

City of Burnsville

Transition Plan

The Garage



Prepared by:

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The Garage

The Garage is a youth center located in the former public works garage. The center includes computer room, food/concession area, basketball court/gym and 2 stage areas. The portion of the building not used by 'The Garage' is used as storage by a variety of groups and city departments. Features of accessibility have been provided in the multi-fixture toilet rooms.

The Garage

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Concert / Stage Area- Sound Booth									
14D2	14256 Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4 <i>There is not currently an accessible route to the sound booth.</i>	1	\$0	\$0	1				
Van									
	14273 <i>The program uses a van to transport participants. Ensure policies and procedures are in place to transport an individual with a disability.</i>	1			1				
				<i>Location Subtotal:</i>					
				Priority # 1 Total		\$0			

The Garage

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Building Wide									
40B	14248 Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	20	\$40	\$800	3				
41A1	14277 Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>Currently 1 drinking fountain at 36".</i>	1	\$1,500	\$1,500	3				
				<i>Location Subtotal:</i>					\$2,300

Computer Room

29A	14253 Provide a minimum of one computer lab on an accessible permanent or movable table / counter. The top height of the surface is to be 28"-34" above the floor, with knee clearance a minimum 27" high by 30" wide x 19" deep. ICC / ANSI 902.2 <i>Currently all of the tables are folding tables where the brace/leg obstructs the knee clearance. Photo 3.</i>	1	\$200	\$200	3				
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Concert / Stage Area

14D	14309 Provide a portable ramp to provide access between levels. IBC 1104.1 <i>The stage is currently at 26". Photo 5.</i>	1	\$5,000	\$5,000	3				
14G	14255 Eliminate protruding hazard by positioning an object below. This will create a detectable object to direct a person with a visual impairment using proper cane technique around the protruding object. ICC / ANSI 307.1 <i>The area below the sound booth provides 75" clearance.</i>	1	\$50	\$50	3				
25E.1	14254 Provide a table with knee clearance below, a minimum 27" high by 30" wide by 19" deep. IBC 1108.2.8.1, ICC / ANSI 902 <i>Currently only high (41") tables are available.</i>	1	\$200	\$200	3				
				<i>Location Subtotal:</i>					\$5,250

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
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Exterior Route

08D1	<i>14272</i>	Modify / replace existing surface material to eliminate changes in level greater than 1/2". ANSI 303.2, Figure 303.2	1	\$7	\$7	3			
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Food / Concessions

21A1	<i>14250</i>	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 45".</i>	1	\$1,000	\$1,000	3			
25E.1	<i>14252</i>	Provide a table with knee clearance below, a minimum 27" high by 30" wide by 19" deep. IBC 1108.2.8.1, ICC / ANSI 902 <i>There are currently 4 booths. Photo 4.</i>	1	\$200	\$200	3			
<i>Location Subtotal:</i>					<i>\$1,200</i>				

Lobby

21A1	<i>14249</i>	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 42". Photo 2.</i>	1	\$1,000	\$1,000	3			
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Men's Toilet Room

22H1	<i>14271</i>	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>There are (2) 5' stalls.</i>	2	\$50	\$100	3			
22K6 (MN)	<i>14267</i>	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Currently missing in 1 of the 5' stalls.</i>	1	\$400	\$400	3			
<i>Location Subtotal:</i>					<i>\$500</i>				

The Garage**Accessibility Review**

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

Parking

05H	<i>14274</i>	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>The accessible parking space has a pie shaped aisle that does not provide 8' width for the entire aisle.</i>	1	\$150	\$150	3			
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Parking- East

05A	<i>14276</i>	Stripe an appropriate number of accessible parking stalls and provide appropriate permanent signage. IBC 1106.1 <i>Designate 2 accessible parking spaces.</i>	2	\$400	\$800	3			
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Small Studio

14D	<i>14259</i>	Provide a portable ramp to provide access between levels. IBC 1104.1 <i>The stage is currently at 26".</i>	1	\$5,000	\$5,000	3			
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Storage (w/ green 1/2 door)

20D	<i>14257</i>	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	3			
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Women's Toilet Room

22H1	<i>14266</i>	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>There are (2) 5' stalls.</i>	2	\$50	\$100	3			
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The Garage

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
				Priority # 3 Total	\$16,757				

The Garage

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

Food / Concessions

45C	<i>14251</i>	When renegotiating with product vendors, request vending machines with controls that do not require grasping, pinching or twisting to operate and are located 48" maximum AFF. ICC / ANSI 308, 309.4 <i>Currently at 52".</i>	1	\$0	\$0	4			
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Gym

20B	<i>14260</i>	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 11 1/2".</i>	1	\$400	\$400	4			
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Men's Toilet Room

22G (MN)	<i>14268</i>	Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 35". There are (2) 5' stalls.</i>	1	\$1,000	\$1,000	4			
22M	<i>14269</i>	Provide a water closet with a seat height 17"-19" above the floor. ANSI 604.4 <i>There are (2) 5' stalls.</i>	2	\$750	\$1,500	4			
					<i>Location Subtotal:</i>			<i>\$2,500</i>	

Parking

05E	<i>14275</i>	Relocate the sign identifying each designated accessible parking stall, so centered at the head end of the parking space and mounted 60"-66" above the floor (measured to the bottom of the sign). MN1341 502.7	1	\$250	\$250	4			
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The Garage

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Public Works Storage									
15N	14262 Modify top landing to be larger. ICC / ANSI 405.7	1	\$1,500	\$1,500	4				
20D	14261 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	5	\$250	\$1,250	4				
				<i>Location Subtotal:</i>					\$2,750
Storage (w/ green 1/2 door)									
20B	14258 Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1	1	\$400	\$400	4				
Women's Toilet Room									
22G (MN)	14263 Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 35". There are (2) 5' stalls.</i>	1	\$1,000	\$1,000	4				
22M	14264 Provide a water closet with a seat height 17"-19" above the floor. ANSI 604.4 <i>There are (2) 5' stalls.</i>	2	\$750	\$1,500	4				
22W2	14265 Relocate the sanitary product receptacle in the accessible stall. The sanitary product receptacle should be located 1 1/2" minimum below the horizontal grab bar and 18" minimum above the floor and 12"-40" from the rear wall. MN 1341 604.7 <i>There are (2) 5' stalls. Photo 6.</i>	2	\$50	\$100	4				
				<i>Location Subtotal:</i>					\$2,600
				Priority # 4 Total					\$8,900

Transition Plan - (location/priority)



Photo 1: Stripe the accessible parking space to provide an 8' wide space with an adjacent 8' wide access aisle.



Photo 2: Lower the service counter to 36" maximum (currently at 42").



Photo 3: Provide a table for the computer that provides knee and toe clearance. The supports for the folding tables currently used obstruct the knee clearance.



Photo 4: Provide accessible seating in the dining area (currently all booth seating).



Photo 5: Create an accessible route onto the stage.



Photo 6: View of toilet room. Features of accessibility have been provided in the men's and women's toilet rooms. Relocate the sanitary waste receptacle to below the side horizontal grab bar in the women's toilet room.