1) T-24</p>	1	<p>Provide at least one (1) accessible route within the boundary of the site from the public transportation bus stop, all accessible parking spaces, and public streets and sidewalks connecting to all public building entrances. To the maximum extent feasible, this accessible route shall coincide with the route for the general public. Implementation of this item may include the addition and/or relocation of accessible parking spaces, the addition/ construction of curb ramps, sidewalks, ramps, platform lifts, and other such pedestrian related improvements necessary to comply with this Element.</p> <p>Specific corrective descriptions, including costs, are stated below and in the other tables of the Civic Center Site/Path-of-Travel Summary.</p>			

Summary Continued . . .

TABLE 1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 1

City of Costa Mesa - ADA Survey

ADA ELEMENT: ACCESSIBLE ROUTE

Survey Data & Back-up Info from Field Survey Forms

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Achievable? Corr. <-high-----low> Priority
	<p>It should be noted that, at this time, the City is taking steps to facilitate accessibility directly into the Council Chambers portion of the City Hall Building. The concrete sidewalk leading to the east side entrance, and the door itself, is undergoing specific review and design by the City.</p> <p>It is acknowledged that this easterly side exterior entrance into the Council Chambers is the primary exterior public entrance. A secondary exterior means of access would be the door on the opposite west side of the Council Chambers. (Note: An interior accessible route leading to accessible toilet rooms is required and discussed in the City Hall Building section of this report.)</p>			Provide means of access to the Council Chambers along a compliant accessible route which generally coincides with the route taken by the general public.		
2	<p>Slope compliance: Running slope exceeds 1:20 or 5% grade; and/or cross slope exceeds 1:50 or 2% grade, on existing accessible routes, at the following locations:</p> <ul style="list-style-type: none"> At concrete sidewalk connecting existing public sidewalk near northeast corner of Police Station: Running slope 5.4%. At sidewalk approach westerly of curb ramp closest to Police Station: Running slope up to 5.7%. 	4.3.7	1	Regrade and resurface as required to meet the compliant grade tolerances. Where slopes do not exceed 1:12 (8.33%), it may be feasible to provide a ramp. Ramps shall be provided with compliant handrails on both sides of the ramp.	\$9,100	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 1
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- SITE/PATH-OF-TRAVEL
ADA ELEMENT 1
=====

ADA ELEMENT: ACCESSIBLE ROUTE		City of Costa Mesa - ADA Survey					
Survey Data & Back-up Info from Field Survey Forms							
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Corr. Cost Est	Readily Achievable? <-high-----low->	Corr. Priority
3	CC-1	<ul style="list-style-type: none"> At existing concrete sidewalks on north side of Communications Building: Running slope up to 7.1%; cross slope up to 4.6% on curved walkway. Running slope up to 9.8% on straight walkway. On east side of Council Chambers Building, from sidewalk to side entrance door: Running slope up to 10.0%. On existing sidewalk, east side of Council Chambers, parallel to building line: Cross slope up to 2.7%. 	4.3.8 4.5.2 4.1.6(1)(f)	1	<ul style="list-style-type: none"> Grind down pavement in area of excessive change in level, with no greater than 1/4" vertical edge; or up to 1/2" beveled edge with a slope no greater than 1:2. (Approx. 5 locations). 	\$2,250	<.1..2..3..4..5.>
		<ul style="list-style-type: none"> Stairs at City Hall north entrance provide only means of access to City Hall Building from north side. The ADA stipulates that stairs shall not be a part of an accessible route. 			<ul style="list-style-type: none"> Provide accessible ramp or platform lift to make up the approximate 26" of vertical rise at existing stairs. 	\$10,750 (ramp) \$8,500 (lift)	<.1..2..3..4..5.>
		<ul style="list-style-type: none"> At south side of City Hall, terrazzo courtyard area, approach to single man-door leading into Print Room: Running slope up to 9.0%; abrupt side flares at approximately 2:1 angle. It is acknowledged that this door is as service entrance, the ramp presents a hazardous/non-compliant condition. 			<ul style="list-style-type: none"> Although this door is not a public entrance, the approach ramp area (particularly the sides) should be provided with railing or some other barrier which directs traffic on the accessible route around this obstruction, on both sides of the ramped area. 	\$420	<.1..2..3..4..5.>

TABLE 1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING
ADA ELEMENT 1
=====

ADA ELEMENT: ACCESSIBLE ROUTE City of Costa Mesa - ADA Survey
Survey Data & Back-up Info from Field Survey Forms (For Client Use Only)

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
4	<p>CC-1 Non-compliant ground and floor surfaces exist at onsite sidewalks as follows:</p> <ul style="list-style-type: none"> Existing light broom finish on sidewalks are slippery when wet. Existing terrazzo surfaces are slick and slippery when wet. 	4.3.6 4.5	1	<p>Provide abrasive or roughened surfaces which are slip resistant when surfaces are moist or wet.</p> <ul style="list-style-type: none"> Concrete paving: Sandblast existing surfaces with medium to heavy sandblast to achieve slip resistant surface. Terrazzo paving: Provide adhesive backed abrasive strips in accessible route areas; or provide some other applied abrasive non-slick surface. 	\$13,830 \$6,000	<.1..2..3..4..5.>	
5	<p>At after hours call-box located directly outside of the Police Station main entrance doors, access to the call-box requires removal of pin from latch, and holding open a spring-loaded cabinet door.</p> <p>OFFSITE DISCUSSION: The following are observations of off-site deficiencies (beyond the property line and in the public right-of-way), and are not included in this survey:</p> <ul style="list-style-type: none"> The closest public transportation bus stop is in front of the Police Station on Fair Drive. Drop-off is on grass -- no accessible route leads from drop-off location (near bench) to public sidewalk. 	4.1.3(13) 4.27	4	Modify latch to be operable without tight grasping or pinching (suggest push-button type device), and alter spring mechanism such that there is a hold-open position when in use.	\$300	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 6
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- SITE/PATH-OF-TRAVEL
ADA ELEMENT 6
=====

ADA ELEMENT: STAIRS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. <-high-----low-> Priority
5	<ul style="list-style-type: none"> CC-1 Exterior stairs located directly on the northeast corner of the Council Chambers, with deficiencies as follows: <ul style="list-style-type: none"> Intermediate handrail(s) is required. Handrail extensions beyond the top and bottom riser are not provided. Insufficient height of existing handrails, measured at 33" above stair nosing. Handrail ends are not rounded or returned. Excessive width of gripping surface, measured at approximately 6" wide. 	T-24 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)	1	Remove and replace existing stair handrails and provide compliant handrails consisting of 1-1/4" - 1-1/2" diameter handrailing, mounted at a height of 34" - 38" above stair nosings, with handrail extensions on the top and bottom of the flight, and all rail ends rounded or returned smoothly to the floor wall or post. Provide two intermediate handrails so that stairway is no greater than 88" in width (per Calif. Title-24 requirement).	\$1,510	<.1..2..3..4..5.>
6	<ul style="list-style-type: none"> CC-1 Stairs located on the east side of the City Hall Building, with deficiencies as follows: <ul style="list-style-type: none"> Intermediate handrail is required. Handrail extensions beyond the top and bottom riser are not provided. Insufficient height of existing handrails, measured at 33" above stair nosing. Handrail ends are not rounded or returned. Excessive width of gripping surface, measured at approximately 6" wide. 	T-24 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)	1	Remove and replace existing stair handrails and provide compliant handrails consisting of 1-1/4" - 1-1/2" diameter handrailing, mounted at a height of 34" - 38" above stair nosings, with handrail extensions on the top and bottom of the flight, and all rail ends rounded or returned smoothly to the floor wall or post. Provide one intermediate handrail so that stairway is no greater than 88" in width (per Calif. Title-24 requirement).	\$920	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 6
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 6
=====

ADA ELEMENT: STAIRS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey (For Client Use Only)	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. Priority <-high-----low->
7 CC-1	Exterior stairs located on the south side of the City Hall Building leading up to the Purchasing Department, with deficiencies as follows: <ul style="list-style-type: none"> Intermediate handrail is required. Handrail extensions beyond the top and bottom riser are not provided. Insufficient height of existing handrails, measured at 33" above stair nosing. Handrail ends are not rounded or returned. Excessive width of gripping surface, measured at approximately 6" wide. 	T-24 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)	1	Remove and replace existing stair handrails and provide compliant handrails consisting of 1-1/4" - 1-1/2" diameter handrailing, mounted at a height of 34" - 38" above stair nosings, with handrail extensions on the top and bottom of the flight, and all rail ends rounded or returned smoothly to the floor wall or post. Provide one intermediate handrail so that stairway is no greater than 88" in width (per Calif. Title-24 requirement).	\$920	<.1..2..3..4..5.>
8 CC-1	Exterior stairs located on the south side of the City Hall Building, leading up to the courtyard areas, with deficiencies as follows: <ul style="list-style-type: none"> Intermediate handrail is required. Handrail extensions beyond the top and bottom riser are not provided. Insufficient height of existing handrails, measured at 33" above stair nosing. Handrail ends are not rounded or returned. Excessive width of gripping surface, measured at approximately 6" wide. 	T-24 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)	1	Remove and replace existing stair handrails and provide compliant handrails consisting of 1-1/4" - 1-1/2" diameter handrailing, mounted at a height of 34" - 38" above stair nosings, with handrail extensions on the top and bottom of the flight, and all rail ends rounded or returned smoothly to the floor wall or post. Provide eight intermediate handrails so that stairway is no greater than 88" in width (per Calif. Title-24 requirement).	\$4,500	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 6
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 6

City of Costa Mesa - ADA Survey

ADA ELEMENT: STAIRS

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority
9	<p>CC-1 Exterior stairs located on the west side of the City Hall Building, with deficiencies as follows:</p> <ul style="list-style-type: none"> Intermediate handrail is required. Handrail extensions beyond the top and bottom riser are not provided. Insufficient height of existing handrails, measured at 33" above stair nosing. Handrail ends are not rounded or returned. Excessive width of gripping surface, measured at approximately 6" wide. 	<p>T-24 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)</p>	1	Remove and replace existing stair handrails and provide compliant handrails consisting of 1-1/4" - 1-1/2" diameter handrailing, mounted at a height of 34" - 38" above stair nosings, with handrail extensions on the top and bottom of the flight, and all rail ends rounded or returned smoothly to the floor wall or post. Provide one intermediate handrail so that stairway is no greater than 88" in width (per Calif. Title-24 requirement).	\$920	<.1..2..3..4..5.>

Total Estimated Corrective Cost ----- \$ 15,480
ADA Element 6 =====

TABLE 10
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 10
=====

ADA ELEMENT: DRINKING FOUNTAINS		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority			
			Correction Description			
			Cost Est			
			Readily Ach'vble? Corr. Priority			
			<-high-----low->			
1	<p>Drinking fountain located on the exterior west wall of the Council Chambers, directly adjacent to the stairs, with deficiencies as follows:</p> <ul style="list-style-type: none"> Existing fountain does not provide facility for both wheelchair users and for persons who have difficulty stooping or bending. Faucet control requires twisting of knob for operation. Insufficient knee clearance, measured at approx. 24" high. Drinking fountain not located in an alcove. 	4.1.3(10)(a) 4.27.4 4.15.5 T-24	4	<p>Provide compliant drinking fountain with a "hi-lo" configuration -- spouts at wheelchair and standard height, and with a minimum of 27" for clear knee space.</p> <p>Based on California Title-24, drinking fountains are to be located in alcoves so as not to encroach into pedestrian ways less than 18" deep by 32" wide.</p> <p>(Cost includes demolition of existing, and installation of compliant unit within an alcove.)</p> <p>The City may elect to demolish the drinking fountain at this location altogether, thus, not providing this facility in an exterior location anywhere on the site.</p>	\$3,900	<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 3,900
ADA Element 10 =====

TABLE 14
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 14

ADA ELEMENT: SIGNAGE City of Costa Mesa - ADA Survey

Item No.	Location/Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	Readily Ach'vble? <high-----low->	Corr. Priority
1	---	Non-compliant building directory, located at sidewalk leading to City Hall north entrance: not accessible to persons with visual impairments.	4.1.2(7)	1	The Department of Justice title II regulations require State and local governments to ensure that persons with visual impairments can obtain information about the existence and location of accessible services, activities and facilities. Such information is normally obtained through the use of building directories and other temporary signs. ADAAG 4.1.3.(16) (Building Signage), however, exempts these types of signs from accessibility requirements. Building directories usually cannot comply with ADAAG 4.30.4 (Raised and Brailled Characters and Pictorial Symbol Signs) because the minimum character height requirement would make the directories too large to be practical. Furthermore, ADAAG 4.30.6 (Mounting Height and Location) would require the information to be compressed into a small, specified area. One solution to this problem may be to provide alternative means of communications, such as a building directory with a telephone handset that connects to an information desk.	\$1,750	<.1..2..3..4..5.>	
2	---	Display Panels/Public Noticing Boards located on the north side of the Council Chambers is not accessible due to stairs; and is not accessible to persons with visual impairments.	4.1.2(7)	1	Existing Panels may remain. Provide equivalent Panels in an accessible location. Similar to Item 1 above, provide alternative means of communication, such as a telephone handset that connects with recorded information. Note: Items 1 and 2 may be combined in some way to provide required information.	\$2,800	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 14
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- SITE/PATH-OF-TRAVEL

ADA ELEMENT 14

=====

City of Costa Mesa - ADA Survey

ADA ELEMENT: SIGNAGE

Item No.	Location/ Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms		Correction Description	Corr. Cost Est	(For Client Use Only)	
			ADA Code Reference	ADA Priority			Readily Ach'vble? <-high-----low->	Corr. Priority
3	---	The exterior sign at Police Station main entrance, reading "No Animals Permitted Inside", should state the exception for seeing-eye dogs (this is current policy.)		4	Modify signage accordingly. (This is consultant's recommendation only.)	\$150	<.1..2..3..4..5.>	

Total Estimated Corrective Cost -----> \$ 4,700
ADA Element 14 =====

TABLE 1.1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

City of Costa Mesa - ADA Survey

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR

Survey Data & Back-up Info from Field Survey Forms

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Corr. Cost Est	Readily Achievable? <high-----low>	Corr. Priority
1	<p>DISCUSSION: Please see accessibility summary for Site Path-of-Travel, Table 1, covering the accessible route deficiencies within the boundary of the site to the City Hall Building. This summary covers the interior accessible route from the building entrances.</p> <p>Also, refer to plan numbers CC-2 thru CC-6, the floor plans of the City Hall Building first through fifth floor, which illustrates those areas of the building specifically excluded from this survey and report based on City direction.</p>	4.3.3	2	Rearrange interior furnishings to provide a minimum clear width of 36".	\$50	<.1..2..3..4..5.>	

CITY HALL
FIRST FLOOR

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		City of Costa Mesa - ADA Survey					
Survey Data & Back-up Info from Field Survey Forms		(For Client Use Only)					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <high-----low->	Corr. Priority
2	CC-2 Insufficient "passing space" provided in front of City Clerk's office, measuring 57" clear.	4.3.4	2	Passing space required in front of City Clerk's counter to be 60" clear. Move counter back, or modify counter, in order to provide clearances required.	\$640	<.1..2..3..4..5.>	
3	CC-2 No access to Council Chambers auditorium from inside City Hall Building, due to interior stairs. Note that the ADA stipulates stairs shall not be a part of an accessible route. An accessible route to restroom facilities, equivalent to the route for the general public, is not provided.	4.1.3(1) 4.3.8 4.5.2 4.1.6(1)(f)	2	Provide wheelchair or platform lift as a means of accessible vertical access. (Note: Means of access (accessible route) via exterior route is only feasible if such route is designated route for the general public. The current route is the interior corridor.)	\$12,000	<.1..2..3..4..5.>	
4	CC-2 Terrazzo flooring in main entrance lobby areas is slippery when wet.	4.3.6 4.5	2	Provide abrasive flooring surface in lobby and other areas which are subject to moisture accumulation.	\$5,500	<.1..2..3..4..5.>	
5	CC-2 Excessively protruding objects, projecting into accessible route, walks, and corridors, deficient as follows: <ul style="list-style-type: none"> In Council Chambers, counter at back of room projects 12". In Council Chambers, bracket for display board projects 5". In Council Chambers, podium extension project 12". 	4.1.2(3) 4.4.1	2	The ADA stipulates that objects shall not project greater than 4" into walks or corridors, which are above 27" from finish floor. Remove deficient protruding objects, and/or modify to comply with ADA criteria. There are essentially two means of correcting these deficiencies: 1) Remove or modify the object to project no more than 4" or 2) Construct a furring below the object which is below 27" from finish floor. (In this way, a person with a sight disability using a cane may encounter the object prior to physically contacting it).	\$1,710	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
	<ul style="list-style-type: none"> In corridor directly off east side lobby, telephone shelf projects 13". In finance office, desk edges project 10" into accessible route. In purchasing department, desk projects 5-1/2". 						
6	Vending machines in lunch room/lounge have operable mechanisms in excess of 54".	4.2.5 4.2.6	4	The ADA criteria for reach ranges, applicable to vending machines, is a maximum high reach of 48" for a forward approach, and a maximum high reach of 54" for a side or parallel approach. Provide vending machines which meet these criteria. (It is noted that the machines are rented.)	(no cost)	<.1..2..3..4..5.>	
7	No knee clearance provided at lunch room counter at sink.	4.2.5 4.2.6		Modify counter and cabinetry below to provide adequate knee clearance per ADA criteria. Knee space below the obstruction (counter) shall equal or exceed the reach length required above the counter.	\$1,000	<.1..2..3..4..5.>	
CITY HALL SECOND FLOOR							
8	<ul style="list-style-type: none"> Insufficient clear minimum width, at the following locations: In Building Department at plan storage in corridor across from xerox machine, measured at 29" clear. Route leading to plan checker's offices, measured at 26" and 15-1/2" clear into offices. 	4.3.3	2	Rearrange furniture and/or moveable partitions to provide a minimum clear width of 36".	\$200	<.1..2..3..4..5.>	

TABLE 1.1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING
ADA ELEMENT 1.1
=====

City of Costa Mesa - ADA Survey

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	(For Client Use Only) Corr. Priority
9	<ul style="list-style-type: none"> At field inspector's area, 29" clear measured from counter area to inspector's room. In administration, access to Melanie Moore's office measured at 28" clear due to furniture arrangement. Protruding objects projecting into corridors greater than 4", at these locations: Plans in corridor project 12" - 14". Drinking fountain in corridor projects 18". In conference room, ceiling hung TV/VCR projects approximately 36". 	4.1.2(3) 4.4.1	2	<p>The ADA states that objects projecting from walls with their leading edges between 27" - 80" above finish floor shall protrude no more than 4" into walks or corridors.</p> <p>Modify and/or rearrange storage of plans. See drinking fountains, Element 10, Table 10, regarding deficiencies and corrective measures relative to drinking fountains.</p> <p>Provide cabinet and/or other permanent means of protection directly below ceiling hung TV/VCR.</p>	\$780	<.1..2..3..4..5.>	
10	No knee clearance provided at lunch room counter at sink.	4.2.5 4.2.6	4	Modify counter and cabinetry below to provide adequate knee clearances per ADA criteria. Knee space below the obstruction (counter) shall equal or exceed the reach length required above the counter.	\$1,000	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		City of Costa Mesa - ADA Survey	
Survey Data & Back-up Info from Field Survey Forms			
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority
			Correction Description
			Corr. Cost Est
			Readily Ach'vble? Corr. Priority
			<-high-----low->
CITY HALL THIRD FLOOR			
11	CC-4 In several areas in the main corridor, carpeting is in disrepair, with pleats or "bagged" portions being potentially hazardous.	4.5.3	2
			Replace carpeting in excessively worn areas.
			\$1,400
12	CC-4 Drinking fountain in corridor projects 18" from wall.	4.1.2(3) 4.4.1	2
			See Table 10/Element 10, Drinking Fountains for deficiencies described relative to drinking fountains.
13	CC-4 No knee clearance provided at lunch room counter at sink.	4.2.5 4.2.6	4
			Modify counter and cabinetry below to provide adequate knee clearances per ADA criteria. Knee space below the obstruction (or counter) shall equal or exceed the reach length required above the counter.
			\$1,000
			<.1..2..3..4..5.>
			<.1..2..3..4..5.>
			<.1..2..3..4..5.>

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

City of Costa Mesa - ADA Survey

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR

Survey Data & Back-up Info from Field Survey Forms

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
CITY HALL FOURTH FLOOR							
14	CC-5 Insufficient minimum clear width provided at the following locations: <ul style="list-style-type: none"> In Transportation Services area, "hallway" crated by moveable partitions measures 33-1/2" clear. In Project Administration area, a clearance of 33-1/2" exists into back offices between furniture and moveable partitions. In Engineering Department, access to Assistant City Engineer's office measures 28-1/2" due to file cabinets in Reception area. 	4.3.3	2	Rearrange furniture and moveable partitions to provide the minimum clear width of 36".	\$150	<.1..2..3..4..5.>	
15	CC-5 Insufficient minimum clear headroom, provided at the following locations: <ul style="list-style-type: none"> Cross brace above doorway in partition to Mike Waters' office, measured at 77" high. Suspended VCR/TV in conference room from ceiling, measured at 36". 	4.3.5 4.4.2	2	The ADA stipulates a minimum clear headroom of 80". Modify cross bracing above doorway into Waters' office accordingly. Construct cabinet below TV/VCR to provide adequate protection.	\$1,000	<.1..2..3..4..5.>	
16	CC-5 In several areas in the main corridor, carpeting is in disrepair, with pleats or "bagged" portions being potentially hazardous.	4.5.3	2	Replace carpeting in excessively worn areas.	\$1,400	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 1.1
 ACCESSIBILITY SUMMARY
 FOR
 CIVIC CENTER -- CITY HALL BUILDING
 ADA ELEMENT 1.1
 =====

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority			
	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. Priority			
			<-high-----low->			
17 CC-5	Drinking fountain projects into corridor 18".	4.1.2(3) 4.4.1	4	See Element 10/Table 10, Drinking Fountains for other deficiencies regarding drinking fountains.	\$1,000	<.1..2..3..4..5.>
18 CC-5	No knee clearance provided at lunch room counter at sink.	4.2.5 4.2.6	4	Modify counter and cabinetry below to provide adequate knee clearances per ADA criteria. Knee space below the obstruction (or counter) shall equal or exceed the reach length required above the counter.	\$1,000	<.1..2..3..4..5.>
CITY HALL FIFTH FLOOR						
19 CC-6	Insufficient minimum clear width, at the following locations: <ul style="list-style-type: none"> Access to City Attorney's office from corridor, 26" clear provided at structural column, with door fully open. (Note: There is an alternate door into the City Attorney's library as an "equivalent" means of entrance.) In Fire Administration offices, access past receptionist desk to Fire Chief's office measures 31" and 37" due to furniture layout. 	4.3.3	2	Rearrange furniture in these areas to provide the ADA required minimum clear width of 36".	\$150	<.1..2..3..4..5.>

TABLE 1.1
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 1.1

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		City of Costa Mesa - ADA Survey		
Survey Data & Back-up Info from Field Survey Forms		(For Client Use Only)		
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	
	Correction Description	Cost Est	Readily Ach'vble? Corr. Priority	
			<-high-----low->	
20	CC-6 In Administration offices, access to Redevelopment area measures 30", due to file cabinet locations. In Administration offices, access to Muriel Bowman's office measures 29", due to location of furniture.	4.3.6 4.5	2	<.1..2..3..4..5.>
21	CC-6 Two floor mounted receptacles in small conference room project up approximately 3", creating tripping hazards. Insufficient minimum clear headroom, provided at the following location: Suspended VCR/TV in conference room from ceiling, measured at 36".	4.3.5 4.4.2	2	<.1..2..3..4..5.>
22	CC-6 In several areas in the main corridor, carpeting is in disrepair, with pleats or "bagged" portions potentially hazardous.	4.5.3	2	<.1..2..3..4..5.>
23	CC-6 Drinking fountain projects into corridor 18".	4.1.2(3) 4.4.1	4	<.1..2..3..4..5.>
24	CC-6 No knee clearance provided at lunch room counter at sink.	4.2.5 4.2.6	4	<.1..2..3..4..5.>
Total Estimated Corrective Cost -----> \$ 32,730				

TABLE 4
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 4
=====

ADA ELEMENT: ENTRANCES/EXITS		Survey Data & Back-up Info from Field Survey Forms		City of Costa Mesa - ADA Survey				
Item No.	Location/Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Priority
1	---	DISCUSSION: Access to the City Hall Building, including Council Chambers, is described under the Site/Path-of-Travel, Element 1, Accessible Route of this report. All entrances are not accessible. No signage exists indicating whether a particular entrance is accessible. No signage exists indicating the location of accessible entrances.	4.1.2(7)(d) 4.1.3(8)(d) 4.1.6(1)(h) 4.30	ADA	Based on the corrective measures cited in the Site/Path-of-Travel section of this report, Element 1, there may be entrances to the City Hall Building, including Council Chambers, which remain inaccessible to those persons who use wheelchairs. Such inaccessible entrances shall be identified with signage indicating the location and direction to the nearest accessible entrance. Accessible entrances shall be identified by a sign showing the International Symbol of Accessibility. This signage shall comply with the requirements for character proportion and height, and finish and contrast; and shall be installed in a location which will prevent a person with a disability from having to retrace his or her approach route to the inaccessible entrance. Up to 8 entrance locations at the City Hall Building may require such signage.	\$1,000	<.1..2..3..4..5.>	

Total Estimated Corrective Cost ----- \$ 1,000
ADA Element 4
=====

TABLE 6
ACCESSIBILITY SUMMARY

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 6

ADA ELEMENT: STAIRS		City of Costa Mesa - ADA Survey			
Survey Data & Back-up Info from Field Survey Forms					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	
				Corr. Cost Est	
				Readily Ach'vble? Corr. Priority	
				<-high-----low->	
1	DISCUSSION: The exterior stairs leading to the several entrances to the City Hall Building and Council Chambers have been summarized in the Site/Path-of-Travel section of this report. This table covers the three public stairs within the building (and excludes the stairs to the basement level from the lobby.)				
---	Stair "B", located on the east end of the City Hall Building, connecting all stories of the building, with deficiencies as follows:		2	The ADA stipulates a minimum tread depth of 11", measured from riser to riser (not including nosing). In addition, the riser slope or underside of nosing shall have an angle not less than 60 degrees. In order to comply with this criteria, these poured-in-place concrete stairs would require a major constructive effort, and involve a significant alteration of these "core" elements. (Major reconstructive costs cited here.)	<.1..2..3..4..5.>
---	Stair "C", located on the west side of the City Hall Building, serving all levels of the building, with deficiencies as follows: (These two stairs are virtually identical in their design and layout. Deficiencies are common, and are described below).		2		<.1..2..3..4..5.>
	• Insufficient tread depth, measured at 10-1/2".	4.9.2		Provide compliant handrailing on each side of the stair, with top and bottom handrail extensions on the wall side of the stair, extending a minimum 12". Handrailing should be mounted 34" - 38" high, measured from the stair nosing, and the diameter or width of the effective gripping surface shall be 1-1/4" - 1-1/2".	
	• Abrupt stair nosing, with an angle of approximately 45 degrees.	4.9.3		Per Title-24, provide compliant stairway identification signs at each floor, and provide 2" wide striping at the upper approach landing and lower tread of the interior stairs.	
	• Existing handrailing on one side of stair only.	4.9.4			
	• Handrailing not continuous (does not exist) and no therefore no extensions are provided.	4.9.4(2) 4.1.6(3)(6)		Approximate cost to make handrailing, signing, and striping modifications, only: (2 stairs @ \$7,725 each)	\$15,450
	Summary Continued . . .				<.1..2..3..4..5.>

TABLE 6
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 6

City of Costa Mesa - ADA Survey

ADA ELEMENT: STAIRS

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----Low->	(For Client Use Only) Corr. Priority
	Survey Data & Back-up Info from Field Survey Forms						
3	<ul style="list-style-type: none"> Non-compliant existing height of railing, measured at 31-1/2" high from stair nosing. Excessive width of handrail gripping surface, measured at 1-3/4". No compliant stairway identification signage, per Calif. Title-24. No 2" wide contrasting color striping on step or landings. <p>In addition to these deficiencies, please see Table 9/Element 9 - Doors, which summarizes maneuvering clearance deficiencies at stairway doors which may potentially effect physical modifications.</p>	4.9.4(5) 4.26.2 1-24 1-24		2	Provide compliant handrailing on each side of both stairs; per Title-24, provide compliant and contrasting striping on the upper approach and lowest tread of each stair.	\$1,580	<.1..2..3..4..5.>
---	<ul style="list-style-type: none"> The two identical stairs flanking either side of the interior of the Council Chambers (consisting of four risers each), with deficiencies as follows: No handrailing provided. No upper approach and lower tread striping provided. 	4.9.4 1-24					

Total Estimated Corrective Cost -----> \$ 217,030
ADA Element 6 =====

TABLE 7
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 7

ADA ELEMENT: ELEVATORS		City of Costa Mesa - ADA Survey			
(For Client Use Only)					
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	
				Corr. Cost Est	
1 ---	First floor hall lantern audible signal, both side hoistways, not functioning correctly or do not exist.	4.10.4	2	Repair and/or provide audible signals for first floor hoistways.	\$700
					Readily Ach'vble? Corr. Priority <-high-----low->
					<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 700
ADA Element 7 =====

TABLE 9
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description		
				Corr. Cost Est		
				Readily Ach'vble? <-high-----low->		
				Corr. Priority		
				(For Client Use Only)		
FIRST FLOOR						
---	Insufficient maneuvering clearances provided on either side of the door (or both sides) as follows:	4.13.6	2	There are four instances where furniture, counters, movable partitions, or other non-fixed objects restrict maneuvering clearances. Arrange furniture to provide minimum required maneuvering clearances.	<.1..2..3..4..5.>	
1	Exterior door on east side of Council Chambers leading directly into Council Chambers, due to width and slope of walkway.			There are nine doors where fixed objects, or built-in walls restrict the required maneuvering clearances. Modify wall layout or door location to provide the required maneuvering clearances.	<.1..2..3..4..5.>	\$1,000
2	Door from interior corridor outside of Council Chambers into Conference Room, due to locations of walls.				<.1..2..3..4..5.>	\$1,400
3	Interior door from corridor leading to Council Chambers, into easterly stairwell, due to fixed wall layout.				<.1..2..3..4..5.>	\$1,500
4	Exterior door from easterly stair leading directly to the outside, due to fixed wall locations. Also, insufficient door width of 29".				<.1..2..3..4..5.>	\$1,400
5	Door from corridor into coffee breakroom/lounge, due to furniture layout.				<.1..2..3..4..5.>	\$50
6	Door from M.I.S. Department into Dennis Barton's office, due to movable partition layout.				<.1..2..3..4..5.>	\$250
7	Door from main lobby to City Clerk's area, due to location of counter in Clerk's office.				<.1..2..3..4..5.>	\$400

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey			
Survey Data & Back-up Info from Field Survey Forms					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	
				Corr. Cost Est	
				Readily Ach'vble? Corr. Priority	
				<-high-----low->	
				(For Client Use Only)	
8	Door from main lobby area into women's restroom, due to fixed wall layout (masonry wall.)			\$1,600	<.1..2..3..4..5.>
9	Door from main lobby into men's restroom due to fixed wall layout (masonry wall.)			\$1,600	<.1..2..3..4..5.>
10	Door from inside the Finance Department lobby area, leading to corridor, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>
11	Door from Finance Department to Mark Davis' office, due to structural column location.			\$1,000	<.1..2..3..4..5.>
12	Door from Finance Department to Richard Averett's office, due to furniture locations.			\$50	<.1..2..3..4..5.>
13	Door from Finance Department secretary area leading to stairway vestibule, due to furniture and structural column layout.			\$1,000	<.1..2..3..4..5.>
14	Door from westerly stair to stair/entrance vestibule (adjacent to Susan Temple's office), due to fixed wall layout. Also, insufficient door width of 28".			\$1,400	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey					
		(For Client Use Only)					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
15 ---	At approximately sixteen (16) doors which may accommodate the public, existing "twist" type door hardware is non-compliant.	4.13.8	2	Provide door hardware which does not require tight grasping, tight pinching, or twisting of the wrist to operate. Cost is for new hardware sets at \$375 each. Alternate: Retrofit "clamp-on" levers, at \$45 each.	\$6,000	<.1..2..3..4..5.>	
16 ---	At approximately twenty-three (23) doors which may accommodate the public, existing door opening force is in excess of 5 lbf (for interior doors), and 7.5 lbf (for exterior doors.)	4.13.11 T-24	2	Adjust and/or replace door closers so that no more than 5 lbf is required to open interior doors, and no more than 7.5 lbf is required to open exterior doors.	\$1,600	<.1..2..3..4..5.>	
17 ---	Excessive height of threshold at the following locations: • Exterior door on east side of Council Chambers leading directly into Council Chambers.	4.13.8	2	The ADA specifies a maximum threshold height of 1/2", or for existing conditions which will be altered, the threshold may be 3/4" high maximum with a beveled edge on each side.	\$1,200	<.1..2..3..4..5.>	
18 ---	Exterior pair of doors on north side of Council Chambers, leading directly into Council Chamber vestibule.						
19 ---	Exterior door on west side of Council Chambers, leading directly into Council Chambers.						
20 ---	Insufficient height of bottom stile on the following glass doors: • The four (4) pairs of main entrance doors at the main lobby.	T-24		Title-24 requires that the bottom 10" of all doors shall have a smooth uninterrupted surface. Provide kick plate/infill panel at bottom of door, both sides, to provide the required surfaces.	\$2,100	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey	
Survey Data & Back-up Info from Field Survey Forms			
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	Priority
			Corr. Cost Est
			Readily Ach'vble? Corr. Priority
			<-high-----low->
	<ul style="list-style-type: none"> The door into City Clerk's office. The pair of doors into Purchasing Department. The door from east side main lobby into corridor leading to Council Chambers. The door from west side main lobby into Finance Department. The pair of doors from stair vestibule to the outside (adjacent to Susan Temple's office.) 		
SECOND FLOOR DOORS			
---	Insufficient maneuvering clearances, including width, provided at the following doors, either on the push or pull side of the door, or both:	4.13.6 4.13.5	2
21	Door from westerly stair into main corridor, due to fixed wall and stair layout.		\$1,500
22	Door from main corridor into office directly adjacent and westerly of stair, due to fixed wall and furniture layout.		\$1,000
23	Door from corridor into Sandi Benson's office, due to fixed wall and furniture layout.		\$1,000
24	Door from corridor into Tony C'De Baca's office, due to fixed wall and furniture layout.		\$1,000
Summary Continued . . .			

TABLE 9
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey					
Survey Data & Back-up Info from Field Survey Forms							
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Reference Code	Priority			
			Correction Description	Cost Est			
			Readily Ach'vble? <high-----low->	Corr. Priority			
25		Door from corridor outside of Tony C/De Baca's office into open office area, due to fixed wall and furniture layout.			\$1,000	<.1..2..3..4..5.>	
26		Door from main corridor into open office area adjacent to Mr. Clift's office, due to furniture layout.			\$50	<.1..2..3..4..5.>	
27		Door from main corridor into plan checker's office (door directly adjacent to stairwell), due to furniture layout.			\$50	<.1..2..3..4..5.>	
28		Easterly door into plan checker's office from main corridor, due to furniture layout on both sides of door.			\$100	<.1..2..3..4..5.>	
29		Pair of doors in main corridor leading westerly, due to storage of boxes (restricts the inactive leaf of the door.)			\$50	<.1..2..3..4..5.>	
30		Door from main corridor area adjacent to counter, into open office area, due to movable partition layout.			\$250	<.1..2..3..4..5.>	
31		Swing gate from Building Department lobby to behind counter, due to configuration of counter.			\$500	<.1..2..3..4..5.>	
32		Door from main corridor into men's restroom vestibule, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey			
Survey Data & Back-up Info from Field Survey Forms					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	
				Corr. Cost Est	
				Readily Ach'vble? Corr. Priority	
				<high-----low->	
				(For Client Use Only)	
33	Door from men's vestibule into men's restroom, due to fixed wall layout. Also insufficient door width of 27".			\$1,400	<.1..2..3..4..5.>
34	Door in main corridor, back of counter area, leading easterly, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>
35	Door into women's restroom, insufficient width of 27".			\$800	<.1..2..3..4..5.>
36	Door from corridor into women's lounge, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>
37	Door from corridor into coffee room, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>
38	Door from main corridor, east side into open planning offices, due to furniture layout.			\$50	<.1..2..3..4..5.>
39	Door from open planning area offices into private office adjacent to conference room, due to furniture layout on both sides of doors.			\$50	<.1..2..3..4..5.>
40	Door from main corridor, east side, into advanced planning, due to furniture layout.			\$50	<.1..2..3..4..5.>
41	Door from advance planning into Mike Robinson's office, due to furniture layout.			\$50	<.1..2..3..4..5.>
42	Door from main corridor into stair patio area, due to fixed wall layout.			\$1,200	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey	
Survey Data & Back-up Info from Field Survey Forms			
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority
			Priority
			Corr. Cost Est
			Readily Ach'vble? Corr. Priority
			<high-----low->
43	Door from open patio area into easterly stair, due to fixed wall layout.		
44	Eastern most door from main corridor into Development Services Administration, due to furniture layout.		
45	Door from Development Services Administration into Melanie Moore's office, due to furniture on both sides of door.		
46	At approximately twenty-six (26) doors which may accommodate the public, existing "twist" type door hardware is non-compliant.	4.13.8	2
47	At approximately twenty-three (23) door which may accommodate the public, excessive door opening force is required to open door, measured in excess of 5 lbf. (Door opening forces was measured in the range of 7 lbf up to 12 lbf.)	4.13.11	2

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item No.	Location/Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est
(For Client Use Only)						
						Readily Ach'vble? Corr. Priority
						<high-----low-->
THIRD FLOOR DOORS						
48	---	Insufficient maneuvering clearances, including width, are provided at either the push or pull sides of the door (or both):	4.13.6 4.13.5	2	There are fourteen instances where furniture, counters, or other non-fixed objects restrict maneuvering clearances. Arrange furniture layout and/or modify cabinetry to provide minimum required maneuvering clearances.	\$1,500 <.1..2..3..4..5.>
49		Door from westerly stair into main corridor, due to fixed wall and stair locations.			There are twelve doors where fixed objects, fixed walls or stairs, restrict the required maneuvering clearances. Modify wall layout or door locations to provide the required maneuvering clearances. Provide minimum door width of 32" where required.	\$1,000 <.1..2..3..4..5.>
50		Door from main corridor into Microfilm Records office, due to fixed wall layout.				\$1,000 <.1..2..3..4..5.>
51		Door from main corridor into conference room/training room, due to fixed wall layout.				\$50 <.1..2..3..4..5.>
52		Door between training room and Debra Jackins' office, due to furniture layout.				\$50 <.1..2..3..4..5.>
53		Door from main corridor into Janet Linch's office, due to furniture layout.				\$50 <.1..2..3..4..5.>
54		Door from main corridor to office on north side of corridor easterly of stair, due to furniture layout.				\$50 <.1..2..3..4..5.>
55		Door from main corridor into copy room (westerly door), due to location of counter.				\$500 <.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9

City of Costa Mesa - ADA Survey

ADA ELEMENT: ELEMENT NAME

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only)	
						Readily Ach'vble? <high-----low>	Corr. Priority
56	Door from main corridor into copy room (easterly door), due to furniture layout.				\$50	<.1..2..3..4..5.>	
57	Door from main corridor into men's restroom vestibule, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
58	Door from vestibule into men's restroom, due to fixed wall layout. Also, insufficient door width at 27".				\$1,400	<.1..2..3..4..5.>	
59	Door from corridor into coffee room, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
60	Door from corridor into women's lounge, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
61	Door between women's lounge and women's toilet room, insufficient door width at 27".				\$800	<.1..2..3..4..5.>	
62	Door from main corridor into Community Services' back of counter area (westerly side), due to furniture layout.				\$50	<.1..2..3..4..5.>	
63	Door from Community Services to Chuck Carr's office, due to fixed wall and furniture layout.				\$1,000	<.1..2..3..4..5.>	
64	Door from Community Services area to Glen Stroud's office, due to furniture layout.				\$50	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey (For Client Use Only)	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. Priority
						<-high-----low->
65	Door from Community Services to Trudy Nuzum's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
66	Door from Community Services area to computer room, due to furniture layout.				\$50	<.1..2..3..4..5.>
67	Door from Community Services area into Keith Van Horst's office, due to fixed wall and furniture layout.				\$500	<.1..2..3..4..5.>
68	Door from Community Services area into Dave Alkema's office, due to fixed wall and furniture layout.				\$500	<.1..2..3..4..5.>
69	Door from main corridor into Community Services back of counter area (easterly door), due to furniture layout.				\$50	<.1..2..3..4..5.>
70	Door from main corridor into Charlotte Bluell's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
71	Door from Charlotte Bluell's office to Steve Raymond's office, due to built-in bookshelves.				\$500	<.1..2..3..4..5.>
72	Door from main corridor into easterly stair patio, due to fixed wall layout.				\$1,200	<.1..2..3..4..5.>
73	Door from stair patio into stairwell, due to fixed wall layout.				\$1,200	<.1..2..3..4..5.>
74	Door from main corridor into office which is directly opposite Community Services counter, due to furniture layout.				\$50	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9

City of Costa Mesa - ADA Survey

ADA ELEMENT: DOORS

Survey Data & Back-up Info from Field Survey Forms		(For Client Use Only)					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
FIFTH FLOOR DOORS							
---	Insufficient maneuvering clearances, including widths, provided at the following doors, either on the push or pull side of the door, or both:	4.13.6 4.13.5	2	There are eight instances where furniture, counters, movable partitions, or other non-fixed objects restrict maneuvering clearances. Arrange furniture and/or modify cabinetry to provide minimum required maneuvering clearances.	\$1,500	<.1..2..3..4..5.>	
106	Door from westerly stair into main corridor, due to fixed wall layout and stair riser location.			There are fourteen doors where fixed objects, or fixed walls or stairs, restrict the required maneuvering clearances. Modify wall layout or door location to provide the required maneuvering clearances. Provide minimum door width of 32" where required.	\$1,000	<.1..2..3..4..5.>	
107	Door from main corridor into Allan Roeder's office, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
108	Door from corridor into Ann Gyben's office, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
109	Door from corridor into training/conference room in southwest corner, due to built-in bookshelves.				\$500	<.1..2..3..4..5.>	
110	Door from corridor into Rick Pickering's office, due to furniture layout.				\$50	<.1..2..3..4..5.>	
111	Door from corridor into office adjacent to Rick Pickering's office, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
112	Door from interior office area into Redevelopment area, due to furniture layout.				\$50	<.1..2..3..4..5.>	
113	Pair of doors from main corridor into large conference room, active leaf is 27-1/2" in width.				\$500	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey	

Survey Data & Back-up Info from Field Survey Forms			
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority
			Correction Description
		Corr. Cost Est	Readily Ach'vble? <-high-----low->
			Corr. Priority
			(For Client Use Only)
114	Pair of doors from main corridor into Mayor's office, active leaf width is 27-1/2".	\$500	<.1..2..3..4..5.>
115	Pair of doors from main corridor into Redevelopment office, due to location of file cabinets.	\$100	<.1..2..3..4..5.>
116,117	Both doors leading into Murial Berman's office, due to furniture layout.	\$100	<.1..2..3..4..5.>
118	Door from main corridor into men's restroom vestibule, due to fixed wall layout.	\$1,000	<.1..2..3..4..5.>
119	Door from men's vestibule into men's toilet room, due to fixed wall layout. Also, insufficient door width at 27-1/2".	\$1,400	<.1..2..3..4..5.>
120	Door from corridor into coffee/breakroom, due to fixed wall layout.	\$1,000	<.1..2..3..4..5.>
121	Door from corridor into women's lounge, due to fixed wall layout.	\$1,000	<.1..2..3..4..5.>
122	Door between women's lounge and women's restroom has insufficient door width of 27-1/2".	\$800	<.1..2..3..4..5.>
123	Door from main corridor into City Attorney's office, secretary area, due to fixed wall and column layout.	\$1,000	<.1..2..3..4..5.>
124	Door between City Attorney secretary and Law Library, due to fixed wall layout.	\$1,000	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description		
				Corr. Cost Est		
				Readily Ach'vble? Corr. Priority		
				<high-----low->		
				(For Client Use Only)		
125	Door between Law Library and Sally May's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
126	Door between Law Library and Jerry Scheer's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
127	Door between Law Library and Tom Kathe's office, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>
128	Door at easterly end of main corridor into Fire Administration, due to furniture layout.				\$50	<.1..2..3..4..5.>
129	Door between Fire Administration office and Frank Fantino's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
130	Door between Fire Administration office and Jim Reed's office, due to built-in bookcase and wall layout.				\$1,500	<.1..2..3..4..5.>
131	Door from main corridor into stair patio area, due to fixed wall layout.				\$1,200	<.1..2..3..4..5.>
132	Door from patio into easterly stairwell, due to fixed wall layout.				\$1,200	<.1..2..3..4..5.>
133	Door from main corridor into secretary area outside of Chief Richey's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
134	Door into Chief Richey's office, due to furniture layout.				\$50	<.1..2..3..4..5.>
135	Door between corridor outside of Chief Richey's office and Fire Training Office, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey			
Survey Data & Back-up Info from Field Survey Forms					
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	
				Corr. Cost Est	
				Readily Ach'vble? Corr. Priority	
				<-high-----low->	
136 ---	At approximately twelve (12) doors which may accommodate the public, existing "twist" type door hardware is non-compliant. It should be noted that approximately twenty-one doors have been retrofitted with "clamp-on" lever type hardware which is compliant.	4.13.8	2	Provide door hardware which does not require tight grasping, tight pinching, or twisting of the wrist to operate. Cost is for new hardware sets at \$375 each. Alternate: Retrofit "clamp-on" levers, at \$45 each.	\$4,500 <.1..2..3..4..5.>
137 ---	At approximately seventeen (17) doors which may accommodate the public, excessive opening force is required to open the door, measured in excess of 5 lbf. (Door opening forces were measured in the range of 8 lbf to 12 lbf.)	4.13.11	2	Adjust and/or replace door closers so that no more than 5 lbf is required to open the door.	\$850 <.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 127,695
ADA Element 9 =====

TABLE 10
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING
ADA ELEMENT 10
=====

ADA ELEMENT: DRINKING FOUNTAINS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey (For Client Use Only)	
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est
1	CC-2	Two drinking fountains/electric water coolers located in lobby area, one each outside of men's and women's restrooms, with deficiencies as follows:		4		\$3,900
2	CC-3	One drinking fountain/electric water cooler located in second floor corridor, with deficiencies as follows:		4		\$3,900
3	CC-4	One drinking fountain/electric water cooler located in third floor corridor, with deficiencies as follows:		4		\$3,900
4	CC-5	One drinking fountain/electric water cooler located in fourth floor corridor, with deficiencies as follows:		4		\$3,900
5	CC-6	One drinking fountain/electric water cooler located in fifth floor corridor, with deficiencies as follows: (Deficiencies common to each water cooler location). - Existing fountains do not provide facility for both wheelchair users and for persons who have difficulty stooping or bending. - Excessive spout heights, measured up to 38-1/2" high. - Alcoves not provided for any drinking fountain; drinking fountains encroach in path-of-travel (see Element 1.1, Accessible Route Interior).	4.1.3(10)(a) 4.15.2 T-24	4	At least one (1) compliant drinking fountain shall be provided on each floor of the City Hall Building, and may be with a "hi-lo" configuration -- spouts at wheelchair and standard heights, and with a minimum of 27" for clear knee space. Based on Calif. Title-24, drinking fountains are to be located in alcoves so as not to encroach into pedestrian corridors, and such alcoves shall not be less than 18" deep.	\$3,900
Total Estimated Corrective Cost -----> \$						19,500
ADA Element 10						=====

TABLE 11
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. Priority
						<-high-----low->
1-5	Men's restrooms, typical on floors 1 thru 5, with deficiencies as follows:		3	Lower paper towel dispensers and any other equipment so that they may be accessed from a forward approach at 48" maximum above floor, and 54" high from finish floor for a side or lateral reach. Modify toilet seat and/or height of accessible water closet so that the height measured to the top of the toilet seat shall be 17" - 19" high. Adjust water closet flush controls so that the force required to activate is no greater than 5 lbf. Modify toilet stall arrangement to provide a minimum width of 60" on the inside of the toilet stall, with an outward swinging stall door; (this may require the elimination of an adjacent plumbing fixture); provide compliant grab bars on the side and rear walls of the accessible stall, mounted 33" - 36" above the floor. Lower one urinal, each floor, to a height of 17" maximum above finish floor measured to the elongated rim; and concurrently lower urinal flush controls to a maximum of 44" above finish floor with and adjust flush controls to a force no greater than 5 lbf. Modify lavatory counter to provide the required knee clearances of 27" minimum, extending 8" minimum under the edge of the lavatory. (If hot water and drain pipes under lavatories are exposed as a result of lavatory counter modifications, then such pipes shall be insulated to protect against contact). Lower mirrors above lavatories so that the bottom edge of the reflecting surface is a maximum of 40" above finish floor.	\$22,500	<.1..2..3..4..5.>
	<ul style="list-style-type: none"> Access to first floor men's restroom constricted, due to 34-1/2" width clearance of fixed wall directly outside of doorway. (Covered under Element 1.1, Accessible Route Interior). Excessive height of paper towel dispensers, measured at 60" above floor. Insufficient height measured to the top of the typical water closet toilet seat, measured at 16-1/2". Excessive force required to activate water closet flush controls, measured at approximately 7 lbf. (first floor only). Insufficient width of toilet stalls, width measured at approximately 36". Non-compliant arrangement of toilet stall grab bars, with one 24" grab bar on each side of stall, no rear wall grab bar. Excessive height of urinal, measured at 24" above finish floor to elongated rim. Excessive height of urinal flush controls, measured at 53" above finish floor; and excessive force required to activate flush controls, measured at approximately 7 lbf. 	<p>4.1.2(6)</p> <p>4.23.7</p> <p>4.16.3</p> <p>4.16.5 4.27.4</p> <p>4.17.3</p> <p>4.17.6</p> <p>4.18.2</p> <p>4.18.4</p>				
Summary Continued . . .						
Cost for alterations: \$4,500 per men's toilet room, for 5 floors.						

TABLE 11
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Achievable? Corr. Priority <-high-----low->
	<ul style="list-style-type: none"> Insufficient knee clearances at lavatory, with a clearance of 16" measured from finish floor to bottom of apron. Excessive height of mirrors above lavatories, measured at approximately 52" above floor. 	4.19.2 4.19.6		<p>Based on the above described correction description, and given the existing dimensions and layout of the men's toilet room on each floor, increasing the stall size will result in a decrease in the number of water closets, and therefore will cut down on the number of required plumbing fixtures per the Uniform Plumbing Code.</p>		
	<p>In addition to the above, refer to Element 9, Doors, for existing deficiencies on the door(s) into the toilet rooms. Both door width and maneuvering clearance requirements are commonly deficient.</p>			<p>As an alternative corrective measure, the City may consider the installation of two (2) single-person toilet rooms per floor, (one for each sex), located in the same general area as the existing toilet facilities, in lieu of performing the extensive modifications on the existing toilet facilities. Each toilet room shall contain one accessible water closet and one accessible lavatory, and the door shall have a privacy latch. A degree of "equivalence" with regard to finishes and fixtures provided within the toilet room shall apply.</p>	\$51,500	<.1..2..3..4..5.>
				Alternative cost: \$10,300 per toilet room, five floors:		

Summary Continued . . .

TABLE 11
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 11

ADA ELEMENT: TOILET ROOMS

City of Costa Mesa - ADA Survey

Survey Data & Back-up Info from Field Survey Forms

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'able? <-high-----low->	Corr. Priority
6-10 ---	Women's restrooms, typical on floors 1 thru 5, with deficiencies as follows:		3	Lower paper towel dispensers and any other equipment so that they may be accessed from a forward approach at 48" maximum above floor, and 54" high from finish floor for a side or lateral reach. Modify toilet seat and/or height of accessible water closet so that the height measured to the top of the toilet seat shall be 17" - 19" high. Adjust water closet flush controls so that the force required to activate is no greater than 5 lbf. Modify toilet stall arrangement to provide a minimum width of 60" on the inside of the toilet stall, with an outward swinging stall door; (this may require the elimination of an adjacent plumbing fixture); provide compliant grab bars on the side and rear walls of the accessible stall, mounted 33" - 36" above the floor. Modify lavatory counter to provide the required knee clearances of 27" minimum, extending 8" minimum under the edge of the lavatory. (If hot water and drain pipes under lavatories are exposed as a result of lavatory counter modifications, then such pipes shall be insulated to protect against contact). Lower mirrors above lavatories so that the bottom edge of the reflecting surface is a maximum of 40" above finish floor.	\$20,000	<.1..2..3..4..5.>	
	• Access to first floor women's restroom constricted, due to 34-1/2" width clearance of fixed wall directly outside of doorway. (Covered under Element 1.1, Accessible Route Interior).	4.1.2(6)					
	• Excessive height of paper towel dispensers, measured at 60" above floor.	4.23.7					
	• Insufficient height measured to the top of the typical water closet toilet seat, measured at 16-1/2".	4.16.3					
	• Excessive force required to activate water closet flush controls, measured at approximately 7 lbf. (first floor only).	4.16.5 4.27.4					
	• Insufficient width of toilet stalls, width measured at approximately 36".	4.17.3					
	• Non-compliant arrangement of toilet stall grab bars, with one 24" grab bar on each side of stall, no rear wall grab bar.	4.17.6					
	• Insufficient knee clearances at lavatory, with a clearance of 16" measured from finish floor to bottom of apron.	4.19.2					
	• Excessive height of mirrors above lavatories, measured at approximately 52" above floor.	4.19.6					

Summary Continued . . .

TABLE 11
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
	In addition to the above, refer to Element 9, Doors, for existing deficiencies on the door(s) into the toilet rooms. Both door width and maneuvering clearance requirements are commonly deficient.			Based on the above described correction description, and given the existing dimensions and layout of the women's toilet room on each floor, increasing the stall size will result in a decrease in the number of water closets, and therefore will cut down on the number of required plumbing fixtures per the Uniform Plumbing Code.			
				As an alternative corrective measure, the City may consider the installation of two (2) single-person toilet rooms per floor, (one for each sex), located in the same general area as the existing toilet facilities, in lieu of performing the extensive modifications on the existing toilet facilities. Each toilet room shall contain one accessible water closet and one accessible lavatory, and the door shall have a privacy latch. A degree of "equivalence" with regard to finishes and fixtures provided within the toilet room shall apply.	\$51,500	<.1..2..3..4..5.>	

Total Estimated Corrective Cost ----- \$ 103,000
ADA Element 11 =====

TABLE 12
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 12
=====

ADA ELEMENT: STORAGE		City of Costa Mesa - ADA Survey		
Survey Data & Back-up Info from Field Survey Forms				
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	
			Priority	
			Readily Ach'vble? Corr. Priority	
			<-high-----low->	
1	CC-2 Information/display rack and Notice Board at the rear of the Council Chambers is not accessible to persons with disabilities who use wheelchairs, due to slope of floor in auditorium.	4.1.3(12)(b)	4	<.1..2..3..4..5.>
				Corr. Cost Est
				\$575

Total Estimated Corrective Cost ----- \$ 575
ADA Element 12 =====

TABLE 13
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 13
=====

ADA ELEMENT: ALARMS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Readily Ach'vble? Corr. Priority <-high-----low->
1 ---	No visual alarm systems are provided.	4.1.3(14) 4.28.1 4.28.3	2	Since audible emergency warning systems are provided, visual alarms shall be provided as well, and comply with the requirements of ADA. Such visual alarms shall be located in areas of public accommodation, including restrooms, conference rooms, lobbies, and other areas designated for public use. Visual alarms shall be integrated into the building's alarm system, and shall be a xenon strobe type or equivalent.	<.1..2..3..4..5.>
				Corr. Cost Est	
				\$6,000	

Total Estimated Corrective Cost -----> \$ 6,000
ADA Element 13 =====

TABLE 15
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 15
=====

ADA ELEMENT: PUBLIC TELEPHONES		City of Costa Mesa - ADA Survey					
		(For Client Use Only)					
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
Survey Data & Back-up Info from Field Survey Forms							
1	CC-2	DISCUSSION: A total of six (6) public telephones are existing in the City Hall Building, five of which are located on the first floor in two banks of two telephones each, and one single phone; and one telephone located on the second floor Building Department lobby area. Based on the requirements of ADA, at least one of the telephones at each location or bank shall be accessible; and at least one telephone on the first floor shall be a Text Telephone.		4	Remove shelf at telephone in corridor, or construct alcove (compliant with clear floor space requirements) so that telephone and shelf projects no more than 4" into corridor. Verify hearing aid compatibility of volume control with telephone company/service provider. Provide a minimum of 29" cord length from the telephone to handset.	\$450	<.1..2..3..4..5.>
		4.31.4					
		4.31.5					
		4.31.8					
Summary Continued . . .							

TABLE 15
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING
ADA ELEMENT 15
=====

ADA ELEMENT: PUBLIC TELEPHONES		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority <-high-----low->
2-3 CC-2	The two banks of two phones each located adjacent to both men's and women's in the public lobby area of the building, with deficiencies as follows: <ul style="list-style-type: none"> One (1) Text Telephone required. Excessive height of telephones, measured at 63" from floor to highest operable part of telephone, each bank. At least one telephone at each bank shall be hearing aid compatible. The volume control feature of these phones had no indication of such compatibility. 	4.1.3(17)(c) 4.31.3	4	At least one of the four public telephones in these locations shall be an interior public Text Telephone. Modify alcove/cabinetry on at least one telephone each bank so that the highest operable part of the telephone is 48" maximum above the floor for a forward reach, or 54" maximum above the floor for a side or lateral reach. Verify hearing aid compatibility requirements with telephone company; and maintain a handset cord length of at least 29" long for the accessible telephones in these locations.	\$850	<.1..2..3..4..5.>
4 CC-3	The single public telephone located in the Building Department lobby area on the second floor, with deficiencies as follows: <ul style="list-style-type: none"> Excessive mounting height of telephone, measured at approximately 63" from finish floor to highest operable part of telephone. Hearing aid compatibility of existing volume control telephone not verifiable. Insufficient handset cord length, measured at approximately 28". 	4.31.3 4.31.5 4.31.8	4	Lower the telephone so that the highest operable part of the telephone is a maximum of 48" above the floor for forward reach, or 54" for a side or lateral reach. Verify hearing aid compatibility and volume control with telephone service provider. Provide a minimum 29" of cord length from the telephone to the handset.	\$350	<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 1,650
ADA Element 15 =====

TABLE 17
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 17

ADA ELEMENT: ASSEMBLY AREAS

City of Costa Mesa - ADA Survey

Survey Data & Back-up Info from Field Survey Forms

(For Client Use Only)

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1	<p>DISCUSSION: The Council Chambers is located off of the first floor level of the City Hall Building. Approximately 193 fixed seats are provided, with the auditorium having sloped floors.</p> <p>During the time of the performance of this survey and preparation of report, it is acknowledged that the City was removing some of the fixed seating in the Council Chambers to provide for at least four wheelchair locations in the front east side of the auditorium.</p>	4.1.3(19)(a)	4	<p>Provide a minimum of four designated wheelchair locations. Wheelchair areas shall be an integral part of the fixed seating plan, and shall be distributed so as to provide persons with physical disabilities lines of sight comparable to those for the general public. The floor surface at wheelchair locations shall be level. Each wheelchair location shall provide a minimum clear floor space of 33" wide x 48" deep.</p> <p>Remove fixed seating to accommodate four wheelchair locations as described.</p> <p>(Although "companion" seating is only required for seating capacity in excess of 300, it is suggested that, if layout permits, at least one of the wheelchair locations be adjacent to a "companion" fixed seat.)</p>	\$1,000	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 17
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 17
=====

ADA ELEMENT: ASSEMBLY AREAS		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority			
			Corr. Cost Est			
			(For Client Use Only)			
			Readily Ach'vble? Corr. Priority			
			<-high-----low-->			
2	CC-2 No aisle seating with removable and/or no arm rests provided on the aisle side.	4.1.3(19)(a)	4	Provide at least two (2) aisle seats with no arm rests on the aisle side, or removable or folding arm rests on the aisle side. Each such seat shall be identified by a sign or marker.	\$650	<.1..2..3..4..5.>
3	CC-2 No Assistive Listening Systems (ALS) provided in Council Chambers.	4.1.3(19)(b)	4	Provide a minimum of eight (8) Assistive Listening Systems stations or receivers (equal to 4.0% of the total number of seats).	\$800	<.1..2..3..4..5.>
4	CC-2 Excessive height of podiums, not accessible for wheelchair users.	4.33.5 4.1.6(3)(f)-(ii)	4	This may consist of a "portable" assistive listening system, which may require the addition of electrical outlets at designated seating areas to provide for such system. Signage shall be provided to notify attendees of the availability of ALS.	\$2,500	<.1..2..3..4..5.>

Total Estimated Corrective Cost ----- \$ 4,950
ADA Element 17
=====

TABLE 21
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- CITY HALL BUILDING

ADA ELEMENT 21
=====

ADA ELEMENT: BUSINESS AND MERCANTILE		City of Costa Mesa - ADA Survey	
Survey Data & Back-up Info from Field Survey Forms			
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority
	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority
---	Excessive height of public counters at the following locations:	7.2	4
1	Public counter in first floor Clerk's Office.		<.1..2..3..4..5.>
2	Public counter in main first floor elevator lobby area.		<.1..2..3..4..5.>
3	Public counter in Building Department/ Planning Department second floor.	\$850	<.1..2..3..4..5.>
4	Public counter at Community Services/ Parks & Recreation third floor.	\$750	<.1..2..3..4..5.>
5	Public counter at Engineering/ Transportation fourth floor.	\$850	<.1..2..3..4..5.>

Total Estimated Corrective Cost ----- \$ 3,950
ADA Element 21 =====

TABLE 1.1
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 1.1
=====

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR

City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority <-high-----low->
1	<p>DISCUSSION: Please see Accessibility Summary for Site/Path-of-Travel, Table 1, covering the accessible route deficiencies within the boundary of the site to the Communications Building. This table covers the interior accessible route from the building entrance.</p> <p>Also, refer to plan number CC-7 which illustrates those areas of the Communications Building specifically excluded from this survey and report based on City direction.</p>	4.1.2(3) 4.4.1	4	Relocate and/or modify existing fire extinguisher sign so that the bottom leading edge is 80" above finished floor, or the sign protrudes no more than 4" into the corridor.	\$150	<.1..2..3..4..5.>

Total Estimated Corrective Cost ----- \$ 150
ADA Element 1

TABLE 4
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 4
=====

ADA ELEMENT: ENTRANCES/EXITS City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1 CC-7	The Communications Building has two doors on the north side of the building, one of which is kept locked due to security reasons. This locked door or entrance is therefore not accessible and requires signage indicating that it is not accessible.		4.1.2(7)(d) 4.1.3(8)(d) 4.1.6(1)(h) 4.30	4	The building's accessible entrance shall be identified by a sign showing the International Symbol of Accessibility, when all building entrances are not accessible. A sign shall be provided at the inaccessible entrance indicating the direction and location of the nearest accessible entrance. This signage shall comply with requirements for character proportion and height, and finish and contrast; and shall be installed in a location which will prevent a person with a disability from having to retrace his approach route to the inaccessible entrance.	\$200	<.1..2..3..4..5.>	

Total Estimated Corrective Cost -----> \$ 200
ADA Element 4 =====

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 9
=====

City of Costa Mesa - ADA Survey

ADA ELEMENT: DOORS

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Priority
Survey Data & Back-up Info from Field Survey Forms							
1 ---	<p>DISCUSSION: Please see plan number CC-7, which illustrates those areas of the plan, including doors, which have specifically been excluded from this survey and report based on the City's direction.</p> <p>The pair of doors located at the main entrance, which are glass storefront doors, with deficiencies as follows:</p> <ul style="list-style-type: none"> Excessive door closing speed, measured at approximately two seconds. Insufficient uninterrupted bottom surface of door, with bottom stile measuring 4" of aluminum section. Excessive door opening force, measured at approximately 12 lbs. 	4.13.10 T-24	4	Adjust and/or replace closing devices on doors to two criteria: The (sweep) period of the closer shall be adjusted so that from an open position of 70 degrees, the door will take at least three seconds to move to a point 3" from the latch, measured to the leading edge of the door; and the maximum effort to operate the doors shall not exceed 8-1/2 lbs.	\$700	<.1..2..3..4..5.>	Corr.
2 ---	<p>The secondary entrance door on the north side of the building, westerly of the main storefront entrance, with deficiencies as follows:</p> <ul style="list-style-type: none"> Insufficient clear width, measured at 30-1/2" from panic hardware to opposite door jamb. 	4.13.5 4.3.3	4	Modify and/or replace door panic hardware to maintain and provide a minimum clear opening width of 32" measured with the door opened at 90 degrees.	\$6,875	<.1..2..3..4..5.>	Corr.

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING
ADA ELEMENT 9
=====

ADA ELEMENT: DOORS City of Costa Mesa - ADA Survey

Item No.	Location/Plan No.	Survey Data & Back-up Info from Field Survey Forms			Correction Description	Cost Est	(For Client Use Only)		
		ADA Reference	ADA Code	Priority			Readily Ach'vble?	Priority	
		ADA Deficiency Description	ADA Reference	ADA Code	Priority	Correction Description	Cost Est	Readily Ach'vble?	Priority
		Insufficient maneuvering clearances, measuring 5" on push side of door adjacent to jamb.	4.13.6			A 12" wide maneuvering clearance beyond the latch side of the door is required to be maintained for the first 48" perpendicular to the doorway. Move adjacent wall, common with men's toilet room, to maintain this required clearance.			
		Excessive door closing speed, measured under 3 seconds.	4.13.10			Adjust door closer so that the "sweep period" of the closer is at least 3 seconds for the door to swing from an open position of 70 degrees to a point 3" from the latch, measured to the leading edge of the door. Alternate: Provide door with power-assisted hardware; no additional maneuvering clearances required.	\$1,750	<.1..2..3..4..5.>	
3	---	Interior hallway door, westerly of the supervisors/management offices, with deficiencies as follows:			4		\$3,375	<.1..2..3..4..5.>	
		Inadequate maneuvering clearances on pull side of door, measured at 9" beyond latch side of door.	4.13.6			Move wall adjacent to pull side of door (into janitor's closet) to provide for a minimum of 24" of maneuvering clearance beyond the latch side of the door, 60" perpendicular to the doorway (the more restrictive T-24 dimension should govern in this instance).			
		Non-compliant spherical door hardware, both sides of door.	4.13.8			Replace door hardware with compliant door operating devices, such as a lever operated mechanism, push type mechanism, or a U-shaped handle.			
Summary Continued . . .									

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority <-high-----low->
4&5 ---	Toilet room doors (2) typical for both men's and women's restrooms, with deficiencies as follows:		3			
	<ul style="list-style-type: none"> • Excessive threshold heights, measured at 3/4". • Non-compliant existing spherical door hardware. • Excessive door opening force, measured at approximately 10 lbs., each door. 	<ul style="list-style-type: none"> 4.13.8 4.1.6(3)(d)-(iii) 4.13.8 4.13.11 		<p>NOTE: Because of the involved nature of the modifications required to provide maneuvering clearances, the City may consider removing this door (and jambs) at this location altogether. This may be a viable option if building code criteria or security measures are not a consideration. This Alternate:</p> <p>For each of the two doors, provide the following:</p> <ul style="list-style-type: none"> • Existing thresholds may be modified with a beveled edge on each side, with a beveled slope no greater than 1:2. • Replace door hardware with operating devices not requiring tight grasping, pinching, or twisting of the wrist to operate. • Adjust door closers to allow for a maximum opening force for pushing or pulling of 5 lbf. 	\$300	<.1..2..3..4..5.>
					\$1,350	<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 12,300
ADA Element 9 =====

TABLE 10
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 10

ADA ELEMENT: DRINKING FOUNTAINS

City of Costa Mesa - ADA Survey

Item Location/ Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority <-high-----low->
1	<p>Drinking fountain/electric water cooler located in the corridor, with deficiencies as follows:</p> <ul style="list-style-type: none"> Existing fountain does not provide facility for both wheelchair users and for persons who have difficulty stooping or bending. Insufficient knee clearance, measured at 25-1/2" high. Insufficient drinking fountain alcove depth, measured at 14". 		4.1.3(10)(a) 4.15.5	4	<p>Provide compliant drinking fountain with a "hi-lo" configuration -- spouts at wheelchair and standard height, and with a minimum of 27" for clear knee space.</p> <p>Based on California Title-24, drinking fountains are to be located in alcoves so as not to encroach into pedestrian corridors, and such alcove shall not be less than 18" deep.</p>	\$5,000	<,1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 5,000
ADA Element 10 =====

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		City of Costa Mesa - ADA Survey				
Survey Data & Back-up Info from Field Survey Forms						
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority			
			Priority			
			Corr. Cost Est			
			Readily Ach'vble? Corr. Priority			
			(For Client Use Only)			
2	Men's toilet room, excluding locker area, with deficiencies as follows: <ul style="list-style-type: none"> - No compliant signage. - Excessive height on coat hooks, measured at 60" above finish floor. - Excessive force required to activate water closet flush control, measured at approximately 8 lbf. - Insufficient size and arrangement of toilet stall, measured at 43" wide x 74" deep with an outward swinging door. - Non-compliant toilet stall door hardware, existing latch requires twisting. Door width inadequate, too. - Non-compliant grab bar arrangement, with no existing rear wall grab bar (only side wall grab bars provided). - Excessive force required to activate urinal flush control, measured at approximately 10 lbf. - Non-compliant lavatory faucet controls, provided with "twisting" type. 	T-24 4.23.7 4.16.5 4.27.4 4.17.3 4.17.5 4.17.6 4.18.4 4.19.5	2	<p>Provide compliant signage per Calif. Title-24. Lower coat hooks to a maximum height of 48" above finish floor for forward approach (or 54" above floor for side approach). Adjust flush controls on both water closet and urinal such that the force required to activate the controls is no greater than 5 lbf. Modify toilet stall layout and dimensions with a minimum width of 60" and a minimum depth of 59" (for a floor mounted water closet) with an outward swinging door. This will require the modification of fixed partitions and the possible rearrangement of existing plumbing fixtures. Provide compliant toilet stall door hardware which does not require the user to grasp or twist in order to operate. Toilet stall door shall be 32" min. wide. Provide complying side and rear wall grab bars, mounted 33" - 36" above the floor. Replace existing lavatory faucet controls with controls which are operable with one hand and do not require tight grasping, pinching, or twisting of the wrist (lever operated, push type, and electronically controlled mechanisms are examples of acceptable designs).</p> <p>Note: Assumes loss of urinal. Added cost for reinstall in revised location in toilet room (if possible):</p>	\$4,650	<.1..2..3..4..5.>
				\$1,500	<.1..2..3..4..5.>	

Total Estimated Corrective Cost -----> \$ 12,650
ADA Element 11 =====

TABLE 14
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- COMMUNICATIONS BUILDING

ADA ELEMENT 14
=====

ADA ELEMENT: SIGNAGE		City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	Survey Data & Back-up Info from Field Survey Forms	ADA Code Reference	ADA Priority
	ADA Deficiency Description	ADA Reference	ADA Priority
	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. <-high-----low-> Priority
1	<p>DISCUSSION: The ADA distinguishes between "permanent" rooms/spaces/facilities, and those which change over time (such as offices whose occupants or use varies over time, and areas whose use may fluctuate). It is recommended that the City provide compliant signage for only those permanent or "core" areas of the building which are necessary to provide reasonable public accommodation. This may include restroom facilities, elevators, stairs, and other such permanent rooms which are requisite for providing reasonable public accommodation.</p> <p>Non-compliant signage provided for permanent "core" areas of the building, as follows:</p> <ul style="list-style-type: none"> At men's and women's restrooms. 	4.1.2(7) 4.1.3(16)(a)	Low
	Provide compliant signage at all such permanent rooms and spaces within the building, with requirements for character proportion, character height, and finish and contrast, as well as mounting height per ADA requirements.	\$250	<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 250
ADA Element 14 =====

TABLE 1.1
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 1.1
=====

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR

City of Costa Mesa - ADA Survey

Item No.	Location/Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	ADA Reference	Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1	---	DISCUSSION: See Accessibility Summary for Site/Path-of-Travel, Table 1, covering the accessible route deficiencies within the boundary of the site to the Police Station Building. This summary covers the interior accessible route from the building entrance. Also, refer to plan numbers CC-8, CC-9, and CC-10, the floor plans of the Police Station Building, which illustrates those areas of the building specifically excluded from this survey and report based on City and Police Staff direction.	ADA Code Reference	4.1.3(1)	2	Provide compliant passenger elevator serving each level of the building (three stops). See Table 7, Element 7-Elevators of this report for greater detail. (Costs in Element 7.)			
2	---	Insufficient clear minimum width, provided at the following locations: <ul style="list-style-type: none"> On first floor, access to Traffic Area around receptionist's desk measures 28" and 25" clear, due to furniture layout. On first floor, access from Room 137 to Sound Room measures 19" at the desk, due to furniture layout. On second floor, access in Room 231 to door to Storage Room 228 measures 16" clear, due to furniture layout. On second floor, access between Rooms 215 and 216 is 25" clear, due to furniture layout. 	ADA Code Reference	4.3.3	2	The ADA stipulates that an interior accessible route shall be maintained at 36" minimum clearance. Rearrange or modify furniture layout in these areas to accommodate this minimum width.	\$200	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 1.1
=====

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		City of Costa Mesa - ADA Survey				
		(For Client Use Only)				
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority			
Survey Data & Back-up Info from Field Survey Forms						
	ADA Deficiency Description	ADA Code Reference	Priority			
	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low-> Priority			
3 ---	Terrazzo flooring in main lobby/entrance areas is slippery when exposed to moisture.	4.3.6 4.5	2	Provide abrasive surfacing and/or other means of providing slip resistance in this area.	\$3,300	<.1..2..3..4..5.>
4 ---	<ul style="list-style-type: none"> Excessively "protruding" objects, with their leading edges projecting more than 4" into walks or corridors, at the following locations: • At all Fire Hose Cabinet (FHC) locations, two per floor, cabinets project 4-3/4". • At chalkboard in basement level Squad Room, projects 6-1/2". • On first floor Duece Room, counter projects 10" from wall. • First floor jail, fingerprint shelf projects approximately 11-1/2" into Hallway 142. • In first floor Interrogation Room #1, exposed telephone cords/conduits project from wall and ceiling adjacent to desk. 	4.1.2(3) 4.4.1	2	<p>The ADA stipulates that objects projecting from walls with their leading edges between 27" and 80" above the finish floor shall protrude no more than 4" into walks or corridors. In addition, protruding objects shall not reduce the required clear width of an accessible route or maneuvering space.</p> <p>There are essentially two means of correcting these deficiencies: 1) Remove or modify the object to project no more than 4" or 2) Construct a furring below the object which is below 27" from finish floor. (In this way, a person with a sight disability using a cane may encounter the object prior to physically contacting it).</p>	\$2,500	<.1..2..3..4..5.>

Summary Continued . . .

TABLE 1.1
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 1.1
=====

ADA ELEMENT: ACCESSIBLE ROUTE-INTERIOR		Survey Data & Back-up Info from Field Survey Forms		City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est
5	Excessive reaches (reach ranges), at the following locations: <ul style="list-style-type: none"> Vending machines in basement lounge with a height of 60" - 62" to highest operable mechanism. Sink/stove combo unit in the three lounges (basement, first floor, and second floor) provides no knee clearance, with an excessively high counter. 	4.2.5 4.2.6	4	The maximum reaches for vending machines is 54" high for an unobstructed side approach, and 48" high for an unobstructed forward reach. Modify existing machines and/or provide compliant machines accordingly. (Assumes machines rented.) Modify sink/stove combo units in each lounge to provide a 34" high maximum counter, with a 27" minimum knee clearance, extending 8" minimum under the edge of the counter.	\$0 \$1,500
6	Non-compliant "twist" type faucet controls at sinks in each of the three lounges.	4.1.3(13) 4.27	4	Faucet controls shall be operable with one hand, and shall not require tight grasping, pinching, or twisting of the wrist; and controls shall activate with a force no greater than 5 lbf. Provide faucet controls at each location accordingly.	\$525

Total Estimated Corrective Cost ----- \$ 8,025
ADA Element 1.1 =====

TABLE 4
ACCESSIBILITY SUMMARY

CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 4

City of Costa Mesa - ADA Survey

ADA ELEMENT: ENTRANCES/EXITS

Survey Data & Back-up Info from Field Survey Forms

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1	DISCUSSION: Public access to the Police Station Building is provided through a single main entrance located at the northeast corner of the building. Due to security measures, and other considerations, other entrances/exits are non-public (or the public enters only with escorts.) All entrances are not accessible. No signage exists indicating whether a particular entrance is accessible. No signage exists indicating the location of accessible entrances (from inaccessible entrances).	4.1.2(7)(d) 4.1.3(8)(d) 4.1.6(1)(h) 4.30		Inaccessible entrances shall be identified with signage indicating the location and direction to the nearest accessible entrance. Accessible entrances shall be identified by a sign showing the International Symbol of Accessibility. This signage shall comply with the requirements for character proportion height, and character finish and contrast; and shall be installed in a location which will prevent a person with a disability from having to retrace his/her approach route to the inaccessible entrance. Up to four (4) entrance locations at the Police Station Building may require such signage.	\$500	<.1..2..3..4..5.>	

Total Estimated Corrective Cost ----- \$ 500
ADA Element 4 =====

TABLE 6
ACCESSIBILITY SUMMARY
FOR

CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 6

ADA ELEMENT: STAIRS

City of Costa Mesa - ADA Survey

Survey Data & Back-up Info from Field Survey Forms

(For Client Use Only)

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1 ---	<p>Stair #1, located on the north side of the building closest to the building's main entrance lobby, with deficiencies as follows:</p> <ul style="list-style-type: none"> Non-compliant "open" type risers, open approximately 3" per step. Abrupt stair nosings (design feature). Non-compliant handrail extensions, extensions are not parallel to floor. Insufficient height of handrail, measured at 32" from stair nosing. Handrail ends are not rounded or returned smoothly to floor or wall. No stairway identification provided. 	4.9.2 4.9.3 4.9.4(2) 4.9.4(5)	4	<p>Modify riser with closer piece to fill in open void; and modify nosing with a slope which projects the nosing no more than 1-1/2". Replace and/or modify handrailing so that railing on each side is continuous, or provided with compliant handrail extensions on top and bottom. Handrails shall be mounted at a height of 34" - 38" high measured from the stair nosings. The handrail ends shall be rounded or returned smoothly to the floor, wall, or a post. Provide stairway identification at each floor level landing compliant with Title-24.</p>	\$9,775	<.1..2..3..4..5.>	
2 ---	<p>Stairway #2, located on the south side of the building, with deficiencies as follows:</p> <ul style="list-style-type: none"> Stair nosing projects approximately 2". Existing handrail provided on one side of stair only (on inside). Non-compliant top and bottom handrail extensions, existing inside rail. Insufficient height of existing handrail, measured at 33" above stair nosing. 	4.9.3 4.9.4 4.9.4(2) 4.1.6(3)(6) 4.9.4(5)	4	<p>Modify stair nosing so that nosings do not project greater than 1-1/2".</p> <p>Replace existing handrailing: New handrails shall be provided on both sides of the stair, with the inside rail continuous, and the outside rail, if not continuous, provided with minimum 12" extensions top and bottom. Handrails shall be mounted 34" - 38" high from stair nosing, and handrails shall have a diameter of width of the gripping surface of 1-1/4" - 1-1/2".</p> <p>Provide compliant stairway identification and tread striping per Calif. Title-24.</p>	\$4,775	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 6
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 6
=====

ADA ELEMENT: STAIRS City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	Survey Data & Back-up Info from Field Survey Forms	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. <-high-----low-> Priority
	<ul style="list-style-type: none"> . Excessive diameter of existing handrail, measured at approximately 1-5/8". . No stairway identification provided. . No contrasting striping provided at upper approach and lower treads of stairs. 	4.26.2 T-24 T-24				
Total Estimated Corrective Cost -----> \$					14,550	

TABLE 7
ACCESSIBILITY SUMMARY

FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 7

City of Costa Mesa - ADA Survey

ADA ELEMENT: Elevators

Item Location/ No. Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	ADA Reference Code	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Priority
1 ---	No existing elevator.	DISCUSSION: Based on the findings described in this report, Element #1, Accessible Route Interior, a passenger elevator is required to serve each level of the Police Station (three levels).	4.1.3(5) 4.1.6(1)(k) (i)	2	The ADA requires at least one compliant passenger elevator to serve each level in all multi-story buildings and facilities. No exceptions made for the type of use or number of stories or square footage per floor for a public accommodation such as a Police Station. See technical requirements and provisions for elevator compliance in the Field Report, Element #7.	\$95,000	<.1..2..3..4..5.>	

Total Estimated Corrective Cost -----> \$ 95,000
ADA Element 7 =====

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 9
=====

ADA ELEMENT: DOORS City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only)	
						Readily Ach'yble?	Corr. Priority
Survey Data & Back-up Info from Field Survey Forms							
DISCUSSION: Doors are located by citing the room numbers shown on the drawings provided by the City for the survey.							
BASEMENT DOORS							
---	Insufficient maneuvering clearances provided on either side of the door (or both sides) as follows:	4.13.6	2	There are five instances where furniture, counters, or other non-fixed objects restrict maneuvering clearances. Arrange furniture to provide minimum required maneuvering clearances.	\$50	<.1..2..3..4..5.>	_____
1	Door from Hallway B26 to Range Work Room B37, due to location of lockers.			There are seven doors where fixed objects, built-in walls or stairs, restrict the required maneuvering clearances. Modify wall layout or door location to provide the required maneuvering clearances.	\$475	<.1..2..3..4..5.>	_____
2	Door from Range Work Room B37 into Storage Room B38, due to location of security wire fencing.				\$400	<.1..2..3..4..5.>	_____
3	Door from Rangemaster B39 into Pistol Range B40, due to proximity and location of built-in counter.				\$1,000	<.1..2..3..4..5.>	_____
4	Door from Gym B34 to Men's Toilet Room B31, due to adjacent fixed wall.				\$1,000	<.1..2..3..4..5.>	_____
5	Door from Hallway B26 to Hallway B30A, due to location of fixed wall.				\$1,000	<.1..2..3..4..5.>	_____
6	Door from Hallway B30A into Men's Toilet Room B31, due to location of fixed wall.				\$1,000	<.1..2..3..4..5.>	_____
7	Door from Hallway B26 to stair #2 (rear stair) due to proximity of stair riser (requires 60" perpendicular to doorway, to first riser).				\$1,000	<.1..2..3..4..5.>	_____

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey						
Survey Data & Back-up Info from Field Survey Forms								
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
8		Door from Hallway B26 to Fire Dispatch B11, due to location of furniture.				\$50	<.1..2..3..4..5.>	
9		South side door into Room B17 (Reserve Supervisor), due to location of fixed wall.				\$500	<.1..2..3..4..5.>	
10		Door into Room B18 (Explorer Scouts), due to location of fixed wall in hallway.				\$500	<.1..2..3..4..5.>	
11		Door from Squad Room B14 into Hallway B26, due to location of fixed wall.				\$1,000	<.1..2..3..4..5.>	
12		Door from Office B09 to Hall B26, due to location of file cabinet.				\$50	<.1..2..3..4..5.>	
13	---	At approximately nine (9) doors which may accommodate the public, existing "twist" type door hardware is non-compliant.	4.13.8	2	Provide door hardware which does not require tight grasping, tight pinching, or twisting of the wrist to operate. Cost is for new hardware sets at \$375 each. Alternate: Retrofit "clamp-on" levers, at \$45 each.	\$3,375	<.1..2..3..4..5.>	
14	---	At approximately thirteen (13) doors which may accommodate the public, existing door opening force is in excess of 5 lbf (measured in the range of 7 lbf to 10 lbf).	4.13.11	2	Adjust and/or replace door closers so that no more than 5 lbf is required to open the door.	\$650	<.1..2..3..4..5.>	
15	---	At door from Hall B26 to Fire Dispatch B11, glass door has insufficient height of bottom stile, measured at approximately 3".	T-24		Title-24 requires that the bottom 10" of all doors shall have a smooth uninterrupted surface. Provide kick plate/infill panel at bottom of door, both sides, to provide required surface.	\$150	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey						
Survey Data & Back-up Info from Field Survey Forms								
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Reference Code	Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
FIRST FLOOR DOORS								
16	---	Insufficient maneuvering clearances, including width, provided at the following doors, either on the push or pull side of the door, or both: <ul style="list-style-type: none"> Exterior main entrance doors to lobby, maneuvering clearances restricted due to location of bench. Door from main lobby area to Vestibule 106 leading to men's room, due to fixed walls. 	4.13.6 4.13.5	2	There are eight instances where furniture, counters, or other non-fixed objects restrict maneuvering clearances. Arrange furniture and/or modify cabinetry to provide minimum required maneuvering clearances. There are sixteen doors where fixed objects, fixed walls or stairs, restrict the required maneuvering clearances. Modify wall layout or door location to provide the required maneuvering clearances. Provide minimum door width of 32" where required.	\$50 \$1,000 \$1,500	<.1..2..3..4..5.> <.1..2..3..4..5.> <.1..2..3..4..5.>	_____ _____ _____
17		Door from main lobby to Vestibule 106 leading to men's room, due to fixed walls.						
18		Door from Vestibule 106 to Men's Restroom 108, due to fixed walls and location of lavatory. Also, insufficient door width at 27-1/2".						
19		Door from main lobby to Vestibule 109A leading to Women's Restroom, due to fixed walls.						
20		Door from Vestibule 109A to Women's Restroom 109, due to fixed walls and Lavatory location. Also, insufficient door width of 27-1/2".						
21		Door from lobby area to Press Room 104, due to location of built-in counter.						
22		Door from Hall 116 into Copy Room 117, due to furniture layout.						
23		Door from Hall 116 to Hall 119, due to fixed wall layout.						
Summary Continued . . .								

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey					
Survey Data & Back-up Info from Field Survey Forms							
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority				
			Correction Description				
			Cost Est				
			Corr.				
			Readily Ach'vble?				
			(For Client Use Only)				
			Priority				
			Corr. Priority				
24	Door inside Traffic Bureau 134, leading to second office, due to furniture layout.			\$50	<.1..2..3..4..5.>		
25	Door from Hall 120 to Watch Commander Office 121, due to built-in counter.			\$500	<.1..2..3..4..5.>		
26	Door from Hall 120 to Vestibule 126A leading to Men's Restroom, due to fixed walls. Also, insufficient door width at 27-1/2".			\$1,250	<.1..2..3..4..5.>		
27	Door from Vestibule 126A to Men's Restroom 126, due to fixed wall layout. Also, insufficient door width at 27-1/2".			\$1,250	<.1..2..3..4..5.>		
28	Door from Hall 120 to Women's Lounge 124, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>		
29	Door from Women's Lounge 124 to Women's Restroom 125, due to fixed wall layout. Also, insufficient door width at 27-1/2".			\$1,250	<.1..2..3..4..5.>		
30	Door from Hall 138 to Office 139, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>		
31	Door from Hall 138 to Office 137, due to fixed wall layout.			\$1,000	<.1..2..3..4..5.>		
32	Door from Room 137 to Sound Room 134, due location of built-in cabinet. Door width too narrow measured at 27-1/2".			\$1,250	<.1..2..3..4..5.>		
33,34	The two (2) doors into the Booking Rooms, from Hall 142 in jail area to Rooms 153 and 154, due to fixed wall layout. Both doors too narrow at 21-1/2". (Note: One room required to be accessible.)			\$1,500	<.1..2..3..4..5.>		

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey						
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Reference Code	Priority	Correction Description	Corr. Cost Est	(For Client Use Only)	
							Readily Ach'vble? <-high-----low->	Corr. Priority
Survey Data & Back-up Info from Field Survey Forms								
35		Door from Hall 166 into Hall 152, leading to Interrogation Rooms, due to fixed wall layouts.				\$1,000	<.1..2..3..4..5.>	
36		Door from Hall 152 to Polygraph Exam Room 175, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
37		Door from Hall 185 to Hall 152, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>	
38		Door from Hall 185 to Office 185, due to furniture layout.				\$50	<.1..2..3..4..5.>	
39		Door from Hall 115 to Criminal Investigation Area 185, due to location of adjacent counter.				\$150	<.1..2..3..4..5.>	
40	---	At approximately thirty-one (31) doors which may accommodate the public, existing "twist" type door hardware is non-compliant.	4.13.8	2	Provide door hardware which does not require tight grasping, tight pinching, or twisting of the wrist to operate. Cost is for new hardware sets at \$375 each. Alternate: Retrofit "clamp-on" levers, at \$45 each.	\$11,625	<.1..2..3..4..5.>	
41	---	At approximately twenty-six (26) doors which may accommodate the public, excessive opening force is required to open door, measured in excess of 5 lbf. (Door opening force was measured in the range of 7 lbf up to 12 lbf.)	4.13.11		Adjust and/or replace door closer so that no more than 5 lbf is required to open the door.	\$1,300	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 9
=====

City of Costa Mesa - ADA Survey

ADA ELEMENT: DOORS

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	(For Client Use Only)	
						Readily Ach'vble?	Corr. Priority
---	Excessive height of threshold at the following locations:	4.13.8	2	The ADA specifies a maximum threshold height of 1/2", or for existing conditions which will be altered, the threshold may be 3/4" high maximum with a beveled edge on each side.	\$750	<.1..2..3..4..5.>	
42	At main entrance exterior storefront doors into main lobby, measured at approximately 3/4" high.						
43	Exterior door into Animal Control Office, threshold measure up to 1" high.						
44	At exterior door into Animal Control cages, threshold measured up to 1-1/2" high (composite threshold).						
45	Insufficient height of bottom stile on the following glass doors: The pair of main entrance exterior doors. The three pairs of interior glass doors leading from the main lobby area.	T-24		Title-24 requires that the bottom 10" of all doors shall have a smooth uninterrupted surface. Provide kick plate/infill panel at bottom of door, both sides, to provide required surfaces.	\$1,200	<.1..2..3..4..5.>	
SECOND FLOOR DOORS							
---	Insufficient maneuvering clearances, including width, are provided at either the push or pull sides, or both sides, of the following doors, due to either furniture or other non-fixed items interfering with maneuvering clearance, or fixed wall layout: Door from Hall 220 to Women's Restroom 219, due to wall layout. Door width too narrow at 27-1/2". Door from Hall 220 into Men's Restroom 218, due to wall layout. Door width too narrow at 27-1/2".	4.13.6	2	There are eight instances where furniture, counters, or other non-fixed objects restrict maneuvering clearances. Arrange furniture to provide minimum required maneuvering clearances. There are ten doors where fixed objects, fixed walls or stairs, restrict the required maneuvering clearances. Modify wall layout or door location to provide the required maneuvering clearances. Provide minimum door width of 32" where required.	\$1,500	<.1..2..3..4..5.>	
46							
47					\$1,500	<.1..2..3..4..5.>	

Summary Continued . . .

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		City of Costa Mesa - ADA Survey				
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'able? Corr. Priority
Survey Data & Back-up Info from Field Survey Forms						
48	Door from Hall 220 to Office 217, Dick Grear's Office, due to furniture layout.				\$50	<.1..2..3..4..5.>
49	Door from Secretary 215 to Office 216, due to furniture layout.				\$50	<.1..2..3..4..5.>
50	Door from Secretary 215 to Office 214, due to furniture layout.				\$50	<.1..2..3..4..5.>
51	Door from Hall 220 to Office 213, due to furniture layout.				\$50	<.1..2..3..4..5.>
52	Door from Hall 220 to Office 212, Special Investigations, due to wall layout.				\$1,000	<.1..2..3..4..5.>
53	Door from Hall 203 to Vestibule 206 leading to Men's Restroom, due to wall layout. Also, door width too narrow at 27-1/2".				\$1,250	<.1..2..3..4..5.>
54	Door from Vestibule 206 to Men's Restroom 210, due to wall layout and location of lavatories. Also, door width too narrow at 27-1/2".				\$1,250	<.1..2..3..4..5.>
55	Door from Hall 205 to Women's Lounge 207, due to adjacent wall layout.				\$1,000	<.1..2..3..4..5.>
56	Door from Women's Lounge 207 to Women's Restroom 209, due to toilet partition location. Also, door width too narrow at 27-1/2".				\$1,250	<.1..2..3..4..5.>
57	Door from Office 231 to Storage Room 228, due to furniture layout.				\$50	<.1..2..3..4..5.>
58	Door from Hall 205 to Office 231, due to fixed wall location.				\$1,000	<.1..2..3..4..5.>

TABLE 9
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 9
=====

ADA ELEMENT: DOORS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey (For Client Use Only)	
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Corr. Cost Est	Readily Ach'vble? Corr. Priority
59	Door from Hall 205 to Office 230, due to furniture layout inside office.				\$50	<.1..2..3..4..5.>
60	Door from Hall 205 to Hall 220, due to location of desk.				\$50	<.1..2..3..4..5.>
61	Door from Hall 220 to Office 227, due to furniture layout.				\$50	<.1..2..3..4..5.>
62	Door from Hall 220 into Chief's Office 221, due to fixed wall layout.				\$1,000	<.1..2..3..4..5.>
63	Door between Chief's Office 221 and Secretary Office 223, due to fixed wall layout. Also, door width too narrow at 27-1/2".				\$1,250	<.1..2..3..4..5.>
64	At approximately twenty-one (21) doors which may accommodate the public, existing "twist" type door hardware is non-compliant.	4.13.8	2	Provide door hardware which does not require tight grasping, tight pinching, or twisting of the wrist to operate. Cost is for new hardware sets at \$375 each. Alternate: Retrofit "clamp-on" levers, at \$45 each.	\$7,875	<.1..2..3..4..5.>
65	At approximately twenty-four (24) doors which accommodate the public, excessive opening force required to open door, measured in excess of 5 lbf (actual force is measured in the range of 6 lbf to 12 lbf).	4.13.11		Adjust and/or replace door closer so that no more than 5 lbf is required to open the door.	\$1,200	<.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 67,400
ADA Element 9 =====

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		City of Costa Mesa - ADA Survey							
Survey Data & Back-up Info from Field Survey Forms									
Item No.	Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Cost Est	Corr.	Readily Ach'vble? <-high-----low->	Priority
3		First floor men's restroom, near public lobby.		3	Compliant signing shall be affixed to men's facilities door per Calif. T-24. Lower paper towel dispenser to a maximum height of 48" (for forward approach) or 54" (for a parallel approach). Height of water closet seat required to be minimum 17" - 19" above floor.	\$4,025		<.1..2..3..4..5.>	
4		First floor men's restroom, near lounge.		3					
5		Second floor men's restroom, northwest corner.		3	Raise water closet, or replace/modify seat accordingly. Adjust flush controls so that no more than 5 lbf. is required for operation. Relocate toilet paper dispenser a maximum of 36" from the back wall, at a height of 19" above floor. Modify arrangement of toilet partitions and adjacent stalls to provide a minimum accessible stall width of 60", and a minimum stall depth of 59" (floor mounted water closet). Provide accessible stall door with 32" minimum width with outward swing and compliant hardware. Adjust urinal height with elongated rim 17" above finish floor. Adjust urinal flush control height to a maximum of 44" above finish floor, and adjust flush control force to activate controls with no more than 5 lbf. Modify lavatory counter to provide compliant knee clearances of 29" from finish floor to bottom of apron.	\$4,025		<.1..2..3..4..5.>	
6		Second floor men's restroom, southwest corner. These restrooms are similar in their design and deficiencies, as follows: <ul style="list-style-type: none"> . Insufficient clear floor space, 60" diameter circle. (Men's restroom at second floor southwest corner only.) . Compliant signage required to identify men's facilities (non-compliant signs exist at first floor men's near lobby.) 	4.22.3 4.23.3 T-24	3					

Summary Continued . . .

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS	Survey Data & Back-up Info from Field Survey Forms		City of Costa Mesa - ADA Survey
Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	(For Client Use Only)
		ADA Priority	Readily Ach'vble? Corr. Priority
			<-high-----low->
	Excessive height of paper towel dispensers, measured at approximately 60" above floor, typically.	4.23.7	
	Excessive height of water closet, measured at 16-1/2" high to the top of the toilet seat (first floor men's restroom near lobby only).	4.16.3	
	Excessive force required to flush toilet, existing up to 10 lbf.	4.16.5 4.27.4	\$20,600
	Non-compliant location of toilet paper dispenser, measured 39" from back wall (second floor men's restroom at southwest corner only).	4.16.6	
	Insufficient arrangement and size of toilet stall measured at approximately 35" wide x 55" deep.	4.17.3	
	Insufficient width of toilet stall door, and non-compliant "twist" type hardware.	4.17.5	
	Non-compliant arrangement of existing grab bars (men's first floor restroom near lobby), or no grab bars provided (all other restrooms.)	4.17.5	
	Excessive height of urinal, measured to elongated rim, of approximately 24" above finish floor.	4.18.2	
	Insufficient clear floor space provided at the urinal, in order to provide a forward approach.	4.18.2	
Summary Continued . . .			

<.1..2..3..4..5.>

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Reference Code	Priority
Survey Data & Back-up Info from Field Survey Forms			
		ADA Reference Code	Priority
		Corr. Cost Est	Readily Ach'able? Corr. Priority
			<-high-----low->
7	Excessive height of urinal flush control valves, measured at approximately 52" - 53" above floor, and excessive force required to activate controls, measured up to 10 lbf.	4.18.4	3
8	Insufficient knee clearance provided at lavatories, measured at 17" from floor to bottom of apron.	4.19.2	3
9	Non-compliant "twist" type faucet controls (except at first floor men's restroom near lounge).	4.19.5	3
10	Excessive height of mirrors, with bottom edge of reflecting surface measured at approximately 52" - 55" above floor.	4.19.6	3
7	First floor women's restroom, near lobby.		<.1..2..3..4..5.>
8	First floor women's restroom, near lounge.		<.1..2..3..4..5.>
9	Second floor women's restroom, northwest corner.		<.1..2..3..4..5.>
10	Second floor women's restroom, southwest corner.		<.1..2..3..4..5.>
Summary Continued . . .			

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS		Survey Data & Back-up Info from Field Survey Forms			City of Costa Mesa - ADA Survey	
Item Location/ Plan No.	ADA Deficiency Description	ADA Reference	Priority	Correction Description	Corr. Cost Est	Readily Ach'able? Corr. Priority
			ADA			<-high-----low->
	Each of the women's restrooms described above are similar in design and deficiencies, as follows:					
	• Insufficient clear floor space provided, 60" diameter circle (first floor women's restroom near lounge, and second floor women's restroom at southwest corner only).	4.22.3 4.23.3		Modify arrangement of toilet partitions and adjacent stalls to provide a minimum accessible stall width of 60", and a minimum stall depth of 59" (floor mounted water closet). Provide accessible stall door with 32" minimum width with outward swing and compliant hardware. Modify lavatory counter to provide compliant knee clearances of 29" from finish floor to bottom of apron. Replace faucet controls with compliant (lever type) controls. Lower mirror so that the bottom of the reflecting surface is 40" maximum above finish floor.		
	• Compliant signage required to identify accessible women's facilities (non-compliant signage exists at first floor women's restroom near lobby).	T-24				
	• Excessive height of paper towel and sanitary napkin dispensers, measured at approximately 60" above floor.	4.23.7		NOTE: Cost assumes one (1) women's restroom per floor is rehabbed to conform to these requirements.	\$20,600	<.1..2..3..4..5.>
	• Excessive height of water closet, measured from finish floor to top of toilet seat at 60-1/2" (first floor women's restroom near lobby only).	4.16.3		ALTERNATE: Because the alterations described above may involve the loss of one or more water closets per toilet room, and such loss of fixture(s) then may make deficient the required number of fixtures per the Uniform Plumbing Code, ADA and Title-24 provides an alternate for existing conditions. Where it is technically infeasible to comply, at least one single-user toilet room may be provided for each sex on each floor, which comply with these requirements (per ADAAG 4.1.6(3)(e) and Title-24.) Cost assumes one (1) women's single-user restroom per floor.		
	• Excessive force required to operate water closet flush controls, measured up to 10 lbf.	4.16.5 4.27.4				
	• Non-compliant location of toilet paper dispensers, (both second floor women's restrooms only).	4.16.6				
	• Non-compliant size and arrangement of toilet stalls, measured at approximately 35" - 40" wide x 55" - 56" deep.	4.17.3				

Summary Continued . . .

TABLE 11
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 11
=====

ADA ELEMENT: TOILET ROOMS	City of Costa Mesa - ADA Survey (For Client Use Only)						
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Reference Code	Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
	Survey Data & Back-up Info from Field Survey Forms						
		4.17.5					
	Insufficient width of toilet stall door, and non-compliant "twist" type door hardware.						
		4.17.6					
	Non-compliant arrangement of existing toilet stall grab bars (first floor women's restroom near lobby only), and no grab bars provided (all the rest of the women's restrooms).						
		4.19.2					
	Insufficient knee clearances at all lavatories, measured at 17" from floor to bottom of apron.						
		4.19.3					
	Insufficient clear floor space in front of lavatory, measured at 28-1/2" deep (at first floor women's restroom near lounge only).						
		4.19.5					
	Non-compliant "twist" type faucet controls (at all women's restrooms except first floor near lounge).						
		4.19.6					
	Excessive height of mirrors, with bottom edge of reflecting surface measured from 52" - 55" from floor.						
GENERAL: Existing doors into restrooms, all levels, are deficient for maneuvering clearances, width, and hardware. Costs for doorway modifications are included in Table 9, Element 9, Doors.							

Total Estimated Corrective Cost -----> \$ 61,800
ADA Element 11 =====

TABLE 13
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 13
=====

ADA ELEMENT: ALARMS City of Costa Mesa - ADA Survey

Survey Data & Back-up Info from Field Survey Forms		(For Client Use Only)	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Reference Code	Priority
1	No visual alarms provided, in addition to the existing audible fire alarms.	4.1.3(14) 4.28.1 4.28.3 4.28.4	2
			Visual alarms shall be integrated into the building's fire alarm system, and shall be located in each area of public accommodation, including restroom facilities, meeting rooms, detention rooms, and other areas of general public use.
			Corr. Cost Est \$2,700
			Readily Ach'vble? <-high-----low->
			Corr. Priority <.1..2..3..4..5.>

Total Estimated Corrective Cost -----> \$ 2,700
ADA Element 13 =====

TABLE 14
ACCESSIBILITY SUMMARY

CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 14

ADA ELEMENT: SIGNAGE

City of Costa Mesa - ADA Survey

Survey Data & Back-up Info from Field Survey Forms

(For Client Use Only)

Item Location/ Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
1	DISCUSSION: The ADA distinguishes between "permanent" rooms/spaces/facilities, and those which change over time (such as offices whose occupants or use varies over time, and areas whose use may fluctuate). It is recommended that the City provide compliant signage for only those permanent or "core" areas of the building which are necessary to provide reasonable public accommodation. This may include restroom facilities, elevators, stairs, and other such permanent rooms which are requisite for providing reasonable public accommodation.	4.1.2(7) 4.1.3(16)(a)	4	Provide compliant signage at all such permanent rooms and spaces within the building, with requirements for character proportion, character height, and finish and contrast, as well as mounting height per ADA requirements.	\$1,950	<.1..2..3..4..5.>	

Total Estimated Corrective Cost -----> \$ 1,950
ADA Element 14 =====

TABLE 15
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 15
=====

ADA ELEMENT: PUBLIC TELEPHONES		City of Costa Mesa - ADA Survey	
Item Location/ Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	(For Client Use Only)
		ADA Code Reference Priority	Readily Ach'vble? Corr. Priority
			<-high-----low->
1 ---	<p>DISCUSSION: A total of two (2) public telephones are located in the building in proximity to the restrooms just off the public lobby area. Based on the existing quantity of telephones, one public telephone is required to be accessible, and comply with ADA requirements. These existing telephones are provided with a volume control feature. Based on the ADA, a text telephone is not required.</p> <p>One public telephone, with the following deficiencies:</p> <ul style="list-style-type: none"> Excessive mounting height, measured at 64" to coin slot. Hearing aid compatibility: The existing telephones are equipped with push button type volume control features. It is not certain whether the volume control is hearing aid compatible. No accessibility signage provided at public telephones. 	<p>4</p> <p>4.31.3</p> <p>4.31.5</p> <p>4.1.3(17)(b)</p>	<p><.1..2..3..4..5.></p>
			Corr. Cost Est
			\$625

Total Estimated Corrective Cost ----- \$ 625
ADA Element 15 =====

TABLE 21
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 21
=====

ADA ELEMENT: BUSINESS AND MERCANTILE		City of Costa Mesa - ADA Survey	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	ADA Priority
Survey Data & Back-up Info from Field Survey Forms			
		ADA Code Reference	ADA Priority
			Cost Est
			Readily Ach'able? Corr. Priority
			<-high-----low->
---	Excessive height of public counters at the following locations:	7.2	4
1	• Main public service counter in first floor lobby area.		\$800
2	• Public counter in Press Room 104. (Note, related costs for doorway maneuvering clearances, Element 9.)		\$0
3	• Public counter in Criminal Investigation Room 185, located just inside doorway.		\$250
			<.1..2..3..4..5.>
			<.1..2..3..4..5.>
			<.1..2..3..4..5.>

Total Estimated Corrective Cost ----- \$ 1,050
ADA Element 21 =====

TABLE 22
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 22
=====

ADA ELEMENT: DETENTION & CORRECTIONAL FACILITIES City of Costa Mesa - ADA Survey

Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	Correction Description	Corr. Cost Est	(For Client Use Only) Readily Ach'vble? Corr. Priority <-high-----low->
Survey Data & Back-up Info from Field Survey Forms						
1	<p>DISCUSSION: On December 21, 1992, the Architectural and Transportation Barriers Compliance Board (ATBCB) published proposed Accessibility Guidelines applicable to State and Local Government facilities for detention and correctional facilities. Prior to this, the ADA was silent regarding these types of facilities.</p> <p>The following, while advisory only, is based on the Proposed Rules published in the Federal Register on 12/21/92, and is not yet law. The proposed rules apply to those detention facilities where persons apprehended or arrested for alleged violations of law are temporarily detained, such as holding facilities in police stations. Note that there is no assignment of ADA priority at this time.</p>				\$25,000	
	Inaccessible, or limited accessibility provided to jail/holding cells and inmate visiting areas, as follows:			Estimated cost is an allowance:		
	Secured entrance not accessible.	12.2.1		Secured entrances are those used only by inmates and security personnel and not by the general public. One (1) entrance shall be accessible, although certain exceptions apply to doors designated to be operated only by security personnel.		

Summary Continued . . .

TABLE 22
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING
ADA ELEMENT 22
=====

City of Costa Mesa - ADA Survey

ADA ELEMENT: DETENTION & CORRECTIONAL FACILITIES

Item Location/ No. Plan No.	ADA Deficiency Description	Survey Data & Back-up Info from Field Survey Forms	ADA Reference Code	Priority	Correction Description	Cost Est	Readily Ach'vble? <-high-----low->	Corr. Priority
	Non-contact visiting areas inaccessible.		12.3(1) 12.3(2) 12.3(3)		Non-contact visiting areas are to be accessible, and located on an accessible route, including counters (on both sides of the safety glass separation.)			
	Insufficient number of accessible holding cells (none provided.)		12.4		No specific rules are stated: UFAS requires that five percent, but not less than one, be accessible.			
	Insufficient number of special holding cells (accessible for disciplinary detention; protective custody; medical isolation; detoxification; and suicidal inmates.)		12.4.2		No specific rules are stated: it is expected that the ATBCB will eventually issue requirements.			
	Insufficient number of cells for persons with hearing impairments.		12.4.3		No specific rules are stated: it is expected that the ATBCB will eventually issue requirements.			
	Non-compliant holding cell appurtenances: .. Doors and doorways, less than minimum width of 32". .. Restroom/toilet facilities, including combined water closet and lavatory units, grab bars, and other accessories. .. Fixed seating and tables provide no access for persons using wheelchairs.		12.5.2		Doors and doorways are to comply, with exceptions, with ADAAG 4.13 (specifically for width, maneuvering clearances, thresholds, hardware, and opening force); toilet facilities are to comply with ADAAG 4.22 (specifically for clear floor space, heights and clearances of fixtures, and grab bars); wheelchair location(s) are to be provided where fixed seating and tables are provided, with compliant clearances, etc., per ADAAG 4.1.3(18).			

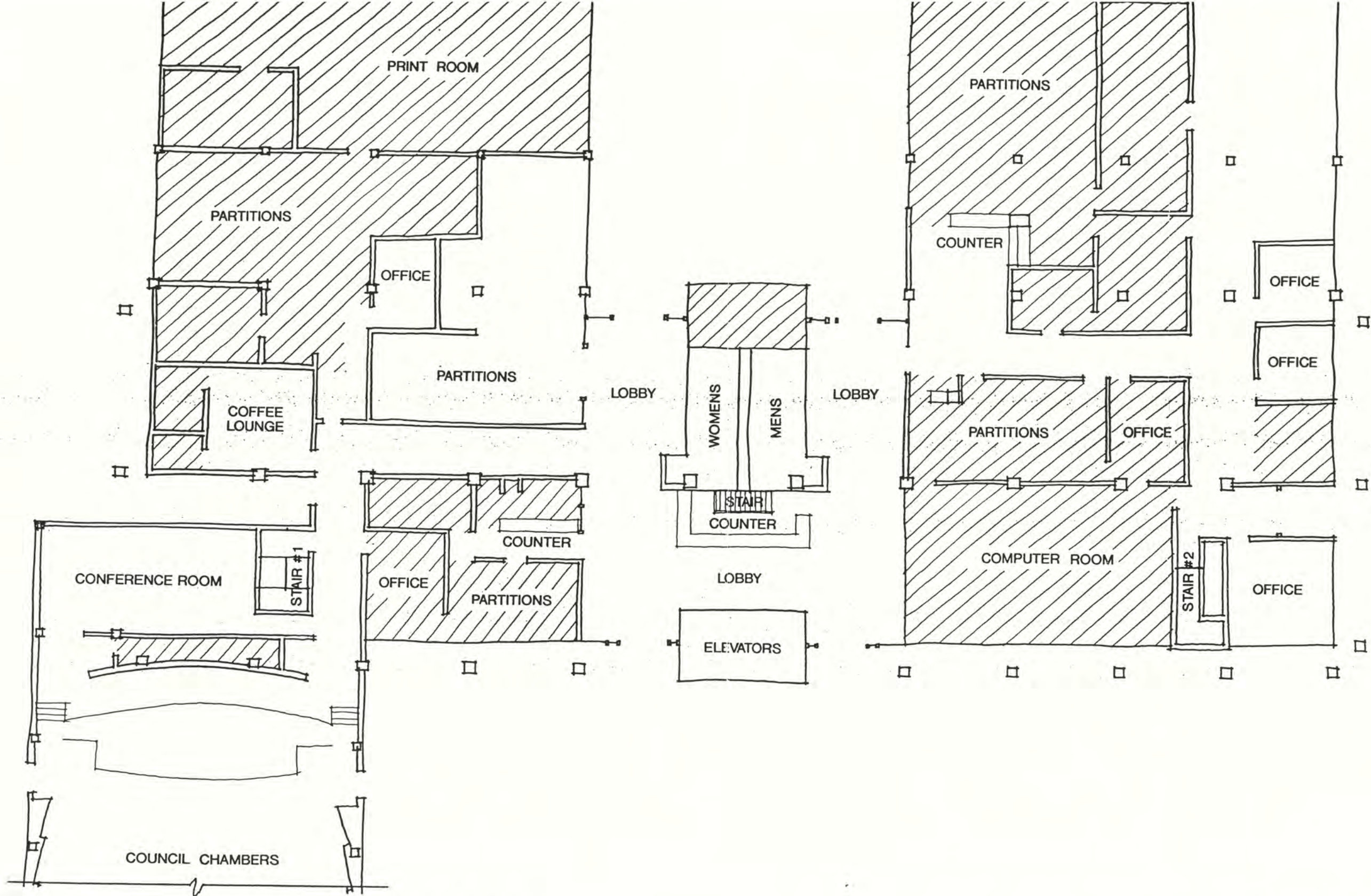
Summary Continued . . .

TABLE 22
ACCESSIBILITY SUMMARY
FOR
CIVIC CENTER -- POLICE STATION BUILDING

ADA ELEMENT 22
=====

ADA ELEMENT:	DETENTION & CORRECTIONAL FACILITIES		City of Costa Mesa - ADA Survey	
	Survey Data & Back-up Info from Field Survey Forms		(For Client Use Only)	
Item Location/ No. Plan No.	ADA Deficiency Description	ADA Code Reference	Priority	
		ADA Code Reference	Priority	
		Correction Description	Corr. Cost Est	
	<p>Visual alarms and telephones: visual alarms shall be provided in accessible cell(s) which house inmates who are allowed independent means of egress; permanently installed telephones shall have volume controls complying with ADAAG 4.31.5.</p>	4.6	<p>Where required or provided (for non-disabled cells and inmates) visual alarms and telephones with volume controls are to be provided.</p>	<p>Readily Ach'vble? Corr. Priority <-high-----low-></p>

Total Estimated Corrective Cost -----> \$ 25,000
ADA Element 22 =====



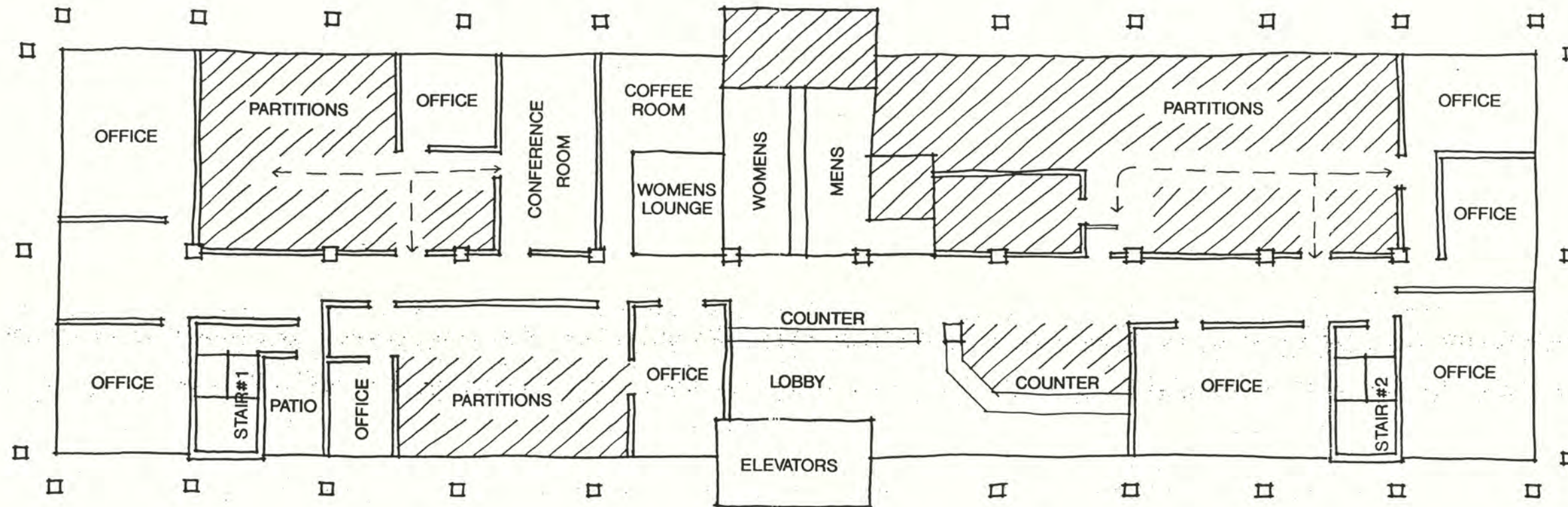
CITY OF COSTA MESA

CITY HALL BUILDING


 REPRESENTS AREA EXCLUDED FROM SURVEY

First Floor

CC-2



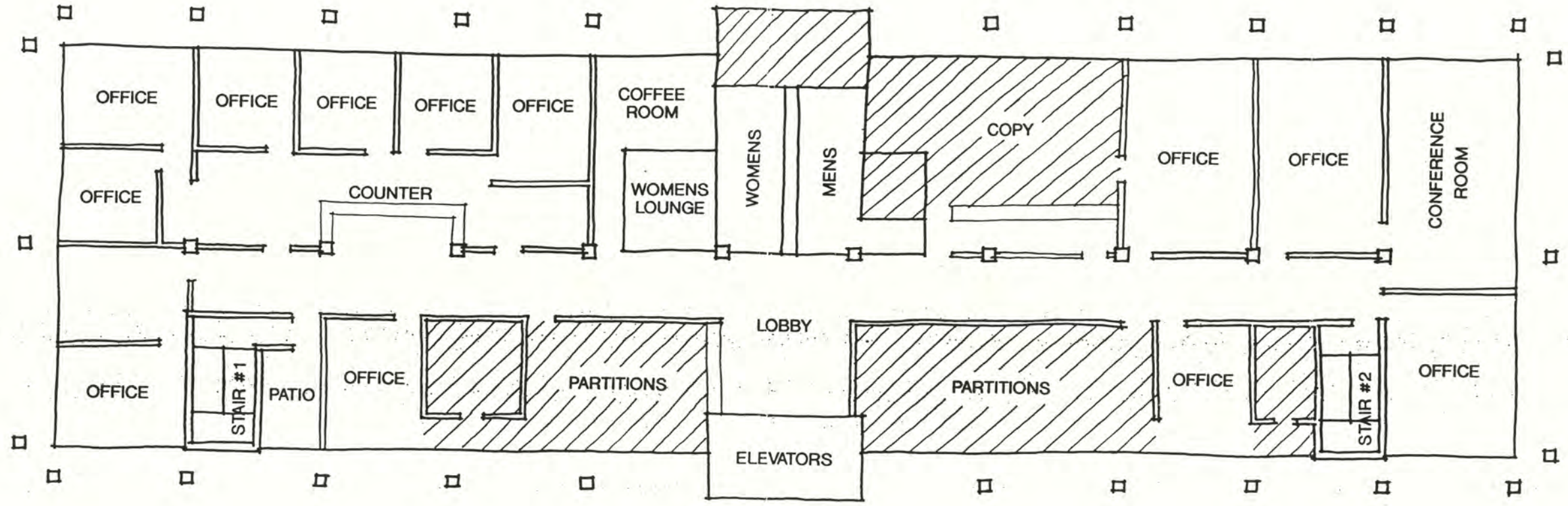
CITY OF COSTA MESA

CITY HALL BUILDING

 REPRESENTS AREA EXCLUDED FROM SURVEY

Second Floor

CC-3



CITY OF COSTA MESA

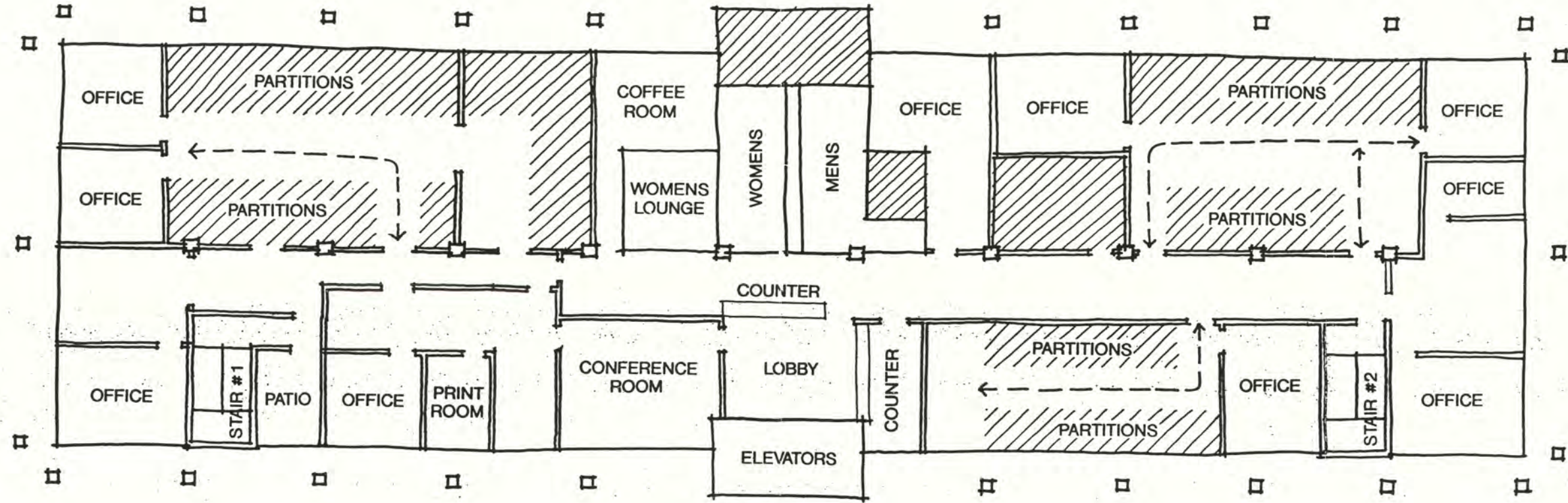
CITY HALL BUILDING

 REPRESENTS AREA EXCLUDED FROM SURVEY

Third Floor



CC-4



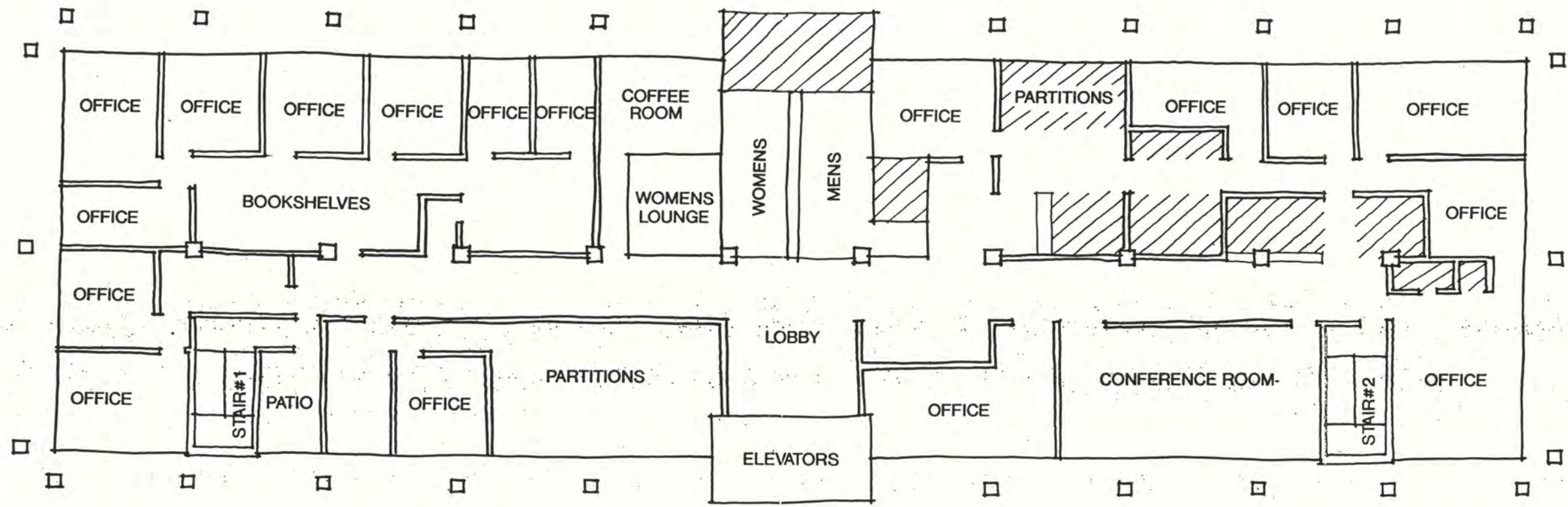
CITY OF COSTA MESA

CITY HALL BUILDING

 REPRESENTS AREA EXCLUDED FROM SURVEY

Fourth Floor

CC-5



CITY OF COSTA MESA

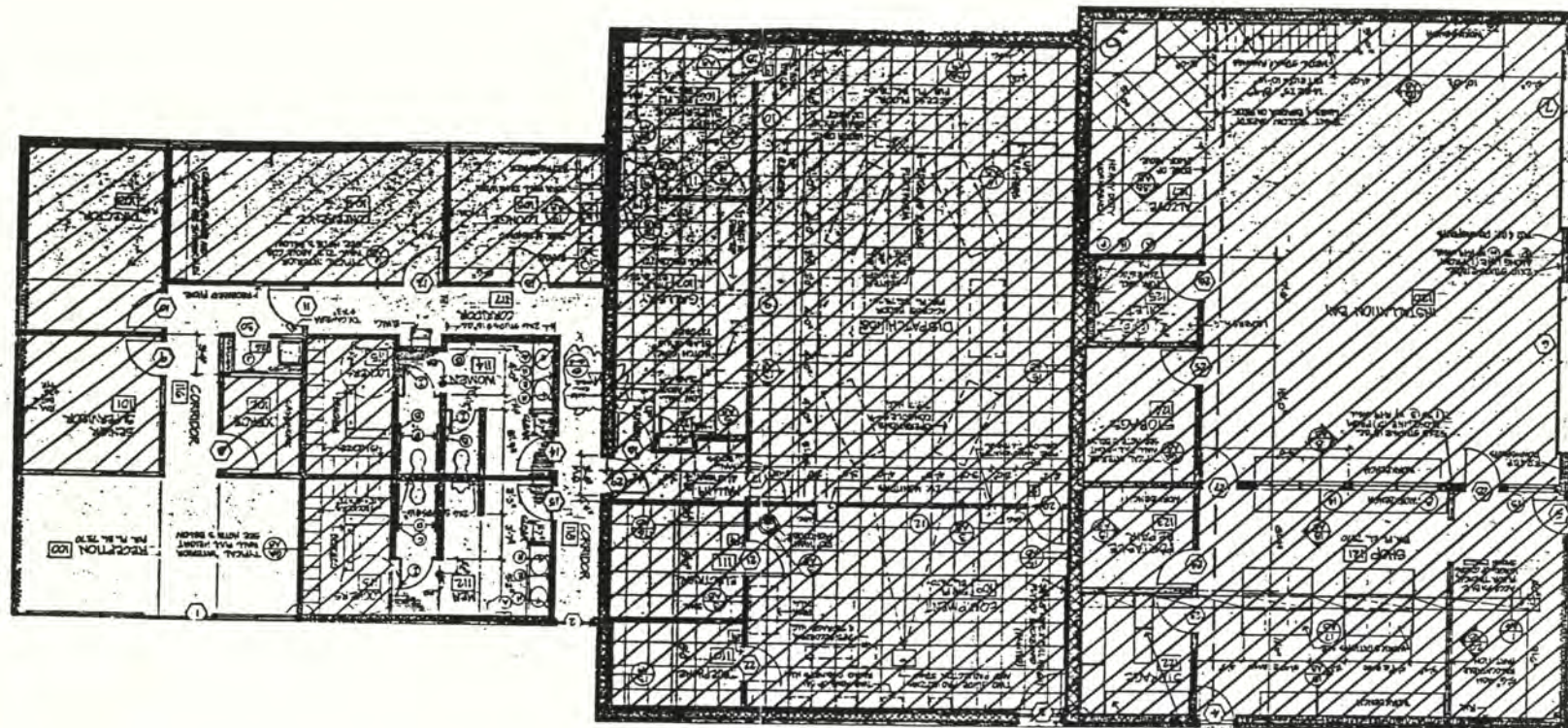
CITY HALL BUILDING

Fifth Floor

 REPRESENTS AREA EXCLUDED FROM SURVEY



CC-6



CITY OF COSTA MESA

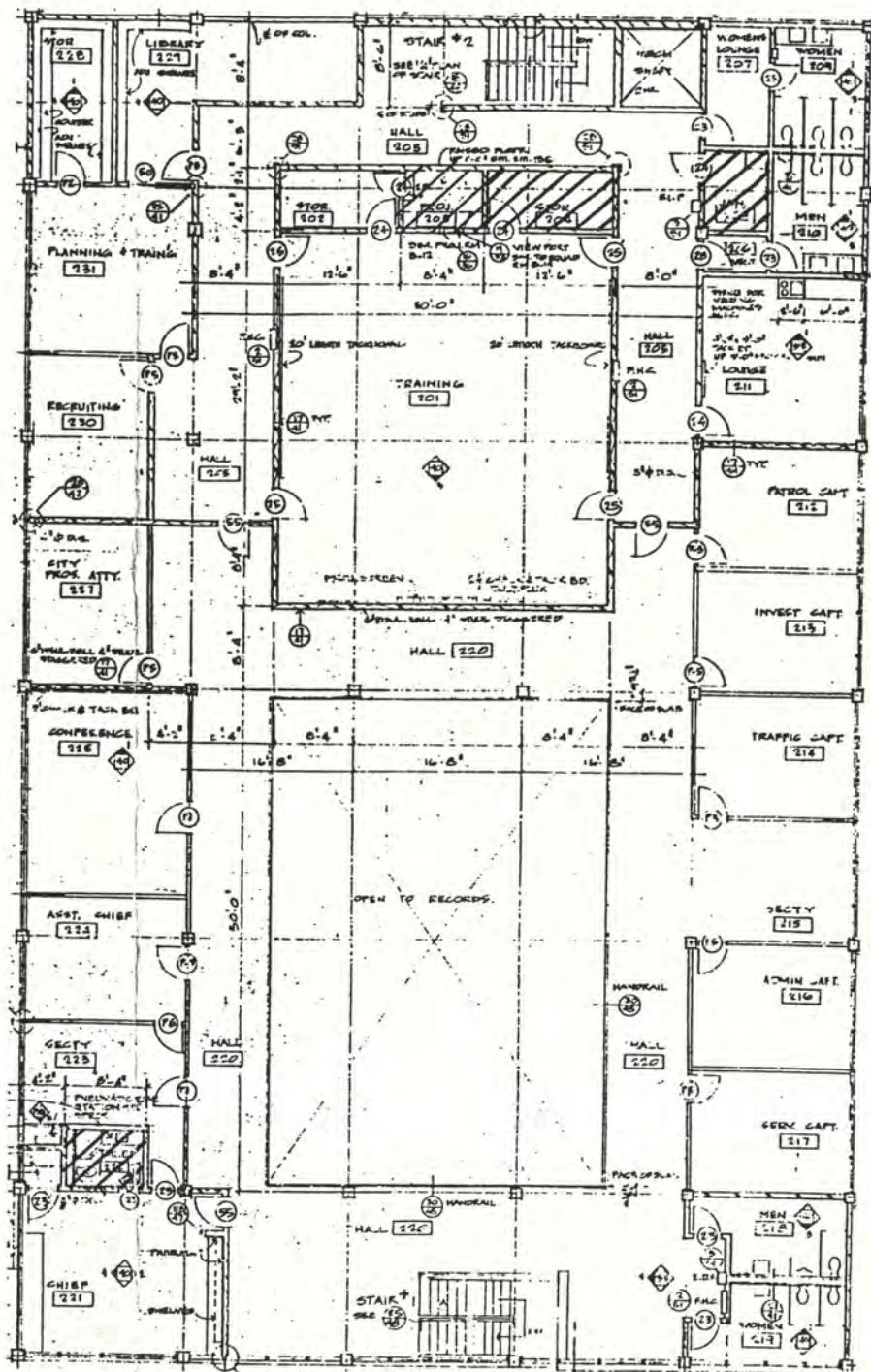
COMMUNICATIONS CENTER



REPRESENTS AREA EXCLUDED FROM SURVEY



CC-7



CITY OF COSTA MESA

POLICE STATION

 REPRESENTS AREA EXCLUDED FROM SURVEY

Second Floor



CC-10