

## **Central Hillside Community Center**

Central Hillside Community Center is located in downtown Duluth, across from Washington Center and Historic Old Central High School. The community center is currently home to 1 Roof Community Housing offices as well as other office space and a boxing gym.

The building is 2 levels plus a mezzanine and basement. There are on-grade entries to the upper level, lower level and basement. An accessible route is not currently provided between levels. The mezzanine was formerly a storage space, but has been converted to a conference/class room; an accessible route is not currently provided to this space.

Toilet rooms with features of accessibility have been provided in the upper and lower level.

Accessible parking spaces have been designated in both the upper and lower parking lots. The aisle of the lower level accessible parking spaces is currently blocked by the dumpster. The upper level accessible parking space should be relocated to the other side of the parking lot to reduce the slope within the parking space and aisle.

There are 2 exterior routes provided to the upper level entry from the parking lot- currently neither route fully complies. The east route is technically a ramp (because the slope is between 5%-8.33%) and adding handrails to both sides would improve accessibility and safety. (Note: technically the slope of an exterior cannot exceed 5% based on Minnesota Building Code, but it is not technically feasible at this site.) The west route currently has a slope over 15% for a distance of approximately 15' with a handrail on 1 side. Consider removing or replacing this route due to safety concerns.

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Mezzanine- Conference / Meeting</b>									
14D2 16505	Relocate program as necessary to an accessible location to provide program access. MN 1341 1104.4 <i>The mezzanine storage area was converted to a conference/meeting room. There is not currently an accessible route to this level. Photo 5.</i>	1	\$0	\$0	1				
				<b>Priority # 1 Total</b>	<b>\$0</b>				

Central Hillside Community Center

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Exterior Route- Upper</b>									
09A	16533	Provide fully compliant handrails on both sides of the sloped surface. ANSI 405.8 <i>The east route to the upper level entry currently has a slope of up to 6.4%. Photo 2.</i>	50	\$25	\$1,250	2			
<b>Parking- Rear</b>									
	16491	<i>There is 1 parking space designated as accessible. Currently the dumpster and snow pile are in the access aisle. Photo 4.</i>	1	\$0	\$0	2			
<b>Parking- Upper</b>									
05H	16531	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>There is currently 1 parking space designated as accessible, there is not an aisle. Photo 1.</i>	1	\$150	\$150	2			
05N1	16532	Relocate accessible parking to a location where the slope / cross slope of the parking area is no greater than 1:48 (2%) in any direction. ICC / ANSI 502.5 <i>The slope is currently 9% within the accessible parking space. Relocating to the opposite side of the parking lot would reduce the slope to 4.3% (still greater than the maximum 2% allowed) and would align the aisle with the new curb cut and shallower route into the building. Photo 1.</i>	1	\$250	\$250	2			
				<i>Location Subtotal:</i>					\$400
				<b>Priority # 2 Total</b>					<b>\$1,650</b>

Central Hillside Community Center

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Boxing Gym Exterior Entry</b>									
08D1 16535	Modify / replace existing surface material to eliminate changes in level greater than 1/2". ANSI 303.2, Figure 303.2		\$500	\$500	3				
<b>Building Wide</b>									
20D 16492	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	30	\$250	\$7,500	3				
40B 16493	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	30	\$40	\$1,200	3				
				<i>Location Subtotal:</i>					\$8,700
<b>Exterior Route- Upper</b>									
09K 16534	Reconstruct ramp to provide an maximum 1:12 (8.33%) slope. ADA 405.2 <i>The west route to the upper level entry is approximately 15' long and has a slope of 15.5%. A handrail is provided on 1 side. Photo 3.</i>	1	\$5,000	\$5,000	3				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Men's Toilet Room- Lower Level</b>									
22A	16494	1	\$50	\$50	3				
	Install a sign displaying the International Symbol of Accessibility at such time toilet room is fully accessible. MN 1341 1110.2								
22H1	16496	1	\$50	\$50	3				
	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3								
22L (MN)	16495	1	\$50	\$50	3				
	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Remove the extra toilet paper dispenser positioned above the grab bar. Photo 8.</i>								
22Z	16497	1	\$50	\$50	3				
	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11								
				<i>Location Subtotal:</i>	\$200				
<b>Men's Toilet Room- Upper Level</b>									
22-20B0	16520	1	\$1,500	\$1,500	3				
	Install an automatic door opener to address non-compliant maneuvering clearance at the door. (Note: Automatic door opener is not required) ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 40" (vs. 54" minimum). Photo 10.</i>								
22B	16519	1	\$40	\$40	3				
	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2								
22H1	16522	1	\$50	\$50	3				
	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3								
22L (MN)	16521	1	\$50	\$50	3				
	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Remove the extra toilet paper dispenser positioned above the grab bar.</i>								
22Y	16524	1	\$650	\$650	3				
	Lower urinal so the lip is no higher than 17" above the floor. ICC / ANSI 605.2 <i>Currently at 19".</i>								
22Z	16523	1	\$50	\$50	3				
	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11								
				<i>Location Subtotal:</i>	\$2,340				

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Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Mezzanine- Conference / Meeting</b>									
14D3 16506	Install a compliant lift to provide accessible between levels. IBC 1104.4	1	\$18,000	\$18,000	3				
<b>West Exterior Entry- Basement</b>									
08D1 16530	Modify / replace existing surface material to eliminate changes in level greater than 1/2". ANSI 303.2, Figure 303.2	1	\$3,000	\$3,000	3				
<b>Women's Toilet Room- Lower Level</b>									
22A 16500	Install a sign displaying the International Symbol of Accessibility at such time toilet room is fully accessible. MN 1341 1110.2	1	\$50	\$50	3				
22H1 16502	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22L (MN) 16501	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Remove the extra toilet paper dispenser positioned above the grab bar. Photo 8.</i>	1	\$50	\$50	3				
22Z 16503	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$200

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Women's Toilet Room- Upper Level</b>									
22-20B0 16514	Install an automatic door opener to address non-compliant maneuvering clearance at the door. (Note: Automatic door opener is not required) ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 40" (vs. 54" minimum). Photo 10.</i>	1	\$1,500	\$1,500	3				
22B 16513	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22H1 16516	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22L (MN) 16515	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Remove the extra toilet paper dispenser positioned above the grab bar. Photo 9.</i>	1	\$50	\$50	3				
22Z 16517	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$1,690
				<b>Priority # 3 Total</b>					<b>\$39,630</b>

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Basement</b>									
14D3 16510	Install a compliant lift to provide accessible between levels. IBC 1104.4 <i>There is not currently an interior accessible route to the basement storage area. An on-grade entry is provided from the exterior.</i>	1	\$18,000	\$18,000	4				
<b>Break Room- Upper Level</b>									
27B 16529	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				
<b>Central Hillside</b>									
14D1 16511	Provide a fully compliant elevator to provide access between levels. MN 1341 1104.4 and 402.2 <i>There is not currently an accessible route between levels. There is minimal program interaction between levels. On-grade entries are provided to the upper level, lower level and basement.</i>	1	\$250,000	\$250,000	4				
<b>Community Room- Upper Level (202)</b>									
20B 16527	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 2". Photo 6.</i>	2	\$400	\$800	4				



Central Hillside Community Center

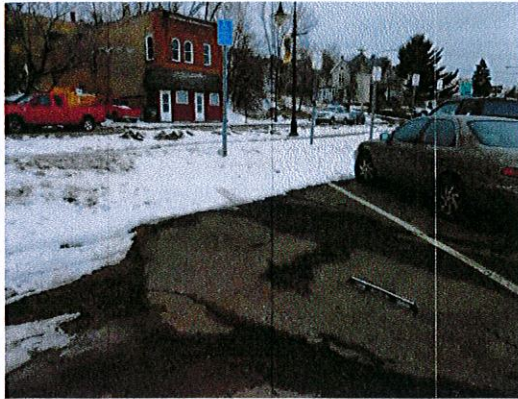
Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Corridor- Upper Level Offices (207D)</b>									
20B 16512	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 11 1/2".</i>	1	\$400	\$400	4				
<b>Drinking Fountain- Basement</b>									
41A1 16509	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	1	\$1,500	\$1,500	4				
<b>Drinking Fountain- Lower Level</b>									
41A1 16499	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>There is 1 drinking fountain with a spout at 33".</i>	1	\$1,500	\$1,500	4				
<b>Drinking Fountain- Upper Level</b>									
41A1 16528	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>There is 1 drinking fountain with a spout at 41".</i>	1	\$1,500	\$1,500	4				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Kitchen- Upper Level</b>									
20P 16526	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10 <i>Currently at 53 1/2".</i>	2	\$250	\$500	4				
25J9 16525	Create an accessible kitchen, including: roll under work surface, roll under sink, range with front or side controls, and compliant clearances. ANSI 804 <i>Photo 7.</i>	1	\$7,000	\$7,000	4				
				<i>Location Subtotal:</i>					\$7,500
<b>Men's Toilet Room- Lower Level</b>									
22N1 16498	Relocate the water closet flush valve so it is located on the open side of the water closet or provide an automatic flush system. MN1341 604.6	1	\$400	\$400	4				
<b>Mezzanine- Conference / Meeting</b>									
14F4 16507	Provide a closet rod mounted no higher than 48" above the floor. ICC / ANSI 308	1	\$100	\$100	4				
<b>Single User Toilet Rooms- Basement</b>									
22 16508	Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 <i>There are 2 small (5'x5') toilet rooms in the basement storage area.</i>	2	\$10,000	\$20,000	4				
<b>Women's Toilet Room- Upper Level</b>									
22G (MN) 16518	Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 36" because of the angle of the exterior wall. Photo 9.</i>	1	\$1,000	\$1,000	4				

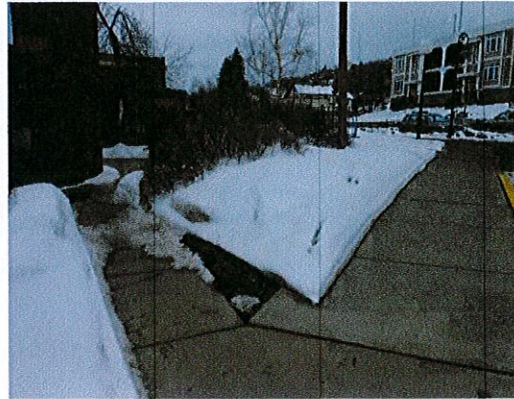
Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
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**Priority # 4 Total \$303,700**

*Transition Plan - (location/priority)*



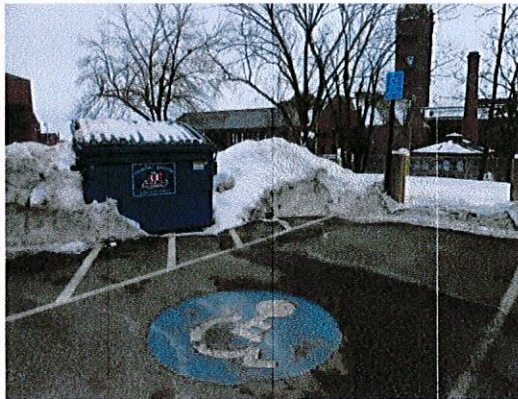
**Photo 1:** View of existing upper lot accessible parking space. There is currently a slope of 9% in the parking space.



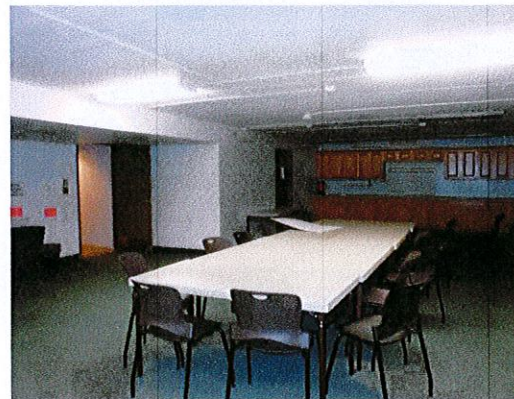
**Photo 2:** Add handrails to the east route to the upper level entry. (The slope is 6.4%.)



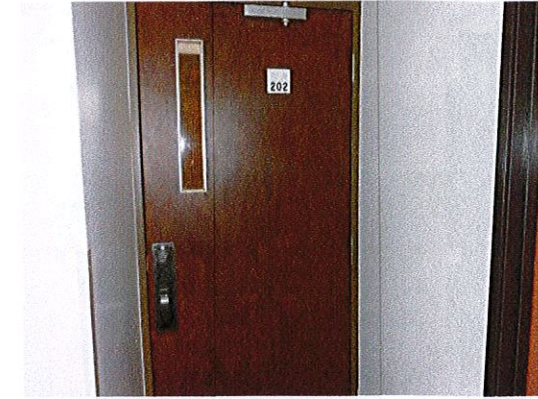
**Photo 3:** Reconstruct (or remove) the west route to the upper level entry. The slope is currently 15.5% for a distance of approximately 15'.



**Photo 4:** Relocate the dumpster so it is not located within the aisle of the accessible parking space at the lower level lot.



**Photo 5:** View of mezzanine conference/meeting room. There is not currently an accessible route to this location.



**Photo 6:** Maneuvering clearance is not currently provided into the community room.



**Photo 7:** View of kitchen. Currently no features of accessibility have been provided.



**Photo 8:** Remodeling has occurred to provide features of accessibility in the lower level toilet rooms. *This is a good example of accessibility.* Remove the 2nd toilet paper dispenser currently mounted above the grab bar.



**Photo 9:** View of upper level women's toilet room. Remove the 2nd toilet paper dispenser currently mounted above the grab bar. This location does not currently provide 48" in front of the toilet due to the angle of the exterior wall.



**Photo 10:** Maneuvering clearance is not currently provided at the entry to the upper level toilet rooms.

Building Wide

- Provide raised and braille signs
- Replace knob style door hardware

Eliminate rise in sidewalk

- Add raised and braille sign
- Relocate toilet paper dispenser
- Add pulls to accessible stall door
- Add a low coat hook

Parking

- Relocate the dumpster so it is not located in the access aisle

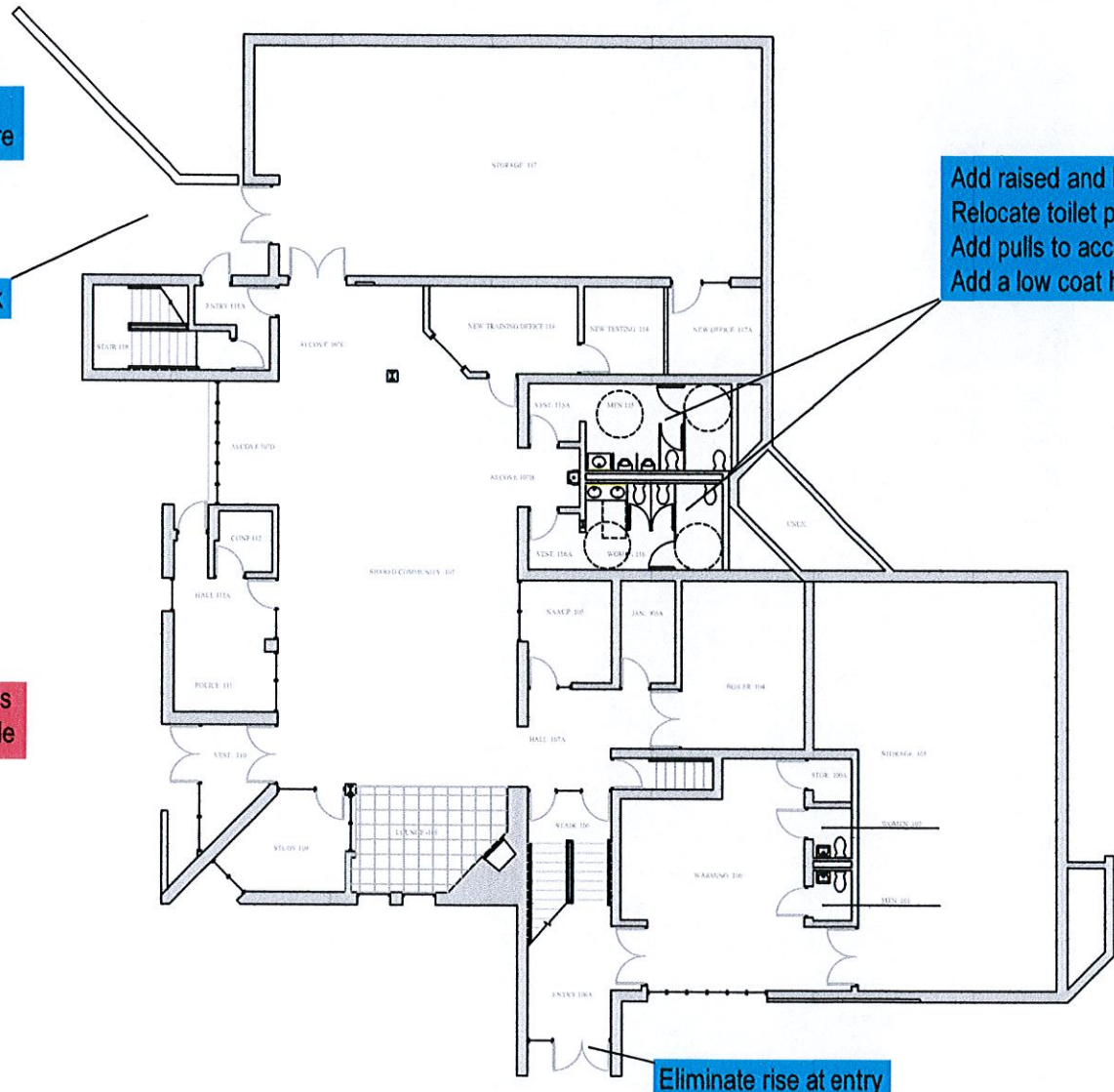
Key

Priority 1

Priority 2

Priority 3

Install door lever hardware



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Central Hillside Community Center  
 Lower Level  
 City of Duluth, MN

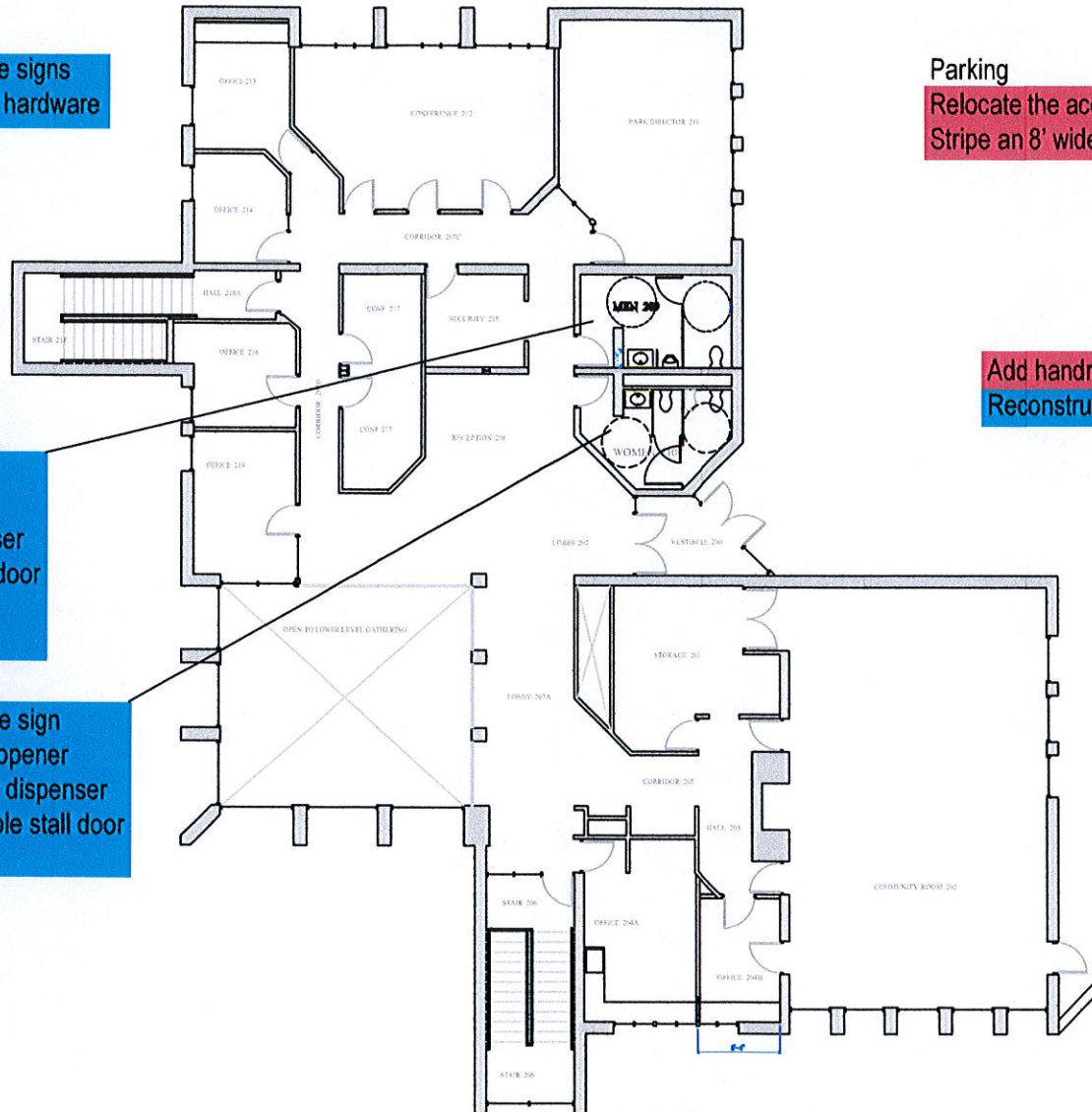
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Building Wide

Provide raised and braille signs  
Replace knob style door hardware

Parking

Relocate the accessible parking space  
Stripe an 8' wide access aisle



Add raised and braille sign  
Install a power door opener  
Relocate toilet paper dispenser  
Add pulls to accessible stall door  
Add a low coat hook  
Lower 1 urinal

Add raised and braille sign  
Install a power door opener  
Relocate toilet paper dispenser  
Add pulls to accessible stall door  
Add a low coat hook

Add handrails to the east ramp  
Reconstruct the west route to reduce slope

Key

- Priority 1
- Priority 2
- Priority 3

L Install door lever hardware



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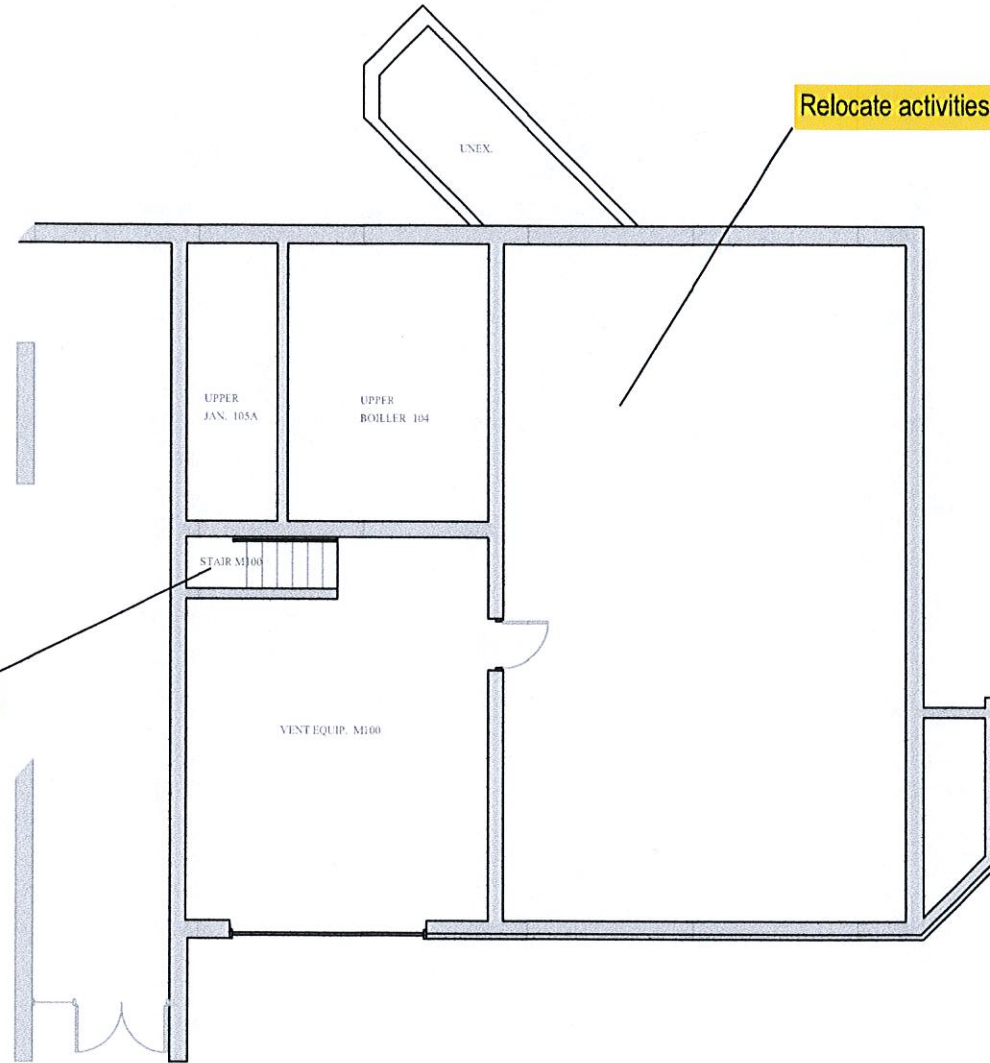
Central Hillside Community Center  
Upper Level  
City of Duluth, MN

2013

Building Wide

- Provide raised and braille signs
- Replace knob style door hardware

Relocate activities to an accessible location



Create an accessible route between levels

Key

- Priority 1
- Priority 2
- Priority 3

L Install door lever hardware



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Central Hillside Community Center  
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2013