

**CALIFORNIA STATE UNIVERSITY,
SAN BERNARDINO**

ADA Barrier Removal Plan

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Introduction

As with all higher education and public entities, California State University, San Bernardino (CSUSB) faces the challenge of providing an inviting, welcoming, and supportive environment for people with disabilities. In early 2017, ISES Corporation was retained by CSUSB to provide comprehensive Facility Condition Assessment studies for 63 facilities on the main and Palm Desert campuses. In July of that year, ISES was then engaged to provide an ADA Barrier Removal Plan for those campuses. This process involved integrating the building accessibility upgrade recommendations already developed as part of the prior FCA project with data gathered during site inspections that were specifically for examining the level of handicapped accessibility within common campus areas. These latter surveys also included three buildings that were not in the original FCA scope. Only handicapped accessibility issues were included in the inspections for these three buildings.

Consequently, this ADA Barrier Removal Plan encompasses 66 buildings and the two campus sites, for a total of approximately 2.7 million gross square feet. The buildings are of various architectural styles and ages, with construction dates ranging between 1964 and 2010. The site scope includes pedestrian pathways, parking, and other site elements. The barriers were recorded and digital photographs taken of most of the conditions that were found. Both the site effort and this comprehensive report process were supervised by Jennifer Sorenson, Associate Vice President with the CSUSB Facilities Planning and Management Department.

Over the last several years, CSUSB has completed numerous ADA barrier removal upgrades for existing facilities. These included interior building modifications, such as door and hardware upgrades, restroom modifications, elevator upgrades, and signage installation, as well as numerous exterior modifications, such as ramps, curb cuts, sidewalks, signage, and parking spaces. CSUSB has made a concerted effort toward the removal of barriers. This inspection and report process conducted by ISES is a verification of the work that has already been done on campus and is designed to provide the campus with updated information on current campus barriers.

All barrier removal recommendations identified during the inspections have been added to the CSUSB AMS database and should be used when planning and considering renovation work within existing facilities. This database contains project details by three ADA Priority Classes, which are defined below. Identified accessibility projects are and will continue to be hosted in the AMS database, with an associated estimated cost for each project.

Background

The Americans with Disabilities Act (Public Law 101-336) prohibits discrimination on the basis of disability. Among major provisions, the Act requires that public entities like CSUSB make their programs and services readily accessible to persons with disabilities. Access to programs and services often requires the removal of architectural barriers into and throughout existing facilities.

The Americans with Disabilities Act (ADA) was signed into law on July 26, 1990, with an effective date of January 26, 1992, at which time the Department of Justice (DOJ) recommended the development of a plan to achieve compliance with the ADA's accessibility requirements. While not required by the Act, such a plan, in the opinion of the DOJ, if appropriately designed and diligently executed, could serve as evidence of a good faith effort to comply with the accessibility requirements of the Act. The ADA has been updated several times, most recently in 2010, with all new construction to be in compliance if started after March 2012.

The Act views the obligation to provide accessible programs and services as a continuing process. Changes will occur in the level of resources available and other relevant factors over time. The DOJ suggests a periodic assessment or self-evaluation to identify the most efficient means of meeting the requirements of the Act on a continuing basis.

Purpose, Objective, and Scope

The purpose of these inspections was to:

- Survey and record the various components and elements in each building and sites in the Work Scope (campus assets) for compliance with current new construction accessibility rules and regulations;
- Analyze the existing conditions found against those current new construction accessibility rules and regulations;
- Report on the needed accessibility component and element upgrades and additions for the Work Scope within the FCA database by developing project documentation and cost estimates associated with meeting current new construction standards for compliance with the ADA;
- Prioritize the proposed accessibility upgrades and additions from implement immediately (Priority Class 1) to noncritical (Priority Class 3). Note that the term "noncritical" should ***not*** be interpreted to imply that a particular proposed project does not need to be implemented, but merely that it may be able to be postponed to a slightly later date;
- Develop an accessibility barrier removal plan and this Executive Summary.

The principle aim of the accessibility plan is to present an overall framework for the organization, prioritization, estimation, and subsequent commitment of the university's resources to the removal of

barriers. Since improving accessibility is a continuing process, the plan also provides a basis for measuring the university's level of commitment to accessibility on a periodic basis.

As a continuing process, accessibility improvement cannot be readily addressed within the context of specific university business cycles. It is not the purpose of this plan to direct a level of effort or a quantity of resources to specific barrier removal tasks. It is rather to provide a road map to be followed for investment of resources into improving access to campus facilities.

The product of this accessibility plan is a barrier removal project list sequenced so that, as resources and opportunities are identified, they will first be committed to reduction of the most significant barriers.

This accessibility plan does not address the full range of disabilities expected to be present within the university population but does address those that are most easily identified and typically pose the greatest challenges to the disabled community. The scope of the plan includes identifying physical barriers related to mobility, sight, and hearing disabilities, to the exclusion of all others. Issues that are not part of the Scope of Work for ISES include such matters as university enrollment issues, employment practices, or technology issues associated with the work and/or teaching environment.

Methodology

The key to the barrier removal program is knowing what barriers exist and the significance of each to persons with disabilities. To provide an appropriate sequence for removal of barriers, it is necessary to establish an approach that best matches the combined interests of the university's disabled population and those of the institution's population at large, within the overall requirements of the ADA. This led to the following assumption:

Given the absence of barriers, the mobility patterns of people with disabilities would mirror the mobility patterns of the remainder of the university and community populations.

Within the assumption, no distinction is made between university faculty, staff, and student populations, and a model was developed to allow inference about the mobility patterns of the university population. The priority is entry to the campus, followed by movement point-to-point (building-to-building) through the campus based upon need for the services provided by each building. The pattern may vary based upon redefinition of the need for services.

Each facility was examined to determine its principle function(s) relative to the total campus environment. These functions were then classified and each facility placed into a Functional Group. The determining factor of a classification was the relative amount of space dedicated to each function and the relative cost of maintaining that function. Where multiple functions were present, the facility was classified according to the most significant function.

With input from the university to determine the priority of major facility functions on its campus, the following Functional Groups were developed:

Functional Group I	Pathways and Green Space
Functional Group II	Academic Buildings (Classrooms and Labs)
Functional Group III	Libraries
Functional Group IV	Administrative Offices
Functional Group V	Auxiliary
Functional Group VI	Parking
Functional Group VII	Recreational
Functional Group VIII	Theater

Every accessibility project identified for each facility was given a Priority Class. Priority Classes established by Adaptive Environments Center, Inc. and Barrier Free Environments, Inc. were used as guidance for prioritizing specific accessibility projects and are as follows:

- *Priority Class 1: Accessible Entrance* - People with disabilities should be able to arrive on the site, approach the building, and enter the building as freely as everyone else. At least one path of travel should be safe and accessible for everyone, including people with disabilities;
- *Priority Class 2: Access to Goods and Services* - Ideally, the layout of the building should allow people with disabilities to obtain goods and services without special assistance. Where it is not possible to provide full accessibility, assistance or alternative services should be available upon request;
- *Priority Class 3: Additional Access* - When amenities such as break room and drinking fountains are provided to the general public, they should also be accessible to people with disabilities.

Combining the Functional Groups of the buildings with the Priority Class of each project within the buildings provides a basic framework within which the university can begin to prioritize barrier renewal needs. To further refine the sequencing, the following rules were applied:

- Infrastructure (access to and through campus) has highest precedence;
- Student and visitor needs and campus-wide services have precedence over faculty/staff needs;
- Academic activities hold precedence over administrative activities;
- Access to buildings holds precedence over improvements within buildings.

With the two basic inputs of Functional Group and Priority Classes, plus the above rules, the following Project Sequencing Matrix was created. Actual project sequencing within the matrix was based on the relative importance of the various services, programs, activities, and privileges to the university community, subjectively applied.

PROJECT SEQUENCING MATRIX

FUNCTIONAL GROUP	PRIORITY CLASS		
	1	2	3
I	1	2	3
II	4	11	18
III	5	12	19
IV	6	13	20
V	7	14	21
VI	8	15	22
VII	9	16	23
VIII	10	17	24
PROJECT SEQUENCE GROUP			

The Project Sequence Groups are a suggested approach to prioritizing barrier removal efforts. Consideration may be given to adjusting the sequence when planning major renovation and other such facility upgrades.

Work Scope Buildings by Functional Group

ASSET NUMBER	<i>Functional Group I – Pathways and Greenspace</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
MCADA	MAIN CAMPUS ADA	NA	867,813
PDADA	PALM DESERT ADA	NA	3,077

ASSET NUMBER	<i>Functional Group II – Academic (Classrooms and Labs)</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
003	CHAPARRAL HALL	22,611	0
006	ANIMAL HOUSE/VIVARIUM	9,370	9,759
007	BIOLOGICAL SCIENCES	52,700	0
008	PHYSICAL SCIENCES	51,450	13,911
010	PHYSICAL EDUCATION	42,309	121,397
010A	PHYSICAL EDUCATION	3,700	76,515
026	UNIVERSITY HALL	138,831	0
028	JACK H. BROWN HALL	131,496	20,941
030	YASUDA CENTER FOR EXTENDED LEARNING	19,000	0
032	VISUAL ARTS CENTER	92,676	33,621
032A	FULLERTON MUSEUM OF ART	6,660	5,450
034	HEALTH AND PHYSICAL EDUCATION COMPLEX	155,174	19,563
034A	HEALTH AND PHYSICAL EDUCATION ADDITION	2,649	0



ASSET NUMBER	<i>Functional Group II – Academic (Classrooms and Labs)</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
036	SOCIAL AND BEHAVIORAL SCIENCES	138,700	0
037	CHEMICAL SCIENCES	57,587	14,659
038	COLLEGE OF EDUCATION	130,000	13,961
050A	MURILLO FAMILY OBSERVATORY	2,690	0
074	GEOLOGY LAB FACILITY	2,400	0
115-A	UNIVERSITY CENTER FOR DEVELOPMENTAL DISABILITIES	3,380	6,204
216	TEMPORARY KINESIOLOGY ANNEX	3,250	0
301-2	TEMPORARY CLASSROOMS	4,800	0
PD002	MARY STUART ROGERS GATEWAY BUILDING	34,900	0
PD002A	INDIAN WELLS CENTER FOR EDUCATION EXCELLENCE	24,174	0
PD002B	HEALTH SCIENCES	28,000	0

ASSET NUMBER	<i>Functional Group III – Libraries</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
009	JOHN M. PFAU LIBRARY	167,816	31,588
009A	PFAU LIBRARY ADDITION	129,600	27,696

ASSET NUMBER	<i>Functional Group IV – Administrative Offices</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
001	ADMINISTRATION	22,259	0
002	SIERRA HALL	21,237	41,039
004	FACILITIES MANAGEMENT	22,969	3,077
004A	ENVIRONMENTAL HEALTH AND SAFETY	3,115	0
004B	UNIVERSITY PUBLIC SAFETY	7,483	0
004C	AUTO FLEET SERVICES	2,851	0
004D	PLANT/CENTRAL WAREHOUSE	12,390	3,077
005	HVAC CENTRAL PLANT	13,510	3,077
025	FACULTY OFFICE BUILDING	22,263	12,309
043	ADMINISTRATIVE SERVICES	14,090	0
072	UNIVERSITY CENTRAL STORAGE FACILITY	4,000	0
PD020	UTILITY SUB-STATION	1,176	0

ASSET NUMBER	<i>Functional Group V – Auxiliary</i> ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
011	TOKAY RESIDENCE HALL	13,234	171,412
012	SAN MANUEL RESIDENCE HALL	13,234	173,506
013	JOSHUA RESIDENCE HALL	13,234	171,412
014	MOJAVE RESIDENCE HALL	13,234	186,960
015	MORONGO RESIDENCE HALL	13,234	186,960
015A	SERRANO VILLAGE	1,552	44,943
016	WATERMAN RESIDENCE HALL	13,234	186,960
017	BADGER RESIDENCE HALL	14,434	246,406

ASSET NUMBER	ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
<i>Functional Group V – Auxiliary</i>			
018	SHANDIN RESIDENCE HALL	13,234	171,412
019	COMMONS	31,812	90,202
021	HEALTH CENTER	22,600	31,812
022	SANTOS MANUEL STUDENT UNION	86,414	0
023	COYOTE BOOKSTORE	12,679	3,077
023A	BOOKSTORE ADDITION	4,872	0
024	CHILDREN'S CENTER	2,732	21,805
031	ARROWHEAD VILLAGE, PHASE I	103,142	6,810
031A	ARROWHEAD VILLAGE, PHASE II	107,501	10,216
041	UNIVERSITY ENTERPRISES	7,600	0
041A	UNIVERSITY ENTERPRISES A	2,560	0
075	UNIVERSITY VILLAGE HOUSING	170,306	18,589

ASSET NUMBER	ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
<i>Functional Group VI – Parking</i>			
051	INFORMATION SERVICES BUILDING NO. 2	564	0
101	PARKING STRUCTURE WEST	192,207	0
102	PARKING STRUCTURE EAST	192,207	0
047	INFORMATION SERVICES BUILDING NO. 1	869	0

ASSET NUMBER	ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
<i>Functional Group VII – Recreational</i>			
039	STUDENT RECREATION AND FITNESS CENTER	34,400	0

ASSET NUMBER	ASSET NAME	SQUARE FOOTAGE	ADA PROJECT COSTS
<i>Functional Group VIII – Theater</i>			
020	PERFORMING ARTS	55,478	45,440
049	HANDBALL COURTS	6,174	0
PD002C	INDIAN WELLS THEATER	10,959	0

Program Modification

The ADA contains provisions for employing alternative methods of providing access where it can be demonstrated that access to a particular facility is not readily achievable, but with a very narrow definition by the DOJ of “not readily achievable.” Modification of existing programs is generally viewed by the DOJ as an acceptable alternative to modifying the building under this provision of the Act.

Barrier removal is a continuing process, not readily achievable within a specified period of time. To facilitate timely recognition of the intent of the ADA, the administration is encouraged to make a commitment to the university disabled population by encouraging the temporary modification of programs to the particular needs of persons with disabilities.

Program modifications must be recognized as a temporary accommodation. To benefit fully from this approach, persons with disabilities should be encouraged to promptly identify themselves, and their particular needs, to the appropriate authority. Program modifications to assist persons with disabilities should be formally addressed as a matter of university policy.

Summary of Results

There are 140 barrier removal recommendations for the 66 buildings and two campus sites in this report, for a total cost of \$3 million. Eighteen of the buildings had no observed issues with handicapped access. This can be attributed to the date of construction (23 were built after 2000) and recent renovations in older buildings. For example, the Administration building was built in 1965 and renovated around 2007 and has no barrier removal recommendations. Conversely, Badger Residence Hall was built in 1972, has not had any significant remodel since construction, and has the highest dollar value of accessibility recommendations, totaling \$246,406.

Approximately one-third of the recommendations fall into the Priority 1 category, which is for improving access to and into the assets. Most of the Priority 1 projects are site barriers related to parking. Only seven assets have Priority 1 recommendations for entry upgrades. These can be as simple as installing compliant handrails at ramps and site steps or the creation of a wheelchair compliant entrance.

Priority 2 projects (42 percent of the recommendations) are typically for interior path of travel upgrades and improvements to building services. In at least 11 assets, barriers between floor levels were found. Many of these require the installation of elevators, wheelchair lifts, or ramps. In 12 assets, stair handrail and door hardware upgrades are recommended.

Almost one-quarter of the recommendations fall into Priority 3. Most of these are for drinking fountain upgrades. The remaining Priority 3 recommendations address accessibility concerns with service counters, cabinetry, or signage.

In the course of the inspection, a number of trip hazards were observed where sidewalks have settled unevenly. Some were deemed to be within a route that should be accessible and are included in a project. Others, such the one observed south of the Yasuda Center, were not in an area where an accessible route would be required. It appears that CSUSB is diligent in dealing with these hazards as they arise.

CSUSB has made positive strides toward creating an accessible environment, but additional work is needed to create a barrier-free campus. The framework presented in this report for prioritizing accessibility upgrades is a solid starting point for the campus, but it should be noted that general building renovations, whether measured in terms of square footage, project costs, and/or the extent of circulation related issues, can trigger the requirement for ADA upgrades to related areas. This means that, in the event of a building renovation, a particular accessibility upgrade might need to be done regardless of where it falls in the priority list. The comprehensive list of ADA projects is on the following pages and is sorted by Project Sequence Group and then by asset number.



Project Ranking List

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
PD002C	INDIAN WELLS THEATER	MCADAAC01	ADD HANDRAILS TO SIDEWALK AT PERFORMING ARTS BUILDING	I	1	1	41,365
MCADA	MAIN CAMPUS SITE ADA	MCADAAC02	PARKING LOT A ACCESSIBILITY IMPROVEMENTS	I	1	1	2,033
MCADA	MAIN CAMPUS SITE ADA	MCADAAC03	PARKING LOT A ANNEX ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC04	PARKING LOT B ACCESSIBILITY IMPROVEMENTS	I	1	1	3,389
MCADA	MAIN CAMPUS SITE ADA	MCADAAC05	PARKING LOT B ANNEX ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC06	PARKING LOT C ACCESSIBILITY IMPROVEMENTS	I	1	1	1,355
MCADA	MAIN CAMPUS SITE ADA	MCADAAC07	PARKING LOT D ACCESSIBILITY IMPROVEMENTS	I	1	1	2,711
MCADA	MAIN CAMPUS SITE ADA	MCADAAC08	PARKING LOT F ACCESSIBILITY IMPROVEMENTS	I	1	1	4,066
MCADA	MAIN CAMPUS SITE ADA	MCADAAC09	PARKING LOT L ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC10	PARKING LOT M ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC11	HEATING AND AIR SERVICE LOT ACCESSIBILITY IMPROVEMENTS	I	1	1	1,355
MCADA	MAIN CAMPUS SITE ADA	MCADAAC12	A/B CONNECTOR ROAD PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	3,389
MCADA	MAIN CAMPUS SITE ADA	MCADAAC13	HEALTH CENTER PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC14	CHILD CENTER PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC15	LIBRARY PARKING LOT ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC16	EDUCATION BUILDING PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	971

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
MCADA	MAIN CAMPUS SITE ADA	MCADAAC17	LOT D TURNABOUT PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC18	OBSERVATORY PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC19	BOOKSTORE/PERFORMING ARTS PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC20	INNER CAMPUS ROADWAY PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC21	COMMONS PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC22	VISUAL ARTS PARKING ACCESSIBILITY IMPROVEMENTS	I	1	1	678
MCADA	MAIN CAMPUS SITE ADA	MCADAAC23	CURB RAMP CONSTRUCTION	I	1	1	1,620
MCADA	MAIN CAMPUS SITE ADA	MCADAAC24	ADD HANDRAILS TO SIDEWALK AT SIERRA HALL	I	1	1	20,683
MCADA	MAIN CAMPUS SITE ADA	MCADAAC25	ADD HANDRAILS TO SIDEWALK AT VISUAL ARTS BUILDING	I	1	1	31,024
MCADA	MAIN CAMPUS SITE ADA	MCADAAC26	ADD HANDRAILS TO SIDEWALK AT BROWN HALL	I	1	1	62,048
MCADA	MAIN CAMPUS SITE ADA	MCADAAC27	ADD HANDRAILS TO STEPS AT FACULTY OFFICE BUILDING	I	1	1	16,106
MCADA	MAIN CAMPUS SITE ADA	MCADAAC28	ADD HANDRAILS TO SIDEWALK AT UNIVERSITY VILLAGE	I	1	1	46,536
MCADA	MAIN CAMPUS SITE ADA	MCADAAC29	REPLACE SIDEWALKS IN SERRANO VILLAGE	I	1	1	350,490
MCADA	MAIN CAMPUS SITE ADA	MCADAAC30	REPLACE SIDEWALKS IN SPORTS FACILITY AREA	I	1	1	167,943
MCADA	MAIN CAMPUS SITE ADA	MCADAAC31	REPLACE SIDEWALKS BETWEEN ADMINISTRATION AND CHAPARRAL	I	1	1	17,524
MCADA	MAIN CAMPUS SITE ADA	MCADAAC32	PARKING LOT D SLOPE CORRECTIONS	I	1	1	7,337

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
MCADA	MAIN CAMPUS SITE ADA	MCADAAC33	SERRANO VILLAGE DRIVE SLOPE CORRECTIONS	I	1	1	7,337
MCADA	MAIN CAMPUS SITE ADA	MCADAAC34	PARKING LOT L SLOPE CORRECTIONS	I	1	1	11,005
MCADA	MAIN CAMPUS SITE ADA	MCADAAC35	POLICE DEPARTMENT PARKING SLOPE CORRECTIONS	I	1	1	7,337
MCADA	MAIN CAMPUS SITE ADA	MCADAAC36	PARKING LOT M SLOPE CORRECTIONS	I	1	1	7,337
MCADA	MAIN CAMPUS SITE ADA	MCADAAC37	PARKING LOT A ANNEX SLOPE CORRECTIONS	I	1	1	7,337
MCADA	MAIN CAMPUS SITE ADA	MCADAAC38	UNIVERSITY VILLAGE PARKING SLOPE CORRECTIONS	I	1	1	3,668
MCADA	MAIN CAMPUS SITE ADA	MCADAAC39	CREATE ACCESSIBLE ROUTE IN LEADERSHIP CHALLENGE CENTER	I	1	1	17,524
MCADA	MAIN CAMPUS SITE ADA	MCADAAC40	ADD HANDRAILS TO RAMP AT THE COMMONS	I	1	1	15,512
008	PHYSICAL SCIENCES	008AC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	II	1	4	7,756
115-A	UNIV CTR FOR DEVELOPMENTAL DISABILITIES	115-AAC01	IMPROVE ENTRANCE ACCESSIBILITY	II	1	4	5,171
017	BADGER RESIDENCE HALL	017AC07	BUILDING ENTRY ACCESSIBILITY UPGRADES	V	1	7	14,919
019	COMMONS	019AC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	V	1	7	79,839
021	HEALTH CENTER	021AC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	V	1	7	31,812
075	UNIVERSITY VILLAGE HOUSING	075AC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	V	1	7	15,512
020	PERFORMING ARTS	020AC01	BUILDING ENTRY ACCESSIBILITY UPGRADES	VIII	1	10	15,512
006	ANIMAL HOUSE/VIVARIUM	006AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	II	2	11	6,681

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
010A	PHYSICAL EDUCATION	010AAC02	DOOR ACCESSIBILITY UPGRADES	II	2	11	13,550
010A	PHYSICAL EDUCATION	010AAC03	RESTROOM ACCESSIBILITY UPGRADES	II	2	11	52,436
010	PHYSICAL EDUCATION	010AC03	STAIR RAIL IMPROVEMENT	II	2	11	2,259
010	PHYSICAL EDUCATION	010AC04	WHEELCHAIR LIFT INSTALLATION	II	2	11	11,618
028	JACK H. BROWN HALL	028AC01	AUDITORIUM ACCESSIBILITY UPGRADES	II	2	11	20,941
032	VISUAL ARTS CENTER	032AC02	AUDITORIUM ACCESSIBILITY UPGRADES	II	2	11	12,564
034	HEALTH AND PHYSICAL EDUCATION COMPLEX	034AC02	STAIR RAIL IMPROVEMENT	II	2	11	9,035
037	CHEMICAL SCIENCES	037AC01	CLASSROOM ACCESSIBILITY UPGRADES	II	2	11	14,659
038	COLLEGE OF EDUCATION	038AC01	AUDITORIUM ACCESSIBILITY UPGRADES	II	2	11	13,961
009	JOHN M. PFAU LIBRARY	009AC02	STAIR RAILING UPGRADES	III	2	12	13,124
002	SIERRA HALL	002AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	IV	2	13	34,345
011	TOKAY RESIDENCE HALL	011AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
011	TOKAY RESIDENCE HALL	011AC03	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	19,736
011	TOKAY RESIDENCE HALL	011AC04	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
011	TOKAY RESIDENCE HALL	011AC05	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
011	TOKAY RESIDENCE HALL	011AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
012	SAN MANUEL RESIDENCE HALL	012AC01	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
012	SAN MANUEL RESIDENCE HALL	012AC02	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	21,830
012	SAN MANUEL RESIDENCE HALL	012AC03	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
012	SAN MANUEL RESIDENCE HALL	012AC04	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
012	SAN MANUEL RESIDENCE HALL	012AC05	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
013	JOSHUA RESIDENCE HALL	013AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
013	JOSHUA RESIDENCE HALL	013AC03	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	19,736
013	JOSHUA RESIDENCE HALL	013AC04	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
013	JOSHUA RESIDENCE HALL	013AC05	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
013	JOSHUA RESIDENCE HALL	013AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
014	MOJAVE RESIDENCE HALL	014AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
014	MOJAVE RESIDENCE HALL	014AC03	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	35,284
014	MOJAVE RESIDENCE HALL	014AC04	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
014	MOJAVE RESIDENCE HALL	014AC05	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
014	MOJAVE RESIDENCE HALL	014AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
015A	SERRANO VILLAGE	015AAC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	4,839

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
015A	SERRANO VILLAGE	015AAC03	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
015	MORONGO RESIDENCE HALL	015AC01	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
015	MORONGO RESIDENCE HALL	015AC03	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
015	MORONGO RESIDENCE HALL	015AC04	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	35,284
015	MORONGO RESIDENCE HALL	015AC05	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
015	MORONGO RESIDENCE HALL	015AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
016	WATERMAN RESIDENCE HALL	016AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
016	WATERMAN RESIDENCE HALL	016AC03	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
016	WATERMAN RESIDENCE HALL	016AC04	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
016	WATERMAN RESIDENCE HALL	016AC05	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	35,284
016	WATERMAN RESIDENCE HALL	016AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
017	BADGER RESIDENCE HALL	017AC01	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
017	BADGER RESIDENCE HALL	017AC02	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	35,284
017	BADGER RESIDENCE HALL	017AC03	WHEELCHAIR LIFT INSTALLATION	V	2	14	29,839
017	BADGER RESIDENCE HALL	017AC04	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	25,728
017	BADGER RESIDENCE HALL	017AC06	UNISEX RESTROOM INSTALLATION	V	2	14	53,410

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
018	SHANDIN RESIDENCE HALL	018AC01	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	22,824
018	SHANDIN RESIDENCE HALL	018AC02	STAIR RAIL AND GUARD IMPROVEMENT	V	2	14	19,736
018	SHANDIN RESIDENCE HALL	018AC03	RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES	V	2	14	66,235
018	SHANDIN RESIDENCE HALL	018AC05	WHEELCHAIR LIFT INSTALLATION	V	2	14	14,919
018	SHANDIN RESIDENCE HALL	018AC06	UNISEX RESTROOM INSTALLATION	V	2	14	26,707
019	COMMONS	019AC04	STAIR SAFETY UPGRADES	V	2	14	2,259
024	CHILDREN'S CENTER	024AC02	INTERIOR DOOR ACCESSIBILITY UPGRADES	V	2	14	8,766
031A	ARROWHEAD VILLAGE, PHASE II	031AAC01	ELEVATOR ACCESSIBILITY UPGRADES	V	2	14	10,216
031	ARROWHEAD VILLAGE, PHASE I	031AC01	ELEVATOR ACCESSIBILITY UPGRADES	V	2	14	6,810
020	PERFORMING ARTS	020AC02	HANDRAIL ACCESSIBILITY UPGRADES	VIII	2	17	2,618
020	PERFORMING ARTS	020AC04	THEATER ACCESSIBILITY UPGRADES	VIII	2	17	15,706
006	ANIMAL HOUSE/VIVARIUM	006AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	II	3	18	3,077
008	PHYSICAL SCIENCES	008AC02	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	II	3	18	6,155
010A	PHYSICAL EDUCATION	010AAC01	DRINKING FOUNTAIN UPGRADES	II	3	18	10,528
010	PHYSICAL EDUCATION	010AC01	DRINKING FOUNTAIN & CABINETRY ACCESSIBILITY UPGRADES	II	3	18	47,563
010	PHYSICAL EDUCATION	010AC02	INTERIOR SIGNAGE ACCESSIBILITY UPGRADES	II	3	18	3,185

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
010	PHYSICAL EDUCATION	010AC05	SWIMMING POOL LIFT INSTALLATION	II	3	18	39,477
010	PHYSICAL EDUCATION	010AC06	LOCKER ROOM ACCESSIBILITY IMPROVEMENTS	II	3	18	17,296
032A	FULLERTON MUSEUM OF ART	032AAC01	CABINETRY ACCESSIBILITY UPGRADE	II	3	18	5,450
032	VISUAL ARTS CENTER	032AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	II	3	18	21,056
034	HEALTH AND PHYSICAL EDUCATION COMPLEX	034AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	II	3	18	10,528
115-A	UNIV CTR FOR DEVELOPMENTAL DISABILITIES	115-AAC02	UPGRADE SIGNAGE	II	3	18	1,033
009A	PFAU LIBRARY ADDITION	009AAC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	III	3	19	27,696
009	JOHN M. PFAU LIBRARY	009AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	III	3	19	18,464
002	SIERRA HALL	002AC01	SERVICE WINDOW ACCESSIBILITY UPGRADE	IV	3	20	6,694
004A	ENVIRONMENTAL HEALTH AND SAFETY	004AAC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADE	IV	3	20	3,077
004D	PLANT/CENTRAL WAREHOUSE	004DAC01	DRINKING FOUNTAIN UPGRADES	IV	3	20	3,077
005	HVAC CENTRAL PLANT	005AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	IV	3	20	3,077
025	FACULTY OFFICE BUILDING	025AC01	DRINKING FOUNTAIN UPGRADES	IV	3	20	12,309
011	TOKAY RESIDENCE HALL	011AC01	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	10,463
012	SAN MANUEL RESIDENCE HALL	012AC06	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	20,991
013	JOSHUA RESIDENCE HALL	013AC01	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	10,463

Project List by Sequence Group

BLDG CODE	BUILDING NAME	PROJECT NUMBER	PROJECT TITLE	FUNCT GRP	PROJECT PRIORITY	PROJECT SEQ GRP	REMAINING COST
014	MOJAVE RESIDENCE HALL	014AC01	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	10,463
015A	SERRANO VILLAGE	015AAC01	DRINKING FOUNTAIN AND SERVICE COUNTER UPGRADES	V	3	21	13,397
015	MORONGO RESIDENCE HALL	015AC02	DRINKING FOUNTAIN AND KITCHEN CABINETRY UPGRADES	V	3	21	20,991
016	WATERMAN RESIDENCE HALL	016AC01	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	10,463
017	BADGER RESIDENCE HALL	017AC05	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	20,991
018	SHANDIN RESIDENCE HALL	018AC04	DRINKING FOUNTAIN & KITCHEN CABINETRY UPGRADES	V	3	21	20,991
019	COMMONS	019AC02	BREAK AREA ACCESSIBILITY UPGRADES	V	3	21	5,450
019	COMMONS	019AC03	SIGNAGE ACCESSIBILITY UPGRADES	V	3	21	2,654
023	COYOTE BOOKSTORE	023AC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	V	3	21	3,077
024	CHILDREN'S CENTER	024AC01	DRINKING FOUNTAIN AND CABINETRY ACCESSIBILITY UPGRADES	V	3	21	13,039
075	UNIVERSITY VILLAGE HOUSING	075AC02	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	V	3	21	3,077
020	PERFORMING ARTS	020AC03	DRINKING FOUNTAIN AND CABINETRY ACCESSIBILITY UPGRADES	VIII	3	24	11,605
PD002C	INDIAN WELLS THEATER	PD002CAC01	DRINKING FOUNTAIN ACCESSIBILITY UPGRADES	VIII	3	24	3,077

Photos of Typical Conditions

Photos



MCADA001a Main Campus Site
Ramped sidewalk without required railing
West of the theater building



MCADA002a Main Campus Site
Ramp not required to have a handrail
South of Pfau Library



MCADA003a Main Campus Site
Stair without required handrail on both sides
Southeast of Pfau Library



MCADA004a Main Campus Site
Noncompliant handrail at a ramp
West of the Commons



MCADA005a Main Campus Site
Ramped sidewalk without required railing
West of the Commons



MCADA006a Main Campus Site
Improper ramp at curb
East side of University Village

Photos



MCADA007a Main Campus Site
Noncompliant level change, trip hazard
South of Yasuda Center



MCADA008a Main Campus Site
Deteriorating asphalt pedestrian pathway
Serrano Village



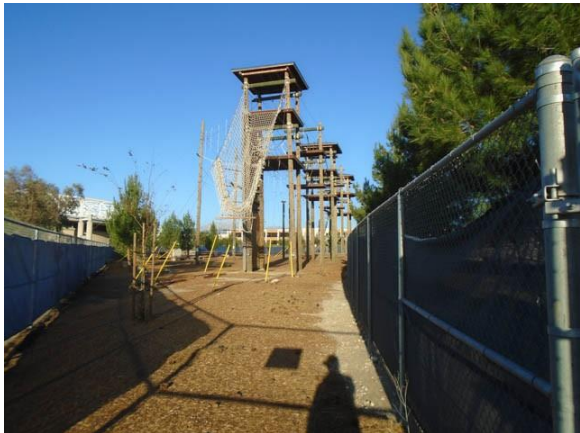
MCADA009a Main Campus Site
Deteriorating asphalt pedestrian pathway
Serrano Village



MCADA010a Main Campus Site
Deteriorating asphalt pedestrian pathway
Serrano Village



MCADA011a Main Campus Site
Deteriorating asphalt pedestrian pathway
Serrano Village



MCADA012a Main Campus Site
No accessible pathway through the Leadership Challenge
Center
Leadership Challenge Center

Photos



MCADA013a Main Campus Site
No accessible entrance into the Leadership Challenge Center
Leadership Challenge Center



MCADA014a Main Campus Site
No accessible entrance into the Leadership Challenge Center
Leadership Challenge Center



MCADA015a Main Campus Site
Accessible parking and curb cut
University Village



MCADA016a Main Campus Site
Typical accessible parking
South of Yasuda Center



MCADA017a Main Campus Site
Ramped sidewalk without the required handrails
North of the theater building



MCADA018a Main Campus Site
Signs below required height
Education Building

Photos



MCADA019a Main Campus Site
Ramped walkway without required handrails
East side of Jack H. Brown Hall



MCADA020a Main Campus Site
Trip hazard
Between Administration and Chaparral



PDADA001a Palm Desert Campus Site
Accessible route from the main accessible parking
East of Rogers Gateway



PDADA002a Palm Desert Campus Site
Typical accessible parking
East of Rogers Gateway



PDADA003a Palm Desert Campus Site
Accessible route to Rogers Gateway building
East of Rogers Gateway



PDADA004a Palm Desert Campus Site
Accessible parking at the adjacent UC-Riverside buildings
South of the campus property

Photos



PDADA005a Palm Desert Campus Site
Accessible parking and routes to the buildings
South of Health Sciences



PDADA006a Palm Desert Campus Site
Accessible route from the accessible parking area
Health Sciences



PDADA007a Palm Desert Campus Site
Stairs with compliant handrails
East of Health Sciences



PDADA008a Palm Desert Campus Site
Compliant accessible ramp
East of Health Sciences



PDADA009a Palm Desert Campus Site
Stairs with compliant handrails
East of Health Sciences



PDADA010a Palm Desert Campus Site
Accessible parking
North of Health Sciences

Photos



PDADA011a Palm Desert Campus Site
Accessible bus loading/unloading area
South of Indian Wells Theater



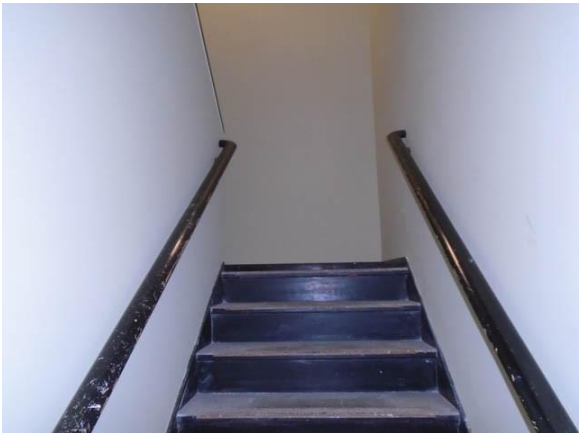
PDADA012a Palm Desert Campus Site
Accessible parking, curb ramp and compliant signage
South of Indian Wells Theater



PDADA013a Palm Desert Campus Site
Accessible route to parking
North of Indian Wells Theater



PDADA014a Palm Desert Campus Site
Accessible route between buildings
South of Rogers Gateway



010025a Physical Education
Stair with noncompliant handrail
Stair from corridor C104



010039a Physical Education
Lockers and bench without accessible features or
clearances
Locker room 148

Photos



010054a Physical Education
Nonaccessible drinking fountain in the gym
Room 100



032043a Visual Arts Center
Nongraspable wall railing in auditorium
Auditorium



032060a Visual Arts Center
Roll-in shower with transfer seat
First floor, women's bathroom



032062a Visual Arts Center
Recessed single-level drinking fountain
First floor, outside men's bathroom



032068a Visual Arts Center
Accessible water closet with grab bars
Ceramics building, men's restroom



001009a Administration
ADA lavatories
Restroom WR124

Photos



001010a Administration
ADA water closet stall
Restroom WR124



001031a Administration
Power assisted entrance
South elevation



007008a Biological Sciences
Compliant stair handrail design
Third floor



007010a Biological Sciences
Accessible water closet with grab bars
Restroom WR301



007015a Biological Sciences
Dual-level drinking fountain
Third floor



017013a Badger Residence Hall
Meeting room with noncompliant door hardware and
steps without required rails
Room 119

Photos



017014a Badger Residence Hall
Main lobby steps without required handrails
Room 100



017019a Badger Residence Hall
Stair with noncompliant handrail
Stairwell



017021a Badger Residence Hall
Typical sleeping room door with nonaccessible signage
and hardware
Second floor



017023a Badger Residence Hall
Kitchen with nonaccessible casework and sink
Room 224



017033a Badger Residence Hall
Single-level drinking fountain
First floor



020024a Performing Arts
Compliant stair handrail design
Second floor

Photos



020025a Performing Arts
Single-level drinking fountain
Second floor



020026a Performing Arts
Steps with single handrail
First floor



020040a Performing Arts
Accessible water closet with grab bars
Restroom MR137A



014007a Mojave Residence Hall
Door with nonaccessible hardware at the entrance
vestibule
North elevation



014009a Mojave Residence Hall
Entry steps lacking handrails
Room 100



014013a Mojave Residence Hall
Common area kitchen with noncompliant casework
Room 224

Photos



075005a University Village Housing
Corridor doors with lever hardware and Braille signage
Building 9, third floor



075007a University Village Housing
Compliant stair handrail design
Building 9, third floor



075029a University Village Housing
Accessible bathroom design in apartment
Apartment 9103



115-A001a Univ Ctr for Dev Disabilities
Nonaccessible signage, typical
Breezeway entrance area

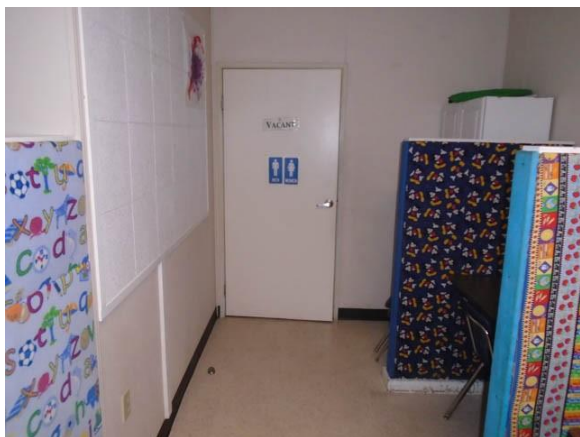


115-A002a Univ Ctr for Dev Disabilities
Accessible door hardware
Breezeway entrance area



115-A003a Univ Ctr for Dev Disabilities
Entrance ramp with accessible handrails on both sides
Breezeway entrance area

Photos



115-A004a Univ Ctr for Dev Disabilities
Restroom door without compliant signage
Room 102B



115-A005a Univ Ctr for Dev Disabilities
Door without required compliant signage
Room 101



115-A006a Univ Ctr for Dev Disabilities
Steps with noncompliant handrails
Breezeway entrance area



115-A007a Univ Ctr for Dev Disabilities
Steps with noncompliant handrails
Breezeway entrance area

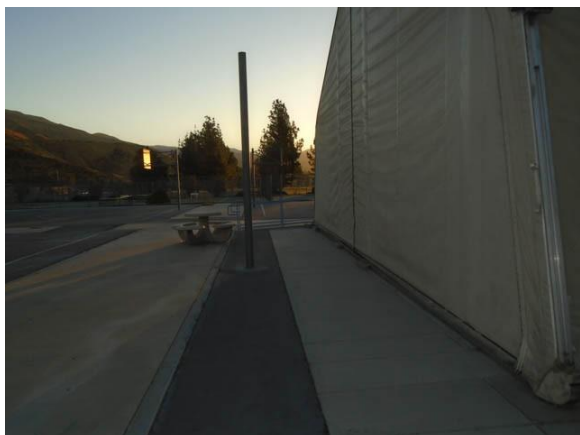


216001a Temporary Kinesiology Annex
Accessible entrance/exit ramp at the building rear door
East exterior



216002a Temporary Kinesiology Annex
Stairs to the main entrance
South exterior

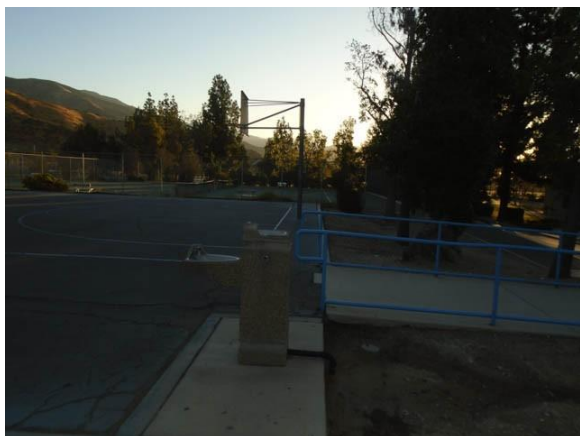
Photos



216003a Temporary Kinesiology Annex
Rear face of the building and perimeter walkway
North exterior



216004a Temporary Kinesiology Annex
Ramp to the building main entrance
South exterior



216005a Temporary Kinesiology Annex
Top of the ramp and exterior drinking fountain
South exterior



216006a Temporary Kinesiology Annex
Top of the ramp with accessible handrails
South exterior



216007a Temporary Kinesiology Annex
Accessible dual-level drinking fountain
South exterior



216008a Temporary Kinesiology Annex
Main entrance door and hardware
Interior

Photos



216009a Temporary Kinesiology Annex
Rear entrance/exit door
Interior



301-2001a Temporary Classrooms
Building exterior and site conditions
East exterior



301-2002a Temporary Classrooms
Porch area outside TC-302
South exterior



301-2003a Temporary Classrooms
Typical entrance door, Module TC-302
South exterior



301-2004a Temporary Classrooms
Accessible ramp to the porch area
South exterior



301-2005a Temporary Classrooms
Accessible ramp to the porch area
South exterior

Photos



301-2006a Temporary Classrooms
Porch area at Module TO-301
South exterior



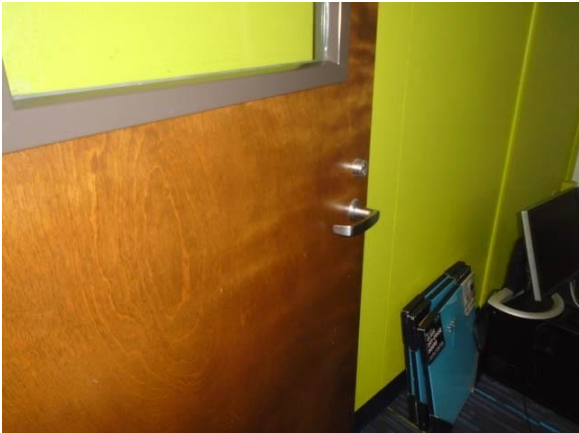
301-2007a Temporary Classrooms
Grade-level entrance to the porch at TO-301
South exterior



301-2008a Temporary Classrooms
Typical interior
Room 146



301-2009a Temporary Classrooms
Entrance door with accessible hardware
Room 146



301-2010a Temporary Classrooms
Typical interior lever hardware
Room 145A



301-2011a Temporary Classrooms
Interior door with accessible signage and hardware
Room 146

Photos



301-2012a Temporary Classrooms
Interior doors with accessible signage and hardware
Room 146



301-2013a Temporary Classrooms
Entrance door with accessible hardware
Room 031



Recommended ADA Projects

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO SIDEWALK AT PERFORMING ARTS BUILDING			
Project Number:	MCADAAC01	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Item Only: Floor(s) S

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Two of these areas are at the north and west sides of the Performing Arts Theatre building, where grades exceed 5 percent.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Add compliant handrails at the north sloped sidewalk	LF	50	\$112	\$5,619	\$185	\$9,246	\$14,865
Add second compliant handrail at the west side	LF	30	\$112	\$3,371	\$185	\$5,548	\$8,919
Base Material/Labor Costs				\$8,990		\$14,794	
Indexed Material/Labor Costs				\$8,612		\$18,418	\$27,030
General Contractor Mark Up at 20.5%							\$5,541
Original Construction Cost							\$32,571
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$32,571
Professional Fees at 27.0%							\$8,794
TOTAL PROJECT COST							\$41,365

Functional Group: 1

All costs shown as Present Value

PARKING LOT A ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC02	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot A should have five standard and two van accessible spaces. There are currently four standard accessible spaces. It is recommended that the required spaces be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot A handicapped parking	EA	3	\$329	\$986	\$103	\$308	\$1,294
Base Material/Labor Costs				\$986		\$308	
Indexed Material/Labor Costs				\$945		\$384	\$1,329
General Contractor Mark Up at 20.5%							\$272
Original Construction Cost							\$1,601
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$1,601
Professional Fees at 27.0%							\$432
TOTAL PROJECT COST							\$2,033

Functional Group: 1

All costs shown as Present Value

PARKING LOT A ANNEX ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC03	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot A Annex should have four standard and one van accessible space. There are currently four standard accessible spaces and no van accessible spaces. It is recommended that the required space be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot A Annex handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

PARKING LOT B ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC04	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot B should have five standard and two van accessible spaces. There is currently one standard accessible space and one van accessible space. It is recommended that the required spaces be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot B handicapped parking	EA	5	\$329	\$1,644	\$103	\$514	\$2,157
Base Material/Labor Costs				\$1,644		\$514	
Indexed Material/Labor Costs				\$1,575		\$639	\$2,214
General Contractor Mark Up at 20.5%							\$454
Original Construction Cost							\$2,668
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$2,668
Professional Fees at 27.0%							\$720
TOTAL PROJECT COST							\$3,389

Functional Group: 1

All costs shown as Present Value

PARKING LOT B ANNEX ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC05	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:		Subclass/Savings:	Project Location:
ADAAG	208	Not Applicable	Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot B Annex should have four standard and one van accessible space. There are currently three standard accessible spaces and one van accessible space. It is recommended that the required space be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot B Annex handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

PARKING LOT C ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC06	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot C should have 18 standard and four van accessible spaces. There are currently 20 standard accessible spaces and two van accessible spaces. It is recommended that the existing spaces be restriped and signed to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot C handicapped parking	EA	2	\$329	\$658	\$103	\$205	\$863
Base Material/Labor Costs				\$658		\$205	
Indexed Material/Labor Costs				\$630		\$256	\$886
General Contractor Mark Up at 20.5%							\$182
Original Construction Cost							\$1,067
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$1,067
Professional Fees at 27.0%							\$288
TOTAL PROJECT COST							\$1,355

Functional Group: 1

All costs shown as Present Value

PARKING LOT D ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC07	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot D should have 19 standard and four van accessible spaces. There are currently 25 standard accessible spaces and no van accessible spaces. It is recommended that the existing spaces be restriped and signed to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot D handicapped parking	EA	4	\$329	\$1,315	\$103	\$411	\$1,726
Base Material/Labor Costs				\$1,315		\$411	
Indexed Material/Labor Costs				\$1,260		\$512	\$1,771
General Contractor Mark Up at 20.5%							\$363
Original Construction Cost							\$2,134
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$2,134
Professional Fees at 27.0%							\$576
TOTAL PROJECT COST							\$2,711

Functional Group: 1

All costs shown as Present Value

PARKING LOT F ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC08	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot F should have 11 standard and three van accessible spaces. There are currently six standard accessible spaces and two van accessible spaces. It is recommended that the required spaces be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot F handicapped parking	EA	6	\$329	\$1,973	\$103	\$616	\$2,589
Base Material/Labor Costs				\$1,973		\$616	
Indexed Material/Labor Costs				\$1,890		\$767	\$2,657
General Contractor Mark Up at 20.5%							\$545
Original Construction Cost							\$3,202
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$3,202
Professional Fees at 27.0%							\$864
TOTAL PROJECT COST							\$4,066

Functional Group: 1

All costs shown as Present Value

PARKING LOT L ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC09	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot L should have five standard and two van accessible spaces. There are currently six standard accessible spaces and one van accessible space. It is recommended that the existing spaces be restriped and signed to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot F Annex handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

PARKING LOT M ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC10	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking lot M should have two standard and one van accessible space. There are currently two standard accessible spaces and no van accessible spaces. It is recommended that the required space be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot M handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

HEATING AND AIR SERVICE LOT ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC11	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The service area parking lot designated Heating and Air should have one standard and one van accessible space. There are currently no accessible spaces in this lot. It is recommended that the required spaces be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Heating and Air lot handicapped parking	EA	2	\$329	\$658	\$103	\$205	\$863
Base Material/Labor Costs				\$658		\$205	
Indexed Material/Labor Costs				\$630		\$256	\$886
General Contractor Mark Up at 20.5%							\$182
Original Construction Cost							\$1,067
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$1,067
Professional Fees at 27.0%							\$288
TOTAL PROJECT COST							\$1,355

Functional Group: 1

All costs shown as Present Value

A/B CONNECTOR ROAD PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC12	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking spaces along connector road A/B should include four standard and one van accessible space. There are currently no accessible spaces. It is recommended that the required spaces be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
A/B connector road handicapped parking	EA	5	\$329	\$1,644	\$103	\$514	\$2,157
Base Material/Labor Costs				\$1,644		\$514	
Indexed Material/Labor Costs				\$1,575		\$639	\$2,214
General Contractor Mark Up at 20.5%							\$454
Original Construction Cost							\$2,668
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$2,668
Professional Fees at 27.0%							\$720
TOTAL PROJECT COST							\$3,389

Functional Group: 1

All costs shown as Present Value

HEALTH CENTER PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC13	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The Health Center parking lot should have one van accessible space. There is currently one standard accessible space. It is recommended that the space be restriped and resigned to comply with this requirement.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Health center handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

CHILD CENTER PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC14	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The Child Center should have one van accessible space. There are currently no accessible spaces at this location. It is recommended that the required space be added to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Child Center handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

LIBRARY PARKING LOT ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC15	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The Library parking lot should have one van accessible space. There are currently no accessible spaces. It is recommended that the required space be added to comply with these requirements. The estimated costs include striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Library handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

EDUCATION BUILDING PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC16	Category Code: AC1C	
Project Sequence Group:	1	System:	ACCESSIBILITY
Priority Class:	Immediate	Component:	SITE
Project Class:	Plant Adaption	Element:	PARKING
Date Basis:	10/23/2017		

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The Education Building has more than the required number of accessible spaces, but they are marked with signs that are below the required 60 inch height. The signs should be raised so that the distance from the ground to the bottom of each sign is 60 inches.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Raise signs to the required height	LOT	1	\$500	\$500	\$125	\$125	\$625
Base Material/Labor Costs				\$500		\$125	
Indexed Material/Labor Costs				\$479		\$156	\$635
General Contractor Mark Up at 20.5%							\$130
Original Construction Cost							\$765
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$765
Professional Fees at 27.0%							\$206
TOTAL PROJECT COST							\$971

Functional Group: 1

All costs shown as Present Value

LOT D TURNABOUT PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC17	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

ADAAG 208

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking in the Lot D turnabout area should have one van accessible space. There were no van accessible spaces in this lot. It is recommended that an existing space be restriped and signed to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Lot D Turnabout handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

OBSERVATORY PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC18	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The observatory has three parking areas, two of which are below the elevation of the observatory. The total parking for the observatory (54 spaces) should include two standard and one van accessible space. There are currently two standard accessible spaces and no van accessible spaces. It is recommended that the required space be added to the upper lot to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Observatory handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

BOOKSTORE/PERFORMING ARTS PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC19	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The parking area behind the bookstore and performing arts should have one van accessible space. There are currently no accessible spaces. It is recommended that the required space be added to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Bookstore handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

INNER CAMPUS ROADWAY PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC20	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. Parking spaces on the Inner Campus Roadway should include one van accessible space. There are currently no accessible spaces. It is recommended that the required space be added to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Inner Campus Roadway handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

COMMONS PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC21	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The parking lot beside the Commons should have one van accessible space. There are currently no accessible spaces. It is recommended that the required space be added to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Commons handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

VISUAL ARTS PARKING ACCESSIBILITY IMPROVEMENTS			
Project Number:	MCADAAC22	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

The campus has ten letter designated parking lots and 24 unlabeled parking areas as well as the parking at the University Village residence halls. In total, the campus has more than the required number of accessible parking spaces. However, accessibility legislation requires that each parking lot include a specific number and type of accessible spaces. The parking area behind the Visual Arts building should have one van accessible space. There are currently no accessible spaces. It is recommended that the required space be added to comply with these requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Visual Arts handicapped parking	EA	1	\$329	\$329	\$103	\$103	\$431
Base Material/Labor Costs				\$329		\$103	
Indexed Material/Labor Costs				\$315		\$128	\$443
General Contractor Mark Up at 20.5%							\$91
Original Construction Cost							\$534
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$534
Professional Fees at 27.0%							\$144
TOTAL PROJECT COST							\$678

Functional Group: 1

All costs shown as Present Value

CURB RAMP CONSTRUCTION AT EAST SIDE OF UNIVERSITY VILLAGE			
Project Number:	MCADAAC23	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

ADAAG 502

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) S

Description

Accessible pathways are required to meet certain dimensional and slope requirements. The path to the dumpster area at the east side of University Village includes a noncompliant curb ramp. This ramp should be removed and replaced with a properly constructed curb ramp.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Concrete curb ramp construction	EA	1	\$645	\$645	\$584	\$584	\$1,228
Base Material/Labor Costs				\$645		\$584	
Indexed Material/Labor Costs				\$617		\$727	\$1,344
General Contractor Mark Up at 20.5%							\$276
Original Construction Cost							\$1,620
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$1,620
No Professional Fees Required							\$0
TOTAL PROJECT COST							\$1,620

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO SIDEWALK AT SIERRA HALL			
Project Number:	MCADAAC24	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Area Wide: Floor(s) S

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Add handrails to the portion of the sidewalk at the south side of Sierra Hall where grades exceed 5 percent.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Add compliant handrails at ramps	LF	40	\$112	\$4,495	\$185	\$7,397	\$11,892
Base Material/Labor Costs				\$4,495		\$7,397	
Indexed Material/Labor Costs				\$4,306		\$9,209	\$13,515
General Contractor Mark Up at 20.5%							\$2,771
Original Construction Cost							\$16,286
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$16,286
Professional Fees at 27.0%							\$4,397
TOTAL PROJECT COST							\$20,683

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO SIDEWALK AT VISUAL ARTS BUILDING			
Project Number:	MCADAAC25	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Area Wide: Floor(s) S

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Add handrails to the portion of the sidewalk at the south side of the Visual Arts building where grades exceed 5 percent.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Add compliant handrails at ramps	LF	60	\$112	\$6,742	\$185	\$11,095	\$17,837
Base Material/Labor Costs				\$6,742		\$11,095	
Indexed Material/Labor Costs				\$6,459		\$13,814	\$20,273
General Contractor Mark Up at 20.5%							\$4,156
Original Construction Cost							\$24,428
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$24,428
Professional Fees at 27.0%							\$6,596
TOTAL PROJECT COST							\$31,024

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO SIDEWALK AT BROWN HALL			
Project Number:	MCADAAC26	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Area Wide: Floor(s) 5

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Add handrails to the portion of the sidewalk at the east side of Jack H. Brown Hall where grades exceed 5 percent.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Add compliant handrails at ramps	LF	120	\$112	\$13,484	\$185	\$22,190	\$35,675
Base Material/Labor Costs				\$13,484		\$22,190	
Indexed Material/Labor Costs				\$12,918		\$27,627	\$40,545
General Contractor Mark Up at 20.5%							\$8,312
Original Construction Cost							\$48,857
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$48,857
Professional Fees at 27.0%							\$13,191
TOTAL PROJECT COST							\$62,048

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO STEPS AT FACULTY OFFICE BUILDING			
Project Number:	MCADAAC27	Category Code:	
Project Sequence Group:	1	AC1A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	STAIR AND RAILINGS

Code Application:

ADAAG 504, 505

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

Handrails are required on both sides of stairs and ramps. The stair in the sidewalk just south of the Faculty Office building has a center handrail only. New handrails should be provided at each side of this stair.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, per elevation change up to 5 feet	SYS	2	\$1,750	\$3,500	\$2,880	\$5,760	\$9,260
Base Material/Labor Costs				\$3,500		\$5,760	
Indexed Material/Labor Costs				\$3,353		\$7,171	\$10,524
General Contractor Mark Up at 20.5%							\$2,157
Original Construction Cost							\$12,682
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$12,682
Professional Fees at 27.0%							\$3,424
TOTAL PROJECT COST							\$16,106

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO SIDEWALK AT UNIVERSITY VILLAGE			
Project Number:	MCADAAC28	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Area Wide: Floor(s) S

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Add handrails to the portions of the sidewalks in the entrance area of University Village where grades exceed 5 percent.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost	
Add compliant handrails at ramp northwest of the clubhouse	LF	40	\$112	\$4,495	\$185	\$7,397	\$11,892	
Add compliant handrails at ramp northeast of the clubhouse	LF	30	\$112	\$3,371	\$185	\$5,548	\$8,919	
Add compliant handrails at ramp south of the south residential building	LF	20	\$112	\$2,247	\$185	\$3,698	\$5,946	
Base Material/Labor Costs				\$10,113		\$16,643		
Indexed Material/Labor Costs				\$9,689		\$20,720	\$30,409	
General Contractor Mark Up at 20.5%								\$6,234
Original Construction Cost								\$36,643
Date of Original Estimate:	10/23/2017					Inflation		\$0
Current Year Construction Cost								\$36,643
Professional Fees at 27.0%								\$9,894
TOTAL PROJECT COST								\$46,536

Functional Group: 1

All costs shown as Present Value

REPLACE SIDEWALKS IN SERRANO VILLAGE			
Project Number:	MCADAAC29	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

ADAAG 303

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

Accessibility standards state that, in an accessible route, "floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302." Vertical changes in level greater than a quarter inch are not permitted. Various asphalt walkways around the campus have deteriorated, and the resulting walk surface no longer complies with this requirement. It is recommended that the asphalt walkways in the Serrano Village area be replaced with concrete walkways complying with all slope and surface requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace pedestrian walkways with new concrete walkways	SF	24,000	\$4.10	\$98,400	\$4.51	\$108,240	\$206,640
Base Material/Labor Costs				\$98,400		\$108,240	
Indexed Material/Labor Costs				\$94,267		\$134,759	\$229,026
General Contractor Mark Up at 20.5%							\$46,950
Original Construction Cost							\$275,976
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$275,976
Professional Fees at 27.0%							\$74,514
TOTAL PROJECT COST							\$350,490

Functional Group: 1

All costs shown as Present Value

REPLACE SIDEWALKS IN SPORTS FACILITY AREA			
Project Number:	MCADAAC30	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

ADAAG 303

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

Accessibility standards state that, in an accessible route, "floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302." Vertical changes in level greater than a quarter inch are not permitted. Various asphalt walkways around the campus have deteriorated, and the resulting walk surface no longer complies with this requirement. It is recommended that the asphalt walkways leading from Athletics Drive to the softball and track fields and to South Campus Circle be replaced with concrete walkways complying with all slope and surface requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace pedestrian walkways with new concrete walkways	SF	11,500	\$4.10	\$47,150	\$4.51	\$51,865	\$99,015
Base Material/Labor Costs				\$47,150		\$51,865	
Indexed Material/Labor Costs				\$45,170		\$64,572	\$109,742
General Contractor Mark Up at 20.5%							\$22,497
Original Construction Cost							\$132,239
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$132,239
Professional Fees at 27.0%							\$35,704
TOTAL PROJECT COST							\$167,943

Functional Group: 1

All costs shown as Present Value

PARKING LOT D SLOPE CORRECTIONS			
Project Number:	MCADAAC32	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces in Lot D be reworked to meet the current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	2	\$1,106	\$2,212	\$1,074	\$2,149	\$4,361
Base Material/Labor Costs				\$2,212		\$2,149	
Indexed Material/Labor Costs				\$2,119		\$2,675	\$4,794
General Contractor Mark Up at 20.5%							\$983
Original Construction Cost							\$5,777
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$5,777
Professional Fees at 27.0%							\$1,560
TOTAL PROJECT COST							\$7,337

Functional Group: 1

All costs shown as Present Value

SERRANO VILLAGE DRIVE SLOPE CORRECTIONS			
Project Number:	MCADAAC33	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that all accessible spaces along Serrano Village Drive be surveyed to determine the extent of noncompliance and the corrections needed. It is recommended that the pavement in the areas of the noncompliant spaces be reworked to meet the current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	2	\$1,106	\$2,212	\$1,074	\$2,149	\$4,361
Base Material/Labor Costs				\$2,212		\$2,149	
Indexed Material/Labor Costs				\$2,119		\$2,675	\$4,794
General Contractor Mark Up at 20.5%							\$983
Original Construction Cost							\$5,777
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$5,777
Professional Fees at 27.0%							\$1,560
TOTAL PROJECT COST							\$7,337

Functional Group: 1

All costs shown as Present Value

PARKING LOT L SLOPE CORRECTIONS			
Project Number:	MCADAAC34	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces in Lot L be reworked to meet current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	3	\$1,106	\$3,318	\$1,074	\$3,223	\$6,541
Base Material/Labor Costs				\$3,318		\$3,223	
Indexed Material/Labor Costs				\$3,179		\$4,013	\$7,191
General Contractor Mark Up at 20.5%							\$1,474
Original Construction Cost							\$8,666
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$8,666
Professional Fees at 27.0%							\$2,340
TOTAL PROJECT COST							\$11,005

Functional Group: 1

All costs shown as Present Value

POLICE DEPARTMENT PARKING SLOPE CORRECTIONS			
Project Number:	MCADAAC35	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces at the University Police Department be reworked to meet current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	2	\$1,106	\$2,212	\$1,074	\$2,149	\$4,361
Base Material/Labor Costs				\$2,212		\$2,149	
Indexed Material/Labor Costs				\$2,119		\$2,675	\$4,794
General Contractor Mark Up at 20.5%							\$983
Original Construction Cost							\$5,777
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$5,777
Professional Fees at 27.0%							\$1,560
TOTAL PROJECT COST							\$7,337

Functional Group: 1

All costs shown as Present Value

PARKING LOT M SLOPE CORRECTIONS			
Project Number:	MCADAAC36	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces in Lot M be reworked to meet current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	2	\$1,106	\$2,212	\$1,074	\$2,149	\$4,361
Base Material/Labor Costs				\$2,212		\$2,149	
Indexed Material/Labor Costs				\$2,119		\$2,675	\$4,794
General Contractor Mark Up at 20.5%							\$983
Original Construction Cost							\$5,777
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$5,777
Professional Fees at 27.0%							\$1,560
TOTAL PROJECT COST							\$7,337

Functional Group: 1

All costs shown as Present Value

PARKING LOT A ANNEX SLOPE CORRECTIONS			
Project Number:	MCADAAC37	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces in Lot A Annex be reworked to meet current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe	EA	2	\$1,106	\$2,212	\$1,074	\$2,149	\$4,361
Base Material/Labor Costs				\$2,212		\$2,149	
Indexed Material/Labor Costs				\$2,119		\$2,675	\$4,794
General Contractor Mark Up at 20.5%							\$983
Original Construction Cost							\$5,777
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$5,777
Professional Fees at 27.0%							\$1,560
TOTAL PROJECT COST							\$7,337

Functional Group: 1

All costs shown as Present Value

UNIVERSITY VILLAGE PARKING SLOPE CORRECTIONS			
Project Number:	MCADAAC38	Category Code:	
Project Sequence Group:	1	AC1C	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	PARKING

Code Application:

Subclass/Savings:

Project Location:

ADAAG 208

Not Applicable

Area Wide: Floor(s) S

Description

ADA legislation mandates that accessible parking spaces have no more than a 1:48 (2.08 percent) slope in any direction. Each of the parking areas was sampled for compliance with the slope requirements, and a number were found to be out of compliance (although not all spaces in each parking area were measured). The measurements were taken with a 24 inch smart level. It is recommended that the pavement in the accessible parking spaces in the south University Village parking lots be reworked to meet the current slope requirements. This work should include all necessary striping and signage.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Remove asphalt paving, correct grading, replace asphalt and restripe, University Village south side	EA	1	\$1,106	\$1,106	\$1,074	\$1,074	\$2,180
Base Material/Labor Costs				\$1,106		\$1,074	
Indexed Material/Labor Costs				\$1,060		\$1,338	\$2,397
General Contractor Mark Up at 20.5%							\$491
Original Construction Cost							\$2,889
Date of Original Estimate:	10/23/2017		Inflation			\$0	
Current Year Construction Cost							\$2,889
Professional Fees at 27.0%							\$780
TOTAL PROJECT COST							\$3,668

Functional Group: 1

All costs shown as Present Value

ADD HANDRAILS TO RAMP AT THE COMMONS			
Project Number:	MCADAAC40	Category Code:	
Project Sequence Group:	1	AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

302, 303, 403, 505

Not Applicable

Item Only: Floor(s) S

Description

Ramps are required along accessible routes to span changes in level greater than a half inch. Portions of accessible routes with running slopes steeper than 5 percent (1:20) must be treated as ramps. Ramps with greater than a 6 inch rise are required to have handrails on both sides. Although most of the sidewalks were measured to be within the required limits for slope and cross slope, a few areas exceed the allowable slope of 1:20 or cross slope of 1:48. Compliant handrails should be installed at these areas. Add compliant handrails to the ramp at the plaza area west of the Commons building.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Add compliant handrails at ramps	LF	30	\$112	\$3,371	\$185	\$5,548	\$8,919
Base Material/Labor Costs				\$3,371		\$5,548	
Indexed Material/Labor Costs				\$3,230		\$6,907	\$10,136
General Contractor Mark Up at 20.5%							\$2,078
Original Construction Cost							\$12,214
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$12,214
Professional Fees at 27.0%							\$3,298
TOTAL PROJECT COST							\$15,512

Functional Group: II

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	008AC01	Category Code:	
Project Sequence Group:	4	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	7/11/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 403.6, 505

Not Applicable

Undefined: Floor(s) 1

Description

Accessibility legislation requires that site stairs and ramps have properly designed handrails. While most steps and ramps around the building have proper handrails, the site steps adjacent to the Auditorium's north entrance lacks proper handrails. To comply with the intent of this legislation, it is recommended that compliant handrails be installed at all entrances as required.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	15	\$112	\$1,686	\$185	\$2,774	\$4,459
Base Material/Labor Costs				\$1,686		\$2,774	
Indexed Material/Labor Costs				\$1,615		\$3,453	\$5,068
General Contractor Mark Up at 20.5%							\$1,039
Original Construction Cost							\$6,107
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$6,107
Professional Fees at 27.0%							\$1,649
TOTAL PROJECT COST							\$7,756

Functional Group: II

All costs shown as Present Value

IMPROVE ENTRANCE ACCESSIBILITY			
Project Number:	115-AAC01	Category Code: AC2A	
Project Sequence Group:	4	System:	ACCESSIBILITY
Priority Class:	Immediate	Component:	BUILDING ENTRY
Project Class:	Plant Adaption	Element:	GENERAL
Date Basis:	10/23/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG 505

Not Applicable

Item Only: Floor(s) 1

Description

Accessibility legislation requires that building entrances meet certain requirements for ramps, handrails, etc. The walkway between the two modules of this building has an accessible ramp but lacks proper handrails at the steps opposite the ramp. It is recommended that compliant handrails meeting be added to those stairs.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted (15 feet minimum)	LF	10	\$112	\$1,124	\$185	\$1,849	\$2,973
Base Material/Labor Costs				\$1,124		\$1,849	
Indexed Material/Labor Costs				\$1,077		\$2,302	\$3,379
General Contractor Mark Up at 20.5%							\$693
Original Construction Cost							\$4,071
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$4,071
Professional Fees at 27.0%							\$1,099
TOTAL PROJECT COST							\$5,171

Functional Group: V

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	017AC07	Category Code:	
Project Sequence Group:	7	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	8/2/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 410

Not Applicable

Undefined: Floor(s) 1

Description

Accessibility legislation requires that building entrances be wheelchair accessible. There is no apparent way for a wheelchair user to access the basement lounge. It is recommended that a wheelchair lift or stair climber be installed at the exterior stair to the basement.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	019AC01	Category Code:	
Project Sequence Group:	7	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	8/2/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 403.6, 505

Not Applicable

Undefined: Floor(s) 1

Description

Building code and accessibility standards require that stairs and ramps have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches high and prevent the passage of a four inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle at stairs). The west side exterior ramp and the ramp to the first floor north entrance lack one or more required handrail, and the exterior stairs at the east side of the building leading from the second floor dining room lack proper handrails and guardrails. Also, the outdoor dining area has noncompliant guardrails, and the steps leading from that dining area to the west pedestrian walkways lack proper handrails. Future renovation efforts should include comprehensive stair railing upgrades.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	180	\$62.29	\$11,212	\$43.66	\$7,859	\$19,071
Stair handrail and guardrail system	SYS	1	\$5,250	\$5,250	\$8,640	\$8,640	\$13,890
Railing system up to 42 inches high with pickets at 4 1/2 inches on center	LF	180	\$44.09	\$7,936	\$36.84	\$6,631	\$14,567
Base Material/Labor Costs				\$24,398		\$23,130	
Indexed Material/Labor Costs				\$23,374		\$28,797	\$52,171
General Contractor Mark Up at 20.5%							\$10,695
Original Construction Cost							\$62,865
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$62,865
Professional Fees at 27.0%							\$16,974
TOTAL PROJECT COST							\$79,839

Functional Group: V

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	021AC01	Category Code:	
Project Sequence Group:	7	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	7/31/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 403.6, 505

Not Applicable

Undefined: Floor(s) 1

Description

Accessibility legislation requires that building entrances be accessible. To comply with the intent of this legislation, it is recommended that compliant handrails be installed at the entrance ramp on the south side of the building.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted (15 feet minimum)	LF	46	\$112	\$5,169	\$185	\$8,506	\$13,675
Wall-mounted handrail system, painted (15 feet minimum)	LF	46	\$62.29	\$2,865	\$43.66	\$2,008	\$4,874
Base Material/Labor Costs				\$8,034		\$10,515	
Indexed Material/Labor Costs				\$7,697		\$13,091	\$20,788
General Contractor Mark Up at 20.5%							\$4,261
Original Construction Cost							\$25,049
Date of Original Estimate:	7/31/2017				Inflation		\$0
Current Year Construction Cost							\$25,049
Professional Fees at 27.0%							\$6,763
TOTAL PROJECT COST							\$31,812

Functional Group: V

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	075AC01	Category Code:	
Project Sequence Group:	7	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	7/11/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 403.6, 505

Not Applicable

Undefined: Floor(s) 1

Description

Current accessibility legislation requires that site steps and ramps have properly designed handrails. While most ramps and steps have compliant handrails, a few of the steps to service rooms lack proper end geometry. To comply with the intent of this legislation, it is recommended that compliant handrails be installed at all entrances as required.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	30	\$112	\$3,371	\$185	\$5,548	\$8,919
Base Material/Labor Costs				\$3,371		\$5,548	
Indexed Material/Labor Costs				\$3,230		\$6,907	\$10,136
General Contractor Mark Up at 20.5%							\$2,078
Original Construction Cost							\$12,214
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$12,214
Professional Fees at 27.0%							\$3,298
TOTAL PROJECT COST							\$15,512

Functional Group: VIII

All costs shown as Present Value

BUILDING ENTRY ACCESSIBILITY UPGRADES			
Project Number:	020AC01	Category Code:	
Project Sequence Group:	10	AC2A	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	BUILDING ENTRY
Date Basis:	7/12/2017	Element:	GENERAL

Code Application:

Subclass/Savings:

Project Location:

ADAAG 403.6, 505

Not Applicable

Undefined: Floor(s) 1

Description

Current accessibility legislation requires that site steps have properly designed handrails. Many of the steps in the courtyard areas have steps without the proper number of handrails. To comply with the intent of this legislation, it is recommended that additional handrails be installed in the courtyard areas.

Functional Group: VIII

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Freestanding handrail system, painted	LF	30	\$112	\$3,371	\$185	\$5,548	\$8,919
Base Material/Labor Costs				\$3,371		\$5,548	
Indexed Material/Labor Costs				\$3,230		\$6,907	\$10,136
General Contractor Mark Up at 20.5%							\$2,078
Original Construction Cost							\$12,214
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$12,214
Professional Fees at 27.0%							\$3,298
TOTAL PROJECT COST							\$15,512

Functional Group: II

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	006AC02	Category Code:	
Project Sequence Group:	11	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/10/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG 309.4

Not Applicable

Floor-wide: Floor(s) 1

Description

Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant, commercial-grade door hardware	EA	8	\$375	\$2,997	\$150	\$1,201	\$4,198
Base Material/Labor Costs				\$2,997		\$1,201	
Indexed Material/Labor Costs				\$2,871		\$1,495	\$4,366
General Contractor Mark Up at 20.5%							\$895
Original Construction Cost							\$5,261
Date of Original Estimate:	7/10/2017					Inflation	\$0
Current Year Construction Cost							\$5,261
Professional Fees at 27.0%							\$1,420
TOTAL PROJECT COST							\$6,681

Functional Group: II

All costs shown as Present Value

DOOR ACCESSIBILITY UPGRADES			
Project Number:	010AAC02	Category Code:	
Project Sequence Group:	11	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that have knobs. In addition, the signage to the permanent spaces is noncompliant. It is recommended that all noncompliant signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	14	\$65.49	\$917	\$19.26	\$270	\$1,187
ADA-compliant commercial-grade door hardware	EA	14	\$375	\$5,245	\$150	\$2,101	\$7,346
Base Material/Labor Costs				\$6,162		\$2,371	
Indexed Material/Labor Costs				\$5,903		\$2,952	\$8,854
General Contractor Mark Up at 20.5%							\$1,815
Original Construction Cost							\$10,670
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$10,670
Professional Fees at 27.0%							\$2,881
TOTAL PROJECT COST							\$13,550

Functional Group: II

All costs shown as Present Value

RESTROOM ACCESSIBILITY UPGRADES			
Project Number:	010AAC03	Category Code:	
Project Sequence Group:	11	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 309, 604, 605, 606,
607, 608

Not Applicable

Room Only: Floor(s) 1

Description

The restrooms are not compliant with ADA. They should be modified to provide the clearances, fixtures, and accessories required to meet all accessibility standards.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Door operator, signage, and controls	EA	4	\$3,719	\$14,875	\$1,005	\$4,018	\$18,893
Grab bars (per stall)	SYS	2	\$175	\$349	\$411	\$822	\$1,171
Mirror	EA	2	\$360	\$719	\$276	\$552	\$1,271
ADA-compliant signage	EA	2	\$65.49	\$131	\$19.26	\$39	\$170
ADA-compliant lavatory	EA	2	\$758	\$1,516	\$282	\$565	\$2,081
ADA-compliant toilet	EA	2	\$1,191	\$2,382	\$315	\$629	\$3,011
High density polymer toilet partition modification	EA	2	\$1,990	\$3,981	\$1,233	\$2,466	\$6,447
Base Material/Labor Costs				\$23,953		\$9,090	
Indexed Material/Labor Costs				\$22,947		\$11,317	\$34,264
General Contractor Mark Up at 20.5%							\$7,024
Original Construction Cost							\$41,288
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$41,288
Professional Fees at 27.0%							\$11,148
TOTAL PROJECT COST							\$52,436

Functional Group: II

All costs shown as Present Value

STAIR RAIL IMPROVEMENT			
Project Number:	010AC03	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,M

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Although the stairs to the mechanical mezzanine are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	1	\$706	\$706	\$642	\$642	\$1,348
Base Material/Labor Costs				\$706		\$642	
Indexed Material/Labor Costs				\$677		\$799	\$1,476
General Contractor Mark Up at 20.5%							\$303
Original Construction Cost							\$1,779
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$1,779
Professional Fees at 27.0%							\$480
TOTAL PROJECT COST							\$2,259

Functional Group: II

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	010AC04	Category Code:	
Project Sequence Group:	11	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 410

Not Applicable

Item Only: Floor(s) 1

Description

Present legislation regarding handicapped access within buildings requires that goods, services, and amenities offered in buildings be generally accessible to all persons. The mezzanine exercise area in the gymnasium is not accessible to wheelchair users and a stair climber or wheelchair lift should be added to remove this barrier to accessibility.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber	EA	1	\$6,261	\$6,261	\$1,280	\$1,280	\$7,541
Base Material/Labor Costs				\$6,261		\$1,280	
Indexed Material/Labor Costs				\$5,998		\$1,594	\$7,592
General Contractor Mark Up at 20.5%							\$1,556
Original Construction Cost							\$9,148
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$9,148
Professional Fees at 27.0%							\$2,470
TOTAL PROJECT COST							\$11,618

Functional Group: II

All costs shown as Present Value

AUDITORIUM ACCESSIBILITY UPGRADES			
Project Number:	028AC01	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/31/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 505.2, 505.3

Not Applicable

Undefined: Floor(s) 1

Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The steps in the auditorium and in classrooms 111 and 113 are missing the required handrails. It is recommended that compliant handrails be installed in the aisles of the auditorium and on the walls of the classrooms.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	60	\$62.29	\$3,737	\$43.66	\$2,620	\$6,357
Freestanding handrail system	LF	60	\$62.29	\$3,737	\$43.66	\$2,620	\$6,357
Base Material/Labor Costs				\$7,475		\$5,239	
Indexed Material/Labor Costs				\$7,161		\$6,523	\$13,684
General Contractor Mark Up at 20.5%							\$2,805
Original Construction Cost							\$16,489
Date of Original Estimate:	7/31/2017		Inflation			\$0	
Current Year Construction Cost							\$16,489
Professional Fees at 27.0%							\$4,452
TOTAL PROJECT COST							\$20,941

Functional Group: II

All costs shown as Present Value

AUDITORIUM ACCESSIBILITY UPGRADES			
Project Number:	032AC02	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/11/2017	Element:	STAIRS AND RAILINGS

Code Application:

ADAAG 505

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1

Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The wall rails along the tiered seating in the auditorium are not fully graspable. To improve compliance and facilitate handicapped use, replace these railings with ADA compliant handrails on both sides.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	72	\$62.29	\$4,485	\$43.66	\$3,144	\$7,628
Base Material/Labor Costs				\$4,485		\$3,144	
Indexed Material/Labor Costs				\$4,297		\$3,914	\$8,210
General Contractor Mark Up at 20.5%							\$1,683
Original Construction Cost							\$9,893
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$9,893
Professional Fees at 27.0%							\$2,671
TOTAL PROJECT COST							\$12,564

Functional Group: II

All costs shown as Present Value

STAIR RAIL IMPROVEMENT			
Project Number:	034AC02	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/30/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. Although the stairs to the upper level seating in the arena are compliant with the code enforced at the time of construction, they are deficient in handrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Base Material/Labor Costs				\$2,825		\$2,568	
Indexed Material/Labor Costs				\$2,707		\$3,198	\$5,904
General Contractor Mark Up at 20.5%							\$1,210
Original Construction Cost							\$7,114
Date of Original Estimate:	10/30/2017					Inflation	\$0
Current Year Construction Cost							\$7,114
Professional Fees at 27.0%							\$1,921
TOTAL PROJECT COST							\$9,035

Functional Group: II

All costs shown as Present Value

CLASSROOM ACCESSIBILITY UPGRADES			
Project Number:	037AC01	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

ADAAG 505

Subclass/Savings:

Not Applicable

Project Location:

Room Only: Floor(s) 1

Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The tiered aisles in Classrooms 122, 128, and 130 are devoid of supportive handrails. It is recommended that wall-mounted compliant handrails be installed.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted (15 feet minimum)	LF	84	\$62.29	\$5,232	\$43.66	\$3,667	\$8,900
Base Material/Labor Costs				\$5,232		\$3,667	
Indexed Material/Labor Costs				\$5,013		\$4,566	\$9,579
General Contractor Mark Up at 20.5%							\$1,964
Original Construction Cost							\$11,542
Date of Original Estimate:	7/10/2017					Inflation	\$0
Current Year Construction Cost							\$11,542
Professional Fees at 27.0%							\$3,116
TOTAL PROJECT COST							\$14,659

Functional Group: II

All costs shown as Present Value

AUDITORIUM ACCESSIBILITY UPGRADES			
Project Number:	038AC01	Category Code:	
Project Sequence Group:	11	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	STAIRS AND RAILINGS

Code Application:

ADAAG 505

Subclass/Savings:

Not Applicable

Project Location:

Room Only: Floor(s) 1

Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The ramps in the auditorium do not have the required handrails. It is recommended that wall-mounted compliant handrails be installed.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	80	\$62.29	\$4,983	\$43.66	\$3,493	\$8,476
Base Material/Labor Costs				\$4,983		\$3,493	
Indexed Material/Labor Costs				\$4,774		\$4,349	\$9,122
General Contractor Mark Up at 20.5%							\$1,870
Original Construction Cost							\$10,993
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$10,993
Professional Fees at 27.0%							\$2,968
TOTAL PROJECT COST							\$13,961

Functional Group: III

All costs shown as Present Value

STAIR RAILING UPGRADES			
Project Number:	009AC02	Category Code:	
Project Sequence Group:	12	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
ADAAG 505

Not Applicable

Item Only: Floor(s) 1,2

Description

Accessibility legislation regarding building accessibility by the handicapped requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. While the main stairwells comply with modern code, the east stairs between the first and second floor have wood flat handrails that do not have graspability. Future renovation efforts should include comprehensive stair railing upgrades for these stairs.

Functional Group: III

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	2	\$706	\$1,413	\$642	\$1,284	\$2,697
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Base Material/Labor Costs				\$4,613		\$3,339	
Indexed Material/Labor Costs				\$4,419		\$4,157	\$8,576
General Contractor Mark Up at 20.5%							\$1,758
Original Construction Cost							\$10,334
Date of Original Estimate:	7/13/2017		Inflation			\$0	
Current Year Construction Cost							\$10,334
Professional Fees at 27.0%							\$2,790
TOTAL PROJECT COST							\$13,124

Functional Group: IV

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	002AC02	Category Code:	
Project Sequence Group:	13	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/12/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1

Description

Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	70	\$65.49	\$4,584	\$19.26	\$1,348	\$5,933
ADA-compliant commercial-grade door hardware	EA	30	\$375	\$11,239	\$150	\$4,502	\$15,741
Base Material/Labor Costs				\$15,823		\$5,851	
Indexed Material/Labor Costs				\$15,159		\$7,284	\$22,443
General Contractor Mark Up at 20.5%							\$4,601
Original Construction Cost							\$27,043
Date of Original Estimate:	7/12/2017		Inflation			\$0	
Current Year Construction Cost							\$27,043
Professional Fees at 27.0%							\$7,302
TOTAL PROJECT COST							\$34,345

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	011AC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	011AC03	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the ramp in the main lobby lacks compliant handrails on both sides. Replace or modify the existing handrail and install a wall-mounted handrail. The remaining steps should also have compliant handrails installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Wall-mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$6,773		\$5,147	
Indexed Material/Labor Costs				\$6,488		\$6,408	\$12,896
General Contractor Mark Up at 20.5%							\$2,644
Original Construction Cost							\$15,540
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$15,540
Professional Fees at 27.0%							\$4,196
TOTAL PROJECT COST							\$19,736

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	011AC04	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 605, 606, 608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms, and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	011AC05	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 410

Not Applicable

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	011AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 604, 605, 606

Not Applicable

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	012AC01	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	012AC02	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the ramp in the main lobby lacks compliant handrails on both sides. Replace or modify the existing handrail and install a wall-mounted handrail. The remaining steps should also have compliant handrails installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Wall mounted handrails at the ramp and lobby steps	FT	24	\$62.29	\$1,495	\$43.66	\$1,048	\$2,543
Base Material/Labor Costs				\$7,520		\$5,671	
Indexed Material/Labor Costs				\$7,204		\$7,060	\$14,265
General Contractor Mark Up at 20.5%							\$2,924
Original Construction Cost							\$17,189
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$17,189
Professional Fees at 27.0%							\$4,641
TOTAL PROJECT COST							\$21,830

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	012AC03	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 605, 606, 608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms, and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	012AC04	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/16/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

ADAAG 410

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	10/16/2017					Inflation	\$0
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	012AC05	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/16/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

ADAAG 604, 605, 606

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	10/16/2017					Inflation	\$0
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	013AC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	013AC03	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505, 405

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the ramp in the main lobby lacks compliant handrails on both sides. Replace or modify the existing handrail and install a wall-mounted handrail. The remaining steps should also have compliant handrails installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Wall mounted handrails at the lobby steps and ramp	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$6,773		\$5,147	
Indexed Material/Labor Costs				\$6,488		\$6,408	\$12,896
General Contractor Mark Up at 20.5%							\$2,644
Original Construction Cost							\$15,540
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$15,540
Professional Fees at 27.0%							\$4,196
TOTAL PROJECT COST							\$19,736

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	013AC04	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 606-608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. This should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms, and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	013AC05	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 410

Not Applicable

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	013AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 604, 605, 606

Not Applicable

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	014AC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	014AC03	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the main lobby is separated from the rest of the building with steps, creating a barrier to access by those in a wheelchair. It is recommended that a ramp be provided complete with compliant handrails on both sides. The remaining steps should have compliant handrails installed to comply with accessibility legislation.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Ramp including required handrails	VFT	2	\$2,466	\$4,931	\$2,183	\$4,366	\$9,297
Wall-mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$11,704		\$9,513	
Indexed Material/Labor Costs				\$11,212		\$11,844	\$23,056
General Contractor Mark Up at 20.5%							\$4,727
Original Construction Cost							\$27,783
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$27,783
Professional Fees at 27.0%							\$7,501
TOTAL PROJECT COST							\$35,284

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	014AC04	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 606-608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. This should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms, and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017		Inflation			\$0	
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	014AC05	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/16/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

ADAAG 410

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	10/16/2017		Inflation			\$0	
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	014AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/16/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 604, 605, 606

Not Applicable

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	10/16/2017		Inflation			\$0	
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	015AAC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1

Description

While the interior doors are suitable for ten future years of service, the knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that have knobs. In addition, the signage to the permanent spaces is noncompliant. It is recommended that all noncompliant signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	5	\$65.49	\$327	\$19.26	\$96	\$424
ADA-compliant commercial-grade door hardware	EA	5	\$375	\$1,873	\$150	\$750	\$2,624
Base Material/Labor Costs				\$2,201		\$847	
Indexed Material/Labor Costs				\$2,108		\$1,054	\$3,162
General Contractor Mark Up at 20.5%							\$648
Original Construction Cost							\$3,811
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$3,811
Professional Fees at 27.0%							\$1,029
TOTAL PROJECT COST							\$4,839

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	015AAC03	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

ADAAG 604, 605, 606

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

The existing restrooms are not ADA compliant. Restroom expansion may be not be practical. Rather than comprehensive renovations to the two existing restrooms, it is recommended that a new unisex restroom be constructed in the portion of the building containing the existing restrooms. including fixtures, finishes, and accessories. This project scope includes fixtures, finishes, and accessories and the construction of any necessary walls and ceiling, door, door hardware, and all operating door hardware.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom installation including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	015AC01	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	015AC03	Category Code: AC4A	
Project Sequence Group:	14	System:	ACCESSIBILITY
Priority Class:	Critical	Component:	GENERAL
Project Class:	Plant Adaption	Element:	FUNCTIONAL SPACE MOD.
Date Basis:	9/12/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 606-608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	9/12/2017		Inflation			\$0	
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	015AC04	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
ADAAG 505, 405

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the main lobby is separated from the rest of the building by steps creating a barrier to access by those in a wheelchair. It is recommended that a ramp be provided complete with compliant handrails on both sides. The remaining steps should have compliant handrails installed to comply with accessibility legislation.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Ramp including required handrails	VFT	2	\$2,466	\$4,931	\$2,183	\$4,366	\$9,297
Wall-mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$11,704		\$9,513	
Indexed Material/Labor Costs				\$11,212		\$11,844	\$23,056
General Contractor Mark Up at 20.5%							\$4,727
Original Construction Cost							\$27,783
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$27,783
Professional Fees at 27.0%							\$7,501
TOTAL PROJECT COST							\$35,284

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	015AC05	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 410

Not Applicable

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	015AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

ADAAG 604, 605, 606

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	016AC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	016AC03	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

ADAAG 410

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

Current accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed at this location.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	016AC04	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

224, 806.1, 603,
604, 606-608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	016AC05	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505, 405

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the main lobby is separated from the rest of the building by steps creating a barrier to access by those in a wheelchair. It is recommended that a ramp be provided complete with compliant handrails on both sides. The remaining steps should have compliant handrails installed to comply with accessibility legislation.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Ramp including required handrails	VFT	2	\$2,466	\$4,931	\$2,183	\$4,366	\$9,297
Wall-mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$11,704		\$9,513	
Indexed Material/Labor Costs				\$11,212		\$11,844	\$23,056
General Contractor Mark Up at 20.5%							\$4,727
Original Construction Cost							\$27,783
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$27,783
Professional Fees at 27.0%							\$7,501
TOTAL PROJECT COST							\$35,284

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	016AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

ADAAG 604, 605, 606

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	017AC01	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 606-608

Not Applicable

Building-wide: Floor(s) 1,2,B

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	017AC02	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
 ADAAG 505, 410

Not Applicable

Floor-wide: Floor(s) 1,2,B

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the main lobby is separated from the rest of the building by steps creating a barrier to access by those in a wheelchair. It is recommended that a ramp be provided complete with compliant handrails on both sides. The remaining steps should have compliant handrails installed to comply with accessibility legislation.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Ramp including required handrails	VFT	2	\$2,466	\$4,931	\$2,183	\$4,366	\$9,297
Wall mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$11,704		\$9,513	
Indexed Material/Labor Costs				\$11,212		\$11,844	\$23,056
General Contractor Mark Up at 20.5%							\$4,727
Original Construction Cost							\$27,783
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$27,783
Professional Fees at 27.0%							\$7,501
TOTAL PROJECT COST							\$35,284

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	017AC03	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

ADAAG 410

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

Current accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. Additionally, there is no way for a wheelchair user to access the common rooms in the basement. It is recommended that a wheelchair lift or stair climber be installed at the exterior stair to the basement.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair lift/stair climber, conduit, wiring, tools, and supplies	EA	2	\$8,040	\$16,080	\$1,644	\$3,287	\$19,368
Base Material/Labor Costs				\$16,080		\$3,287	
Indexed Material/Labor Costs				\$15,405		\$4,093	\$19,498
General Contractor Mark Up at 20.5%							\$3,997
Original Construction Cost							\$23,495
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$23,495
Professional Fees at 27.0%							\$6,344
TOTAL PROJECT COST							\$29,839

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	017AC04	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	68	\$65.49	\$4,453	\$19.26	\$1,310	\$5,763
ADA-compliant commercial-grade door hardware	EA	20	\$375	\$7,493	\$150	\$3,002	\$10,494
Base Material/Labor Costs				\$11,946		\$4,311	
Indexed Material/Labor Costs				\$11,444		\$5,368	\$16,812
General Contractor Mark Up at 20.5%							\$3,446
Original Construction Cost							\$20,258
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$20,258
Professional Fees at 27.0%							\$5,470
TOTAL PROJECT COST							\$25,728

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	017AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

604, 605, 606

Not Applicable

Undefined: Floor(s) 1,B

Description

The guest restroom on the first floor and neither of the restrooms in the basement are wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor and one in the basement, complete with all required fixtures, accessories, and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	2	\$6,466	\$12,931	\$9,041	\$18,082	\$31,013
Base Material/Labor Costs				\$12,931		\$18,082	
Indexed Material/Labor Costs				\$12,388		\$22,512	\$34,900
General Contractor Mark Up at 20.5%							\$7,155
Original Construction Cost							\$42,055
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$42,055
Professional Fees at 27.0%							\$11,355
TOTAL PROJECT COST							\$53,410

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	018AC01	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

The knob actuated door hardware is a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle hardware be installed on all doors that still have knobs. In addition, the signage to the permanent spaces is not ADA compliant. It is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	65	\$65.49	\$4,257	\$19.26	\$1,252	\$5,509
ADA-compliant commercial-grade door hardware	EA	17	\$375	\$6,369	\$150	\$2,551	\$8,920
Base Material/Labor Costs				\$10,626		\$3,803	
Indexed Material/Labor Costs				\$10,179		\$4,735	\$14,914
General Contractor Mark Up at 20.5%							\$3,057
Original Construction Cost							\$17,972
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$17,972
Professional Fees at 27.0%							\$4,852
TOTAL PROJECT COST							\$22,824

Functional Group: V

All costs shown as Present Value

STAIR RAIL AND GUARD IMPROVEMENT			
Project Number:	018AC02	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/10/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
ADAAG 505

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. In addition, guardrails must be at least 42 inches above the adjacent walk surface and must prevent the passage of a four-inch diameter sphere (six inches in the triangle formed by the lower rail and tread/riser angle). Although the stairs are compliant with the code enforced at the time of construction until a major renovation occurs, they are deficient in handrail and guardrail design relative to current standards. Future renovation efforts should include comprehensive stair railing upgrades. Additionally, the ramp in the main lobby lacks compliant handrails on both sides. Replace or modify the existing handrail and install a wall-mounted handrail. The remaining steps should also have compliant handrails installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	4	\$706	\$2,825	\$642	\$2,568	\$5,394
Switchback handrail/guardrail system per floor	FLR	2	\$1,600	\$3,200	\$1,027	\$2,055	\$5,255
Wall mounted handrails at the lobby steps	FT	12	\$62.29	\$747	\$43.66	\$524	\$1,271
Base Material/Labor Costs				\$6,773		\$5,147	
Indexed Material/Labor Costs				\$6,488		\$6,408	\$12,896
General Contractor Mark Up at 20.5%							\$2,644
Original Construction Cost							\$15,540
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$15,540
Professional Fees at 27.0%							\$4,196
TOTAL PROJECT COST							\$19,736

Functional Group: V

All costs shown as Present Value

RESIDENTIAL FACILITY ACCESSIBILITY UPGRADES			
Project Number:	018AC03	Category Code:	
Project Sequence Group:	14	AC4A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/10/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG 224, 806.1, 603,
604, 605, 606, 608

Not Applicable

Building-wide: Floor(s) 1,2

Description

Provisions for general accessibility of this residential facility are recommended. These should include the installation of a wheelchair accessible bathroom facility, accessible storage space, specialized alarms and the adaptation of a sleeping room.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Sleeping room specialty alarms, etc.	SYS	2	\$3,050	\$6,100	\$1,570	\$3,140	\$9,240
Bath accessibility upgrade	SYS	2	\$8,086	\$16,172	\$7,243	\$14,486	\$30,658
Base Material/Labor Costs				\$22,272		\$17,626	
Indexed Material/Labor Costs				\$21,337		\$21,944	\$43,281
General Contractor Mark Up at 20.5%							\$8,873
Original Construction Cost							\$52,154
Date of Original Estimate:	10/10/2017					Inflation	\$0
Current Year Construction Cost							\$52,154
Professional Fees at 27.0%							\$14,081
TOTAL PROJECT COST							\$66,235

Functional Group: V

All costs shown as Present Value

WHEELCHAIR LIFT INSTALLATION			
Project Number:	018AC05	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

ADAAG 410

Subclass/Savings:

Not Applicable

Project Location:

Undefined: Floor(s) 1

Description

Current legislation requires that goods and services offered in buildings be generally accessible to all persons. There is no way for a wheelchair user to have access to the second floor bathrooms and sleeping rooms. It is recommended that a wheelchair lift or stair climber be installed.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wheelchair life/stair climber, conduit, wiring, tools, and supplies	EA	1	\$8,040	\$8,040	\$1,644	\$1,644	\$9,684
Base Material/Labor Costs				\$8,040		\$1,644	
Indexed Material/Labor Costs				\$7,703		\$2,046	\$9,749
General Contractor Mark Up at 20.5%							\$1,999
Original Construction Cost							\$11,748
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$11,748
Professional Fees at 27.0%							\$3,172
TOTAL PROJECT COST							\$14,919

Functional Group: V

All costs shown as Present Value

UNISEX RESTROOM INSTALLATION			
Project Number:	018AC06	Category Code:	
Project Sequence Group:	14	AC3E	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/17/2017	Element:	RESTROOMS/BATHROOMS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 604, 605, 606

Not Applicable

Undefined: Floor(s) 1

Description

The guest restroom on the first floor is not wheelchair accessible. It is recommended that a new wheelchair accessible restroom be constructed on the first floor complete with all required fixtures, accessories and clearances.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Installation of an accessible unisex restroom including toilet, lavatory, piping, and rough-in (60 square feet in area)	EA	1	\$6,466	\$6,466	\$9,042	\$9,042	\$15,508
Base Material/Labor Costs				\$6,466		\$9,042	
Indexed Material/Labor Costs				\$6,194		\$11,257	\$17,451
General Contractor Mark Up at 20.5%							\$3,578
Original Construction Cost							\$21,029
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$21,029
Professional Fees at 27.0%							\$5,678
TOTAL PROJECT COST							\$26,707

Functional Group: V

All costs shown as Present Value

STAIR RAILING UPGRADES			
Project Number:	019AC04	Category Code:	
Project Sequence Group:	14	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

IBC 1003.3
ADAAG 505

Not Applicable

Item Only: Floor(s) 1

Description

Accessibility legislation requires that stairs have graspable handrails on both sides, that the rails have a specific end geometry, and that the handrails continue horizontally at the landings. The stair from inside the kitchen to the first floor storage area is missing a required handrail.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system per floor	FLR	1	\$706	\$706	\$642	\$642	\$1,348
Base Material/Labor Costs				\$706		\$642	
Indexed Material/Labor Costs				\$677		\$799	\$1,476
General Contractor Mark Up at 20.5%							\$303
Original Construction Cost							\$1,779
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$1,779
Professional Fees at 27.0%							\$480
TOTAL PROJECT COST							\$2,259

Functional Group: V

All costs shown as Present Value

INTERIOR DOOR ACCESSIBILITY UPGRADES			
Project Number:	024AC02	Category Code:	
Project Sequence Group:	14	AC3C	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	DOORS AND HARDWARE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

309.4, 703.1

Not Applicable

Floor-wide: Floor(s) 1

Description

The knob actuated door hardware presents a barrier to accessibility. Accessibility legislation requires that door hardware be designed for operation by people with little or no ability to grasp objects with their hands. To comply with the intent of this legislation, it is recommended that lever handle door hardware be installed on all doors that currently have knobs. In addition, the signage to the permanent spaces is non-compliant. It is recommended that all non-compliant signage be upgraded to conform to appropriate accessibility standards. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. This scope includes all directional signage.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	22	\$65.49	\$1,441	\$19.26	\$424	\$1,865
ADA-compliant commercial-grade door hardware	EA	7	\$375	\$2,622	\$150	\$1,051	\$3,673
Base Material/Labor Costs				\$4,063		\$1,474	
Indexed Material/Labor Costs				\$3,893		\$1,835	\$5,728
General Contractor Mark Up at 20.5%							\$1,174
Original Construction Cost							\$6,902
Date of Original Estimate:	7/13/2017		Inflation			\$0	
Current Year Construction Cost							\$6,902
Professional Fees at 27.0%							\$1,864
TOTAL PROJECT COST							\$8,766

Functional Group: V

All costs shown as Present Value

ELEVATOR ACCESSIBILITY UPGRADES			
Project Number:	031AAC01	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 407

Not Applicable

Item Only: Floor(s) 1

Description

Present legislation pertaining to handicapped access within buildings requires that goods and services offered be generally accessible to all persons. The elevators are partially compliant with current ADA legislation. It is recommended that compliant hands-free emergency communication systems be installed to meet the current standards.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant hands-free elevator emergency telephone	EA	3	\$1,188	\$3,564	\$873	\$2,620	\$6,183
Base Material/Labor Costs				\$3,564		\$2,620	
Indexed Material/Labor Costs				\$3,414		\$3,262	\$6,675
General Contractor Mark Up at 20.5%							\$1,368
Original Construction Cost							\$8,044
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$8,044
Professional Fees at 27.0%							\$2,172
TOTAL PROJECT COST							\$10,216

Functional Group: V

All costs shown as Present Value

ELEVATOR ACCESSIBILITY UPGRADES			
Project Number:	031AC01	Category Code:	
Project Sequence Group:	14	AC3A	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	LIFTS/RAMPS/ELEVATORS

Code Application:

Subclass/Savings:

Project Location:

ADAAG

Not Applicable

Item Only: Floor(s) 1

Description

Present legislation pertaining to handicapped access within buildings requires that goods and services offered be generally accessible to all persons. The elevators are partially compliant with current ADA legislation. It is recommended that compliant hands-free two-way emergency communication systems be installed to meet the current standards.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant hands-free elevator emergency telephone	EA	2	\$1,188	\$2,376	\$873	\$1,746	\$4,122
Base Material/Labor Costs				\$2,376		\$1,746	
Indexed Material/Labor Costs				\$2,276		\$2,174	\$4,450
General Contractor Mark Up at 20.5%							\$912
Original Construction Cost							\$5,363
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$5,363
Professional Fees at 27.0%							\$1,448
TOTAL PROJECT COST							\$6,810

Functional Group: VIII

All costs shown as Present Value

HANDRAIL ACCESSIBILITY UPGRADES			
Project Number:	020AC02	Category Code:	
Project Sequence Group:	17	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/12/2017	Element:	STAIRS AND RAILINGS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 505

Not Applicable

Item Only: Floor(s) 1

Description

Accessibility legislation requires that goods and services offered in buildings be generally accessible to all persons. The stairs to the control room between rooms 125 and 127 only has one handrail. It is recommended that second wall-mounted, compliant handrail be installed to serve these steps.

Functional Group: VIII

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	15	\$62.29	\$934	\$43.66	\$655	\$1,589
Base Material/Labor Costs				\$934		\$655	
Indexed Material/Labor Costs				\$895		\$815	\$1,710
General Contractor Mark Up at 20.5%							\$351
Original Construction Cost							\$2,061
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$2,061
Professional Fees at 27.0%							\$556
TOTAL PROJECT COST							\$2,618

Functional Group: VIII

All costs shown as Present Value

THEATER ACCESSIBILITY UPGRADES			
Project Number:	020AC04	Category Code:	
Project Sequence Group:	17	AC3B	
Priority Class:	Critical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/12/2017	Element:	STAIRS AND RAILINGS

Code Application:

ADAAG 505

Subclass/Savings:

Not Applicable

Project Location:

Room Only: Floor(s) 1

Description

Current accessibility legislation requires that places of assembly be accessible to the handicapped. The tiered aisles in the theaters do not have compliant handrails. It is recommended that wall-mounted compliant handrails be installed in both theaters.

Functional Group: VIII

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Wall-mounted handrail system, painted	LF	90	\$62.29	\$5,606	\$43.66	\$3,929	\$9,536
Base Material/Labor Costs				\$5,606		\$3,929	
Indexed Material/Labor Costs				\$5,371		\$4,892	\$10,263
General Contractor Mark Up at 20.5%							\$2,104
Original Construction Cost							\$12,367
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$12,367
Professional Fees at 27.0%							\$3,339
TOTAL PROJECT COST							\$15,706

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	006AC01	Category Code:	
Project Sequence Group:	18	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/10/2017	Element:	DRINKING FOUNTAINS

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the drinking fountain is a barrier to accessibility and should be replaced with a dual-level unit.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/10/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	008AC02	Category Code:	
Project Sequence Group:	18	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/11/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) B

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the basement drinking fountains is a barrier to accessibility. All single-level drinking fountains should be replaced with dual-level, refrigerated units.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	2	\$1,500	\$3,000	\$461	\$922	\$3,922
Base Material/Labor Costs				\$3,000		\$922	
Indexed Material/Labor Costs				\$2,874		\$1,148	\$4,022
General Contractor Mark Up at 20.5%							\$824
Original Construction Cost							\$4,846
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$4,846
Professional Fees at 27.0%							\$1,308
TOTAL PROJECT COST							\$6,155

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN UPGRADES			
Project Number:	010AAC01	Category Code:	
Project Sequence Group:	18	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 2

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single drinking fountain is a barrier to accessibility. The single-level drinking fountain should be replaced with a dual-level unit and protected by cane guards or alcove walls.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
Base Material/Labor Costs				\$2,403		\$3,677	
Indexed Material/Labor Costs				\$2,302		\$4,578	\$6,880
General Contractor Mark Up at 20.5%							\$1,410
Original Construction Cost							\$8,290
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$8,290
Professional Fees at 27.0%							\$2,238
TOTAL PROJECT COST							\$10,528

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN & CABINERY ACCESSIBILITY UPGRADES			
Project Number:	010AC01	Category Code:	
Project Sequence Group:	18	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the gymnasium drinking fountains is a barrier to accessibility and they should be replaced with dual-level units and enclosed by alcove walls or cane guards. Additionally, the laundry room casework and sink are not compliant with current accessibility standards and should be replaced with compliant systems.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost	
Dual-level drinking fountain	EA	4	\$1,500	\$6,000	\$461	\$1,844	\$7,844	
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	4	\$903	\$3,611	\$3,216	\$12,864	\$16,475	
ADA-compliant kitchen sink with base cabinetry knee space and accessible storage shelving upgrade	EA	1	\$2,031	\$2,031	\$1,298	\$1,298	\$3,329	
Base Material/Labor Costs				\$11,642		\$16,006		
Indexed Material/Labor Costs				\$11,153		\$19,927	\$31,080	
General Contractor Mark Up at 20.5%								\$6,371
Original Construction Cost								\$37,451
Date of Original Estimate:	8/2/2017					Inflation		\$0
Current Year Construction Cost								\$37,451
Professional Fees at 27.0%								\$10,112
TOTAL PROJECT COST								\$47,563

Functional Group: II

All costs shown as Present Value

INTERIOR SIGNAGE ACCESSIBILITY UPGRADES			
Project Number:	010AC02	Category Code:	
Project Sequence Group:	18	AC3D	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	SIGNAGE

Code Application:

Subclass/Savings:

Project Location:

ADAAG 703.1

Not Applicable

Floor-wide: Floor(s) 1,M

Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. To comply with the intent of this legislation, it is recommended that all noncompliant signage be upgraded to conform to the appropriate accessibility standards. This scope includes directional signage.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant signage	EA	24	\$65.49	\$1,572	\$19.26	\$462	\$2,034
Base Material/Labor Costs				\$1,572		\$462	
Indexed Material/Labor Costs				\$1,506		\$575	\$2,081
General Contractor Mark Up at 20.5%							\$427
Original Construction Cost							\$2,508
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$2,508
Professional Fees at 27.0%							\$677
TOTAL PROJECT COST							\$3,185

Functional Group: II

All costs shown as Present Value

SWIMMING POOL LIFT INSTALLATION			
Project Number:	010AC05	Category Code:	
Project Sequence Group:	18	AC4B	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	11/1/2017	Element:	OTHER

Code Application:

ADAAG 1009.2

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) 1

Description

Neither of the two swimming pools provides access to wheelchair users and should have chairlifts installed.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Install pool personnel lift system (modular)	EA	2	\$7,484	\$14,968	\$4,601	\$9,202	\$24,170
Base Material/Labor Costs				\$14,968		\$9,202	
Indexed Material/Labor Costs				\$14,339		\$11,457	\$25,796
General Contractor Mark Up at 20.5%							\$5,288
Original Construction Cost							\$31,084
Date of Original Estimate:	11/1/2017		Inflation			\$0	
Current Year Construction Cost							\$31,084
Professional Fees at 27.0%							\$8,393
TOTAL PROJECT COST							\$39,477

Functional Group: II

All costs shown as Present Value

LOCKER ROOM ACCESSIBILITY IMPROVEMENTS			
Project Number:	010AC06	Category Code:	
Project Sequence Group:	18	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Corrective Action	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

222, 803, 903

Not Applicable

Room Only: Floor(s) 1

Description

Current accessibility legislation requires that locker rooms, where equipped with benches, should include bench space meeting certain specific dimensional and clearance requirements. The locker rooms in this facility do not meet those dimensional requirements and should be modified to provide the required seating space. This project budget includes an allowance for modifying walls if necessary to provide the required spaces.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Accessible bench and locker arrangement.	LOT	4	\$1,000	\$4,000	\$1,500	\$6,000	\$10,000
Base Material/Labor Costs				\$4,000		\$6,000	
Indexed Material/Labor Costs				\$3,832		\$7,470	\$11,302
General Contractor Mark Up at 20.5%							\$2,317
Original Construction Cost							\$13,619
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$13,619
Professional Fees at 27.0%							\$3,677
TOTAL PROJECT COST							\$17,296

Functional Group: II

All costs shown as Present Value

CABINERY ACCESSIBILITY UPGRADE			
Project Number:	032AAC01	Category Code:	
Project Sequence Group:	18	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	7/11/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

ADAAG 804

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The installation of wheelchair-accessible break room cabinetry is recommended in room 103C.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant kitchen sink with base cabinetry knee space and accessible storage shelving upgrade	EA	1	\$2,031	\$2,031	\$1,298	\$1,298	\$3,329
Base Material/Labor Costs				\$2,031		\$1,298	
Indexed Material/Labor Costs				\$1,946		\$1,616	\$3,561
General Contractor Mark Up at 20.5%							\$730
Original Construction Cost							\$4,291
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$4,291
Professional Fees at 27.0%							\$1,159
TOTAL PROJECT COST							\$5,450

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	032AC01	Category Code:	
Project Sequence Group:	18	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/11/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single-level drinking fountains in the workshop wing and ceramics building is a barrier to accessibility. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	2	\$1,500	\$3,000	\$461	\$922	\$3,922
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	2	\$903	\$1,805	\$3,216	\$6,432	\$8,237
Base Material/Labor Costs				\$4,805		\$7,354	
Indexed Material/Labor Costs				\$4,603		\$9,156	\$13,759
General Contractor Mark Up at 20.5%							\$2,821
Original Construction Cost							\$16,580
Date of Original Estimate:	7/11/2017		Inflation			\$0	
Current Year Construction Cost							\$16,580
Professional Fees at 27.0%							\$4,477
TOTAL PROJECT COST							\$21,056

Functional Group: II

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	034AC01	Category Code:	
Project Sequence Group:	18	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/1/2017	Element:	DRINKING FOUNTAINS

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) B

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single-level recessed drinking fountains in room B09 is a barrier to accessibility. One of these drinking fountains should be replaced with a dual-level unit.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
Base Material/Labor Costs				\$2,403		\$3,677	
Indexed Material/Labor Costs				\$2,302		\$4,578	\$6,880
General Contractor Mark Up at 20.5%							\$1,410
Original Construction Cost							\$8,290
Date of Original Estimate:	8/1/2017		Inflation			\$0	
Current Year Construction Cost							\$8,290
Professional Fees at 27.0%							\$2,238
TOTAL PROJECT COST							\$10,528

Functional Group: II

All costs shown as Present Value

UPGRADE SIGNAGE			
Project Number:	115-AAC02	Category Code:	
Project Sequence Group:	18	AC3D	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	10/23/2017	Element:	SIGNAGE

Code Application:

Subclass/Savings:

Project Location:

ADAAG

703.1, 309.4

Not Applicable

Building-wide: Floor(s) 1

Description

Accessibility legislation has established signage requirements for all permanent spaces in a building. It is recommended that all noncompliant signage be upgraded to comply with ADA size, graphics, Braille, height, and location requirements.

Functional Group: II

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	10	\$51.00	\$510	\$15.00	\$150	\$660
Base Material/Labor Costs				\$510		\$150	
Indexed Material/Labor Costs				\$489		\$187	\$675
General Contractor Mark Up at 20.5%							\$138
Original Construction Cost							\$814
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$814
Professional Fees at 27.0%							\$220
TOTAL PROJECT COST							\$1,033

Functional Group: III

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	009AAC01	Category Code:	
Project Sequence Group:	19	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 1,2,3,4,5,B

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of drinking fountains is a barrier to accessibility. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: III

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	9	\$1,500	\$13,499	\$461	\$4,149	\$17,648
Base Material/Labor Costs				\$13,499		\$4,149	
Indexed Material/Labor Costs				\$12,932		\$5,166	\$18,098
General Contractor Mark Up at 20.5%							\$3,710
Original Construction Cost							\$21,808
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$21,808
Professional Fees at 27.0%							\$5,888
TOTAL PROJECT COST							\$27,696

Functional Group: III

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	009AC01	Category Code:	
Project Sequence Group:	19	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/13/2017	Element:	DRINKING FOUNTAINS

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1,2,3,4,5,B

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of select drinking fountains is a barrier to accessibility. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: III

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	6	\$1,500	\$8,999	\$461	\$2,766	\$11,766
Base Material/Labor Costs				\$8,999		\$2,766	
Indexed Material/Labor Costs				\$8,621		\$3,444	\$12,065
General Contractor Mark Up at 20.5%							\$2,473
Original Construction Cost							\$14,539
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$14,539
Professional Fees at 27.0%							\$3,925
TOTAL PROJECT COST							\$18,464

Functional Group: IV

All costs shown as Present Value

SERVICE WINDOW ACCESSIBILITY UPGRADE			
Project Number:	002AC01	Category Code:	
Project Sequence Group:	20	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	7/12/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

ADAAG 804

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of THE service window in Lobby 100 is a barrier to accessibility. A wheelchair-accessible section should be incorporated into the service counter.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA-compliant service counter	LF	14	\$193	\$2,697	\$103	\$1,438	\$4,135
Base Material/Labor Costs				\$2,697		\$1,438	
Indexed Material/Labor Costs				\$2,584		\$1,791	\$4,374
General Contractor Mark Up at 20.5%							\$897
Original Construction Cost							\$5,271
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$5,271
Professional Fees at 27.0%							\$1,423
TOTAL PROJECT COST							\$6,694

Functional Group: IV

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADE			
Project Number:	004AAC01	Category Code:	
Project Sequence Group:	20	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/10/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single-level drinking fountain is a barrier to accessibility. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/10/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: IV

All costs shown as Present Value

DRINKING FOUNTAIN UPGRADES			
Project Number:	004DAC01	Category Code:	
Project Sequence Group:	20	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/10/2017	Element:	DRINKING FOUNTAINS

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Floor-wide: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the out of service single-level drinking fountain in the main warehouse is a barrier to accessibility. All single-level, refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/10/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: IV

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	005AC01	Category Code: AC3F	
Project Sequence Group:	20	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	INTERIOR PATH OF TRAVEL
Project Class:	Plant Adaption	Element:	DRINKING FOUNTAINS
Date Basis:	7/13/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single-level drinking fountain is a barrier to accessibility. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: IV

All costs shown as Present Value

DRINKING FOUNTAIN UPGRADES			
Project Number:	025AC01	Category Code: AC4A	
Project Sequence Group:	20	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	GENERAL
Project Class:	Plant Adaption	Element:	FUNCTIONAL SPACE MOD.
Date Basis:	7/11/2017		

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1,2

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of drinking fountains is a barrier to accessibility. All single-level, refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: IV

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	4	\$1,500	\$6,000	\$461	\$1,844	\$7,844
Base Material/Labor Costs				\$6,000		\$1,844	
Indexed Material/Labor Costs				\$5,748		\$2,296	\$8,044
General Contractor Mark Up at 20.5%							\$1,649
Original Construction Cost							\$9,692
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$9,692
Professional Fees at 27.0%							\$2,617
TOTAL PROJECT COST							\$12,309

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	011AC01	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	012AC06	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/17/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	013AC01	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	014AC01	Category Code: AC4A	
Project Sequence Group:	21	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	GENERAL
Project Class:	Plant Adaption	Element:	FUNCTIONAL SPACE MOD.
Date Basis:	8/2/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN AND SERVICE COUNTER UPGRADES			
Project Number:	015AAC01	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the drinking fountain is a barrier to accessibility. The single-level, refrigerated drinking fountain should be replaced with a dual-level unit. The service counter in the multi-purpose room is too high. Accessibility legislation requires any service counter to have a section low enough to serve users in wheelchairs. If the existing service counter is to be used, modify the opening to meet accessibility requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA-compliant service counter	LF	6	\$193	\$1,156	\$103	\$616	\$1,772
Base Material/Labor Costs				\$3,558		\$4,293	
Indexed Material/Labor Costs				\$3,409		\$5,345	\$8,754
General Contractor Mark Up at 20.5%							\$1,795
Original Construction Cost							\$10,549
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$10,549
Professional Fees at 27.0%							\$2,848
TOTAL PROJECT COST							\$13,397

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN AND KITCHEN CABINETS UPGRADES			
Project Number:	015AC02	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	9/12/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	9/12/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	016AC01	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	017AC05	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	10/17/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN & KITCHEN CABINERY UPGRADES			
Project Number:	018AC04	Category Code: AC4A	
Project Sequence Group:	21	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	GENERAL
Project Class:	Plant Adaption	Element:	FUNCTIONAL SPACE MOD.
Date Basis:	10/17/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1,2

Description

The configuration of the drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit properly protected by cane guards or alcove walls. Also, install accessible kitchen cabinetry in the kitchen. Reallocation of space may be necessary in order to meet maneuvering clearance requirements.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Construct recessed alcove to house drinking fountain to include all finishes and MEP updates	EA	1	\$903	\$903	\$3,216	\$3,216	\$4,119
ADA compliant kitchen unit with base cabinetry, overhead cabinetry, and amenities	SYS	1	\$4,700	\$4,700	\$1,875	\$1,875	\$6,575
Base Material/Labor Costs				\$7,103		\$5,552	
Indexed Material/Labor Costs				\$6,804		\$6,912	\$13,717
General Contractor Mark Up at 20.5%							\$2,812
Original Construction Cost							\$16,528
Date of Original Estimate:	10/17/2017					Inflation	\$0
Current Year Construction Cost							\$16,528
Professional Fees at 27.0%							\$4,463
TOTAL PROJECT COST							\$20,991

Functional Group: V

All costs shown as Present Value

BREAK AREA ACCESSIBILITY UPGRADES			
Project Number:	019AC02	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	8/2/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

ADAAG 804

Subclass/Savings:

Not Applicable

Project Location:

Room Only: Floor(s) 1

Description

The sink area configuration in the room 107 break area counter is a barrier to accessibility. The installation of wheelchair accessible break room cabinetry is recommended.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant kitchen sink with base cabinetry knee space and accessible storage shelving upgrade	EA	1	\$2,031	\$2,031	\$1,298	\$1,298	\$3,329
Base Material/Labor Costs				\$2,031		\$1,298	
Indexed Material/Labor Costs				\$1,946		\$1,616	\$3,561
General Contractor Mark Up at 20.5%							\$730
Original Construction Cost							\$4,291
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$4,291
Professional Fees at 27.0%							\$1,159
TOTAL PROJECT COST							\$5,450

Functional Group: V

All costs shown as Present Value

SIGNAGE ACCESSIBILITY UPGRADES			
Project Number:	019AC03	Category Code: AC3D	
Project Sequence Group:	21	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	INTERIOR PATH OF TRAVEL
Project Class:	Plant Adaption	Element:	SIGNAGE
Date Basis:	8/2/2017		

Code Application:

Subclass/Savings:

Project Location:

ADAAG 703.1

Not Applicable

Floor-wide: Floor(s) 1,2

Description

Current accessibility legislation has established signage requirements for all permanent spaces in a building. Compliant signage should meet specific size, graphical, Braille, height, and location requirements. It is recommended that all noncompliant room and directional signage be upgraded to conform to accessibility standards.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
ADA compliant signage	EA	20	\$65.49	\$1,310	\$19.26	\$385	\$1,695
Base Material/Labor Costs				\$1,310		\$385	
Indexed Material/Labor Costs				\$1,255		\$480	\$1,734
General Contractor Mark Up at 20.5%							\$356
Original Construction Cost							\$2,090
Date of Original Estimate:	8/2/2017					Inflation	\$0
Current Year Construction Cost							\$2,090
Professional Fees at 27.0%							\$564
TOTAL PROJECT COST							\$2,654

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	023AC01	Category Code:	
Project Sequence Group:	21	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	8/2/2017	Element:	DRINKING FOUNTAINS

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) B

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single basement drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	8/2/2017		Inflation			\$0	
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN AND CABINETRY ACCESSIBILITY UPGRADES			
Project Number:	024AC01	Category Code:	
Project Sequence Group:	21	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	7/13/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

Subclass/Savings:

Project Location:

ADAAG

211, 602, 804

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the entry lobby service counter, as well as indoor and outdoor single level drinking fountains, is a barrier to accessibility. The installation of wheelchair-accessible kitchen cabinetry is also recommended. A wheelchair-accessible section should be incorporated into each non-compliant service counter. All single-level refrigerated drinking fountains should be replaced with dual-level units.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	2	\$1,500	\$3,000	\$461	\$922	\$3,922
ADA-compliant service counter	LF	3	\$193	\$578	\$103	\$308	\$886
ADA-compliant kitchen sink with base cabinetry knee space and accessible storage shelving upgrade	EA	1	\$2,031	\$2,031	\$1,298	\$1,298	\$3,329
Base Material/Labor Costs				\$5,609		\$2,528	
Indexed Material/Labor Costs				\$5,373		\$3,147	\$8,520
General Contractor Mark Up at 20.5%							\$1,747
Original Construction Cost							\$10,267
Date of Original Estimate:	7/13/2017					Inflation	\$0
Current Year Construction Cost							\$10,267
Professional Fees at 27.0%							\$2,772
TOTAL PROJECT COST							\$13,039

Functional Group: V

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	075AC02	Category Code: AC3F	
Project Sequence Group:	21	System:	ACCESSIBILITY
Priority Class:	Noncritical	Component:	INTERIOR PATH OF TRAVEL
Project Class:	Plant Adaption	Element:	DRINKING FOUNTAINS
Date Basis:	7/11/2017		

Code Application:

ADAAG 211, 602

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the poolside drinking fountain is a barrier to accessibility and it should be replaced with a dual-level unit.

Functional Group: V

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/11/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: VIII

All costs shown as Present Value

DRINKING FOUNTAIN AND CABINETRY ACCESSIBILITY UPGRADES			
Project Number:	020AC03	Category Code:	
Project Sequence Group:	24	AC4A	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	GENERAL
Date Basis:	7/12/2017	Element:	FUNCTIONAL SPACE MOD.

Code Application:

ADAAG 211, 602, 804

Subclass/Savings:

Not Applicable

Project Location:

Item Only: Floor(s) 1,2

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of select drinking fountains is a barrier to accessibility. All single-level drinking fountains should be replaced with dual-level, refrigerated units. In addition, the kitchen sink in the dressing room is in close proximity to a stove. The installation of wheelchair-accessible cabinetry is recommended at this sink.

Functional Group: VIII

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	2	\$1,500	\$3,000	\$461	\$922	\$3,922
ADA-compliant kitchen sink with base cabinetry knee space and accessible storage shelving upgrade	EA	1	\$2,031	\$2,031	\$1,298	\$1,298	\$3,329
Base Material/Labor Costs				\$5,031		\$2,220	
Indexed Material/Labor Costs				\$4,820		\$2,764	\$7,583
General Contractor Mark Up at 20.5%							\$1,555
Original Construction Cost							\$9,138
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$9,138
Professional Fees at 27.0%							\$2,467
TOTAL PROJECT COST							\$11,605

Functional Group: VIII

All costs shown as Present Value

DRINKING FOUNTAIN ACCESSIBILITY UPGRADES			
Project Number:	PD002CAC01	Category Code:	
Project Sequence Group:	24	AC3F	
Priority Class:	Noncritical	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	INTERIOR PATH OF TRAVEL
Date Basis:	7/12/2017	Element:	DRINKING FOUNTAINS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 211, 602

Not Applicable

Item Only: Floor(s) 1

Description

Current legislation requires that building amenities be generally accessible to all persons. The configuration of the single-level drinking fountain in the entry foyer is a barrier to accessibility and it should be replaced with a dual-level unit.

Functional Group: VIII

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Dual-level drinking fountain	EA	1	\$1,500	\$1,500	\$461	\$461	\$1,961
Base Material/Labor Costs				\$1,500		\$461	
Indexed Material/Labor Costs				\$1,437		\$574	\$2,011
General Contractor Mark Up at 20.5%							\$412
Original Construction Cost							\$2,423
Date of Original Estimate:	7/12/2017					Inflation	\$0
Current Year Construction Cost							\$2,423
Professional Fees at 27.0%							\$654
TOTAL PROJECT COST							\$3,077

Functional Group: 1

All costs shown as Present Value

REPLACE SIDEWALKS BETWEEN ADMINISTRATION AND CHAPARRAL			
Project Number:	MCADAAC31	Category Code:	
Project Sequence Group:		AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

ADAAG 303

Subclass/Savings:

Not Applicable

Project Location:

Area Wide: Floor(s) S

Description

Current accessibility standards state that, in an accessible route "floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302." Vertical changes in level greater than a quarter inch are not permitted. Various concrete walkways around the campus have deteriorated, and the resulting walk surface no longer complies with this requirement. It is recommended that the concrete walkways in the mall area between the Administration Building and Chaparral Hall be replaced with new concrete paving complying with all slope and surface requirements.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Replace damaged pedestrian walkways with new concrete walkways	SF	1,200	\$4.10	\$4,920	\$4.51	\$5,412	\$10,332
Base Material/Labor Costs				\$4,920		\$5,412	
Indexed Material/Labor Costs				\$4,713		\$6,738	\$11,451
General Contractor Mark Up at 20.5%							\$2,348
Original Construction Cost							\$13,799
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$13,799
Professional Fees at 27.0%							\$3,726
TOTAL PROJECT COST							\$17,524

Functional Group: 1

All costs shown as Present Value

CREATE ACCESSIBLE ROUTE IN LEADERSHIP CHALLENGE CENTER			
Project Number:	MCADAAC39	Category Code:	
Project Sequence Group:		AC1B	
Priority Class:	Immediate	System:	ACCESSIBILITY
Project Class:	Plant Adaption	Component:	SITE
Date Basis:	10/23/2017	Element:	RAMPS AND WALKS

Code Application:

Subclass/Savings:

Project Location:

ADAAG 201

Not Applicable

Area Wide: Floor(s) S

Description

Accessibility standards state that in an accessible route, "floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302." Areas of sport activity are exempt from this requirement, but access to those areas is required. The Leadership Challenge Center has no accessible pathway through the course. Although the course itself is not required to be accessible, ADA standards require an accessible pathway through the course. It is recommended that concrete walkways complying with all slope and surface requirements be added.

Functional Group: I

All costs shown as Present Value

Project Cost Estimate

Task Description	Unit	Qty	Material Unit Cost	Total Material Cost	Labor Unit Cost	Total Labor Cost	Total Cost
Site pedestrian concrete paving	SF	1,200	\$4.10	\$4,920	\$4.51	\$5,412	\$10,332
Base Material/Labor Costs				\$4,920		\$5,412	
Indexed Material/Labor Costs				\$4,713		\$6,738	\$11,451
General Contractor Mark Up at 20.5%							\$2,348
Original Construction Cost							\$13,799
Date of Original Estimate:	10/23/2017					Inflation	\$0
Current Year Construction Cost							\$13,799
Professional Fees at 27.0%							\$3,726
TOTAL PROJECT COST							\$17,524