



Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan



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Executive Summary

The Santa Clara Valley Open Space Authority (Authority) is developing this Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (Plan) based on the requirements set forth in Title II of the ADA, while incorporating the Authority's agency-wide commitments to Justice, Equity, Diversity, Inclusion, and Accessibility (JEDIA). This Plan was developed with the input of Authority Staff, Board and Committees, accessibility advocates, and members of the public.

Passed in 1990, the ADA is one of the most comprehensive civil rights laws in the nation. A primary goal of the ADA is to ensure equal participation in public life for all Americans with disabilities. The purpose of this Plan is to document the results of the Authority's comprehensive review of access to programs, services, activities, and publicly accessible facilities by individuals with disabilities to determine if any discriminatory or potentially discriminatory practices, policies, or procedures exist. The ADA Title II mandates that covered entities, such as the Authority, conduct a Self-Evaluation of programs, services, and activities; create a Transition Plan for removal of physical barriers; appoint an ADA Coordinator; and develop a Grievance Procedure and an ADA Notice of Compliance.

Under Title II, a public entity may not deny the benefits of its programs, services, and/or activities to individuals with disabilities by maintaining inaccessible facilities, which house these programs, services, and activities. The Authority's programs, services, and activities, when viewed in their entirety, must be made accessible to and usable by individuals with disabilities, except where to do so would result in a fundamental alteration in the nature of the program, result in undue financial and administrative burdens, or threaten or destroy the historic significance of a historic property.

To meet this obligation, and to outline the steps toward creating more accessible programs and facilities, the Authority has contracted with Sally Swanson Architects (SSA) to assist with meeting ADA Title II mandates and develop this Plan.

Section 1 of this Plan provides an overview of legislative mandates applicable to the Authority including designating Authority Staff in the roles of Official Responsible and ADA Coordinator and developing a Grievance Procedure and Notice of Compliance. This section also provides an overview of the planning process and summary of community engagement undertaken to share information about this planning process and learn about the accessibility priorities of the public and local advocates.

Section 2 provides the findings and recommendations based on the Authority's Self-Evaluation of programs, services, and activities. Barriers that deny or limit access to programs, services, or activities may be structural or nonstructural. Nonstructural barriers (i.e. not physical or part of the built environment) may be due to policies,

practices, or procedures that may inadvertently limit, segregate, or discriminate against individuals with disabilities.

Section 3 presents the Transition Plan for physical barrier removal at Authority facilities to improve accessibility for the public within the built environment. This includes an implementation plan and proposed schedule for the modification of Authority-owned facilities. These results will guide the Authority's planning and implementation of necessary facility modifications and physical barrier removal over time.

To conclude, this Plan:

- Seeks review by and feedback from the public, including the accessibility community
- Evaluates existing policies, procedures, and practices as they pertain to the Authority's programs, services, and activities
- Provides findings and recommendations with regard to policies, procedures, and practices
- Identifies physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities
- Assesses the extent of architectural barriers to program accessibility in the public rights-of-way and within the buildings, preserves, and other facilities operated by the Authority
- Describes in detail the methods that may be used to make the facilities accessible
- Estimates costs for mitigation solutions
- Specifies the steps necessary to achieve compliance
- Provides a schedule for barrier removal/mitigation
- Sets priorities for barrier elimination
- Indicates the Official Responsible for implementation of the Plan

Section 1. Introduction

The Santa Clara Valley Open Space Authority (Authority) is an independent special district created on February 1, 1993, by an act of the California State Legislature and is governed by a seven-member elected Board of Directors. The Authority serves a large portion of Santa Clara County by protecting sensitive lands, preserving natural communities, and managing open space. The Authority has preserved over 30,000 acres of open space and owns and manages 14 open space preserves, including three preserves providing public access for recreation and educational programming, with over 20 miles of trail. A fourth preserve, Máyyan 'Ooyákma - Coyote Ridge Open Space Preserve, was under construction at the time of the drafting of this Plan and not included as part of the analysis. The preserve was constructed in accordance with current code requirements for accessibility. In addition, the Authority owns an administrative office building with public meeting rooms, staff offices, and maintenance workshop. Open space preserve features typically include parking lots, restroom facilities, picnic facilities, trailside seating, trailhead kiosk, wayfinding signage, and interpretive signage. Activities on the preserves include hiking, biking, horseback riding, and educational programming. The Authority provides temporary access to otherwise closed preserves through special programming, hosts special events, and manages a volunteer program. The agency also hosts publicly-noticed meetings. The facilities supporting the Authority's programs include but are not limited to paved and unpaved roads, trails, bridges, parking areas, interpretive and directional signage, administration office with public meeting rooms, and staff offices.

The Authority values JEDIA principles in its work to preserve the natural environment, support agriculture, and connect people to nature. The Authority strives to have accessible, collaborative, and accountable processes to engage the diverse communities we serve in our programs, projects, careers, and governance opportunities. We invite everyone to join and connect to nature with us.

OFFICIAL RESPONSIBLE

The ADA requires that an official be identified as responsible for the implementation of the entity's plan.

It is the US Department of Justice's (US DOJ's) view that compliance with 28 CFR 35.150(a), like compliance with the corresponding provisions of the section 504 regulations for public programs, would in most cases not result in undue financial and administrative burdens on a typical public agency. In determining undue financial and administrative burdens, all resources available for use in the funding and operation of Authority services, programs, and activities must be considered.

The Authority has the burden of proving that compliance with 28 CFR 35.150(a) would either fundamentally alter the nature of a service, program, or activity OR would result in undue financial and administrative burden to the Authority. The decision that compliance would result in such alteration and/or burden must be made by the head of the public entity or their designee and must be accompanied by a written statement of the reasons for reaching that conclusion.

While the US DOJ has acknowledged the difficulty/complexity of not only making such a determination, but also identifying the Official Responsible to make this decision/determination, the US DOJ's intention is clear in that the determination must be made by a high-level official, having budgetary authority and responsibility for making spending decisions.

The Official Responsible for Plan implementation should be able to seek and acquire funding and effectively control the Authority's budget for ADA barrier removal work. The Authority will designate the Assistant General Manager of Administrative and Field Operations as the Official Responsible for the implementation of this Plan. Designated Official Responsible:

TITLE: Assistant General Manager of Administrative and Field Operations

ADDRESS: 33 Las Colinas Lane, San José, CA 95119

PHONE: 408-224-7476

Typically, the responsibility of making any particular Authority program, service or activity accessible to all persons, regardless of ability, rests with the official who controls the operating funds for that particular program, service, or activity. To this end, the task of seeking/getting approval for funds from the governing body to make the said program accessible lies with the official responsible for the program. In support of monitoring and tracking the Plan, the following are officials identified as those responsible for the implementation of the Plan for programs and facilities under their departmental jurisdiction.

- Assistant General Manager of Administrative and Field Operations
- Assistant General Manager of Land Conservation and Planning
- External Affairs Manager
- Field Operations Manager
- Natural Resources Manager
- Planning Manager

The Official Responsible for implementation of the Plan will convene, as part of budgeting for fiscal year Work Plans, respective Department and Program Managers who are responsible for recommending programmatic and capital projects to advance the implementation of this Plan. Annually, Authority Staff will provide an update to the Authority's Board of Directors on the status toward implementing the actions outlined in this Plan.

ADA COORDINATOR

In compliance with the ADA, the Authority has designated an ADA Coordinator. The ADA Coordinator is responsible for coordinating the Authority's efforts to comply with Title II and for investigating any complaints that the Authority has violated Title II of the ADA. The ADA Coordinator is also responsible for coordinating the Authority's efforts to comply with all other applicable Federal and State program and physical and accessibility requirements. Neither the ADA, nor State law, requires the Authority to take action that would fundamentally alter the nature of its programs, activities or services or impose an undue financial or administrative burden. Complaints that a program, activity, or service of the Authority is not accessible should be directed to the ADA Coordinator. Designated ADA Coordinator:

TITLE: Assistant General Manager of Administrative and Field Operations

ADDRESS: 33 Las Colinas Lane, San José, CA 95119

PHONE: 408-224-7476

EMAIL: ada@openspaceauthority.org

GRIEVANCE PROCEDURE

In accordance with the requirements of the ADA, the Authority will prepare a Grievance Procedure to provide a fair and prompt resolution of complaints. According to the US DOJ, a Grievance Procedure should include:

- a description of how and where a complaint under Title II may be filed with the government entity
- if a written complaint is required, a statement notifying potential complainants that alternative means of filing will be available to people with disabilities who require such an alternative
- a description of the time frames and processes to be followed by the complainant and the government entity
- information on how to appeal an adverse decision

- a statement of how long complaint files will be retained

The Authority will develop and adopt a Grievance Procedure consistent with the above guidelines. A current version of the Grievance Procedure will be distributed to all Department Managers, posted in public spaces of public buildings and facilities, and posted on the Authority's website. The Grievance Procedure will be available in alternative formats so that it is accessible for everyone.

NOTICE OF COMPLIANCE UNDER ADA & CALIFORNIA STATE LAW

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990, the Americans with Disabilities Amendments Act of 2008, the Fair Employment & Housing Act (FEHA), California Government Code Section 11135, and other applicable codes, the Authority does not discriminate against individuals on the basis of disability in its services, programs or activities.

The Authority must provide notice of the ADA's provisions as they apply to the Authority's programs, services, and activities. A Notice of Compliance will be prepared and made available to the public, including on the Authority's website.

SELF-EVALUATION OF POLICIES, PROCEDURES, AND PRACTICES

A Self-Evaluation evaluates policies, procedures, and practices of a public entity to identify existing programmatic barriers to access. As part of this planning process, Authority Staff, representing personnel from across the Authority's Departments, completed a Self-Evaluation Questionnaire regarding the delivery of services to the public. Staff responses to the Questionnaire were reviewed by SSA to identify programmatic barriers and recommendations for improvement. A summary of this process and recommendations are included in Section 2.

TRANSITION PLAN FOR PHYSICAL BARRIERS

A Transition Plan documents physical accessibility barriers to the Authority's programs, services, and activities and proposes a schedule/plan (or the basis to produce one) for which a public entity shall follow to transition from a state of noncompliance to compliance. The access compliance surveys conducted at Authority facilities fulfill the requirements of a Transition Plan by identifying existing building conditions that deviate from current State and Federal standards for new construction and providing detailed description of proposed solutions for barrier mitigation. For each barrier, the surveys outline the code deviations and requirements from the current Americans with

Disabilities Act Accessibility Guidelines (ADAAG), ADA Standards for Accessible Design (ADAS), and the Accessibility Standards in the California Building Code (CBC).

At the time of the facilities evaluations, the following regulations and guidelines were used to identify barriers at Authority facilities:

- Americans with Disabilities Act Accessibility Guidelines (1991)
- Americans with Disabilities Act (2010)
- California Building Code

At the time of the development of this Plan, the Architectural Barriers Act Guidelines for Outdoor Developed Areas (2014) and the California State Parks Accessibility Guidelines (2015) have not been adopted for implementation at parks and open space facilities; however, it is recommended that these guidelines be referenced and utilized in planning and implementation of regular maintenance activities and construction projects.

The process for evaluating physical barriers and proposed schedule for barrier removal is included in Section 3.

COMMUNITY ENGAGEMENT

As part of the Self-Evaluation and Transition Plan process, the Authority is required to accept comments from the public on its contents. At the outset of the development of this Plan, the Authority developed a project webpage, to provide a summary of the process, links to project and planning documents, and collect contact information for interested parties to provide project updates. The project webpage is located here: <https://www.openspaceauthority.org/our-work/current-projects/Americans-with-Disabilities-Act-ADA-Self-Evaluation-and-Transition-Plan.html>

The Authority engaged the Use and Management Committee of the Board of Directors and Citizens' Advisory Committee through publicly-noticed meetings to provide project updates and seek feedback at important project milestones. Authority Staff provided a project overview about the planning process to the Use & Management Committee on July 28, 2022. Project updates were shared and feedback requested from the Citizens' Advisory Committee on March 27, 2023. The Final Plan is anticipated to be presented to the Board of Directors for review and adoption on September 28, 2023.

The Authority released the Draft Plan for public comment on July 11, 2023. Interested parties were notified of the availability of the Draft Plan on the Authority's project webpage, above. At the same time, the Authority released a survey in Santa Clara County's five threshold languages (English, Spanish, Vietnamese, Chinese, and

Tagalog) to collect feedback from the community regarding their experiences and priorities for accessibility in open space. A project overview was presented to the Silicon Valley Independent Living Center's Access and Functional Needs Work Group on July 27, 2023. The Authority attended the San Andreas Regional Center's Superhero Summer Festival and Run, Walk, Roll 5K event on July 29, 2023 at History Park in San José to share the survey and provide information about the Authority to families and individuals with special needs. Presentations from outreach meetings and survey responses are included in Appendix A of the Final Plan.

Authority Staff consulted with individuals with disabilities and local accessibility advocacy organizations in the development of the survey and the Draft Plan, including:

- Bay Area Older Adults (Anne Ferguson)
- Bay Area Outreach and Recreation Program (Bonnie Lewkowicz)
- City of San José, Officer of Disability Affairs (Raania Mohsen)
- County of Santa Clara Office of Disability Affairs (Maribel Martínez, Jimmy Yang Liang)
- Mobility Mark (Mark Hehir, Santa Clara County Resident)
- San Andreas Regional Center (Francisco Valenzeula, Javier Zaldivar)
- Saved by Nature (Richard Tejada)
- Silicon Valley Independent Living Center (Chris Fitzgerald, Sheri Burns)
- State Council on Developmental Disabilities – Central Coast Office (Jennifer Lewis)

Section 2. Self-Evaluation of Policies, Procedures, and Practices

PROCESS OVERVIEW

Required by Title II, 28 CFR 35.105, the ADA Self-Evaluation is a complete examination of all programs, services, and activities provided by the Authority to ensure that, when viewed in their entirety, they are readily accessible to qualified people with disabilities. The purpose of the ADA Self-Evaluation is to identify areas where changes are needed to ensure access is in place for people with disabilities.

To be qualified as a person with disabilities for the purposes of this Self-Evaluation, an individual must have a disability as defined below and must be qualified to participate in the programs, services, or activities of the Authority.

Under California Government Code 11135, the ADA was incorporated into State law and therefore the ADA issues raised through the Self-Evaluation are both State and Federal issues. In California Government Code 12926, the definition of mental and physical disability was broadened beyond the ADA. Summarized as follows:

1. A person having a physical or mental disability that limits a major life activity. This person is considered as having unmitigated status (i.e., how the individual in question would function without the use of medication or devices that may mitigate the impact of the disability). If there is a limitation to a major life activity in this statute, coverage is established;
2. A person with a history of a disability as described above;
3. A person is regarded as having a disability, such as described. California State law also provides protection to cancer survivors, people who have a genetic predisposition to illnesses or disabilities or people who have received services within a special education program.

The Self-Evaluation is intended as a review of the programs, services, and activities provided by the Authority. The US DOJ within the ADA Title II, Technical Assistance Manual (TAM) (Section II-8.2000) recommends a scope of review for Self-Evaluations, which contains program areas which were considered for use in the development of this report.

The Self-Evaluation Questionnaire considered the following:

- Print Communications
- Communication with People Who are Deaf or Hard of Hearing
- Software and Digital Communication
- Staff and Employees

- Purchasing, Contracts, and Vendors
- Construction and Remodels
- Facilities and Real Estate Management
- Planning, Construction, and Buildings
- Fleet Services
- Public Meetings
- Emergency Procedures
- Records
- Capital Projects
- General Purchases
- General
- Requested Trainings

The ADA mandates that a Self-Evaluation review all programs, services, and activities of the covered entity. The Self-Evaluation of the Authority's programs, services, and activities required and involved the participation of every Authority Department. SSA developed targeted accessibility survey questions that comprise the Self-Evaluation Questionnaire. All survey questions and Staff responses are summarized in Appendix B. Individual survey responses and corresponding attachments are available upon request.

FINDINGS AND RECOMMENDATIONS

Responses to the Self-Evaluation Questionnaire were used to develop recommendations for accessibility improvements to the Authority's programs, services, and activities.

Recommended actions by program area include:

Print Communications

- Ensure that all Authority printed publications and notices inform readers that the publications are available in alternative formats, if needed, for persons with disabilities.
- Ensure that all Authority printed publications use a uniform, accessible font, and are reviewed to ensure they do not portray people with disabilities in a demeaning or offensive way.
- Develop and implement staff training to ensure that all publications and correspondence use "person-first" language.
- Train staff to ensure that all publications and correspondence use accepted terms and forms when referring to people with disabilities/disabled people.

- For documents that are regularly distributed, keep a few copies in large print format available.

Communication with People Who are Deaf or Hard of Hearing

- Update business cards and letterhead to indicate “711 the California Relay”.
- Request that your public phone lines be tested to ensure TTY functionality, and make sure that the public is informed of their option to utilize this accessible means of communication.
- Ensure that there is an identified local resource that can provide auxiliary aids for communication as needed.
- Review to determine if there is a policy in place for securing Video Remote Interpreting (VRI) services. If so, ensure all Authority Departments are aware of the policy and, and, if not, create and distribute such a policy.
- If videos are used (internally or for the public), ensure that all Departments are informed of resources available to make certain that videos are captioned.

Software and Digital Communication

- Establish and implement policy that all websites, third party software, electronic payment systems, and electronic communications comply with current Web Content Accessibility Guidelines (WCAG 2.1 AA).
- Establish how WCAG compliance will be maintained and communicate this expectation across Departments.
- Establish and implement policy that all electronic documents (e.g. PDFs, Word Documents, and photographs) are accessible to people with disabilities and/or are available in alternative, accessible formats.

Staff and Employees

- Consider partnering with local disability rights groups and organizations to affirmatively notify and recruit persons with disabilities to available roles.
- Establish practices to ensure that all job listings are accessible.
- Ensure that all job listings contain a statement regarding non-discrimination against persons with disabilities.
- Look into whether all Authority Departments consistently offer candidates for employment the opportunity to request reasonable accommodation for interviewing (and confirm that they do).
- Ensure that all Authority interview panel members are trained regarding disability awareness and appropriate interactions with people with disabilities.
- Offer training on accessibility best practices and/or Authority disability policies and procedures to staff and employees.

- Develop practices to ensure that all opportunities for advancement and education are available and accessible to Staff and Employees who may have a disability.
- Ensure that all Departments are aware of and receive training on how to make, receive, and conduct an interactive process on a request for reasonable accommodation. Make sure relevant staff are aware that an interactive process may include a search for a vacant, funded position as an accommodation of last resort.
- Ensure that all Departments have an easily ascertainable policy against disability harassment, as well as a grievance system that offers assistance to people with disabilities who, due to their disability, are not able to independently complete the grievance.
- Ensure that the Authority has a current and easily ascertainable policy regarding service and/or support animals for its employees (and the public).

Purchasing, Contracts, and Vendors

- Create and implement Authority policy to ensure that accessibility is considered when purchasing new equipment.
- Ensure that documents related to bidding and contracting are uniformly (i.e. across Departments) accessible and available in alternative formats.
- Ensure that meetings related to bidding and contracting are uniformly (i.e. across Departments) held in accessible locations.
- Ensure that contractual language is uniformly (i.e. across Departments) in place holding contractors and vendors to applicable State and Federal disability civil rights mandates.
- Create and implement Authority policy to ensure that all products and services offered by third parties and vendors are fully accessible.
- Create and implement Authority policy to ensure that accessibility plan checks are performed when vendors conduct tenant improvements in public service areas.
- Develop and offer guidance for staff and vendors regarding clear space and furniture placement.
- Inform all Departments as to what steps an employee or member of the public with a disability has available if they believe they have been discriminated against by an Authority vendor or contractor.

Construction and Remodels

- Consider creating and implementing a policy mandating CASp inspections at key points of construction and at completion before final payment.

- Consider creating and implementing policy requiring major public projects to be reviewed by stakeholders with disabilities during the planning stage.

Facilities and Real Estate Management

- Review to determine whether there is a policy ensuring proper maintenance of accessible features, including during construction and, if not, establish and implement such a policy.

Planning, Construction, and Buildings

- Where applicable, develop an accessibility checklist or accessibility protocols (e.g., current accessibility practices) for use on all projects and assign a staff person to ensure compliance with this checklist.

Fleet Services

- Authority may want to ensure that when Authority services include Fleet services, Federal standards are integrated in the procurement process and employee training.
- Authority may want to clarify that service animals are permitted on Authority fleet vehicles.

Public Meetings

- Create and implement an events accessibility checklist for all Departments that hold public meetings which addresses, at a minimum, the items included within this portion of the Self-Evaluation survey.

Emergency Procedures

- Ensure that all Departments have procedures in place regarding the evacuation of persons with disabilities.
- Communicate with emergency partners to ensure that any evacuation facilities are accessible to persons with disabilities.
- Determine whether there is a Building Safety Plan for the buildings where your department operates.
- Ensure that all Staff and employees are aware of 1) Building Safety Plan, 2) evacuation procedures for persons with disabilities, and 3) designated waiting areas within your building for disabled people to wait for rescue by first responders.
- Offer your Staff and employees training on best practices to evacuate people with disabilities.

Records

- Based on survey responses there are no recommendations for this section at this time.

Capital Projects

- Similar to the recommendation in the “Planning, Construction & Building” section of this report, develop an accessibility checklist or accessibility protocols (e.g. current accessibility practices) for use on all Capital projects and assign a staff person to ensure compliance with this checklist.

General Purchases

- Establish a uniform process for ensuring accessibility of items - including furniture and items with operational parts - purchased for installation.

General

- Ensure that all Departments have ADA Notices of Compliance posted.
- Ensure that all Departments are aware of the Authority’s policy regarding service and/or emotional support animals for its employees and/or the public.
- Ensure that all Departments that offer printed informational brochures to the public, and all Departments that issue any sort of fine or citation, have those available in large print format, and can provide alternative formats upon request.
- Ensure that all Departments have a policy in place that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program.

Requested Trainings

The Self-Evaluation Questionnaire asked participants for a write-in response for requested trainings. Refer to Appendix B, Section P “Requested Trainings” for the complete list of responses for requested trainings.

The ADA Coordinator, or designee, will review these recommendations with the responsible Department. In those situations where a policy, procedure, or practice creates a barrier to accessibility, the ADA Coordinator, or designee, will coordinate with Staff and Department Managers to address the removal of the barrier in the most reasonable and accommodating manner in accordance with applicable law. The Authority will maintain a working spreadsheet of these recommendations, to track status and updates. Annual reports of progress toward addressing these recommendations will be provided to the Authority’s Board of Directors.

Section 3. Transition Plan for Physical Barriers

PROCESS OVERVIEW

The purpose of the Transition Plan is to create a framework for the Authority to achieve accessibility compliance in accordance with the ADA Title II, which mandates the public use of facilities to meet standards for program accessibility. The process of developing a Transition Plan includes the identification of access barriers within the built environment where facilities are open to staff and/or the general public. Title II also requires that a public entity develop a schedule which addresses the order in which physical barriers shall be mitigated. This schedule shall be made available to the public and shall be maintained and updated for the duration of the Transition Plan period.

Physical audits of the Authority's facilities which are currently, or may in the near future, be open for public use were conducted by a Certified Access Specialist (CASP) from SSA between 2022 and 2023. The following facilities were evaluated:

- Administrative Office
- Coyote Valley Open Space Preserve
- Rancho Cañada del Oro Open Space Preserve
- Sierra Vista Open Space Preserve
- Tilton Ranch Complex

All features of the properties subject to accessibility standards and codes were observed including, but not limited to, parking areas, restrooms, sidewalks, access ramps, common areas accessible to the public, trailheads, and trailhead amenities.

The age of a facility can determine the Authority's obligations to meet ADA compliance. Facilities built before September 15, 2010, are obligated to be in compliance with the 1991 ADAAG, barring that the building has not gone through major reconstruction or alteration henceforth that date. If a facility was constructed or altered between the transition period of September 15, 2010, through March 15, 2012, an option of choosing either the 1991 ADA or 2010 ADA Standards was allowed. Facilities built after March 15, 2012, are required to meet the updated 2010 ADA Standards. In addition to ADAAG and ADA requirements, facilities are also required to comply with the applicable CBC at the time of construction. The caveat being that crucial program functions and services must be provided in accessible locations.

Table 1. Applicable Standards by Construction Date

Compliance Date for New Construction or Alterations	Applicable Standards
Before September 15, 2010	1991 Standards of ADAAG or CBC (current at time of project)
On or after September 15, 2010, and before March 15, 2012	1991 Standards of ADAAG, 2010 ADA Standards, or CBC (current at time of project)
On or after March 15, 2012	2010 ADA Standards or CBC (current at time of project)

FACILITIES ACCESS COMPLIANCE SURVEY REPORT

The information obtained from the physical surveys of the Authority facilities is recorded in a Facilities Access Compliance Survey Report (Report). The Report records existing built features which are noncompliant and identifies solutions to these physical barriers. The Report is found in Appendix C.

For each barrier surveyed, the following information is included in the Report:

- Year of construction (if known, or may be approximate)
- Item number of barrier and/or room numbers, corresponding to schematic site and floor plans
- Area/location of the barrier; for example, room name or number
- Description of the barrier (as-built situation)
- As-is measurement/dimension
- Method of mitigation (e.g. physical alteration, purchase, program modification, equivalent facilitation, etc.)
- Detailed description of proposed solution and, if applicable, an alternative or interim solution
- Code citations, specifying the applicable sections in the State accessibility regulations and in the Federal standards
- Unit and estimated unit price
- Total estimated cost for barrier removal
- Special site conditions (if applicable)

The Report additionally provides a ranking, provided by the CASp who conducted the survey, of priority and severity for each barrier identified. A Priority Score is a rating that rates the relative importance of addressing a barrier according to its impact upon the disabled population. The score considers the expected frequency of use and frequency of contact that the barrier will have with the public based on its location within a facility and where the public have access to. The Priority Score is rated on a score ranging from 1 to 4; a score of 1 being the highest priority, which are barriers that are expected to be in contact with the public consistently, and 4 being the lowest priority, which are

barriers with minimal contact by the public. A Severity Score is a rating of the degree of deviation that the existing barrier has in comparison to applicable standards and the reparability of mitigating the barrier. The Severity Score is rated on a score ranging from 1 to 4; a score of 1 being the highest severity, and 4 being the lowest severity. Severity Scores are assigned on a case-by-case basis depending on the type of barrier and the most cost-effective solution to mitigate the barrier. The Authority may consider Priority and Severity Score rankings in the schedule and approach of barrier removal.

REPORT FINDINGS SUMMARY

The Report covers five facilities owned and maintained by the Authority. The surveys identified 232 different accessibility related barriers within the Authority facilities. The financial cost to mitigate all barriers identified in the surveys is estimated at \$2.7 million.

Table 2. Facility Survey Summary

Number of Facilities Surveyed	Number of Accessibility Barriers	Total Cost Estimated (\$)
5	232	\$2,707,896

Table 3. Facility Information

Facility No.	Facility Name	Address
1	Administrative Office	33 Las Colinas Lane San José, CA 95119
2	Coyote Valley Open Space Authority	550 Palm Ave. Morgan Hill, CA 95037
3	Rancho Cañada del Oro Open Space Preserve	4289 Casa Loma Road Morgan Hill, CA 95037
4	Sierra Vista Open Space Preserve	Sierra Road San José, CA 95127
5	Tilton Ranch Complex	19665 Hale Ave. Morgan Hill, CA 95037

IMPLEMENTATION CRITERIA

The Authority has developed the following criteria to guide the development of a proposed barrier removal schedule. The Authority sought input from Staff and the Citizens' Advisory Committee (March 27, 2023) in the development of the following Implementation Criteria:

- **Safety:** Prioritize barrier removals that address safety for visitors with disabilities.

- **Geographic distribution:** Prioritize barrier removals that widely distribute the availability of accessible programs and facilities throughout the Authority's jurisdiction.
- **Usage levels:** Prioritize barrier removals at facilities that receive high levels of visitor use and other sites of high public interest.
- **Public feedback and requests:** Prioritize barrier removals at facilities that have been identified of interest by the public.
- **Project readiness:** Consider cost, ease of implementation, and general project readiness for barrier removals. Prioritize barrier removals that leverage existing capital improvement or maintenance projects to make efficient, cost-effective use of the resources available for barrier removals. Consider clusters of improvements to ensure more accessible spaces overall. Also consider whether these are staff-level maintenance projects or whether they require a design or engineering consultant.

TRANSITION PLAN IMPLEMENTATION AND PROPOSED BARRIER REMOVAL SCHEDULE

By applying the above Implementation Criteria, the Authority proposes the following schedule for assessing mitigation to physical barriers. Assessing barriers by facility location over a span of 15 years will allow the Authority to plan and budget for barrier-mitigation work accordingly.

Table 4. Schedule for Assessment of Barrier Removal by Facility

Facility	1 - 5 Years	1 - 10 Years	1 - 15 Years
Administrative Office	X		
Coyote Valley Open Space Preserve	X		
Rancho Cañada del Oro Open Space Preserve		X	
Sierra Vista Open Space Preserve			X
Tilton Ranch Complex			X

Over time, barriers may be addressed at the facilities above according to the scale of the action required for mitigation. The Authority proposes the schedule below that may be used for addressing individual barriers based on barrier type. For example, interim

solutions or maintenance improvements may be made to Authority facilities as part of annual maintenance activities. Small or large capital improvements will require greater funding and capacity considerations to incorporate into the Authority’s annual work plan or capital improvement schedule.

Table 5. Schedule for Barrier Removal by Project Type

Barrier Removal Type	Timeframe	Description
Interim Solutions	1 – 5 Years	Interim measures in place pending major barrier removal projects
Maintenance Improvements	1 – 5 Years	Completed in-house (e.g., new signage, relocating grab bars, minor regrading) <\$5k each
Small Capital Improvements	1 – 10 Years	Completed in-house or by contractor <\$50k each
Large Capital Improvements	1 – 15 Years	Completed by contractor >\$50k each

The Authority will maintain and update a spreadsheet of facilities barriers. This will be a working document to be modified as barriers are removed or alterations are made, open to modification throughout the transition period. The document should be maintained and updated for the duration of the Transition Plan period and a copy of the tracking documentation shall be made available for public inspection at request. This document shall mark the Authority’s good-faith efforts in transitioning from a state of noncompliance to compliance regarding the ADA.

The Authority’s Assistant General Manager of Administrative and Field Operations, the Official Responsible for the implementation of the Plan, has the authority to grant exceptions for “unreasonable hardship” under the California Building Code, Definitions. The section on “unreasonable hardship” includes five factors to be considered:

1. The cost of providing access.
2. The cost of all construction contemplated.
3. The impact of proposed improvements on financial feasibility of the project.
4. The nature of the accessibility which would be gained or lost.
5. The nature of the use of the facility under construction and its availability to persons with disabilities.

The Official Responsible and project managers overseeing the barrier-removal projects will document all such ADA improvements/upgrades. Also, as part of this process,

technical infeasibility, if any, to meet necessary accessibility compliance will be documented and filed for the Authority's records by the Engineer-of-Record on the said project. It is also recommended to provide accessibility site audits (inspections) of on-going projects as part of the project close-out/certification. This documentation and verification of barrier-mitigation will be integrated into the Authority's Transition Plan on a regular basis to ensure that progress is being made towards the removal of identified barriers and the Plan is current with a record of barrier mitigation work completed. Annual reports of barrier mitigation work will also be provided to the Authority's Board of Directors.

MAINTENANCE OF ACCESSIBLE FEATURES

The maintenance of accessible features is mandated by State and Federal Regulations and is an integral part of the Authority's plan to transition into a more accessible agency. Both, Chapter 28 Code of Federal Regulation, Part 35, Section 35.133 as well as the California Building Code section 1101B.3 – Maintenance of accessible features, state:

1. A public accommodation shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities.
2. This section does not prohibit isolated or temporary interruptions in service or access due to maintenance or repairs.

Both these sections provide that a public entity shall maintain in operable working condition those features of facilities and equipment that are required to be accessible to and usable by persons with disabilities. They require that, to the maximum extent feasible, facilities must be accessible to, and usable by, individuals with disabilities. These sections recognize that it is not sufficient to provide features such as accessible routes, ramps, or elevators, if those features are not maintained in a manner that enables individuals with disabilities to use them. For example, inoperable elevators, are neither "accessible to" nor "usable by" individuals with disabilities.

It is, of course, impossible to guarantee that mechanical devices will never fail to operate. As such, the mandate provides that this section does not prohibit isolated or temporary interruptions in service or access due to maintenance or repairs. This is intended to clarify that temporary obstructions or isolated instances of mechanical failure would not be considered violations of the ADA. However, allowing obstructions or "out of service" equipment to persist beyond a reasonable period of time would violate this part, as would repeated mechanical failures due to improper or inadequate maintenance. Failure of the public entity to arrange prompt repair of inoperable elevators or other equipment intended to provide access would also violate this part.

An Authority-wide formal policy specifically addressing the legal requirements (28CFR Part 35.133 & CBC1101B.3) of maintaining accessible features would be of long-term benefit to the Authority. When, over time, an accessible feature fails, institutionalizing organizational commitments towards protocols and maintenance ensures an appropriate action is taken.

APPENDICES

Appendix A : Public Meetings and Public Comment Received

Appendix B : Self-Evaluation Questionnaire and Response Summary

Appendix C: Access Compliance Survey Report of Facilities

Survey Responses: Accessibility in Open Space

The Santa Clara Valley Open Space Authority (Authority) distributed a survey in an effort to collect information about the preferences and priorities of the community who have an interest in accessible and inclusive open spaces.

The survey was available in the five Santa Clara County threshold languages: English, Chinese, Spanish, Tagalog, and Vietnamese. The survey was distributed through multiple outlets, including through the following community organization newsletters:

- Santa Clara Valley Open Space Authority's July Newsletter
- Silicon Valley Independent Living Center E-news Post
- Age Friendly Santa Clara County August Newsletter
- State Council on Developmental Disabilities Central Coast Office Newsletter

The Authority received nine (9) responses total: eight (8) in English and one (1) in Spanish. The full survey content is included below, followed by individual responses. Information about survey respondents has been redacted.

Accessibility in Open Space Survey Questions

The Santa Clara Valley Open Space Authority (Open Space Authority) is seeking to understand the perspectives and priorities of community members in accessing open space facilities, programs, and related services.

The Open Space Authority is currently in the process of developing an Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan, and as part of this process, will be evaluating facilities, programs, services, and communications for barriers to accessibility. We will take these findings and develop an implementation plan for addressing barriers and improving operations to increase accessibility.

Thank you for your interest in this process and your time to provide us with feedback and insights.

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
 - b. No
 - c. Unsure
3. If yes, which one(s)?

- a. Coyote Valley Open Space Preserve
 - b. Rancho Cañada del Oro Open Space Preserve
 - c. Sierra Vista Open Space Preserve
 - d. Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
 - e. Unsure
4. Which Open Space Authority preserve is most important to you?
- a. Coyote Valley Open Space Preserve
 - b. Rancho Cañada del Oro Open Space Preserve
 - c. Sierra Vista Open Space Preserve
 - d. Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
 - e. Unsure
5. Have you ever participated in an Open Space Authority event or program?
- a. Yes
 - b. No
 - c. Unsure
6. If yes, which one(s)?
- a. Docent-led guided hike
 - b. Trail building event
 - c. "Art-in-Nature" event (e.g. group nature journaling, poetry, photography, painting, crafts)
 - d. Astronomy event (stargazing)
 - e. "Open Access" event (self-led hike at a closed preserve)
 - f. Virtual educational programming
 - g. School program
 - h. Specially adapted program
 - i. Restoration event (e.g. trash clean up, fence pulling, invasive plant removal)
 - j. Other
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
- a. Yes
 - b. No
 - c. Unsure
8. If your answer above was "Yes," please describe.
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
- a. Yes
 - b. No
 - c. Unsure
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.

- a. Trails
 - b. Picnic areas
 - c. Benches and other seating areas
 - d. Shade structures
 - e. Parking
 - f. Interpretive/educational features (e.g. signage)
 - g. Cultural and historic resources
 - h. Restrooms
 - i. Other
11. If you answered "Other" above, please describe.
 12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 13. Is there anything else you would like to share?

Thank you for your input!

Please find more information about the Open Space Authority's ADA Transition Plan project here: <https://www.openspaceauthority.org/our-work/current-projects/Americans-with-Disabilities-Act-ADA-Self-Evaluation-and-Transition-Plan.html>.

Survey Response #1

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
3. If yes, which one(s)?
 - a. Rancho Cañada del Oro Open Space Preserve
4. Which Open Space Authority preserve is most important to you?
 - a. Unsure
5. Have you ever participated in an Open Space Authority event or program?
 - a. No
6. If yes, which one(s)?
 - a. [N/A]
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Yes
8. If your answer above was "Yes," please describe.
 - a. Some trails at RCAN that are inaccessible. Website is difficult to find information about accessible facilities.

9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. Unsure
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Trails;
 - b. Parking;
 - c. Restrooms;
 - d. Shade structures;
 - e. Interpretive/educational features (e.g. signage);
 - f. Picnic areas;
 - g. Cultural and historic resources;
 - h. Benches and other seating areas;
 - i. Other;
11. If you answered "Other" above, please describe.
 - a. Information on website or phone # about accessible features.
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. Front door to open space is providing adequate information to make informed decisions. Not see ADA as minimum, exceed maximum. Especially in terms of parking. Parking requirements are not consistent with demographics (# accessible spaces). Making programming more inclusive. Hiring staff with disabilities or advisory group. Offering accessible transportation, important barrier. Para transit will not take someone to a park or place that does not have an address (drop-off point). Paratransit drop-off point (address) available on website.
13. Is there anything else you would like to share?
 - a. Another good question: What barriers prevent you from getting to preserves?
 - Transportation
 - Host, guide, partner
 - Weather
 - Schedule, programmatic start times

When changes are made to website, don't bury it deep, make visible upfront. Make readily available. Have people with disabilities in pics shown on website and in other marketing materials.

Have materials available in alternative format (brochure?).

Having adaptive equipment that people can borrow that allows them to use accessible trails/features. (Allow more trails to be accessible to visitors).

Exceed minimums in dimensions, quantities.

Group picnic areas where more than one person in a wheelchair could sit at the table.

Survey Response #2

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
3. If yes, which one(s)?
 - a. Coyote Valley Open Space Preserve
 - b. Rancho Cañada del Oro Open Space Preserve
4. Which Open Space Authority preserve is most important to you?
 - a. Rancho Cañada del Oro Open Space Preserve
5. Have you ever participated in an Open Space Authority event or program?
 - a. Yes
6. If yes, which one(s)?
 - a. Zoom presentations on ADA and accessible parks and trails.
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Unsure
8. If your answer above was "Yes," please describe.
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. Yes
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Trails;Parking;
 - b. Restrooms;
 - c. Shade structures;
 - d. Picnic areas;
 - e. Benches and other seating areas;
 - f. Cultural and historic resources;
 - g. Interpretive/educational features (e.g. signage);
 - h. Other;
 - i. Trails
11. If you answered "Other" above, please describe.
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?

- a. Have the disability community more involved. Having a person, like in a wheelchair, demonstrate in person on where there are access issues.
13. Is there anything else you would like to share?
- a. Continue asking for feedback from the disability community.

Survey Response #3

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
3. If yes, which one(s)?
 - a. Coyote Valley Open Space Preserve
 - b. Rancho Cañada del Oro Open Space Preserve
 - c. Sierra Vista Open Space Preserve
 - d. Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
 - e. Also visited closed preserves.
4. Which Open Space Authority preserve is most important to you?
 - a. All of them! Special accessible characteristics and views. Plus exercise.
5. Have you ever participated in an Open Space Authority event or program?
 - a. Unsure
6. If yes, which one(s)?
 - a. Interested in collaborating on programs.
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Yes
8. If your answer above was "Yes," please describe.
 - a. Challenges with hills.
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. No
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Parking;
 - b. Restrooms;
 - c. Benches and other seating areas;
 - d. Trails;
 - e. Shade structures;

- f. Picnic areas;
 - g. Interpretive/educational features (e.g. signage);
 - h. Cultural and historic resources;
 - i. Other;
11. If you answered "Other" above, please describe.
- a. Benches after 1-ish mile of trail. Making interpretive signage accessible, or audio for hearing-impaired. Having interpretive materials available on website. Ability to thermo-regulate gets worse as people age. May to October difficult to find shaded areas.
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
- a. With walkers and canes, important to have relatively stable terrain. Hard with rocks and gravel. For visual impairment, main thing is canes (plus guide dogs). Ability to feel edge of trail (differentiate surfaces between trail surface what is not trail). Mountain bike warnings for visual and hearing impairment, consider some trails that are just pedestrian.
13. Is there anything else you would like to share?
- a. With older adults and general and people with limited mobility (including porta-potty). Having the ability to go to the bathroom. Important for visitors to stay hydrated plus providing restroom. Coyote Valley to picnic area is good. RCAN is good loop trail with wildflowers. Taking visually impaired people on meadow trail.

Survey Response #4

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. No
3. If yes, which one(s)?
 - a. [N/A]
4. Which Open Space Authority preserve is most important to you?
 - a. Unsure
5. Have you ever participated in an Open Space Authority event or program?
 - a. No
6. If yes, which one(s)?
 - a. [N/A]
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Yes

8. If your answer above was "Yes," please describe.
 - a. Up until 2021, I did not have a vehicle to travel to the open spaces and public transportation to and from is difficult. Ultimately, the trip is not worth it because of the extra barriers that will likely be present to a wheelchair user without access to devices that would allow me to take to the trails with less worry.
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. No
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Benches and other seating areas;
 - b. Interpretive/educational features (e.g. signage)
 - c. ;Shade structures;
 - d. Parking;
 - e. Restrooms;
 - f. Trails;
 - g. Picnic areas;
 - h. Cultural and historic resources;
 - i. Other;
11. If you answered "Other" above, please describe.
 - a. [N/A]
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. The best way to exceed minimum accessibility standards is to engage the community and learn from those with disabilities on what they need and how to better meet those needs. This outreach is an opportunity to discuss the needs and dreams of adults with disabilities, families with a disabled member, seniors, and children. Programs may need to be created that invite disabled people into your spaces to create the opportunity to learn from one another. There are many access barriers built into the system s (e.g., inadequate transportation, paratransit program gaps, cost of vehicles and adaptive equipment, and more). Those barriers also impact accessibility and the Open Space Authority may need to get creative about addressing those gaps.

Training staff becomes an important element too because when the person who is assigned ADA knowledge isn't present, their answers reflect on the overall accessibility of the Open Space Authority and its programs. Separate programs are not equal and the process of separating them excludes people. When all employees have knowledge around accessibility variables, then trust improves and access and communication does also.

13. Is there anything else you would like to share?

- a. For years, I thought I just did not deserve access to open spaces because of the needs of the non-disabled community. Who am I to ask for these changes that are actually counter to nature on some levels. So I am not as informed about the experience of the Open Spaces as with other spaces. I am a wheelchair user and also neurodiverse so these realities give me a more creative approach to problems at times. I see the potential to create amazing programs by connecting with the members of the disability community.

With the disability community, novel solutions can be created especially if we think outside the box. As those with disabilities feel comfortable and listened to, you will have more feedback to include in your programs.

Part of exceeding accessibility elements is in the intentional inclusion of those voices that are not often heard from and often are misunderstood.

Survey Response #5

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
3. If yes, which one(s)?
 - a. Coyote Valley Open Space Preserve
 - b. Rancho Cañada del Oro Open Space Preserve
 - c. Sierra Vista Open Space Preserve
 - d. Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
 - e. Some closed preserves too.
4. Which Open Space Authority preserve is most important to you?
 - a. Máyyan 'Ooyákma – Coyote Ridge Open Space Preserve
5. Have you ever participated in an Open Space Authority event or program?
 - a. Yes
6. If yes, which one(s)?
 - a. Docent-led guided hike
 - b. Trail building event
 - c. "Art-in-Nature" event (e.g. group nature journaling, poetry, photography, painting, crafts)
 - d. Astronomy event (stargazing)
 - e. "Open Access" event (self-led hike at a closed preserve)

- f. Virtual educational programming
 - g. School program
 - h. Specially adapted program
 - i. Restoration event (e.g. trash clean up, fence pulling, invasive plant removal)
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Senior citizens (65+) as well as people using wheelchairs may have challenges accessing trails due to difficulty of terrain or utilities/phone reception (infrastructure) for safety.
 8. If your answer above was "Yes," please describe.
 - a. Drive up to Metcalf, driving up to top and walking along the Ridge. Public hike that was simultaneously virtual. First hike by Saved by Nature.
 9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. Yes
 10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Other;
 - b. Cultural and historic resources;
 - c. Interpretive/educational features (e.g. signage);
 - d. Parking;
 - e. Trails;
 - f. Restrooms;
 - g. Shade structures;
 - h. Benches and other seating areas;
 - i. Picnic areas;
 11. If you answered "Other" above, please describe.
 - a. Preserve and nature protection.
 12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. It would be helpful to have shade structures for wind and rain protection for programming. RCAN has best ADA accessible loop (range of types of features you can see - oaks, wildflowers, creek, wildlife) but only 1/2 mile. Having firm and stable trail surfaces. Exceeding accessibility standards by providing additional mileage so that it is still accessible but can provide a more challenging outing by distance. Providing trail distance with a range of experiences along the trail. Thinking about the quality of experience.
 13. Is there anything else you would like to share?

Survey Response #6

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Unsure
3. If yes, which one(s)?
 - a. Do not know.
4. Which Open Space Authority preserve is most important to you?
 - a. Unsure
5. Have you ever participated in an Open Space Authority event or program?
 - a. Unsure
6. If yes, which one(s)?
 - a. [N/A]
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Unsure
8. If your answer above was "Yes," please describe.
 - a. [N/A]
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. Unsure
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Parking;
 - b. Restrooms;
 - c. Benches and other seating areas;
 - d. Picnic areas;
 - e. Trails;
 - f. Shade structures;
 - g. Interpretive/educational features (e.g. signage);
 - h. Cultural and historic resources;
 - i. Other;
11. If you answered "Other" above, please describe.
 - a. Clear indication of where wheelchair accessible elements are located on all maps and that this same information is accessible by phone or app for those who are low vision/blind.
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?

- a. Going beyond standard ADA thresholds to an even more diverse series of physical and programmatic offerings to as wide a variety of disabilities as possible. This review starts this process, but invite people with lived experiences to review [progress at every stage- including "boots on the ground" in these open spaces.
13. Is there anything else you would like to share?
- a. [N/A]

Survey Response #7

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. No
3. If yes, which one(s)?
 - a. [N/A]
4. Which Open Space Authority preserve is most important to you?
 - a. ANY Open Land is very important to me.
5. Have you ever participated in an Open Space Authority event or program?
 - a. No
6. If yes, which one(s)?
 - a. [N/A]
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Yes
8. If your answer above was "Yes," please describe.
 - a. I work with older adults who may not be able to walk as far or steep hills. However, our Citywide Team would like to organize events where the seniors from all Centers can go together on their own and partake an event outdoors. For instance, my parents used to love to go camping. Now they can't. I would love to get them outdoors to enjoy but my mom cannot walk fast or far.
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. Unsure
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Benches and other seating areas;
 - b. Other;

- c. Picnic areas;
 - d. Shade structures;
 - e. Restrooms;
 - f. Trails;
 - g. Cultural and historic resources;
 - h. Parking;
 - i. Interpretive/educational features (e.g. signage);
11. If you answered "Other" above, please describe.
 - a. Safe walking paths for those with walkers, canes, or wheelchairs.
 12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. If you have historical sites like the new one you opened in Coyote Valley, could there be any way to take seniors on the trail such as a small tractor with a wagon behind; similar to hay rides. So those with disabilities can get farther and enjoy these beautiful spaces.
 13. Is there anything else you would like to share?
 - a. I love what you do to preserve open space in the bay area! Thank you!!

Survey Response #8

1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
2. Have you ever visited an Open Space Authority preserve?
 - a. Unsure
3. If yes, which one(s)?
 - a. Unsure
4. Which Open Space Authority preserve is most important to you?
 - a. Coyote Valley Open Space Preserve
5. Have you ever participated in an Open Space Authority event or program?
 - a. Unsure
6. If yes, which one(s)?
 - a. [N/A]
7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. Unsure
8. If your answer above was "Yes," please describe.
 - a. [N/A]
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?

- a. Unsure
- 10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Trails;
 - b. Benches and other seating areas;
 - c. Restrooms;
 - d. Cultural and historic resources;
 - e. Interpretive/educational features (e.g. signage);
 - f. Picnic areas;
 - g. Parking;
 - h. Shade structures;
 - i. Other;
- 11. If you answered "Other" above, please describe.
 - a. [N/A]
- 12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. [N/A]
- 13. Is there anything else you would like to share?
 - a. I'm embarrassed that I don't know these open spaces. I'll go see them. Advertise more?

Survey Response #9 [Translated from Spanish]

- 1. If you would like to share information about yourself, including your name, contact information, or organization with the Open Space Authority, please provide here:
 - a. [Redacted]
- 2. Have you ever visited an Open Space Authority preserve?
 - a. Yes
- 3. If yes, which one(s)?
 - a. Coyote Valley Open Space Preserve
- 4. Which Open Space Authority preserve is most important to you?
 - a. Coyote Valley Open Space Preserve
- 5. Have you ever participated in an Open Space Authority event or program?
 - a. No
- 6. If yes, which one(s)?
 - a. [N/A]
- 7. Are there Open Space Authority facilities, programs, or activities that you or someone you know cannot participate in or enjoy because of a disability?
 - a. No

8. If your answer above was "Yes," please describe.
 - a. [N/A]
9. Are you able to find information about accessible facilities or programs on the Open Space Authority's website?
 - a. No
10. Please rank the following Open Space Authority amenities in order of importance to you. Use the up/down arrows to the right on each line to move the amenity type in order of priority or importance, beginning with the most important.
 - a. Shade structures;
 - b. Benches and other seating areas;
 - c. Restrooms;
 - d. Trails;
 - e. Picnic areas;
 - f. Parking;
 - g. Cultural and historic resources;
 - h. Interpretive/educational features (e.g. signage);
 - i. Other
11. If you answered "Other" above, please describe.
 - a. [N/A]
12. How would you like to see the Open Space Authority exceed minimum accessibility standards?
 - a. It would be nice.
13. Is there anything else you would like to share?
 - a. We need more walking areas with benches and shade.

Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan

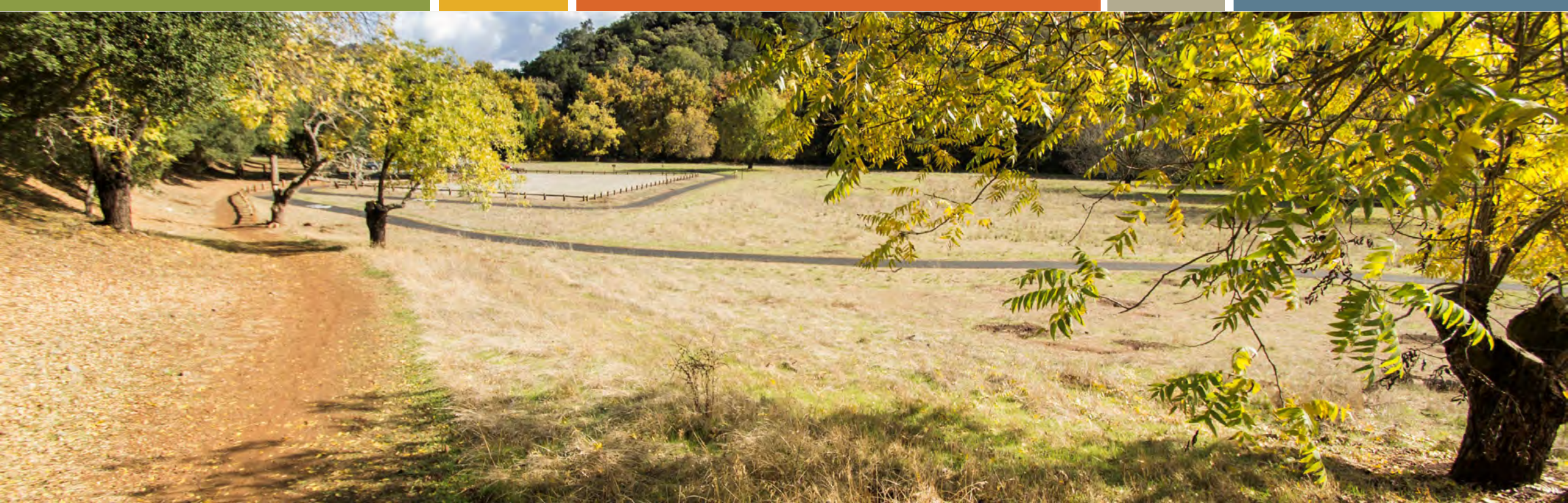
Use and Management Committee Meeting

July 28, 2022





Justice
Equity
Diversity
Inclusion
**Access &
Accessibility**



Disability Statistics

American Community Survey (2014)

- **27.2%** of the population (85.3 million people) have a disability
- **17.6%** of the population (55.2 million people) have a severe disability
- People 75 years and older are 5x as likely to have a disability as people 18-24 years old



Applicable Rules and Guidelines for Accessibility

- Americans with Disabilities Act of (1990)
- ADA Standards for Accessible Design (2010)
- U.S. Access Board Guidelines for Outdoor Accessible Areas (2014)
- California Building Code (2019)



Americans with Disabilities Act

The Americans with Disabilities Act (ADA) is a civil rights law that mandates equal opportunities for individuals with disabilities.



ADA Title II and Section 504 Requirements

- Public-serving programs, activities and services, and communications
- Self-Evaluation
- ADA Transition Plan
- ADA Coordinator



What are the Authority's current actions toward Accessibility?

- Programming
- Partnerships
- Communications
- Preserves – New and Existing



ADA Transition Plan Goals

- Identify accessibility barriers
- Inventory in GIS
- Implementation plan for addressing barriers and improving accessibility
- Build relationships with accessibility advocates
- Involve the public in the planning process
- Increase Staff awareness and knowledge



Interdepartmental Project Team

- Field Operations
- Educational Programs
- Public Affairs
- Administrative Operations
- Planning



Process

1. Assessments
 - a. Staff Questionnaire
 - b. Facilities
 - c. Programs and Services
 - d. Communications and Webpage
2. Draft Transition Plan
 - a. Self-Evaluation Draft Report
 - b. Barrier Removal Implementation Plan
3. Final Transition Plan



Public Engagement

- Project webpage
- Accessibility advocates and stakeholder outreach
- 3+ public meetings or workshops (virtual and in-person)
- Survey
- Board, CAC, and U+M engagement



Project Schedule

Spring 2022

- Project Kick-off

Fall 2022

- Public Meeting #1
- Facilities, Programs and Services, and Communications Assessments

Winter 2022 - 2023

- Public Meeting #2
- Self-Evaluation Report

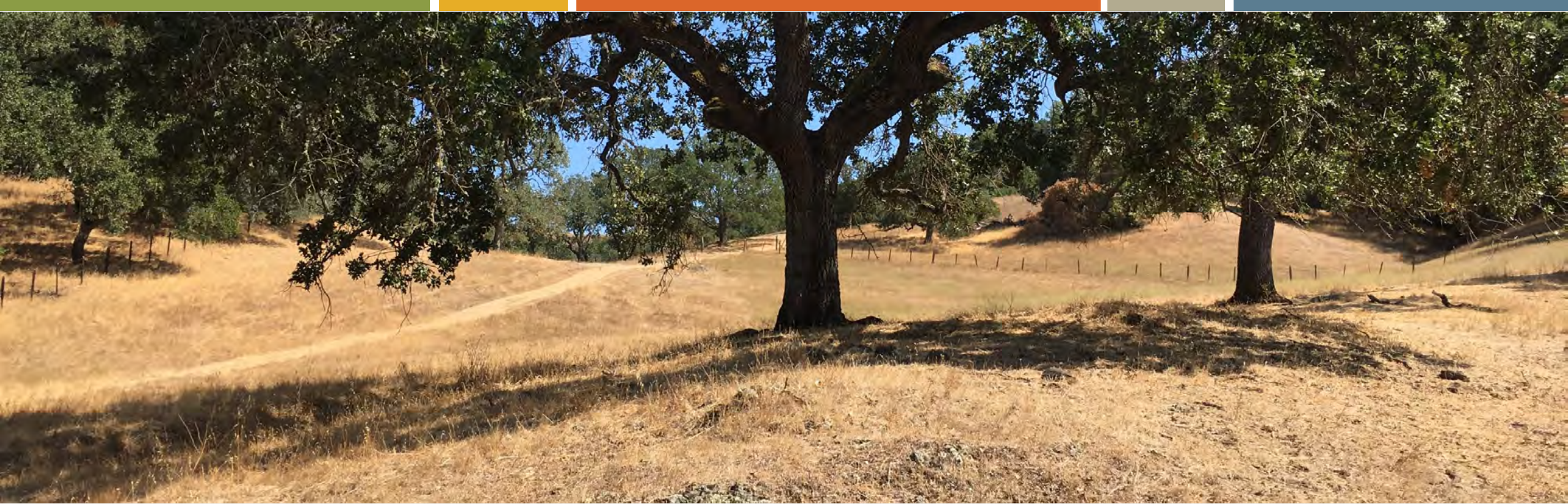
Spring 2023

- Public Meeting #3
- Draft ADA Transition Plan
- Final ADA Transition Plan



ADA Transition Plan Outcomes and Impact

- Applicable regulations and guidelines summarized in one place.
- Understand current barriers and costs of barrier removal.
- Prioritize barrier removal projects with input from the public and staff.
- Tool to inform future work plans and capacity planning.



Questions and Discussion

ADA Transition Plan

Citizens' Advisory Committee

March 27, 2023





Tonight's Topics

- ADA Transition Plan Overview
- Public Engagement
- Barrier Removal Prioritization Criteria



Justice
Equity
Diversity
Inclusion
**Access &
Accessibility**



Disability Statistics

American Community Survey (2014)

- **27.2%** of the population (85.3 million people) have a disability
- **17.6%** of the population (55.2 million people) have a severe disability
- People 75 years and older are 5x as likely to have a disability as people 18-24 years old



Americans with Disabilities Act

The Americans with Disabilities Act (ADA) is a civil rights law that mandates equal opportunities for individuals with disabilities.



ADA Title II and Section 504 Requirements

- Public-serving programs, activities and services, and communications
- Self-Evaluation and Facilities Assessments
- ADA Transition Plan
- ADA Coordinator



What are the Authority's current actions toward Accessibility?

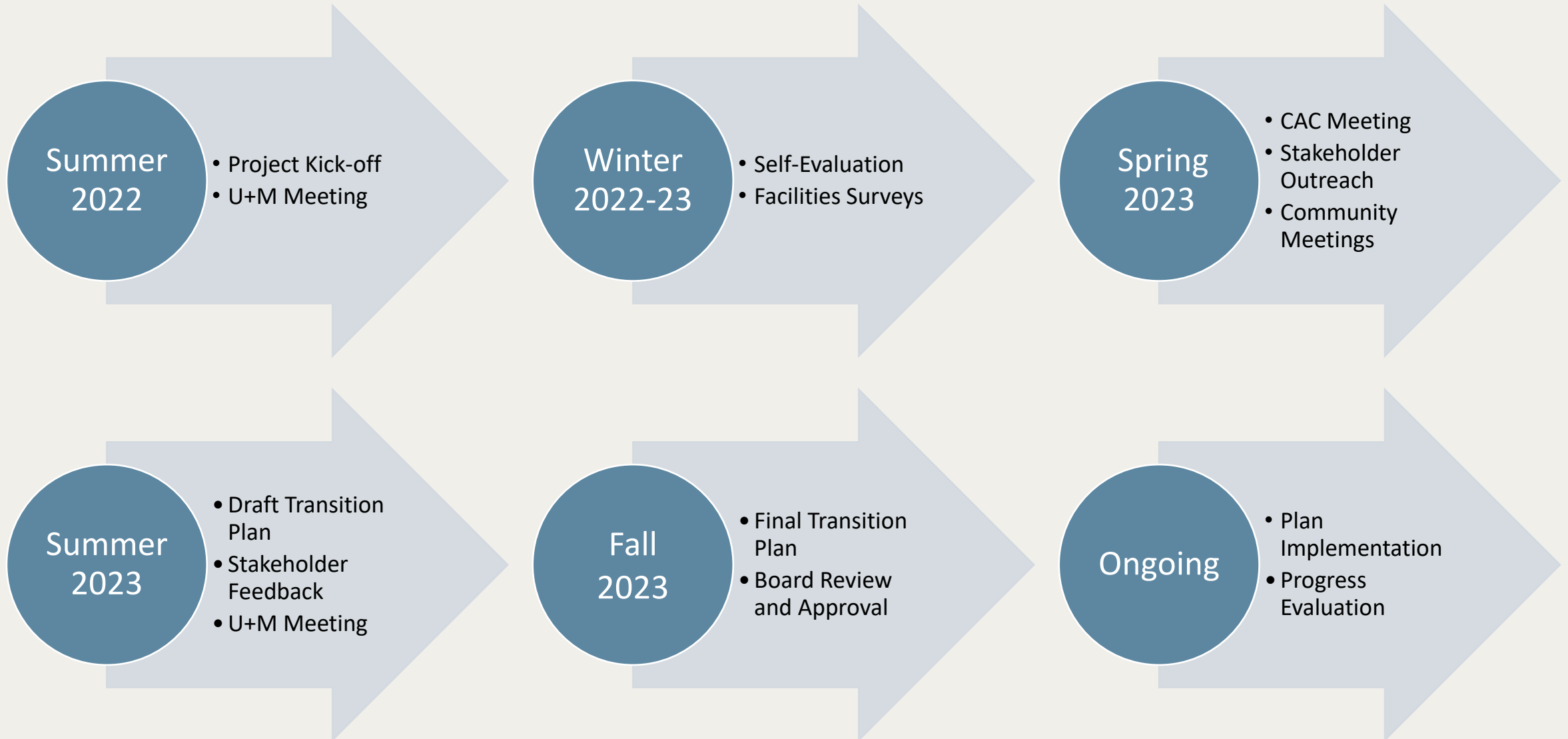
- Programming
- Partnerships
- Communications
- Preserves – New and Existing



ADA Transition Plan Contents

- Introduction and Process Overview
- Results of Assessments
 - Self-Evaluation Questionnaire
 - Facilities Surveys
- Recommendations for Improvement
 - Programs, Services, and Communications
- Barrier Removal Implementation Plan
 - Prioritization Criteria
- Grievance Procedure
- Responsible Staff

ADA Transition Plan Timeline





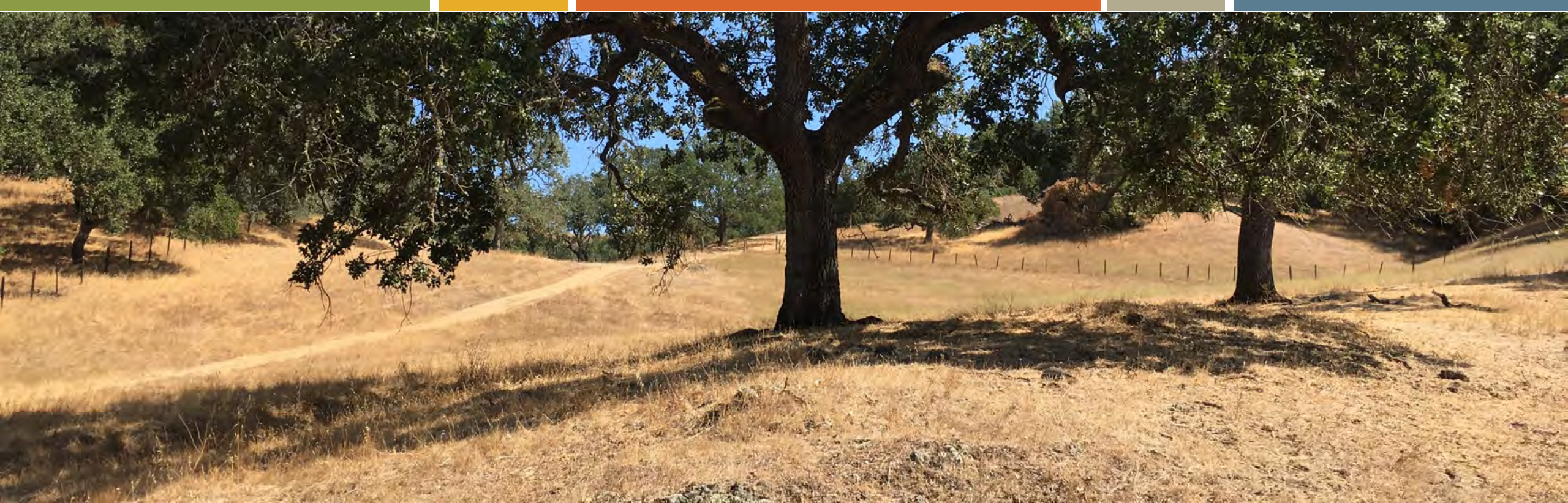
Public Engagement

- Project webpage
- Accessibility advocates and stakeholder outreach
- Community meetings or workshops (virtual and in-person)
- Asking questions, listen to feedback (survey, focused interviews)
- CAC, U+M, and Board engagement



Prioritization Criteria

- Safety
- Geographic Distribution
- Usage Levels
- Public Feedback and Requests
- Project Readiness



Questions and Discussion



30 YEARS

OPEN SPACE AUTHORITY
SANTA CLARA VALLEY

Accessibility in Open Space

Access and Functional Needs

Silicon Valley Independent Living Center

July 27, 2023

Jennifer Hooper



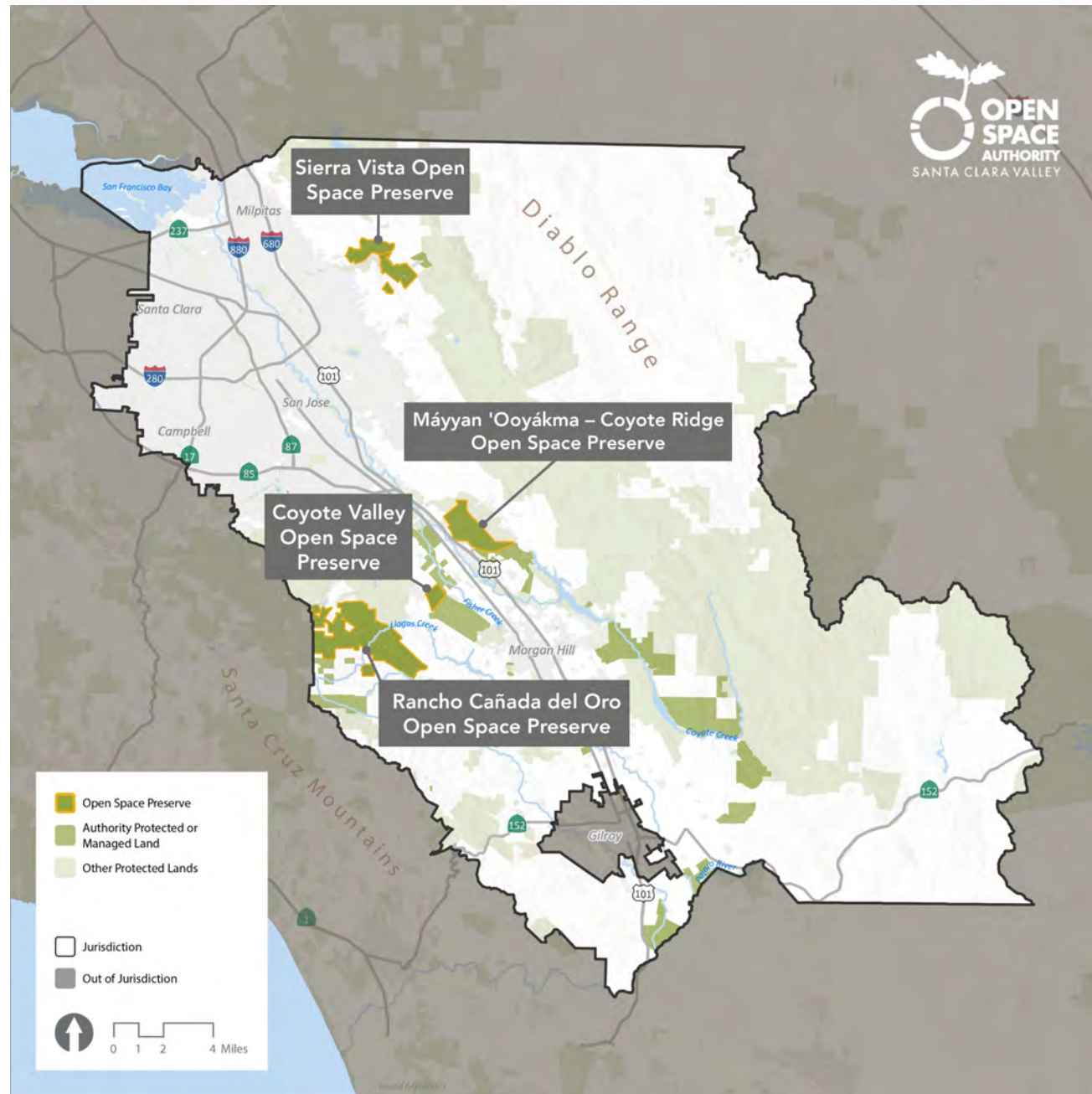


Today's Agenda

- Introduction
- ADA Self-Evaluation and Transition Plan Overview
- Early Takeaways

Mission

The Santa Clara Valley Open Space Authority conserves the natural environment, supports agriculture, and connects people to nature by protecting open spaces, natural areas, and working farms and ranches for future generations.





About the Open Space Authority:

- Own and manage 30,000 acres
- 3 open space preserves (soon 4!)
- 20+ miles of trails for hiking, biking, and equestrian use
- Educational and volunteer programming



Justice
Equity
Diversity
Inclusion
Access &
Accessibility



What are the Authority's current actions toward Accessibility?

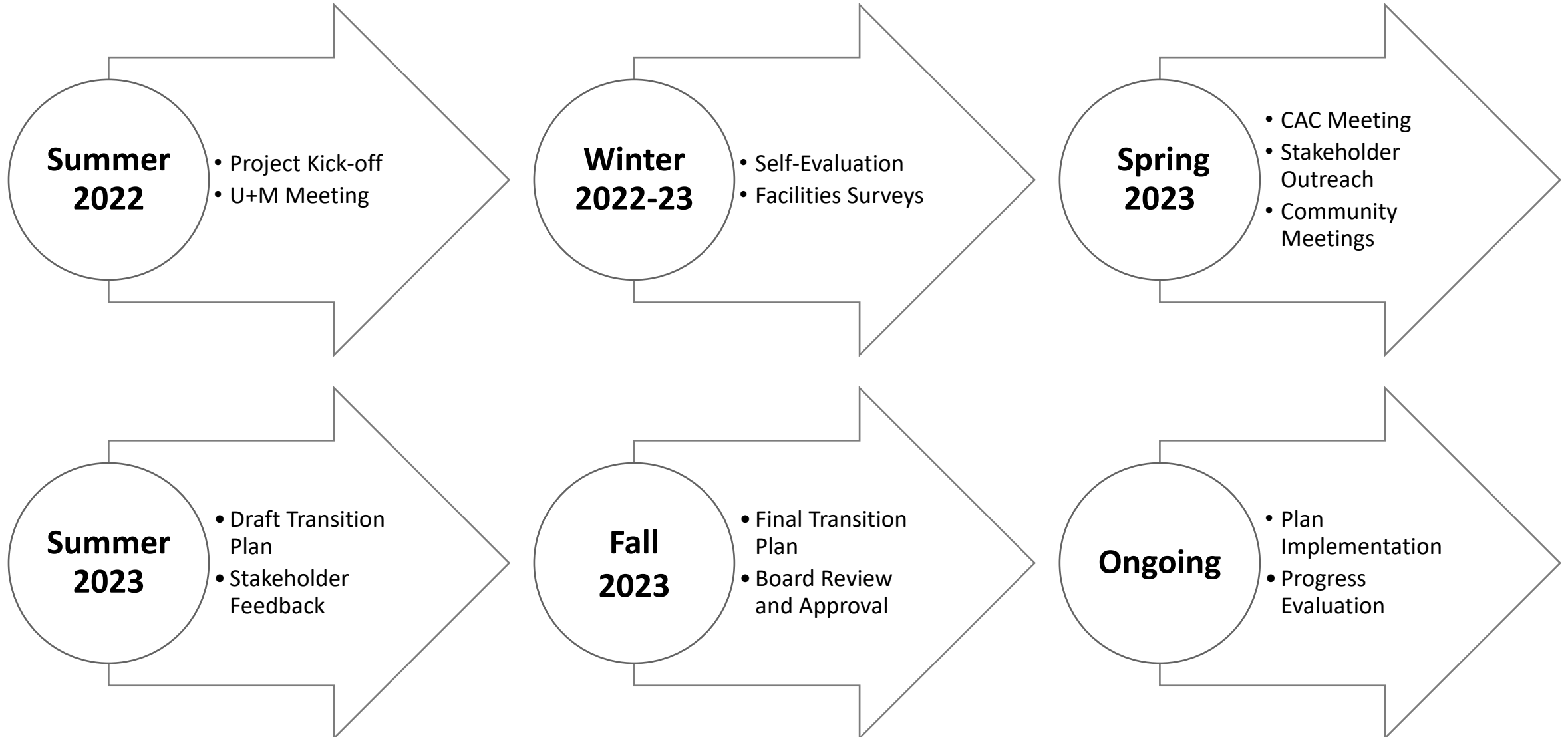
- Programming
- Partnerships
- Communications
- Preserves – New and Existing



Draft ADA Self-Evaluation and Transition Plan

- Results of Assessments
 - Self-Evaluation Questionnaire
 - Facilities Surveys
- Recommendations for Improvement
 - Programs, Services, and Communications
- Barrier Removal Implementation Plan
 - Prioritization Criteria
- Grievance Procedure
- Responsible Staff

ADA Transition Plan Timeline





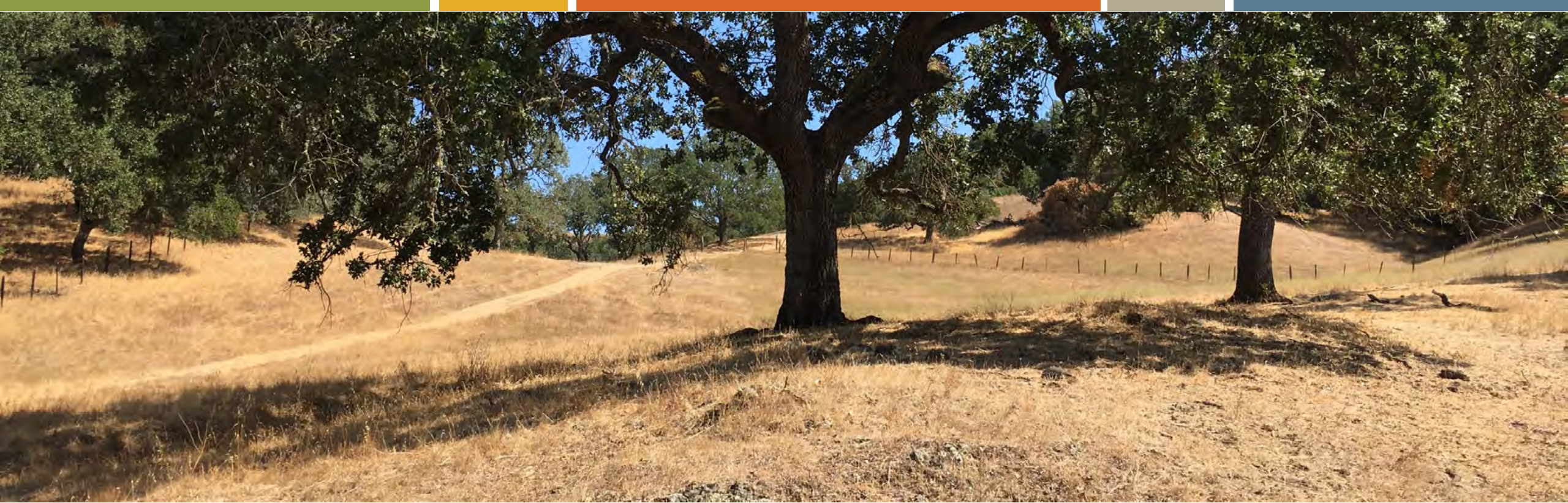
Public Engagement

- Project webpage
- Accessibility advocates and stakeholder outreach
- Community events and meetings
- Asking questions, listen to feedback (survey, focused interviews)
- Committee and Board engagement



Early Takeaways

- Transportation to/from preserves
- Availability of information on website
- Availability of information onsite
- Adaptive equipment
- Exceed minimum dimensions/quantities
- Outreach and communication
- Partnerships
- Representation
- Staff training



Thank You

**The Americans with Disabilities Act
Self-Evaluation Report for the
Santa Clara Valley
Open Space Authority**



Report Prepared by:

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**SALLY SWANSON
ARCHITECTS, INC.**

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PROJECT OVERVIEW

This document presents the Authority's ADA Self-Evaluation. This evaluation provides a comprehensive report outlining a review of the Authority's programs, services, and activities. Results of the survey and analysis identify programmatic and administrative barriers to programs and are contained herein.¹

HOW THIS REPORT IS ORGANIZED & TO BE UTILIZED

The Authority is committed not only to compliance with federal and state laws regarding disability and access but strives to be a model of accessibility and reasonable accommodation best practices.

This Report is intended to be a summary – not a full recitation – of survey results. Each section begins with an overview of recommendations indicated with box bullet points following with a breakdown of survey summaries providing the basis for those recommendations. Other lists, such as lists of available accessibility resources, are generally indicated in footnotes.

By organizing the information in this way, the Authority can easily access the information it needs and use this Report to sharpen its focus on providing the best possible service to its constituents with disabilities and become a model of best practices.

¹ The Authority's Transition Plan, focused on physical barriers to access, is also a part of this project and provided as a separate document.

SURVEY RESPONSES AND RECOMMENDATIONS

A. Printed Communications

The ADA requires that Authority provide print materials in formats accessible to persons who may be blind or have a vision impairment so as not to discriminate against people with disabilities.

Recommendations

- Ensure that all Authority printed publications and notices inform readers that the publications are available in alternative formats, if needed, for persons with disabilities.
- Ensure that all Authority printed publications use a uniform, accessible font, and are reviewed to ensure they do not portray people with disabilities in a demeaning or offensive way.²
- Develop and implement staff training to ensure that all publications and correspondence use “person-first” language.³
- Train staff to ensure that all publications and correspondence use accepted terms and forms when referring to people with disabilities/disabled people.
- For documents that are regularly distributed, keep a few copies in large print format available.

Survey Responses & Findings

Survey responses indicated a general lack of consistency around the accessibility of print materials. Respondents indicated that printed materials generally do not - or do not consistently - inform readers that publications are available in alternative formats. Respondents indicated that the Authority does have a style guide to ensure consistent

² See, e.g., Articles on Best Practices for Accessible Print Materials
<https://www.aph.org/aph-guidelines-for-print-document-design/>
<https://www.zaginteractive.com/insights/february-2020/making-your-printed-materials-ada-accessible>
<https://perma.cc/JN75-2WDQ>
<https://perma.cc/EHH7-XZFR>
<https://uxdesign.cc/a-guide-to-understanding-what-makes-a-typeface-accessible-and-how-to-make-informed-decisions-9e5c0b9040a0>

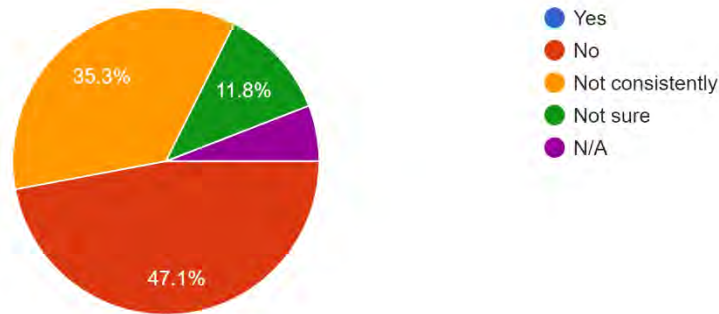
³ See, e.g., Articles on Person-First Language and Training
https://www.counseling.org/resources/library/vistas/2011-v-online/Article_05.pdf
<http://www.disabilityawarenesstraining.com/about-dave/blog/188-first-person-language>

accessibility of print materials. This assessment is based on survey responses received, and the Authority will need to evaluate if this is a training opportunity on existing practices or whether training is needed on proper notification of alternative format availability.

Chart 1: Alternative Format of Written Material

1. Do all of your Department's printed publications and notices inform readers that the publications are available in alternative formats, if needed, for persons with disabilities?

17 responses



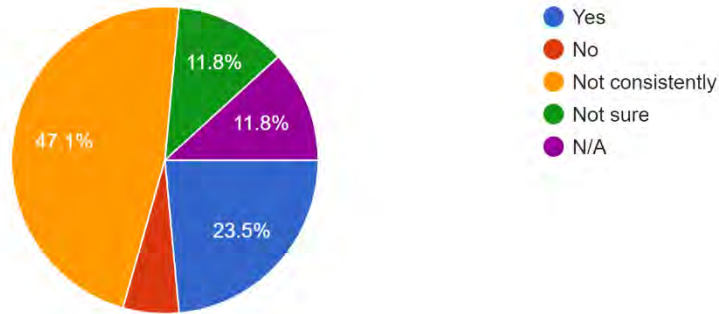
Question: Do all of your Department's printed publications and notices inform readers that the publications are available in alternative formats, if needed, for persons with disabilities?

Responses: No: 8; Not consistently: 6; Not sure: 3; N/A: 1

Chart 2: Font Type and Size

2. Do all of your Department's printed publications and notices use a certain font type and size for Authority published documents?

17 responses



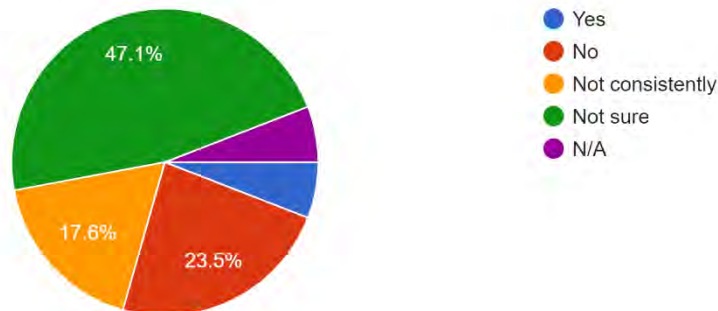
Question: Do all of your Department's printed publications and notices use a certain font type and size for Authority published documents?

Responses: Not sure: 8; Yes: 4; N/A: 2; Not consistently: 8; No: 1

Chart 3: Review of Publications and Notices

3. Has your Department reviewed all publications and notices to determine whether they portray persons with disabilities in a demeaning or offensive manner?

17 responses



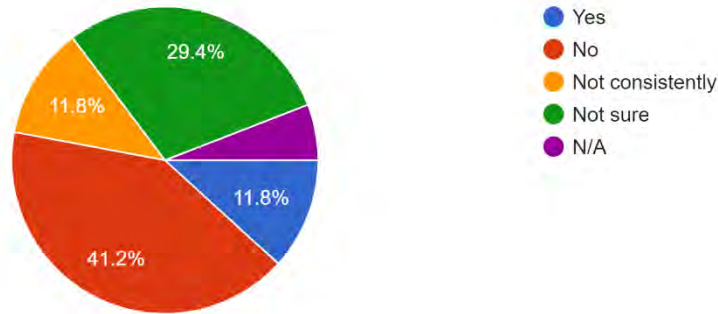
Question: Has your Department reviewed all publications and notices to determine whether they portray persons with disabilities in a demeaning or offensive manner?

Responses: Not sure: 8; No: 4; Not consistently: 3; Yes: 1; N/A: 1

Chart 4: Staff Training

4. Has your Department trained its staff to ensure that all publications and correspondence use “person first language”?

17 responses



Question: Has your Department trained its staff to ensure that all publications and correspondence use “person first language”?

Responses: No: 7; Not sure: 5; Yes: 2; Not consistently: 2; Yes: 1

B. Communication with People Who Are Deaf or Hard of Hearing

The ADA requires that the Authority ensure that all of its programs, services and activities can be fully accessed and enjoyed by people who may be deaf or hard of hearing. This may require, in some instances, provision of American Sign Language interpreters, captioning on videos, and provision of auxiliary aids.⁴

Recommendations

- Update business cards and letterhead to indicate “711 the California Relay”.⁵
- Request that your public phone lines be tested to ensure TTY functionality, and make sure that the public is informed of their option to utilize this accessible means of communication.⁶

⁴ See, e.g. <https://www.ada.gov/taman2.html#II-7.0000>

⁵ See, e.g. Information Regarding 711 the California Relay <https://ddtp.cpuc.ca.gov/default1.aspx?id=1482>

⁶ See, e.g., FCC Consumer Accessibility Resources

- <https://www.fcc.gov/general/disabilities-issues-guides>

- Ensure that there is an identified local resource that can provide auxiliary aids for communication as needed.⁷
- Review to determine if there is a policy in place for securing Video Remote Interpreting (VRI) services. If so, ensure all Authority Departments are aware of the policy and, and, if not, create and distribute such a policy.
- If videos are used (internally or for the public), ensure that all Departments are informed of resources available to make certain that videos are captioned.

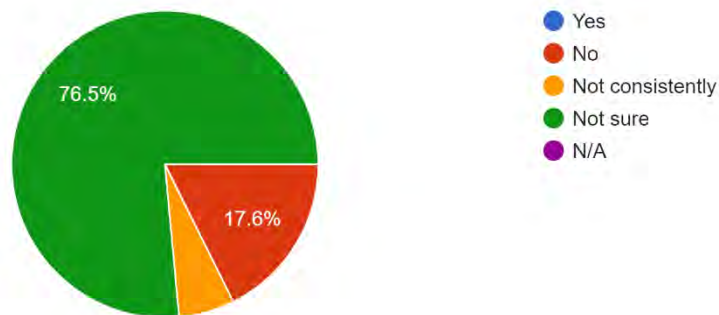
Survey Responses & Findings

Survey responses indicated a general inconsistency as to whether Authority Departments are fully informed and resourced to provide full programmatic access to people who are deaf or hard of hearing.

Chart 1: Accessible Telephone Lines

2. Are your Department's telephone lines accessible to persons who are DHH?

17 responses



Question: Are your Department's telephone lines accessible to persons who are deaf or hard of hearing?

Responses: Not sure: 13; No: 3; Not consistently: 1

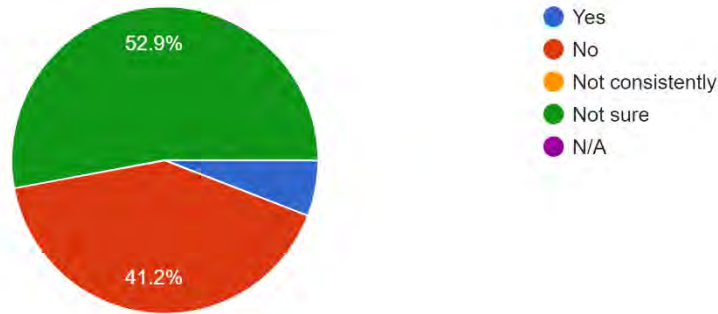
⁷ See, e.g. FAQ on CART

- <https://www.nad.org/resources/technology/captioning-for-access/communication-access-realtimetranslation/>
- FAQ on Video Relay Services
- <https://www.nad.org/resources/technology/telephone-and-relay-services/video-relay-services/>

Chart 2: Auxiliary Aids

3. Has your Department identified local resources that can provide auxiliary aids for communication as needed?

17 responses



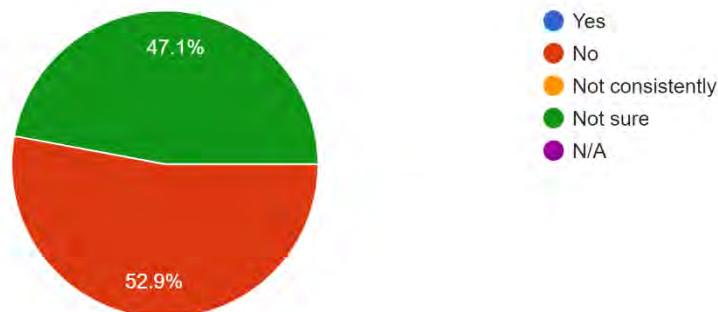
Question: Has your Department identified local resources that can provide auxiliary aids for communication as needed?

Responses: Not sure: 9; No: 7; Yes: 1

Chart 3: Video Remote Interpreting Services

5. Does your Department have a policy in place for securing video remote interpreting services (VRI)?

17 responses



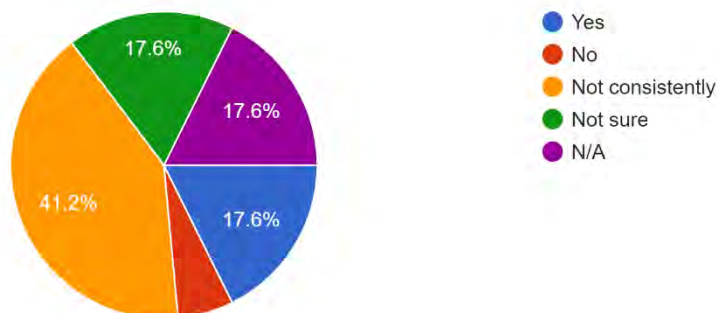
Question: Does your Department have a policy in place for securing video remote interpreting services (VRI)?

Responses: Not sure: 8; No: 9

Chart 4: Videos in Public Spaces

4. If your Department uses video for any reason or in any forum (e.g. internal employee training, public outreach via the web on social media, YouTube, etc.) is that video captioned?

17 responses



Question: Does the Department play videos in public spaces, e.g. waiting rooms or lobbies, for the public?

Responses: Not consistently: 7; Not sure: 3; N/A: 3; Yes: 3; No: 1

C. Software and Digital Communication

Although the ADA precedes the age of most digital communications and platforms, numerous judicial decisions have held that digital communications and platforms must be made accessible to people with disabilities so as not to discriminate against this class of persons.

Recommendations

- Establish and implement policy that all websites, third party software, electronic payment systems, and electronic communications comply with current Web Content Accessibility Guidelines (WCAG 2.1 AA).^{8 9}
- Establish how WCAG compliance will be maintained and communicate this expectation across Departments.

⁸ This applies to Information Services as well, see below.

⁹ Link to WCAG 2.1 <https://www.w3.org/TR/WCAG21/>

- Establish and implement policy that all electronic documents (e.g. PDFs, Word Documents, and photographs) are accessible to people with disabilities and/or are available in alternative, accessible formats.¹⁰

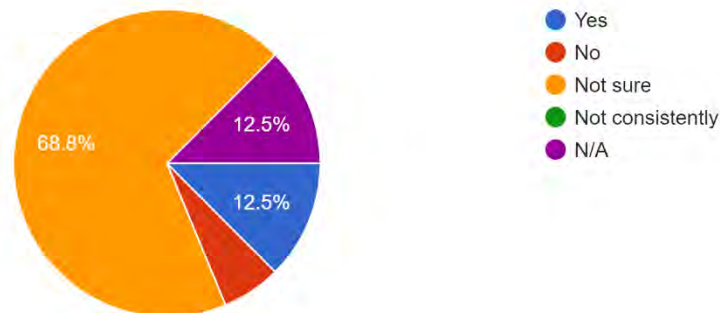
Survey Responses & Findings

Software and digital communications are increasingly scrutinized for accessibility to people with disabilities. Survey responses here are consistent with many other Title II entities in that, generally, respondents uniformly do not know how to manage digital accessibility and what digital access means from a user perspective.

Chart 1: Accessible Web Pages

1. Does the Department ensure that its webpage is accessible to persons with disabilities by applying Web Content Accessibility Guidelines (WCAG)?

16 responses



Question: Does the Department ensure that its webpage is accessible to persons with disabilities by applying Web Content Accessibility Guidelines (WCAG)?

Responses: Not sure: 11; N/A: 2; Yes: 2; No: 1

¹⁰ See, e.g., Instructions on How to Create and Check Accessible PDFs

- <https://helpx.adobe.com/acrobat/using/create-verify-pdf-accessibility.html>

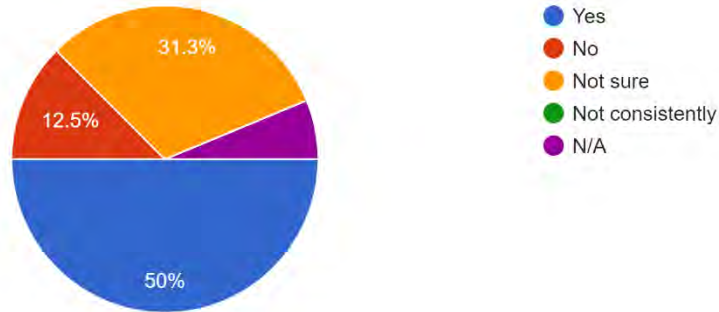
How to Make Accessible Images

- <https://wishdesk.com/blog/make-images-accessible> How to Create Accessible Word Documents
- <https://www.washington.edu/accessibility/documents/word/>

Chart 2: Third Party Software

4. Does the Department use any third party software, including mobile applications and payment systems, either internally or externally?

16 responses



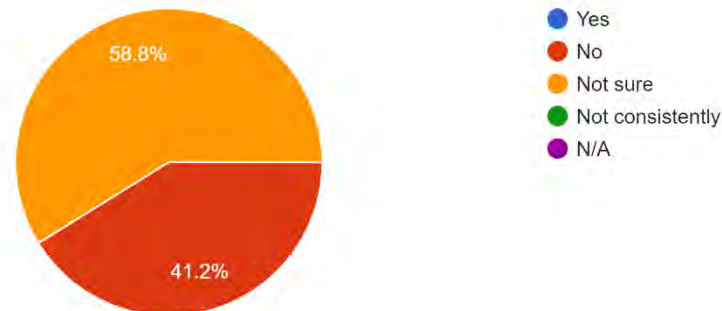
Question: Does the Department use any third-party software, including mobile applications and payment systems, either internally or externally?

Responses: Yes: 8; Not sure: 5; No: 2; N/a: 1

Chart 3: Email Communication Attachments

7. In email communications (both internal and external), does the Department ensure that all communications – including attachments – comply with WCAG?

17 responses



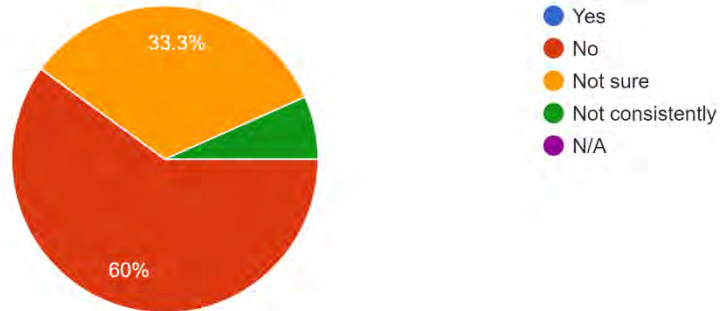
Question: In email communications (both internal and external), does the Department ensure that all communications – including attachments – comply with WCAG?

Responses: Not sure: 10; No: 7

Chart 4: Accessible PDFs

7a. Are PDFs checked for accessibility?

15 responses



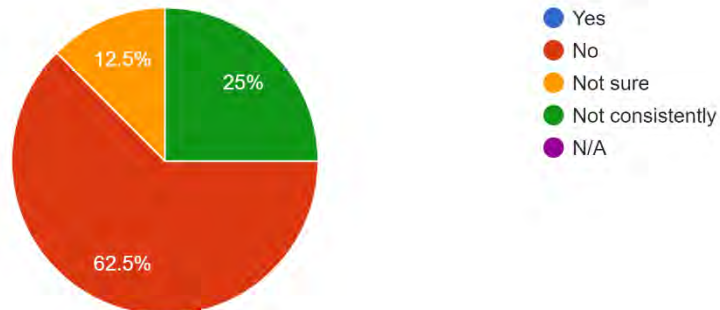
Question: Are PDFs checked for accessibility?

Responses: No: 9; Not sure: 5; Not consistently: 1

Chart 5: Accessible Word Documents

7b. Are PDFs also sent out as Word documents?

16 responses



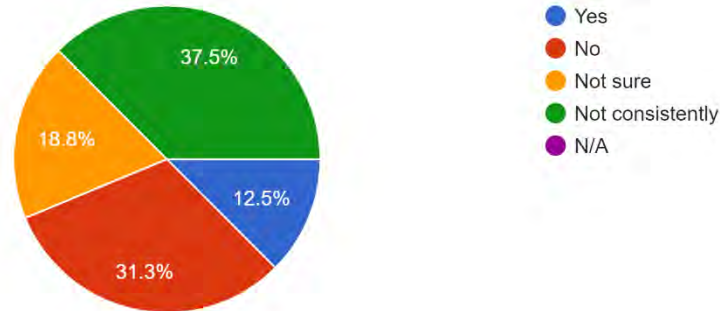
Question: Are PDFs also sent out as Word documents?

Responses: No: 10; Not consistently: 4; Not sure: 2

Chart 6: Accessible Photos

7c. Are all photos captioned with descriptive text?

16 responses



Question: Are all photos captioned with descriptive text?

Responses: Not consistently: 6; No: 5; Not sure: 3; Yes: 2

D. Staff & Employees

The ADA requires that people with disabilities are not discriminated against in hiring and/or the course of employment because of a disability.¹¹

Recommendations

- Consider partnering with local disability rights groups and organizations to affirmatively notify and recruit persons with disabilities to available roles.¹²
- Establish practices to ensure that all job listings are accessible.¹³
- Ensure that all job listings contain a statement regarding non-discrimination against persons with disabilities.
- Look into whether all Authority Departments consistently offer candidates for employment the opportunity to request reasonable accommodation for interviewing (and confirm that they do).

¹¹ See, e.g. <https://www.ada.gov/taman2.html#II-4.1000>.

¹² See, e.g. Abilities Job Fair (<https://www.abilities.com/community/job-fair.html>), Respectability (<https://www.respectability.org/resources/job-seekers-disabilities/>); DAV (<https://www.dav.org/veterans/employment-resources/>).

¹³ See footnote 10 re creating accessible digital documents.

- Ensure that all Authority interview panel members are trained regarding disability awareness and appropriate interactions with people with disabilities.¹⁴
- Offer training on accessibility best practices and/or Authority disability policies and procedures to staff and employees¹⁵.
- Develop practices to ensure that all opportunities for advancement and education are available and accessible to Staff and Employees who may have a disability.
- Ensure that all Departments are aware of and receive training on how to make, receive, and conduct an interactive process on a request for reasonable accommodation. Make sure relevant staff are aware that an interactive process may include a search for a vacant, funded position as an accommodation of last resort.¹⁶
- Ensure that all Departments have an easily ascertainable policy against disability harassment, as well as a grievance system that offers assistance to people with disabilities who, due to their disability, are not able to independently complete the grievance.
- Ensure that the Authority has a current and easily ascertainable policy regarding service and/or support animals for its employees (and the public).¹⁷

Survey Responses & Findings

Survey responses were mixed as to whether the Authority affirmatively recruits persons with disabilities, and whether job listings were fully accessible. Respondents also indicated a general lack of training around disability awareness and etiquette training, as well as how to initiate and engage in the interactive reasonable accommodations process. Additionally, survey responses indicate some lack of clarity on how a grievance regarding a reasonable accommodations request would be received and

¹⁴ Best Practices for Interacting with People with Disabilities

- <https://otc-cta.gc.ca/eng/publication/best-practices-interacting-persons-disabilities-a-guide> Disability Etiquette: Tips On Interacting With People With Disabilities

- <https://www.unitedspinal.org/pdf/DisabilityEtiquette.pdf>

¹⁵ See, e.g., footnote 14.

¹⁶ Employers' Practical Guide To Reasonable Accommodation Under The Americans With Disabilities Act (ADA)

- <https://askjan.org/publications/employers/employers-guide.cfm>

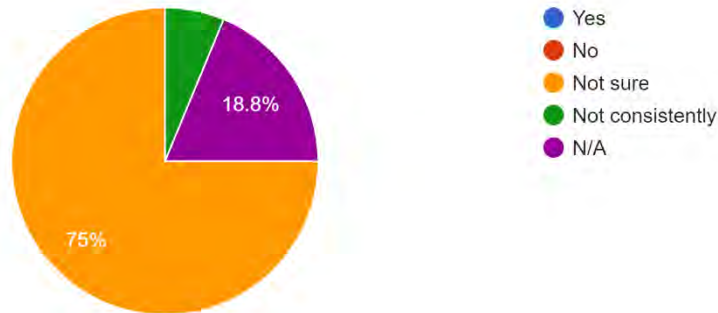
¹⁷ See, e.g. https://www.ada.gov/service_animals_2010.htm, <https://www.dor.ca.gov/Content/DorIncludes/documents/DisabilityAccessServices/DFEH%20ADA%20Comparison%20regarding%20Service%20Animals%20Laws.pdf>

processed, as well as whether the Authority has a policy regarding service and/or support animals.

Chart 1: Accessible Job Listings

2. Does the Department ensure that all of its job listings are accessible to persons with disabilities?

16 responses



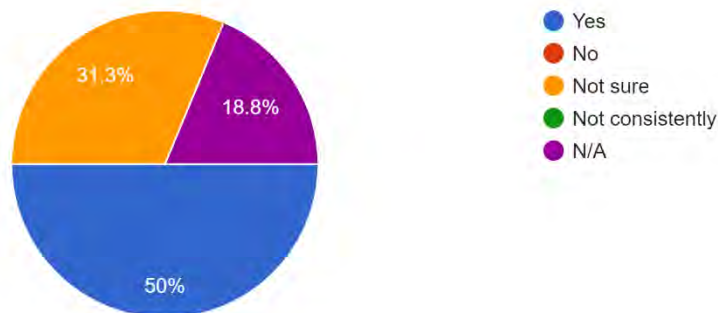
Question: Does the Department ensure that all its job listings are accessible to persons with disabilities?

Responses: Not sure: 12; N/A: 3; Not consistently: 1

Chart 2: Non-Discrimination Statement

3. Do Department job listings contain a statement of non-discrimination against persons with disabilities?

16 responses



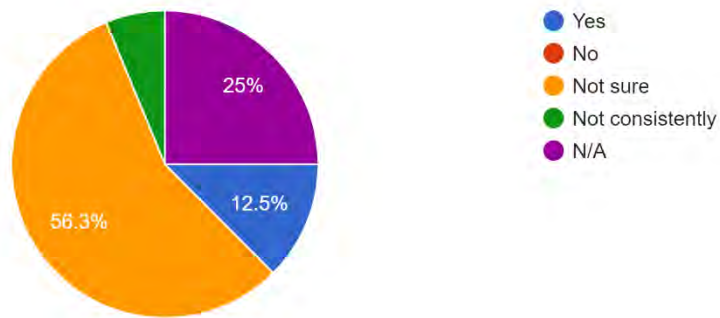
Question: Do Department job listings contain a statement of non-discrimination against persons with disabilities?

Responses: Yes: 8; Not sure: 5; N/A: 3

Chart 3: Candidate Reasonable Accommodation

4. Does the Department offer candidates for employment the opportunity to request reasonable accommodation?

16 responses



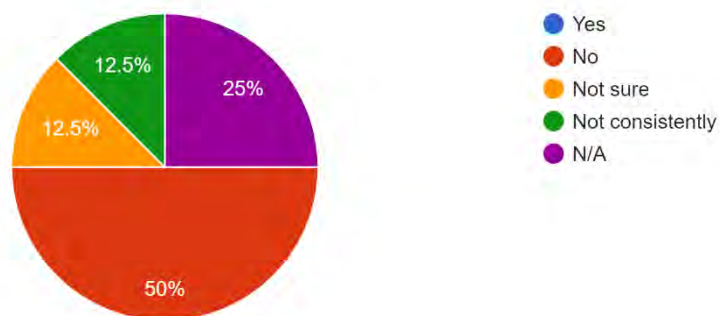
Question: Does the Department offer candidates for employment the opportunity to request reasonable accommodation?

Responses: Not sure: 9; N/A: 4; Yes: 2; Not consistently: 1

Chart 4: Interview Panel Training and Awareness

5. Are interview panel members trained regarding disability awareness and appropriate interactions with people with disabilities?

16 responses



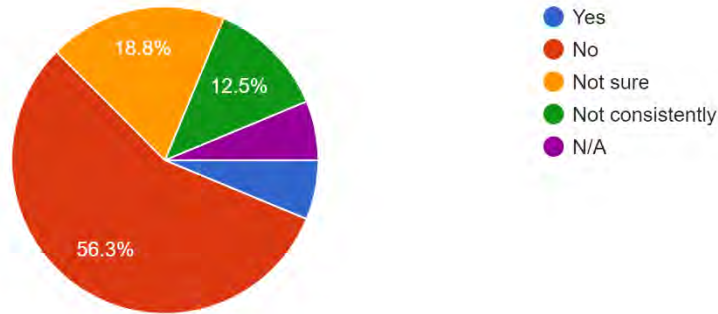
Question: 5. Are interview panel members trained regarding disability awareness and appropriate interactions with people with disabilities?

Responses: No: 8; N/A: 4; Not sure: 2; Not consistently: 2

Chart 5: Best Practices Training

10. Does the Department offer training on accessibility best practices and/or the ADA to staff, employees and/or volunteers?

16 responses



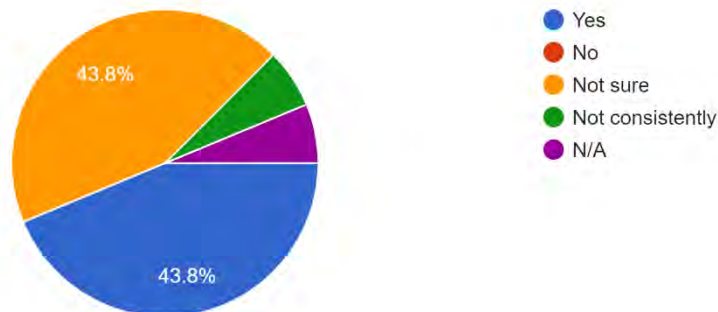
Question: Does the Department offer training on accessibility best practices and/or the ADA to staff, employees and/or volunteers?

Responses: No: 9; Not sure: 3; Not consistently: 2; Yes: 1; N/A: 1

Chart 6: Opportunities for Advancement and Education

11. Does the Department ensure that all opportunities for advancement and education are available and accessible to Staff and Employees w...workshops, trainings, conferences, meetings, etc.

16 responses



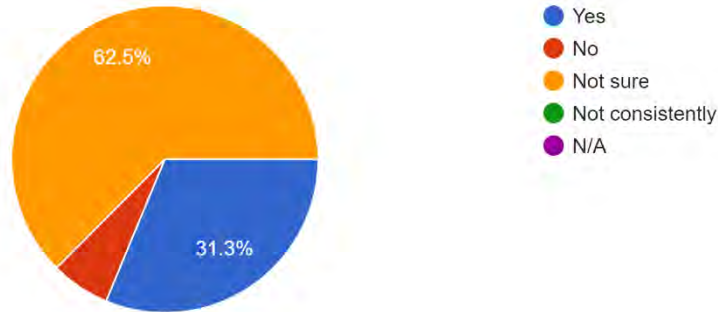
Question: Does the Department ensure that all opportunities for advancement and education are available and accessible to Staff and Employees who may have a disability? This includes, but is not limited to certifications, workshops, trainings, conferences, meetings, etc.

Responses: Yes: 7; Not sure: 7; N/A: 1; Not consistently: 1

Chart 7: Reasonable Accommodations Process

12. Does the Department have a process for its staff and/or employees to request a reasonable accommodation?

16 responses



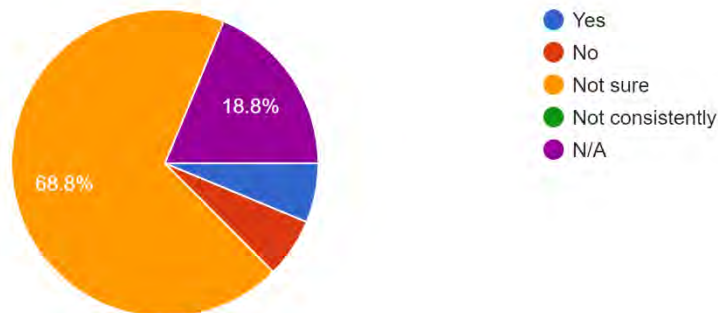
Question: Does the Department have a process for its staff and/or employees to request a reasonable accommodation?

Responses: Not sure: 10; Yes: 5; No: 1

Chart 8: Search for Vacant, Funded Position

13. Does the Department's reasonable accommodation process include a search for transfer into a vacant, funded role as an accommodation of last resort?

16 responses



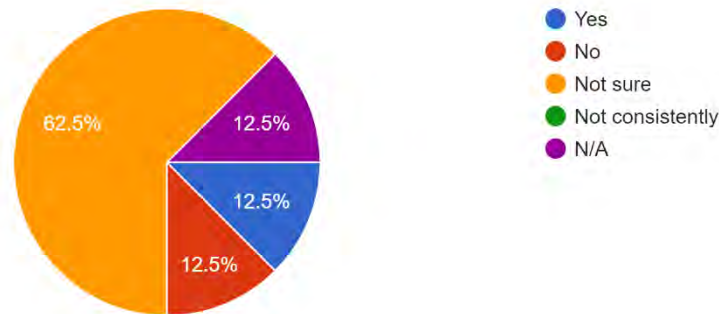
Question: Does the Department's reasonable accommodation process include a search for transfer into a vacant, funded role as an accommodation of last resort?

Responses: Not sure: 11; N/A: 3; Yes: 1; No: 1

Chart 9: Service and Support Animal Policy

21. Does the Department have a policy regarding service and/or support animals for its employees?

16 responses



Question: Does the Department have a policy regarding service and/or support animals for its employees?

Responses: Not sure: 10; N/A: 2; Yes: 2; No: 2

E. Purchasing, Contracts, & Vendors

The Authority should ensure that people with disabilities are not precluded from participating in the contractual bidding process, that contractors are required to comply with disability-related rules and regulations, and that services and products procured are equally available and accessible to persons with disabilities.¹⁸ Additionally, items purchased for use in the delivery of a Title II entity's programs, services or activities should be accessible and available for use by persons with disabilities, or be capable of modification to ensure access.

Recommendations

- Create and implement Authority policy to ensure that accessibility is considered when purchasing new equipment.¹⁹

¹⁸ See, e.g. <https://www.ada.gov/taman2.html#II-3.7100>.

¹⁹ See, e.g. *Section 508.gov "Buy Accessible Products and Services"* <https://www.section508.gov/buy>
Temple University's Guide to Accessible Purchasing

- Ensure that documents related to bidding and contracting are uniformly (i.e. across Departments) accessible and available in alternative formats.
- Ensure that meetings related to bidding and contracting are uniformly (i.e. across Departments) held in accessible locations.
- Ensure that contractual language is uniformly (i.e. across Departments) in place holding contractors and vendors to applicable State and Federal disability civil rights mandates.
- Create and implement Authority policy to ensure that all products and services offered by third parties and vendors are fully accessible.
- Create and implement Authority policy to ensure that accessibility plan checks are performed when vendors conduct tenant improvements in public service areas.
- Develop and offer guidance for staff and vendors regarding clear space and furniture placement.²⁰
- Inform all Departments as to what steps an employee or member of the public with a disability has available if they believe they have been discriminated against by an Authority vendor or contractor.

Survey Responses & Findings

Generally, survey respondents were unsure as to whether accessibility was considered in the purchase of new products, and/or the accessibility of the bidding process. Additionally, survey responses indicated some lack of clarity around accessibility expectations for third party vendors, including a grievance process.

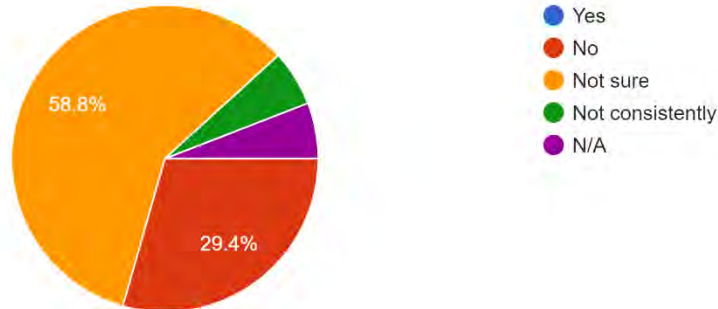
Chart 1: Purchase of New Equipment

<https://accessibility.temple.edu/guide-accessible-purchasing> UNLV Procurement and Purchasing for Accessibility Conformance
<https://www.unlv.edu/accessibility/procurement-purchasing>
 Indiana University's Accessibility questions to ask current or potential vendors
<https://kb.iu.edu/d/awxb>

²⁰ See, e.g. U.S. Access Board: Clear Floor or Ground Space & Turning Space
<https://www.access-board.gov/ada/guides/chapter-3-clear-floor-or-ground-space-and-turning-space-ce/>

1. When the purchase of new equipment is made, (purchases including, but not limited to, communication and transportation equipment) is it ...quipment is accessible to users with disabilities?

17 responses



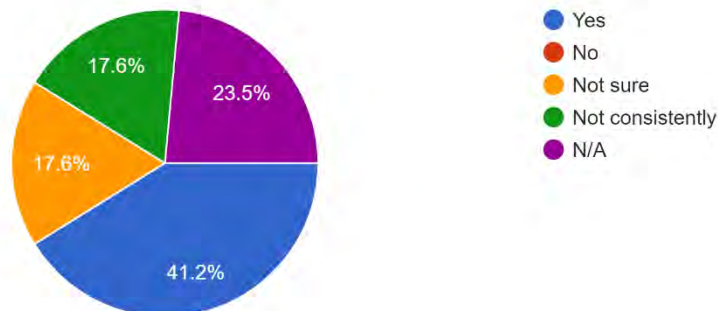
Question: When the purchase of new equipment is made, (purchases including, but not limited to, communication and transportation equipment) is it reviewed to ensure the equipment is accessible to users with disabilities?

Responses: Not sure: 10; No: 5; N/A: 1; Not consistently: 1

Chart 2: Accessible Bidding Process

3. Are meetings related to bidding and contracting held in accessible locations?

17 responses



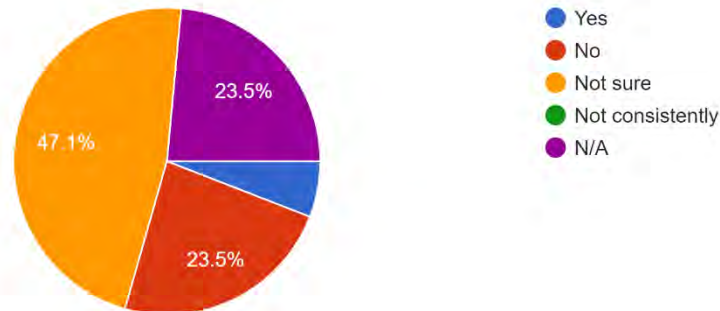
Question: Are meetings related to bidding and contracting held in accessible locations?

Responses: Yes: 7; N/A: 4; Not sure: 3; Not consistently

Chart 3: Clear Space and Furniture Placement

7. Is guidance in place for staff and vendors regarding clear space and furniture placement?

17 responses



Question: Is guidance in place for staff and vendors regarding clear space and furniture placement?

Responses: Not sure: 8; N/A: 4; No: 4; Yes: 1

F. Construction & Remodels

The 2010 ADA Standards for Accessible Design set minimum requirements – both scoping and technical -- for newly designed and constructed or altered public accommodations to be readily accessible to and usable by individuals with disabilities.²¹

Recommendations

- Consider creating and implementing a policy mandating CASp inspections at key points of construction and at completion before final payment.
- Consider creating and implementing policy requiring major public projects to be reviewed by stakeholders with disabilities during the planning stage.

Survey Responses & Findings

Survey respondents were not clear whether all design contracts hold design professionals to designs that use, at minimum, the most stringent access standards in effect at the time of the project. Survey responses were not sure as to whether there is

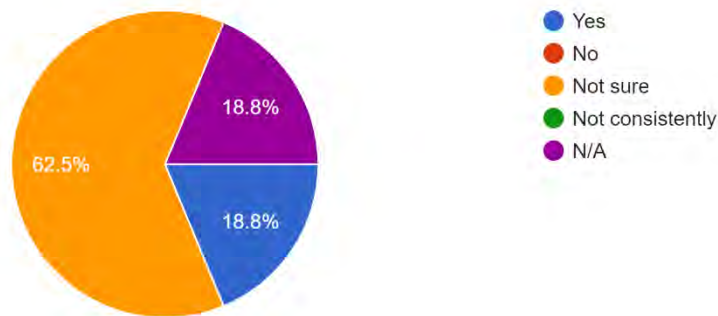
²¹ See, e.g. <https://www.ada.gov/taman2.html#II-6.0000>

a policy in place that mandates CASp inspections at key points of construction. Respondents were also unclear whether stakeholders with disabilities are engaged on major projects during the planning stages.

Chart 1: Design Contracts Standards

1. Do all design contracts hold design professionals to designs that use, at minimum, the most stringent access standards in effect at the time of the project?

16 responses



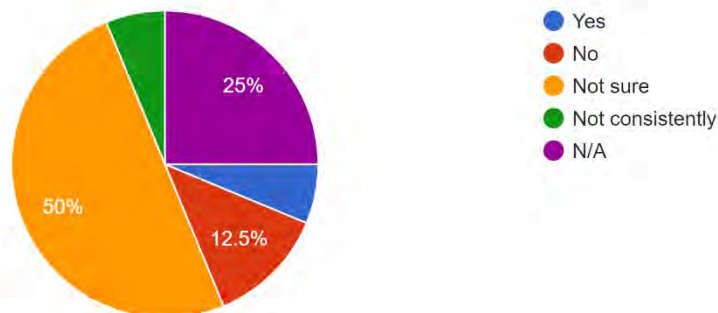
Question: 1. Do all design contracts hold design professionals to designs that use, at minimum, the most stringent access standards in effect at the time of the project?

Responses: Not sure: 9; No: 7; Yes: 1

Chart 2: Major Public Projects

4. Are major public projects reviewed by stakeholders with disabilities during the planning stage?

16 responses



Question: Are major public projects reviewed by stakeholders with disabilities during the planning stage?

Responses: Not sure: 8; N/A: 4; No: 2; Not consistently: 1; Yes: 1

G. Facilities & Real Estate Management

Facilities and real estate under the control of the Authority should be maintained in a way to ensure access to all locations and features by people with disabilities.²²

Recommendations

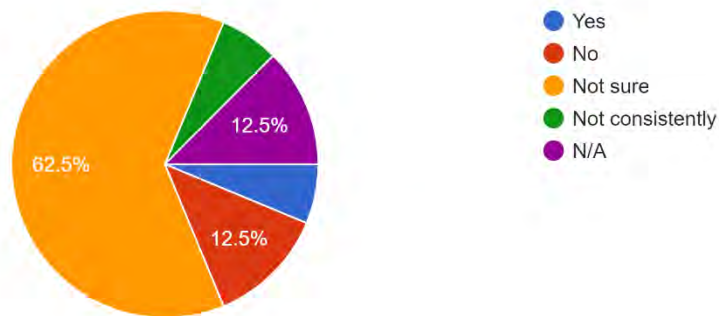
Review to determine whether there is a policy ensuring proper maintenance of accessible features²³, including during construction and, if not, establish and implement such a policy.

Survey Responses & Findings

Survey responses indicated a uniform, regular approach to ensure accessibility of public rights of way, but were less consistent regarding maintenance of accessible features (e.g. by Maintenance) and/or ensuring access during construction.

Chart 1: Accessible Features

2. Is there a policy and/or procedure in place ensuring proper maintenance of accessible features?
16 responses



Question: Is there a policy and/or procedure in place ensuring proper maintenance of accessible features?

²² See <https://www.ada.gov/taman2.html#II-3.10000> and <https://www.ada.gov/taman2.html#II-5.0000>

²³ See, e.g. U.S. Access Board: Clear Floor or Ground Space & Turning Space
<https://www.access-board.gov/ada/guides/chapter-3-clear-floor-or-ground-space-and-turning-space/>

Response: Not sure: 10; No: 2; Yes: 1; Not consistently: 1

H. Planning, Construction & Buildings

Generally, all facilities designed, constructed, or altered by, on behalf of, or for the use of a public entity must be readily accessible and usable by individuals with disabilities, if the construction or alteration is begun after January 26, 1992. Additionally, there must be a grievance process available to the public for any alleged failures to comply with this requirement.²⁴

Recommendations

- Where applicable, develop an accessibility checklist or accessibility protocols (e.g., current accessibility practices) for use on all projects and assign a staff person to ensure compliance with this checklist.

Survey Responses & Findings

Survey responses were mixed on whether, when examining plans, the pertinent Authority Departments evaluate accessibility requirements. A few responses indicated that the Authority does not, however, have a staff member who regularly evaluates plans or built environments for persons with disabilities.

I. Fleet Services

If the Authority provides Fleet Services as any part of its programs, services, and activities, it should ensure that these are equally available and accessible to persons with disabilities to avoid discriminating against those persons.

Recommendations

- Authority may want to ensure that when Authority services include Fleet services, Federal standards are integrated in the procurement process and employee training.
- Authority may want to clarify that service animals are permitted on Authority fleet vehicles.

²⁴ See, e.g. <https://www.ada.gov/taman2.html#II-8.5000>

Survey Responses & Findings

The majority of survey responses indicated that some Authority services include Fleet services but that, in the implementation of these services, they are not sure whether Federal standards are integrated into the procurement process, and whether operators are trained in working with people with disabilities.

J. Public Meetings

The ADA requires that the Authority ensure equal access to participation in public meetings and events.²⁵

Recommendations

- Create and implement an events accessibility checklist for all Departments that hold public meetings which addresses, at a minimum, the items included within this portion of the Self-Evaluation survey.²⁶

Survey Responses & Findings

Survey responses indicated a general lack of uniformity regarding the advertisement and implementation of accessible Authority events and functions. Most respondents were not aware of an events accessibility checklist, or whether event announcements contained an announcement that reasonable accommodations are available for persons with disabilities as needed and/or upon request. Survey responses generally noted that persons who administer public meetings are not trained in how to respond to requests for reasonable accommodations by members of the public.

Survey respondents again indicated a general lack of uniformity on whether Authority events and functions are held in buildings and rooms that are fully accessible, and generally agreed that staff are not trained in how to set up meeting rooms to provide maneuvering space for persons who use wheelchairs or service animals. Many of these

²⁵ See, e.g. <https://www.ada.gov/taman2.html#II-3.3000>

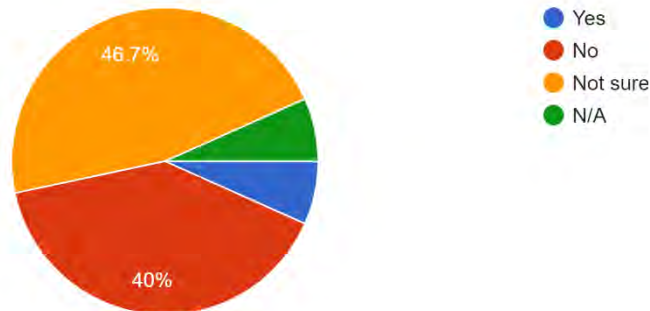
²⁶ See, e.g. American Bar Association- Planning An Accessible Meeting <https://www.americanbar.org/content/dam/aba/administrative/diversity-inclusion-center/accessible-meetings-toolkit.pdf>

items can be adequately addressed by implementing a uniform events accessibility checklist, such as the one noted in footnote 26, *supra*.

Chart 1: Events Accessibility Checklist

2. Does the Department have an event planning accessibility checklist to ensure that all public meetings and events are fully accessible?

15 responses



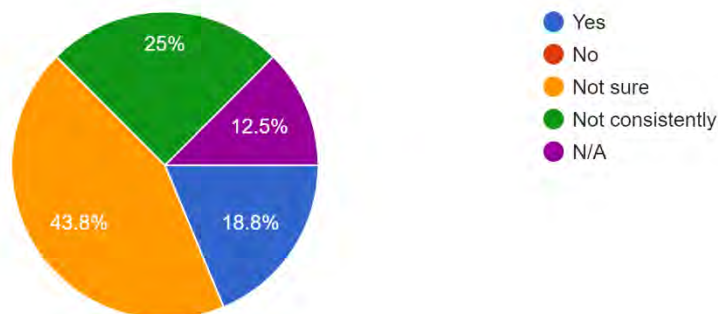
Question: Does the Department have an event planning accessibility checklist to ensure that all public meetings and events are fully accessible?

Responses: Not sure: 6; No: 6; N/A:1; Yes: 1

Chart 2: Public Meeting Notices

4. Do all meeting notices contain an announcement that reasonable accommodations are available for persons with disabilities as needed and/or upon request?

16 responses



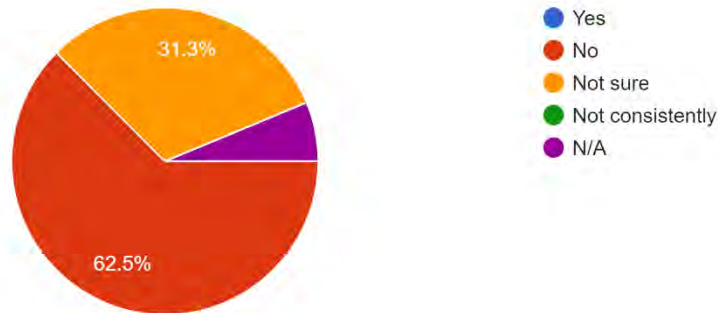
Question: Do all meeting notices contain an announcement that reasonable accommodations are available for persons with disabilities as needed and/or upon request?

Responses: Not sure: 7; Not consistently: 4; Yes: 3; N/A: 2

Chart 3: Setting Up Meeting Rooms

7. Is staff trained to set up meeting rooms to provide maneuvering space for persons who use wheelchairs or service animals?

16 responses



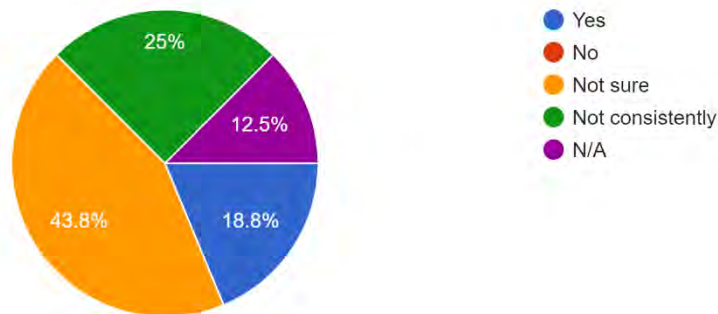
Question: Is staff trained to set up meeting rooms to provide maneuvering space for persons who use wheelchairs or service animals?

Responses: No: 10; Not sure: 5; N/A: 1

Chart 4: Accessible Meeting Locations

4. Do all meeting notices contain an announcement that reasonable accommodations are available for persons with disabilities as needed and/or upon request?

16 responses

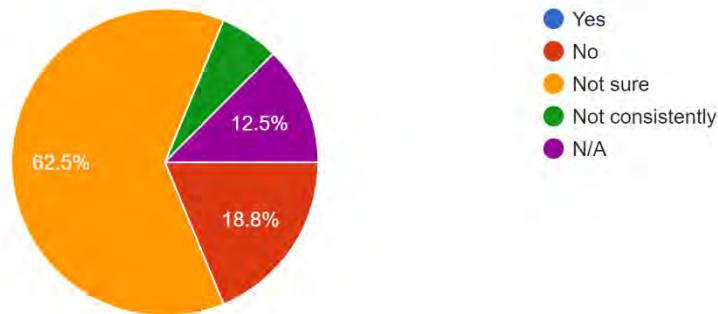


Question: Are public meetings held on sites that are accessible by public transportation?

Responses: Not sure: 7; Not consistently: 4; Yes: 3; N/A: 2

Chart 5: Public Meeting Notices

10. Do public meeting notices contain language indicating that service animals are welcome?
16 responses

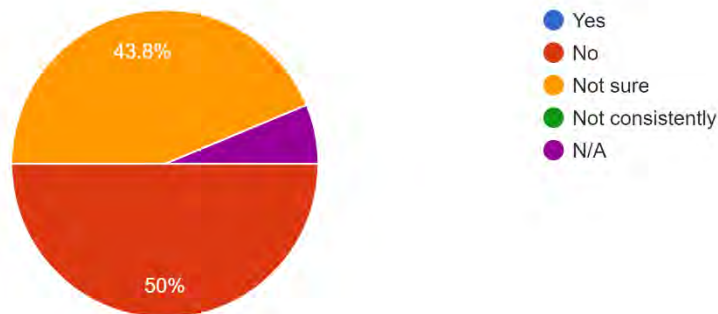


Question: Do public meeting notices contain language indicating that service animals are welcome?

Responses: Not sure: 10; No: 3; N/A: 2; Not consistently: 1

Chart 6: Service Animal Relief Areas

11. Are service animal relief areas identified before every public meeting?
16 responses



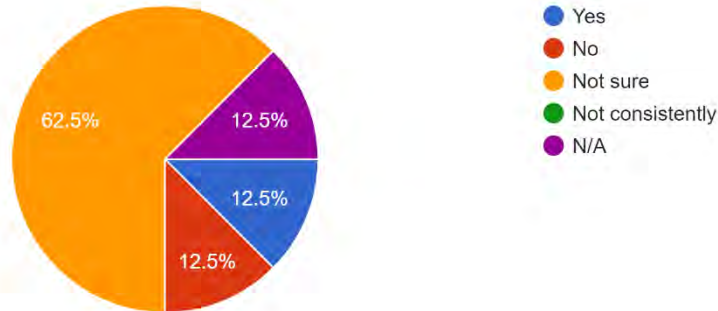
Question: Are service animal relief areas identified before every public meeting?

Responses: No: 8; Not sure: 7; N/A: 1

Chart 7: Reserved Seating

14. Do all public meetings have reserved seating for people who use wheelchairs?

16 responses



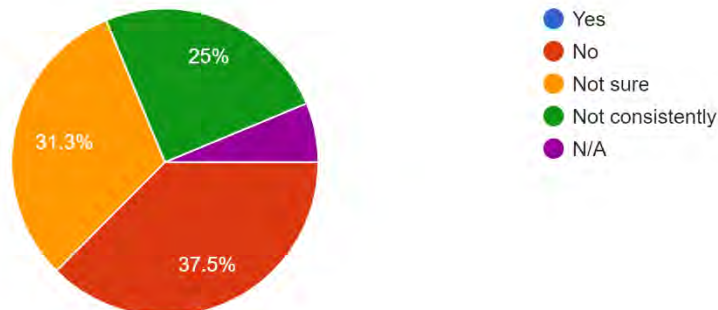
Question: Do all public meetings have reserved seating for people who use wheelchairs?

Responses: Not sure: 10; Yes: 2; No: 2; N/A: 2

Chart 8: Presenter Best Practices

15. Are all presenters at public meetings trained on best practices for presenting content to persons with disabilities, eg. reading powerpoints aloud?

16 responses



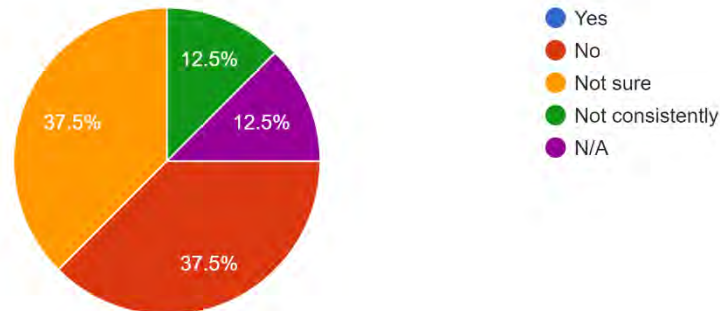
Question: Are all presenters at public meetings trained in best practices for presenting content to persons with disabilities, e.g. reading PowerPoints aloud?

Responses: No: 6; Not sure: 5; Not consistently: 4; N/A: 1

Chart 9: Sign Language Interpreters

17. Are sign language interpreters and/or real-time captioners available for all public meetings?

16 responses



Question: Are sign language interpreters and/or real-time captioners available for all public meetings?

Responses: No: 6; Not sure: 6; N/A: 2; Not consistently: 2

K. Emergency Procedures

Generally, emergency plans and procedures should account for people with disabilities to ensure their safety and care during emergency situations.

Recommendations

- Ensure that all Departments have procedures in place regarding the evacuation of persons with disabilities.²⁷
- Communicate with emergency partners to ensure that any evacuation facilities are accessible to persons with disabilities.
- Determine whether there is a Building Safety Plan for the buildings where your department operates.
- Ensure that all Staff and employees are aware of i) Building Safety Plan, ii) evacuation procedures for persons with disabilities, and iii) designated waiting

²⁷ See, e.g. ADA.gov, ADA Best Practices Tool Kit for State and Local Governments. Title II Checklist (Emergency Management)

- <https://www.ada.gov/pcatoolkit/chap7emergencygmtadd1.htm>

areas within your building for disabled people to wait for rescue by first responders.

- Offer your Staff and employees training on best practices to evacuate people with disabilities.²⁸

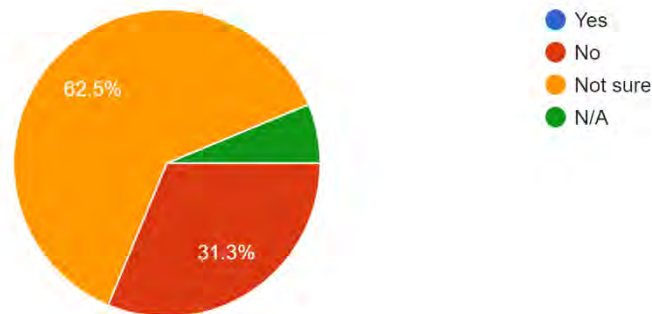
Survey Responses & Findings

As our world experiences increasingly dramatic and catastrophic weather events, active shooter events, and the secondary impacts of these, it is exceedingly important for public entities to have thorough, updated emergency and evacuation procedures, as well as a well-trained staff prepared to execute those procedures. Here, survey responses were inconsistent regarding the existence, implementation, and regular updating of training for emergency evacuation procedures, including the safe evacuation of people with disabilities.

Chart 1: Evacuation Procedures

1. Does your Department have procedures in place regarding the evacuation of persons with disabilities?

16 responses



Question: Does your Department have procedures in place regarding the evacuation of persons with disabilities?

Responses: Not sure: 10; No: 5; N/A: 1

²⁸ See, e.g. FEMA/American Red Cross: Preparing for Disaster for People with Disabilities and other Special Needs

- <https://oes.ucsc.edu/emergency-preparedness/procedures/arcdisasterprep.pdf>

L. Records

Processes should be in place to ensure that all Authority records can be accessed by persons with disabilities, including but not limited to people who are blind or vision-impaired, deaf, or hard of hearing, and/or mobility-impaired.

Recommendations

- Based on survey responses there are no recommendations for this section at this time.

Survey Responses & Findings

Survey responses indicated that records are generally kept in both digital and hard copy format, and that they are either in accessible physical locations for viewing these records (e.g. accessible desks or counters), and/or that assistance is provided upon request.

M. Capital Projects

Recommendations

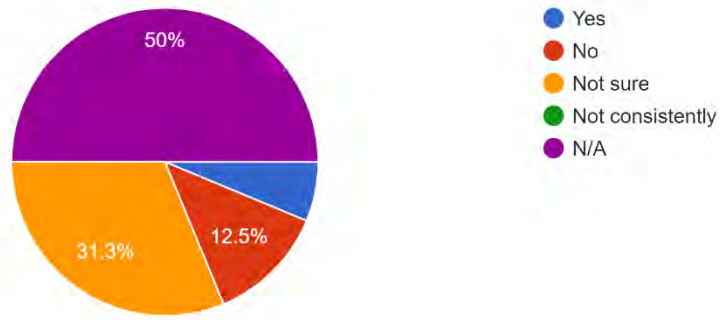
- Similar to the recommendation in the “Planning, Construction & Building” section of this report, develop an accessibility checklist or accessibility protocols (e.g. current accessibility practices) for use on all Capital projects and assign a staff person to ensure compliance with this checklist.

Survey Responses & Findings

Chart 1: Accessibility Checklist for Capital Projects

1. Does your Department have an accessibility checklist that it uses for all Capital projects?

16 responses



Question: Does your department have an accessibility checklist that it uses for all Capital projects?

Responses: N/A: 8; Not sure: 5; No: 2; Yes: 1

N. General Purchases

Recommendations

- Establish a uniform process for ensuring accessibility of items - including furniture and items with operational parts - purchased for installation.

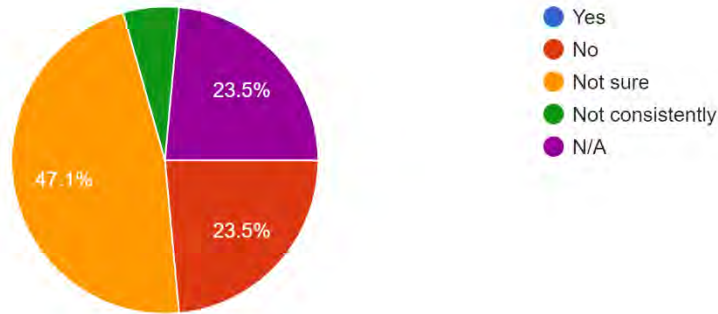
Survey Responses & Findings

Survey responses generally indicated a lack of policy or practice - or knowledge thereof - to ensure the consideration of accessibility in general purchasing.

Chart 1: Accessibility of Purchased Items

2. When purchasing an item that contains an operational part, do you consider accessibility requirements, (e.g. ability to operate with one hand...ssure; no grasping, pinching, and twisting; etc.)?

17 responses



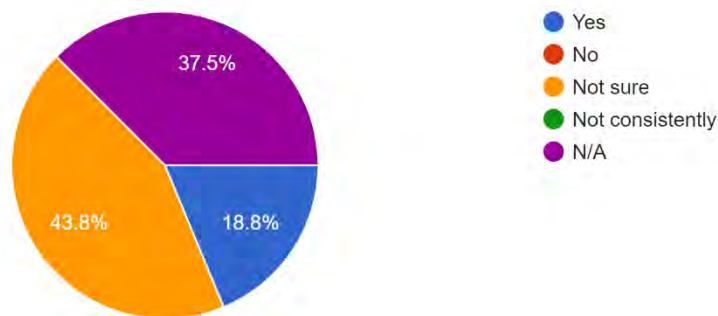
Question: When purchasing an item that contains an operational part, do you consider accessibility requirements (e.g. ability to operate with one hand; maximum 5lbs operational pressure; no grasping, pinching, and twisting; etc.)?

Responses: Not sure: 8; No: 4; N/A: 4; Not consistently: 1

Chart 2: Furniture Accessibility

3. When furniture is purchased, does the Department consider accessibility factors such as knee clearance for tables and clear space within a room?

16 responses



Question: When furniture is purchased, does the Department consider accessibility factors such as knee clearance for tables and clear space within a room?

Responses: Not sure: 7; N/A: 6; Yes: 3

O. General

Recommendations

- Ensure that all Departments have ADA Notices of Compliance posted.
- Ensure that all Departments are aware of the Authority’s policy regarding service and/or emotional support animals for its employees and/or the public.
- Ensure that all Departments that offer printed informational brochures to the public, and all Departments that issue any sort of fine or citation, have those available in large print format, and can provide alternative formats upon request.
- Ensure that all Departments have a policy in place that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program.

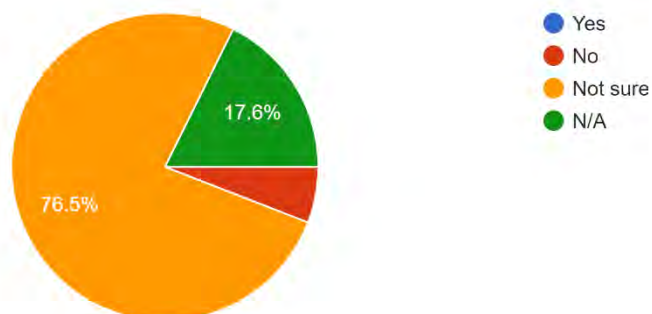
Survey Responses & Findings

Survey respondents generally indicated they were unsure or did not believe their Department had an ADA Notice of Compliance posted and were equally unsure whether the Authority has a policy of service and/or support animals. Some Departments indicated that they provide printed brochures, but do not keep large print copies on hand. Additionally, most survey respondents were not aware of Authority policy that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program.

Chart 1: Posting of ADA Notice of Compliance

1. Does your Department have an ADA Notice of Compliance posted?

17 responses

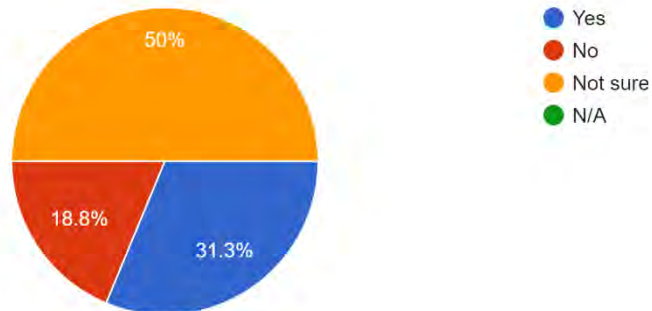


Question: Does your Department have an ADA Notice of Compliance posted?
Responses: Not sure: 13; N/A: 3; No: 1

Chart 2: Service and Support Policies for Employees and the Public

2. Does your Department have any policies regarding service and/or emotional support animals for its employees and/or the public?

16 responses



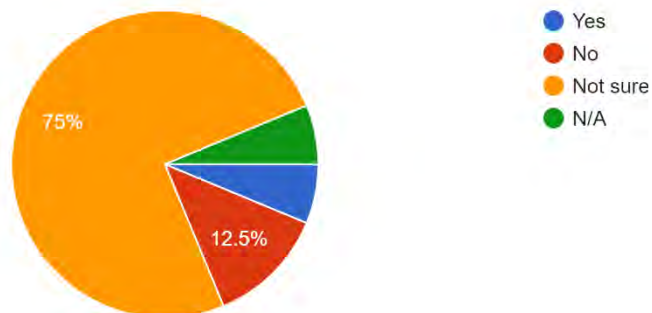
Question: Does your Department have any policies regarding service and/or emotional support animals for its employees and/or the public?

Responses: Not sure: 8; No: 3; Yes: 5

Chart 3: Policy Prohibiting Discrimination Based on Previous Drug Use

11. Does your Department have a policy in place that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program?

16 responses



Question: Does your Department have a policy in place that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program?

Responses: Not sure: 12; No: 2; N/A: 1; yes: 1

P. Requested Trainings

The following trainings were requested by survey respondents:

- Decision making and policies
- Best practices for web/mobile newsletter communications
- Best practices and tools for website optimization for ADA
- Checklists for public meetings and events
- I would love any resources that would help make sure we are not only complying but making sure that everyone feels welcome at Open Space Authority preserves, programs, and functions. (Or when trying to access resources.)
- Overall accessibility training for the field team members I think would be beneficial and give us all an overall understanding of what is truly required.
- Maintaining public right of ways, working with volunteers/public, and accommodations in request for proposals/bids.
- A comprehensive training for staff, board and CAC would probably be beneficial.
- Making sure all staff are aware of all resources and accommodations available for persons with disabilities.
- Trainings for staff and volunteers on how to host both virtual and in-person meetings for people with disabilities; trainings for how to set up a space or event so that it is accessible for all participants; trainings for hosting educational or docent programming with accessibility in mind should also be regularly offered.
- Public meetings, accessible collateral (print and digital), events, service animals.
- Grievance procedure requirements and meeting accessibility requirements in transportation, printed materials, public meetings.
- Responding to accommodation requests and complaints. Planning for events/meetings to be accessible. Anti-discrimination that is disability specific.
- For my department in particular: CASp information, additional training on requirements pertaining to built environment and best practices for informational and wayfinding signage, training on how to engage disability community.
- Training for most areas listed above
- I think we would benefit from being educated on how our preserves could better serve those with disabilities we do not consider - such as hearing, visually impaired, etc.
- Basic special needs - an understanding. How to recognize a disability. How to adapt on the fly to accommodate one. And there needs to be a new procedure

for all programs, and elements mentioned, with guidelines on how to do these things in a more accessible way.

Q. Vetting of Self-Evaluation Results

The Authority is committed to the vetting of these results with stakeholders as required by law and developing an implementation plan designed to implement necessary changes and track good-faith compliance efforts.

Vetting Activity

Report Concerning the Self-Evaluation Vetting

- Date(s) and location(s) of vetting
- List of attendees

Input Received During Vetting

Response to Input during Vetting:

Persons Involved in Vetting:

Use of This Self-Evaluation as a Living Document

The ADA requires that a Self-Evaluation be conducted once. Many entities, including the Authority, recognize the value of using this document on an ongoing basis. As such, it is available to incorporate new policies as needed in response to emerging issues in case law, new regulations, or the development of, and/or modification of the Authority's programs. Thus, an addendum to this report can be added as needed to document the Authority's good-faith effort to make the changes necessary to ensure appropriate access for the public, employees, and visitors to the Authority.

R. Staff Who Contributed to this ADA Self-Evaluation

The following Authority Staff completed an ADA Self-Evaluation Questionnaire:

Staff Member	Title
Charlotte Graham	Public Information Officer
Elizabeth Loretto	Human Resources Officer
Andy Burnside	Lead Open Space Technician
Andres Campusano	Supervising Open Space Technician
Lucas Shellhammer	Planning Manager
Teri Rogoway	Educational Program Administrator
Michelle Garcia	Educational Program Coordinator
Justina Tien	Fiscal Services Officer
Ivy Rylander	Office Assistant
Katie Simon	Communications Coordinator
Annamarie Pilon	Community Engagement Coordinator
Caroline Hernandez	Deputy Clerk of the Board
Megan Robinson	Supervising Open Space Technician
Patrick Stevenson	Lead Open Space Technician
Jennifer Hooper	Associate Open Space Planner
Kat Hill	Volunteer Program Coordinator
Aaron Hébert	Natural Resources Manager

S. Action Plan for the Self-Evaluation Implementation

Provided separately is the Authority's ADA Self-Evaluation action plan. It is contained in a spreadsheet designed to be modified as progress is made. It may also be modified when work is necessary that is not identified within the body of this Report. Such instances may occur pursuant to new regulations or case law developments.

Many of the recommendations are clustered by subject and can be addressed with one staff assignment. Occasionally, there will be one recommended action that addresses several issues noted within the report. For example, disability awareness training benefits the Authority's operation in several areas which are noted by findings. The provision of the training, therefore, addresses a wide variety of issues.

APPENDICES

Appendix A: 28 CFR 35.105 Self-Evaluation.

(a) A public entity shall, within one year of the effective date of this part, evaluate its current services, policies, and practices, and the effects thereof, that do not or may not meet the requirements of this part and, to the extent modification of any such services, policies, and practices is required, the public entity shall proceed to make the necessary modifications.

(b) A public entity shall provide an opportunity to interested persons, including individuals with disabilities or organizations representing individuals with disabilities, to participate in the Self-Evaluation process by submitting comments.

(c) A public entity that employs 50 or more persons shall, for at least three years following completion of the Self-Evaluation, maintain on file and make available for public inspection:

(1) A list of the interested persons consulted;

(2) A description of areas examined and any problems identified;
and

(3) A description of any modifications made.

(d) If a public entity has already complied with the Self-Evaluation requirement of a regulation implementing section 504 of the Rehabilitation Act of 1973, then the requirements of this section shall apply only to those policies and practices that were not included in the previous Self-Evaluation.

Appendix B: California Government Code Section 11135

11135.

(a) No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, genetic information, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state. Notwithstanding Section 11000, this section applies to the California State University.

(b) With respect to discrimination on the basis of disability, programs and activities subject to subdivision (a) shall meet the protections and prohibitions contained in Section 202 of the federal Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof, except that if the laws of this state prescribe stronger protections and prohibitions, the programs and activities subject to subdivision (a) shall be subject to the stronger protections and prohibitions.

(c) (1) As used in this section, "disability" means any mental or physical disability, as defined in Section 12926.

Appendix C: California Government Code Section 12926

Cal Gov Code § 12926 (2010)

§ 12926. Definitions regarding unlawful practices

As used in this part in connection with unlawful practices, unless a different meaning clearly appears from the context:

(a) "Affirmative relief" or "prospective relief" includes the authority to order reinstatement of an employee, awards of backpay, reimbursement of out-of-pocket expenses, hiring, transfers, reassignments, grants of tenure, promotions, cease and desist orders, posting of notices, training of personnel, testing, expunging of records, reporting of records, and any other similar relief that is intended to correct unlawful practices under this part.

(b) "Age" refers to the chronological age of any individual who has reached his or her 40th birthday.

(c) "Employee" does not include any individual employed by his or her parents, spouse, or child, or any individual employed under a special license in a nonprofit sheltered workshop or rehabilitation facility.

(d) "Employer" includes any person regularly employing five or more persons, or any person acting as an agent of an employer, directly or indirectly, the state or any political or civil subdivision of the state, and cities, except as follows:

"Employer" does not include a religious association or corporation not organized for private profit.

(e) "Employment agency" includes any person undertaking for compensation to procure employees or opportunities to work.

(f) "Essential functions" means the fundamental job duties of the employment position the individual with a disability holds or desires. "Essential functions" does not include the marginal functions of the position.

(1) A job function may be considered essential for any of several reasons, including, but not limited to, any one or more of the following:

(A) The function may be essential because the reason the position exists is to perform that function.

(B) The function may be essential because of the limited number of employees available among whom the performance of that job function can be distributed.

(C) The function may be highly specialized, so that the incumbent in the position is hired for his or her expertise or ability to perform the particular function.

(2) Evidence of whether a particular function is essential includes, but is not limited to, the following:

(A) The employer's judgment as to which functions are essential.

(B) Written job descriptions prepared before advertising or interviewing applicants for the job.

(C) The amount of time spent on the job performing the function.

(D) The consequences of not requiring the incumbent to perform the function.

(E) The terms of a collective bargaining agreement.

(F) The work experiences of past incumbents in the job.

(G) The current work experience of incumbents in similar jobs.

(g) "Labor organization" includes any organization that exists and is constituted for the purpose, in whole or in part, of collective bargaining or of dealing with employers concerning grievances, terms or conditions of employment, or of other mutual aid or protection.

(h) "Medical condition" means either of the following:

(1) Any health impairment related to or associated with a diagnosis of cancer or a record or history of cancer.

(2) Genetic characteristics. For purposes of this section, "genetic characteristics" means either of the following:

(A) Any scientifically or medically identifiable gene or chromosome, or combination or alteration thereof, that is known to be a cause of a disease or disorder in a person or his or her offspring, or that is determined to be associated with a statistically increased risk of development of a disease or disorder, and that is presently not associated with any symptoms of any disease or disorder.

(B) Inherited characteristics that may derive from the individual or family member, that are known to be a cause of a disease or disorder in a person or his or her offspring, or that are determined to be associated with a statistically increased risk of development

of a disease or disorder, and that are presently not associated with any symptoms of any disease or disorder.

(i) "Mental disability" includes, but is not limited to, all of the following:

(1) Having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities, that limits a major life activity. For purposes of this section:

(A) "Limits" shall be determined without regard to mitigating measures, such as medications, assistive devices, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(B) A mental or psychological disorder or condition limits a major life activity if it makes the achievement of the major life activity difficult.

(C) "Major life activities" shall be broadly construed and shall include physical, mental, and social activities and working.

(2) Any other mental or psychological disorder or condition not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a mental or psychological disorder or condition described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any mental condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a mental or psychological disorder or condition that has no present disabling effect, but that may become a mental disability as described in paragraph (1) or (2).

"Mental disability" does not include sexual behavior disorders, compulsive gambling, kleptomania, pyromania, or psychoactive substance use disorders resulting from the current unlawful use of controlled substances or other drugs.

(j) "On the bases enumerated in this part" means or refers to discrimination on the basis of one or more of the following: race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation.

(k) "Physical disability" includes, but is not limited to, all of the following:

(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:

(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

(B) Limits a major life activity. For purposes of this section:

(i) "Limits" shall be determined without regard to mitigating measures such as medications, assistive devices, prosthetics, or reasonable accommodations, unless the mitigating measure itself limits a major life activity.

(ii) A physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss limits a major life activity if it makes the achievement of the major life activity difficult.

(iii) "Major life activities" shall be broadly construed and includes physical, mental, and social activities and working.

(2) Any other health impairment not described in paragraph (1) that requires special education or related services.

(3) Having a record or history of a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) or (2), which is known to the employer or other entity covered by this part.

(4) Being regarded or treated by the employer or other entity covered by this part as having, or having had, any physical condition that makes achievement of a major life activity difficult.

(5) Being regarded or treated by the employer or other entity covered by this part as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).

(6) "Physical disability" does not include sexual behavior disorders, compulsive gambling, kleptomania, pyromania, or psychoactive substance use disorders resulting from the current unlawful use of controlled substances or other drugs.

(I) Notwithstanding subdivisions (i) and (k), if the definition of "disability" used in the Americans with Disabilities Act of 1990 (Public Law 101-336) would result in broader protection of the civil rights of individuals with a mental disability or physical disability, as

defined in subdivision (i) or (k), or would include any medical condition not included within those definitions, then that broader protection or coverage shall be deemed incorporated by reference into, and shall prevail over conflicting provisions of, the definitions in subdivisions (i) and (k).

(m) "Race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, marital status, sex, age, or sexual orientation" includes a perception that the person has any of those characteristics or that the person is associated with a person who has, or is perceived to have, any of those characteristics.

(n) "Reasonable accommodation" may include either of the following:

(1) Making existing facilities used by employees readily accessible to, and usable by, individuals with disabilities.

(2) Job restructuring, part-time or modified work schedules, reassignment to a vacant position, acquisition or modification of equipment or devices, adjustment or modifications of examinations, training materials or policies, the provision of qualified readers or interpreters, and other similar accommodations for individuals with disabilities.

(o) "Religious creed," "religion," "religious observance," "religious belief," and "creed" include all aspects of religious belief, observance, and practice.

(p) "Sex" includes, but is not limited to, pregnancy, childbirth, or medical conditions related to pregnancy or childbirth. "Sex" also includes, but is not limited to, a person's gender, as defined in *Section 422.56 of the Penal Code*.

(q) "Sexual orientation" means heterosexuality, homosexuality, and bisexuality.

(r) "Supervisor" means any individual having the authority, in the interest of the employer, to hire, transfer, suspend, lay off, recall, promote, discharge, assign, reward, or discipline other employees, or the responsibility to direct them, or to adjust their grievances, or effectively to recommend that action, if, in connection with the foregoing, the exercise of that authority is not of a merely routine or clerical nature, but requires the use of independent judgment.

(s) "Undue hardship" means an action requiring significant difficulty or expense, when considered in light of the following factors:

(1) The nature and cost of the accommodation needed.

(2) The overall financial resources of the facilities involved in the provision of the reasonable accommodations, the number of persons employed at the facility, and

the effect on expenses and resources or the impact otherwise of these accommodations upon the operation of the facility.

(3) The overall financial resources of the covered entity, the overall size of the business of a covered entity with respect to the number of employees, and the number, type, and location of its facilities.

(4) The type of operations, including the composition, structure, and functions of the workforce of the entity.

(5) The geographic separateness, administrative, or fiscal relationship of the facility or facilities.

HISTORY:

Added Stats 1980 ch 992 § 4. Amended Stats 1985 ch 1151 § 1; Stats 1990 ch 15 § 1 (SB 1027); Stats 1992 ch 911 § 3 (AB 311), ch 912 § 3 (AB 1286), ch 913 § 21.3 (AB 1077); Stats 1993 ch 1214 § 5 (AB 551); Stats 1998 ch 99 § 1 (SB 654); Stats 1999 ch 311 § 2 (SB 1185), ch 591 § 5.1 (AB 1670), ch 592 § 3.7 (AB 1001); Stats 2000 ch 1049 § 5 (AB 2222); Stats 2003 ch 164 § 1 (AB 196); Stats 2004 ch 700 § 4 (SB 1234).

Amendments:

1985 Amendment:

Added **(1)** "or her" after "employed by his" in subd (b); and **(2)** subd (i).

1990 Amendment:

Added subd (j).

1992 Amendment:

(1) Added subd (a); **(2)** redesignated former subds (a)-(d) to be subds (b)-(e); **(3)** amended the introductory clause of subd (d) by **(a)** deleting ", except as hereinafter provided," before "includes"; and **(b)** substituting ", except as follows:" for a period; **(4)** added subdivision designation (d)(1); **(5)** added subd (d)(2); **(6)** added subd (f); **(7)** redesignated former subdivisions (e) and (f) to be subds (g) and (h); **(8)** substituted "includes, but is not limited to," for "means" in subd (h); **(9)** added subd (i); **(10)** redesignated former subd (g) to be subd (j); **(11)** substituted "disability, mental disability" for "handicap" in subd (j); **(12)** substituted subd (k) for former subd (h) which read: "(h) 'Physical handicap' includes impairment of sight, hearing, or speech, or impairment of physical ability because of amputation or loss of function or coordination, or any other health impairment which requires special education or related services."; **(13)** added subds (l) and (m); **(14)** redesignated former subds (i) and (j) to be subds (n) and (o); and

(15) added subd (p) and the last paragraph. (As amended 1992 ch 913, compared to the section as it read prior to 1992. This section was also amended by two earlier chapters, ch 911, ch 912. See Gov C § 9605.)

1993 Amendment:

(1) Substituted "functions" for "duties" after "Essential" both times it appears in subd (f); (2) deleted ", but is not limited to," after "includes" in subd (h); (3) deleted former subd (l) which read: "(l) 'Reasonable accommodation' may include either of the following:

"(1) Making existing facilities used by employees readily accessible to, and usable by, individuals with disabilities.

"(2) Job restructuring, part-time or modified work schedules, reassignment to a vacant position, acquisition or modification of equipment or devices, adjustment or modifications of examinations, training materials or policies, the provision of qualified readers or interpreters, and other similar accommodations for individuals with disabilities. It is the intent of the Legislature that the definition of 'physical disability' in this subdivision shall have the same meaning as the term 'physical handicap' formerly defined by this subdivision and construed in *American National Ins. Co. v. Fair Employment & Housing Com.*, 32 Cal. 3d 603. However, 'physical disability' does not include conditions excluded from the federal definition of 'disability' pursuant to Section 511 of the Americans with Disabilities Act of 1990 (42 U.S.C., § 12211). Additionally, for purposes of this part, the unlawful use of controlled substances or other drugs shall not be deemed, in and of itself, to constitute a physical disability."; (4) designated the former last paragraph in the section to be subd (l); and (5) substituted "of" for "or" after "size of the business" in subd (p)(3).

1998 Amendment:

(1) Amended subd (d) by (a) substituting the comma after "indirectly" for the semicolon; and (b) adding the comma after "thereof"; (2) substituted "that" for "which" after "organization" in subd (g); (3) amended subd (h) by adding (a) "(1) genetic characteristics, or (2)" after "include" in the first sentence; and (b) the second sentence; and (4) added "and" before "(5) the geographic" in subd (p).

1999 Amendment:

(1) Amended subd (d) by (a) substituting "of the state" for "thereof" in the introductory clause; (b) deleting subdivision designation (d)(1) at the beginning of the second paragraph; and (c) deleting former subd (d)(2) which read: "(2) 'Employer,' for purposes of provisions defining unlawful employment practices related to mental disability, means any person regularly employing 15 or more persons, or any person directly or indirectly

acting as an agent of such an employer, and also includes the state and municipalities and political subdivisions of the state."; **(2)** substituted subd (h) for former subd (h) which read: "(h) 'Medical condition' includes (1) genetic characteristics, or (2) any health impairment related to or associated with a diagnosis of cancer, for which a person has been rehabilitated or cured, based on competent medical evidence. For purposes of this section, 'genetic characteristics' means any scientifically or medically identifiable gene or chromosome, or combination or alteration thereof, that is known to be a cause of a disease or disorder in a person or his or her offspring, or is determined to be associated with a statistically increased risk of development of a disease or disorder, or inherited characteristics that may derive from the individual or family member, that is presently not associated with any symptoms of any disease or order."; **(3)** substituted "or age" at the end of subd (j); **(4)** added subd (m); **(5)** redesignated former subds (m)-(o) to be subds (n)-(p); **(6)** added subds (q) and (r); and **(7)** redesignated former subd (p) to be subd (s). (As amended Stats 1999 ch 592, compared to the section as it read prior to 1999. This section was also amended by two earlier chapters, ch 311 and ch 591. See Gov C § 9605.)

2000 Amendment:

(1) Amended subd (h) by **(a)** adding "means" in the introductory clause; and **(b)** substituting "cancer or a record or history of cancer" for ", for which a person has been rehabilitated or cured, based on competent medical evidence" in subd (h)(1); **(2)** substituted subd (i) for former subd (i) which read: "(i) 'Mental disability' includes any mental or psychological disorder, such as mental retardation, organic brain syndrome, emotional or mental illness, and specific learning disabilities. However, 'mental disability' does not include conditions excluded from the federal definition of 'disability' pursuant to Section 511 of the Americans with Disabilities Act of 1990 (*42 U.S.C. Sec. 12211*). Additionally, for purposes of this part, the unlawful use of controlled substances or other drugs shall not be deemed, in and of itself, to constitute a mental disability."; and **(3)** substituted subd (k) for former subd (k) which read: "(k) 'Physical disability' includes, but is not limited to, all of the following:

"(1) Having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that does both of the following:

"(A) Affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine.

"(B) Limits an individual's ability to participate in major life activities.

"(2) Any other healthy impairment not described in paragraph (1) that requires special education or related services.

"(3) Being regarded as having or having had a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment described in paragraph (1) and (2).

"(4) Being regarded as having, or having had, a disease, disorder, condition, cosmetic disfigurement, anatomical loss, or health impairment that has no present disabling effect but may become a physical disability as described in paragraph (1) or (2).

"It is the intent of the Legislature that the definition of 'physical disability' in this subdivision shall have the same meaning as the term 'physical handicap' formerly defined by this subdivision and construed in *American National Ins. Co. v. Fair Employment & Housing Com.* (1982) 32 Cal. 3d 603. However, 'physical disability' does not include conditions excluded from the federal definition of 'disability' pursuant to Section 511 of the Americans with Disabilities Act of 1990 (42 U.S.C., Sec 12211). Additionally, for purposes of this part, the unlawful use of controlled substances or other drugs shall not be deemed, in and of itself, to constitute a physical disability."

2003 Amendment:

(1) Added the second sentence of subd (p); and (2) amended subd (s) by substituting (a) "The" for "the" at the beginning of subds (s)(1)-(s)(5); and (b) the period for the comma at the end of subds (s)(1)-(s)(3) and the period for ", and" at the end of subd (s)(4).

2004 Amendment:

Substituted "*Section 422.56 of the Penal Code*" for "*Section 422.76 of the Penal Code*, except that, for purposes of this part, the reference in that definition to the "victim" shall mean the employee or applicant and the reference in that definition to the "defendant" shall mean the employer or other covered entity or person subject to applicable prohibitions under this part" in subd (p).

Appendix D: Self-Evaluation Survey Questions

Introduction: Self-Evaluation Survey

Thank you for participating in the Santa Clara Valley Open Space Authority's (hereafter referred to as "Authority") Americans with Disabilities Act (ADA) Self Evaluation (SE) process. The implementation of the ADA is far reaching and impacts all programs, services and activities provided by the Authority. You have been selected to participate because of your knowledge of Authority operations.

The following questions ask for policies and procedures related to accessibility and reasonable accommodations for people with disabilities. This questionnaire will cover the following areas:

- Print Communications
- Communication with People Who are DHH
- Software and Digital Communication
- Staff and Employees
- Purchasing, Contracts, Vendors
- Construction and Remodels
- General Purchases
- Facilities and Real Estate Management
- Planning, Construction, Buildings
- Capital Projects
- Fleet Services
- Public Meetings
- Emergency Procedures
- Records
- Other

Please answer all questions pertinent to your Department's programs, services and activities. If a question doesn't apply, you may indicate this, or skip the question. Please note that this survey cannot be saved! It is recommended that you review all questions and then, once you are comfortable with the responses, complete the full survey and submit.

Your responses will ultimately be part of a public document and report with recommendations. Be candid, at times you may find that no policy or procedure is in place to address the item in question - this is important as well because it

helps to provide guidance on recommended next steps for the Authority in the spirit of continuous improvement. If you need or would like clarification of any question, or to turn in additional documents requested in this questionnaire, please contact Jennifer Hooper, jhooper@openspaceauthority.org, 408224-7476, and she will relay this to the consultant on this project, Tina Dorius of Sally Swanson Architects, tdorius@swanarch.com.

Thank you for your work on this survey!

*** Required**

Contact Info

1. Name *

2. Title *

3. Email Address *

4. Department/Division *

5. Program Name and Brief Description of Work *

6. Date: *

Example: January 7, 2019

Print Communications

7. 1. Do all of your Department's printed publications and notices inform readers that the publications are available in alternative formats, if needed, for persons with disabilities?

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
-

N/A

8. 1a. If yes, is this mandated by the Authority or specific to your Department?

Mark only one oval.

- Mandated by the Authority
- Specific to our Department
- Not sure
- N/A

9. 1b. If yes, is the notification language standard to the Authority or created by your Department?

Mark only one oval.

- Standard to the Authority
- Created by our Department
- Not sure
-

N/A

10. 1c. If yes, please provide a copy of the text offering alternative formats.

11. **2. Do all of your Department's printed publications and notices use a certain font type and size for Authority published documents?**

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
- N/A

12. **2a. If yes, what font type and size is used?**

13. **2b. If yes, is this mandated by the Authority or specific to your Department?**

Mark only one oval.

- Mandated by the Authority
- Specific to our Department
- Not sure
- N/A

14. **3. Has your Department reviewed all publications and notices to determine whether they portray persons with disabilities in a demeaning or offensive manner?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

15. 3a. If yes, when was this review last performed?

16. 3b. If yes, how regularly is this review performed?

17. 4. Has your Department trained its staff to ensure that all publications and correspondence use “person first language”?

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

18. 4a. If yes, is this training provided by the Authority or the Department?

Mark only one oval.

Authority

Department

Other

N/A

19. 4b. If yes, how often are staff provided this training, and how is this training tracked and recorded?

Communication With People Who are Deaf or Hard of Hearing (DHH)

20. **1. Does your Department list “711 the California Relay” on business cards and letterheads?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

21. **2. Are your Department’s telephone lines accessible to persons who are DHH?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

22. **2a. If yes, please describe how the Department ensures this accessibility.**

23. **2b. If yes, how often are your Department’s telephone lines tested to ensure accessibility?**

24. **3. Has your Department identified local resources that can provide auxiliary aids for communication as needed?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

25. **3a. If yes, please describe.**

26. **3b. If yes, please describe how the public is informed of these resources, and how they are informed on how to request them.**

27. **4. If your Department uses video for any reason or in any forum (e.g. internal employee training, public outreach via the web on social media, YouTube, etc.) is that video captioned?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

28. **4a. If yes, please describe how the Department ensures that video is captioned, including any processes or vendors utilized to caption videos.**

29. **4b. If yes, are videos captioned before use, or at some later date after they have been released?**

30. **5. Does your Department have a policy in place for securing video remote interpreting services (VRI)?**

Mark only one oval.

Yes

No

Not consistently

Not sure

N/A

31. **5a. If yes, please provide a copy of the policy and/or describe in detail.**

32. **6. If your Department has a Public Information Officer that communicates with the press and releases critical information, is an American Sign Language interpreter visible and within the screenshot if television cameras are in use or is a captioning service used?**

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
- N/A

33. **7. Does the Department play videos in public spaces, e.g. waiting rooms or lobbies, for the public?**

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
- N/A

34. **7a. If so, are these videos captioned?**

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
- N/A

35. **8. Does the Department use any public address systems?**

Mark only one oval.

- Yes
- No
- Not consistently
- Not sure
- N/A

36. **8a. If so, how does the Department ensure that information broadcast by these systems is available to people who may be DHH?**

Software & Digital Communication

37. **1. Does the Department ensure that its webpage is accessible to persons with disabilities by applying Web Content Accessibility Guidelines (WCAG)?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

38. 1a. If yes, is this mandated by the Authority?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

39. 1b. If yes, how does the Department make sure its webpage meets the WCAG?

(Write N/A if not applicable).

40. 1c. If yes, how does the Department ensure that any updates meet the WCAG?

(Write N/A if not applicable).

41. 1d. If yes, what version of the WCAG does the Department apply to its webpage access requirements? (Write N/A if not applicable).

42. **2. Does the Department use any web-based forms for use internally or by the public?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

43. **2a. If yes, how does the Department ensure that these meet WCAG? (Write N/A if not applicable).**

44. **3. Does the Department use any internally-developed software, including mobile applications and payment systems, either internally or externally?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

45. **3a. If yes, how does the Department ensure that these meet WCAG? (Write N/A if not applicable).**

46. **4. Does the Department use any third party software, including mobile applications and payment systems, either internally or externally?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

47. **4a. If yes, how does the Department ensure that these meet WCAG? (Write N/A if not applicable).**

48. **5. Does the Department use any touch screen information systems for public interaction?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

49. **5a. If yes, is there an independent operating system for persons with visual impairments?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

50. **6. Does the Department offer any type of computer or digital device for use by the public?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

51. **6a. If yes, are they equipped with software that makes them accessible to persons with visual impairments?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

52. **6b. If yes, how does the Department ensure that these devices and the software on them is accessible?**

53. **7. In email communications (both internal and external), does the Department ensure that all communications – including attachments – comply with WCAG?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

54. **7a. Are PDFs checked for accessibility?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

55. **7b. Are PDFs also sent out as Word documents?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

56. **7c. Are all photos captioned with descriptive text?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

Staff & Employees

57. **1. Does the Department affirmatively recruit persons with disabilities for available positions?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

58. **1a. If yes, please describe these efforts and outreach.**

59. **2. Does the Department ensure that all of its job listings are accessible to persons with disabilities?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

60. **2a. If yes, please describe, and provide any pertinent documents.**

61. **3. Do Department job listings contain a statement of non-discrimination against persons with disabilities?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

62. **3a. If yes, please provide the text of this statement.**

63. **4. Does the Department offer candidates for employment the opportunity to request reasonable accommodation?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

64. **4a. If yes, please describe, and/or provide, any pertinent documents.**

65. **5. Are interview panel members trained regarding disability awareness and appropriate interactions with people with disabilities?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

66. **5a. If yes, please describe the training, including how often it is offered, and how attendance is tracked and recorded.**

67. **6. When your Department conducts employment interviews, is the decision to hire based upon which candidate is best qualified to perform the essential functions of the job with or without reasonable accommodations?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

68. **7. How are the essential functions of a position determined?**

69. **8. Does the Department offer Staff and Employees an opportunity to self-identify as a person with a disability?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

70. **9. How does the Department ensure that all employee events (e.g. holiday parties) are fully accessible?**

71. **10. Does the Department offer training on accessibility best practices and/or the ADA to staff, employees and/or volunteers?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

72. 10a. If so, how often is this training offered?

73. 10b. If so, is this training optional or mandatory?

74. 10c. If so, how is attendance tracked and recorded?

75. 11. Does the Department ensure that all opportunities for advancement and education are available and accessible to Staff and Employees who may have a disability? This includes, but is not limited to, certifications, workshops, trainings, conferences, meetings, etc.

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

76. 12. Does the Department have a process for its staff and/or employees to request a reasonable accommodation?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

77. 12a. If yes, please describe and/or provide copies of any pertinent policies or procedures.

78. 12b. If yes, please also fully describe the interactive process, as well as how documentation regarding these processes are maintained.

79. 13. Does the Department's reasonable accommodation process include a search for transfer into a vacant, funded role as an accommodation of last resort?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

80. 13a. If yes, please describe all Departmental documentation and guidance regarding this process.

81. 13b. If yes, please describe in detail how this process is implemented, including how long a search is conducted, and what criteria are utilized to determine whether a transfer is appropriate and can be achieved.

82. 13c. If yes, does the Department require persons seeking this reasonable accommodation to compete for the vacant role?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

83. 14. If reasonable modifications are used to create access, are they approved before they are put in place?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

84. 14a. If yes, by whom? Please include name, position and contact information

85. 15. When reasonable modifications are put in place, are they documented to ensure staff implements them appropriately?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

86. 15a. If yes, how is the reasonable modification(s) documented? What information is included in the documentation?

87. 16. Does the Department ensure that its facilities and offices are fully accessible?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

88. 16a. If yes, please describe or explain.

89. 17. Is there an anti-disability harassment policy?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

90. 17a. If yes, is it based upon zero tolerance or the legal definition of disability harassment?

91. 17b. If yes, how often is it disseminated to all staff?

92. 18. Does your Department's grievance system (check all that apply):

Check all that apply.

Offer assistance to people with disabilities who, due to their disability, are not able to independently complete the grievance system

Provide timelines regarding when a complainant can expect a result

Have a second level of review

Contain a notice regarding availability of the grievance system in alternative formats:

braille, large print, audio, etc.

Contain the name and contact information of the ADA Coordinator

Not sure - our Department is not involved in receiving, reviewing or deciding grievances

93. 19. Has your Department received any complaints or grievances regarding failure to reasonably accommodate and/or lack of accessibility by candidates, employees, or visitors to any of your offices?

Mark only one oval.

Yes

No

Not sure

N/A

94. 19a. If yes, please describe these complaints, including how they were resolved.

95. 20. Does your Department supervise any maintenance staff?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

96. 20a. If yes, do maintenance staff receive training regarding maintaining an accessible built environment?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

97. 21. Does the Department have a policy regarding service and/or support animals for its employees?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

98. 21a. If yes, please describe the relevant policies.

Purchasing, Contracts, Vendors

99. 1. When the purchase of new equipment is made, (purchases including, but not limited to, communication and transportation equipment) is it reviewed to ensure the equipment is accessible to users with disabilities?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

100. 1a. If yes, please describe how accessibility reviews of new equipment are performed.

101. 2. Are all public documents related to bidding and contracting available to persons with disabilities in alternative format if needed?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

102. 3. Are meetings related to bidding and contracting held in accessible locations?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

103. **4. Do all Authority contracts have language in place holding contractors and vendors to applicable State and Federal disability civil rights mandates?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

104. **4a. If yes, how is this enforced?**

105. **5. How does the Department ensure that all products and services offered by third parties and vendors are fully accessible?**

106. **6. Is an accessibility plan check done when vendors are conducting tenant improvements in public service areas?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

107. **7. Is guidance in place for staff and vendors regarding clear space and furniture placement?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

108. **7a. If yes, when was it last updated?**

109. **8. If an employee or member of the public with a disability believes they have been discriminated against by an Authority vendor or contractor, what steps are available to them to remedy their concerns?**

Construction and Remodels

110. **1. Do all design contracts hold design professionals to designs that use, at minimum, the most stringent access standards in effect at the time of the project?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

111. 2. Do design contracts encourage design professionals to exceed the maximum access standards when possible to ensure that construction tolerances are built into the project?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

112. 3. Is a policy in place that mandates CASp inspections at key points of construction and at completion, before final payment is made?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

113. 4. Are major public projects reviewed by stakeholders with disabilities during the planning stage?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

General Purchases

114. 1. When purchasing items for installation, are checks are in place to ensure installation will be compliant with current building standards?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

115. 1a. Please describe how you ensure that purchased and installed items are compliant with current building standards.

116. 1b. Please describe how you ensure that purchased and installed items are maintained so as to ensure current building standards (e.g. waste baskets are not kept in required maneuvering clearances; subsequently installed items do not obstruct clear spaces and reach ranges, etc.)

117. **2. When purchasing an item that contains an operational part, do you consider accessibility requirements, (e.g. ability to operate with one hand; maximum 5lbs operational pressure; no grasping, pinching, and twisting; etc.)?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

118. **2a. If yes, please describe how these considerations are made and implemented.**

119. **2b. If yes, how does the Department ensure that any operable part is maintained to remain accessible (e.g. parts do not get rusty, stuck, or otherwise outside operable part accessibility requirements)?**

120. **3. When furniture is purchased, does the Department consider accessibility factors such as knee clearance for tables and clear space within a room?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

121. **3a. If yes, please describe how these considerations are made and implemented.**

122. **3b. If yes, please describe how these features are maintained (e.g. items are not placed beneath tables which may obstruct knee clearances, or when additional furniture is added to a room it is not placed where it obstructs a required clear space).**

Facilities and Real Estate Management

123. 1. Does your Department ensure accessibility of any public rights of way (PRoW)?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

124. 1a. If yes, please describe how your Department achieves this, including accessibility requirements of sidewalks, parking lots, and paths of travel to and from Department facilities.

125. 1b. If yes, please describe any policies and/or Department procedures, and include information on when these were last updated.

126. 1c. If yes, please describe how the Department monitors PRoW for accessibility issues, including but not limited to, broken sidewalks, PRoW obstructions (including temporary obstructions), and overhangs into the PRoW that interfere with clear head space.

127. 1d. If yes, does your Department receive complaints from the public regarding inaccessible PRow? How does the Department ensure that methods for receiving these complaints (e.g. via telephone, web-based forms, email) are accessible to people with disabilities?

128. 2. Is there a policy and/or procedure in place ensuring proper maintenance of accessible features?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

129. 2a. If yes, when was this last updated?

130. 2b. If yes, how are the relevant staff made aware of these policies and/or procedures?

131. 2c. If yes, how are these policies and/or procedures enforced?

Planning, Construction, Buildings

132. 1. When examining plans, does the Department evaluate accessibility requirements?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

133. 2. During construction, does the Department evaluate construction sites for accessible paths of travel along public rights of way for persons with disabilities?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently

N/A

134. 2a. If so, please describe how the Department does this, including any relevant

Departmental documentation (e.g. guidelines, checklists, procedures)

135. 3. Does the Department receive public complaints regarding building accessibility for persons with disabilities?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently

N/A

136. 3a. If so, please describe how these are submitted to the Department by the public.

137. 3b. If so, please provide examples of complaints, including how those were resolved.

138. **3c. If so, please describe any relevant Departmental documentation, including intake forms, internal processes, etc.)**

139. **4. Does the Department have any staff or employees who evaluate accessibility of built environments for persons with disabilities?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

140. **4a. If so, please provide supplemental information, e.g. # of FTEs, certifications required, job description(s).**

Capital Projects

141. 1. Does your Department have an accessibility checklist that it uses for all Capital projects?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

142. 1a. If yes, please describe any pertinent documentation.

143. 1b. If yes, when was this last updated?

144. 1c. If yes, how does your Department ensure that accessibility is implemented in all Capital projects?

Fleet Services

145. 1. Does your Department utilize vehicles for transportation? (if yes, complete this section; if no, skip and go to the next section) *Mark only one oval.*

Yes

No

N/A

146. 2. When procuring and maintaining vehicles for transportation uses, what procedures and/or guidelines does your Department follow or implement to ensure that these vehicles are accessible to persons with disabilities?

147. 3. Does your Department offer training to transportation providers regarding disability awareness and how to ensure access and safety to riders with disabilities (including the use of tie-downs)?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

148. 3a. If yes, please describe the training.

149. **3b. If yes, please describe how often this training is offered, tracked and recorded.**

150. **3c. If no, is there another Department within the Authority that offers this training?**

151. **4. Are service animals allowed on transportation systems?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

152. **5. Have there been any complaints regarding inaccessible transportation services?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

153. **5a. If yes, how were those resolved?**

Public Meetings

154. **1. Does the Department hold or sponsor events that are available to the public? (If yes, please continue with this section; if no, please skip this section.) *Mark only one oval.***

- Yes
- No
- Not sure
- N/A

155. **2. Does the Department have an event planning accessibility checklist to ensure that all public meetings and events are fully accessible?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

156. **2a. If yes, please describe this checklist.**

157. **2b. If yes, is this checklist maintained by the Department or the Authority?**

158. **3. If security checks are required to attend any public function, are security personnel trained in best practices for conducting security checks for persons with disabilities?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

159. **3a. If yes, please describe this training, including how often it is updated and offered, and how attendance is tracked and recorded.**

160. **4. Do all meeting notices contain an announcement that reasonable accommodations are available for persons with disabilities as needed and/or upon request?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

161. **4a. If so, please provide a copy of the text that is included in all notices of public meetings.**

162. **5. Are all persons who administer public meetings trained in how to respond to requests for reasonable accommodations by members of the public?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

163. **5a. If so, please describe what training is provided, including how often it is provided and how attendance is tracked and recorded.**

164. **6. Does the Department take steps to ensure that all meetings are held in buildings and rooms that are fully accessible?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

165. **6a. If so, please describe how the physical accessibility of public meeting spaces (including: paths of travel; entrances; circulation routes; registration counters or tables; building amenities such as water fountains, restrooms and public telephones; and seating) is evaluated and implemented.**

166. **7. Is staff trained to set up meeting rooms to provide maneuvering space for persons who use wheelchairs or service animals?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

167. **8. Are the indoor or outdoor surfaces where persons with disabilities will travel smooth, stable and slip resistant?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

168. **9. Are public meetings held on sites that are accessible by public transportation?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

169. **9a. If no, please explain why not.**

170. **10. Do public meeting notices contain language indicating that service animals are welcome?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

171. 10a. If so, please provide the text of this notification.

172. 11. Are service animal relief areas identified before every public meeting?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

173. 12. Are emergency exits identified before every public meeting?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently

N/A

174. 13. Are stages, speaking platforms, microphones and other items to be used by persons with disabilities accessible?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

175. 14. Do all public meetings have reserved seating for people who use wheelchairs?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

176. 14a. Does this reserved seating also include integrated companion seating?

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

177. **15. Are all presenters at public meetings trained on best practices for presenting content to persons with disabilities, eg. reading powerpoints aloud?**

Mark only one oval.

Yes

No

Not sure

Not consistently

N/A

178. **15a. If yes, how are these trainings offered?**

179. **15b. If yes, how often are these trainings offered and how is attendance tracked and recorded?**

180. **16. Are FM Loop systems (Assistive Listening Devices) available for persons who are hard of hearing?**

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

181. 16a. If FM Loop systems are being used, do meeting hosts ensure that all comments made during the meeting go through the PA system?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

182. 16b. If FM Loop systems are used, are all meeting hosts trained on how to operate these?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

183. 17. Are sign language interpreters and/or real-time captioners available for all public meetings?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

184. 17a. If yes, please indicate how these resources are made known and available to the public.

185. 17b. If yes, is there reserved seating at the front of the room for persons needing these accommodations?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

186. 17c. If yes, are sign language interpreters positioned beneath adequate lighting, and close to the speaker?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

187. 17d. If yes, are two sign language interpreters retained for meetings or events lasting more than two hours?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

188. 17e. If yes, are sign language interpreters and real time captioners provided information before the meeting/event regarding any unusual terms or difficult to spell names that will be part of the program?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

189. 18. What processes are in place to ensure that people with disabilities are able to participate in public speaking at all events, e.g. public comment? (please check all that apply):

Check all that apply.

If speaker cards are used, staff is available to assist persons with disabilities, as needed, in completing the cards

Podiums or dais' used for public speaking or public comment are accessible (e.g. lowered podiums, adjustable microphones, etc.)

If public comment time is limited, the time is increased for persons who have speech impairments

190. 19. Do any public events utilize security measures (e.g. magnometers, wands, bag checks)?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

191. 19a. If yes, are Security personnel trained in best practices for conducting security checks of persons with disabilities?

Mark only one oval.

- Yes
- No
- Not sure
- Not consistently
- N/A

192. 19b. If training is provided, please describe or provide a copy of that training, including how and how often it is offered, and how attendance is tracked and recorded.

193. **20. What processes are in place to ensure that exhibits, displays, and other materials offered to the public are fully accessible? (Please check all that apply):**

Check all that apply.

If events include displays, the displays are accessible and on an accessible route

If parts of an exhibit are inaccessible due to technical infeasibility, video with captioning is used to display the exhibit

All brochure racks, holders and literature displays are accessible to people with disabilities, including, e.g. all materials on an accessible route, with appropriate reach ranges and clear oor space

Emergency Procedures

194. **1. Does your Department have procedures in place regarding the evacuation of persons with disabilities?**

Mark only one oval.

Yes

No

Not sure

N/A

195. **1a. If yes, please describe those procedures.**

196. **1b. If yes, how often are relevant Department staff trained on those procedures, and how is this training tracked and recorded?**

197. 1c. If staff are trained on these procedures, how often is this training updated and/or reviewed?

198. 2. Does your Department utilize Department vehicles for transporting civilians in any instance, including emergency evacuation incidents?

Mark only one oval.

- Yes
- No
- Not sure
- N/A

199. 2a. If yes, are transport vehicles equipped to transport persons with disabilities?

(Please describe in detail, if applicable).

200. **2b. If yes, are relevant Department staff trained in how to transport persons with disabilities? (Please describe in detail, if applicable).**

Records

201. **1. In what format does your Department maintain records that are available to the public (e.g. hard copy, digital)?**

202. **2. How does your Department ensure that digital records are fully accessible to persons with disabilities?**

203. **3. Does your Department permit members of the public to visit your facility or facilities to physically examine hard copy (printed) records?**

Mark only one oval.

- Yes
- No
- Occasionally
- N/A

204. **3a. If so, how does your Department ensure that public records' examination areas are accessible to persons with disabilities?**

205. **4. Does your Department offer assistance to persons with disabilities with regard to public records services, e.g. filing, requesting documents, reviewing documents?**

Mark only one oval.

- Yes
- No
- Not sure
- Upon request
- N/A

206. **4a. If so, please describe the assistance you offer, including how this assistance is publicized and how the public may make a request for assistance.**

Other

207. **1. Does your Department have an ADA Notice of Compliance posted?**

Mark only one oval.

Yes

No

Not **sure**

N/A

208. **1a. If yes, please describe where this notice is posted.**

209. **2. Does your Department have any policies regarding service and/or emotional support animals for its employees and/or the public?**

Mark only one oval.

Yes

No

Not **sure**

N/A

210. **2a. If yes, please describe.**

211. **3. If your Department offers public services on site, e.g. environmental educational programming, interpretive programming, docent-guided hikes, volunteer events, etc., please describe how your Department ensures that these services are fully accessible.**

212. **4. Does your Department offer transportation services to Board or Committee members, volunteers or docents, program participants, visitors, and/or others who participate in your programs?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

213. **4a. If yes, please describe how the Department ensures that these services are fully accessible to persons with disabilities, including visual, hearing, mobility, cognitive, or other disabilities.**

214. **5. Does your Department have electronic informational kiosks?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

215. **5a. If yes, are they accessible to persons with disabilities?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

216. **6. Does your Department offer printed informational brochures to the public?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

217. **6a. If yes, are these offered in large print formats?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

218. **6b. If yes, are these brochures offered in accessible locations (e.g. with adequate clear floor space and within reach ranges for persons who use mobility devices)?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

219. **7. Does your Department issue any warnings, penalties and/or citations?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

220. **7a. If yes, how do you ensure that people with disabilities are able to access the information included on these documents (e.g. persons who may be blind or visually impaired)?**

221. **8. Is your Department involved in automation initiatives (e.g. web and mobile applications) that interface with the public?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

222. 8a. If yes, how do you ensure that these are fully accessible to persons with disabilities?

223. 9. How does your Department receive complaints of lack of accessibility or requests for reasonable accommodation from the public?

224. 10. Has your Department received any complaints regarding a failure to reasonably accommodate or lack of accessibility?

Mark only one oval.

- Yes
- No
- Not sure
- N/A

225. 10a. If yes, please describe how these were resolved.

226. **11. Does your Department have a policy in place that prohibits discrimination against people who formerly used drugs illegally and have been through a rehabilitation program?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

227. **11a. If yes, when was it last updated?**

228. **12. Based on all of the above, are there areas where you feel training of Department staff would be beneficial?**

Mark only one oval.

- Yes
- No
- Not sure
- N/A

229. **12a. If yes, please list the areas of training you think may be useful.**

Appendix E: Glossary of Terms and Basic information

The following glossary of terms is designed to give a basic overview of common elements of access within the Americans with Disabilities Act, Title II, and California State law. For more specific information concerning the terms described below please review 28 CFR 35 and the California Government Code 12926.

Definition of Disability:

Under California State law, Government Code Section 12926, a person with a disability is: 1) A person having a physical or mental impairment that limits a major life activity. This limitation must be considered in the unmitigated status. This means that the determination of whether the limitation exists would be considered in terms of how the individual would function without the use of medication, personal devices or habits that have been formed to mitigate the disability. 2). or, A person who has a record of a disability, such as described in number one. 3). or, A person who is regarded as having a disability, such as described in number one.

Note: This is an abridged definition of disability under California State law. For further information, please see California Government Code 12926. The California definition of disability is being used, as it is more stringent than the definition found under the Americans with Disabilities Act of 1990 or the Americans with Disabilities Amendments Act of 2008.

Qualified Person with a Disability

A qualified person with a disability has a disability as described above and is qualified to receive the programs, services or activities of the entity in question.

Self-Evaluation

A comprehensive evaluation of all programs, services and activities to ensure that access for qualified persons with disabilities is in place. The Self-Evaluation must be vetted with interested stakeholders. The Self-Evaluation was due in 1993.

Transition Plan

A physical access evaluation of all sites from which programs, services and activities are provided. The Transition Plan contains four parts: 1. A list of physical barriers; 2. A statement of method to be utilized for mitigation of barriers; 3. A statement regarding the schedule of barrier mitigation; and 4. The designation of an official who is responsible for the administration of the Transition Plan. The Transition Plan was due in 1992. The Transition Plan must be vetted with interested stakeholders.

Note: The intent was to create access within facilities that were online in 1992 and that new construction or remodels would be accessible.

Program Access

A designated alternative manner in providing programs, services and activities in order to ensure that appropriate access is in place. For example, accessible meeting space may be secured on the ground floor of the building to hold meetings with people who have mobility impairments, who are not able to go to the second floor because of the absence of an elevator.

ADA Grievance Procedure

A grievance process that is published and capable of addressing issues that may arise from access policies that impact the delivery of programs, services and activities. The grievance procedure must be widely disseminated, offer a second level review, notify the grievant of the outcome, state the ADA Coordinator's name and contact information and offer assistance to a person with a disability who may not be able to complete the grievance document independently due to their disability.

Notice of ADA Compliance

Notice of ADA Compliance is a widely disseminated notice that provides information concerning the elements of ADA compliance that the entity has in place. It is recommended that the Notice of ADA compliance be accompanied by a dissemination plan.

ADA Coordinator

This position is required for state and local government entities that have 50 or more employees. Initially, the position was envisioned to coordinate the grievance process. The national trend is that this position is now used to coordinate a variety of matters relative to ADA implementation and administration. Caution must be exercised concerning an appropriate separation of duties. It is inappropriate to have the ADA Coordinator engaged in both providing reasonable accommodations through the interactive process and investigating issues concerning the accommodations that have been provided or denied.

Direct Threat

Direct threat is a significant risk of substantial harm that cannot be mitigated through policy modification or reasonable accommodation. The danger must be real and not speculative or remote.

Policy Modification Request and Fundamental Alteration

A qualified person with a disability may request that an entity modify its policies to create an appropriate level of access. A system must be in place for entertaining these requests and determining whether said request would result in a fundamental alteration of the programs, services and activities impacted. Should there be an inability to grant the initial request, other measures must be considered if available, to address the access issue in question. Should it be determined that the request results in the fundamental alteration, a senior official should expeditiously sign off on the determination.

Auxiliary Aids and Services

These are measures provided to ensure that appropriate access to programs and services and activities is in place upon request. Auxiliary aids and services include, but are not limited to providing documents in an alternative format such as Braille, providing sign language interpreting services, note takers, real-time captioning services or assistive listening devices.

Video Remote Interpreting (VRI)

VRI is permitted in the 2010 Title II ADA regulations. It provides a system in which sign language interpreting can be conducted via video with the interpreter offsite. Caution needs to be exercised to ensure that the technical quality of the system is sufficient to appropriately transmit the information being communicated.

California Relay Service

The California Relay Service was created by ADA, Title IV. It is a free service to facilitate effective telephone communication between persons who are Deaf and Hard of Hearing and persons who are hearing. This is done via a relay operator who uses both a teletype device and a telephone. The California Relay service may be reached at 711. **Note:** Some entities have chosen to include "California Relay Service 711" on business cards and letterheads to facilitate communication.

Reasonable Accommodation

Reasonable accommodation technically refers to the employment relationship. It is an adjustment that provides the employee or applicant an opportunity to participate in: the performance of essential functions of the job, the selection process or to receive benefits and privileges offered to other employees in the work situation. Reasonable accommodation solutions often vary widely. Accommodation requests must be handled through an "interactive process".

Interactive Process:

The interactive process is required in the state law and federal case law, yet neither defines it clearly. Problems have occurred when disputes have arisen and the employer has not clearly documented the interactive process. For that reason, the following steps are recommended:

1. The employer becomes aware that there is a disability that impacts elements of the employment relationship.
2. The employer and employee/applicant meet to discuss the barrier in question and potential resolutions. In this stage needed data is gathered from medical providers, consultants or the Jobs Accommodation Network.
3. After giving primary consideration to what the employee/applicant is requesting, the employer makes a prompt decision regarding what effective accommodation will be provided. Or, if the accommodation in question would result in an undue hardship the employer is not obligated to provide said accommodation.
4. The employer promptly implements the reasonable accommodation.

5. The employer initiates follow-up discussions with the recipient of reasonable accommodation to ensure that the accommodation was, in fact, effective.

Note: The reasonable accommodation process is ongoing and may need to be revisited at any point in the employment relationship, as disabilities and technology may change.

Medical Inquiry

Medical inquiry is the acquisition of pertinent medical information to determine whether a bona fide legal disability exists and what limitations it may present that necessitates a reasonable accommodation. Medical inquiry should be limited in scope. Data related to genetic characteristics should not be solicited, obtained or retained. Medical information may not be lawfully stored in an employee's personnel file.

Undue Hardship

An undue hardship would be the provision of a reasonable accommodation that is extensive, disruptive, fundamentally alters the nature of the program or is unduly expensive. It is important to note that the expense issue is extremely difficult for a state or local government entity to use as a defense. In doing so, one would need to consider the total budget of the entity in question.

Service Animal

A service animal is a dog or miniature horse that has specifically been trained to perform tasks for a person with a disability that they are not able to perform for themselves due to their disability.

Note: This is a subject that generates the highest number of complaints received by the US Department of Justice.

Maintenance of Accessible Features Policy

This relates to the requirement set by 28 CFR 35.133 in which an entity must maintain accessible features. Policy and procedure in this area is designed to give staff guidance unifying, repairing or reporting issues within access elements on sites where programs, services and activities are conducted.



Facilities Access Compliance Survey Report for the Santa Clara Valley Open Space Authority

April 2023
SSA Project # 21058

NORTHERN CALIFORNIA | **SOUTHERN CALIFORNIA**
100 BUSH STREET, SUITE 1625, SAN FRANCISCO, CA 94104 | 2600 WEST OLIVE AVENUE, 5TH FLOOR, BURBANK, CA 91505
T 415.445.3045 | T 310.575.2548
800.533.8771
WWW.SWANARCH.COM

Table of Contents

- I. Cover & Table of Contents
 - i. Report Navigation and Abbreviations
- II. Facilities List
- III. Cost Summary
- IV. Survey Data - Facilities



NAVIGATION & LEGEND

Santa Clara Valley Open Space Access Compliance Survey Report

13 1-1-1

Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 7 2 Warehouse

Protrusion Limits

²⁴⁶² **3** • *As-Built Description:*
 Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

7 PCODE EG04
 ADAAG 91 4.4.1

9 1 **10** JOB **11** \$300 **12** \$300

Priority 1

4 • *As-Built:* **5.75" at 43" AFF**

8 ADA 2010 307.2

Severity 1

5 • *Proposed Solution:*
 Lower first aid kit so The bottom edge is below 27 inches AFF and the top latch is below 48 inches AFF.

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

6 • *Notes:*
Ensure all items in the first aid kit remain a minimum of 15 inches AFF. The top latch is 62 inches AFF.



- 1. Item Number:** Number corresponding to the number on the Barrier Location Map which identifies the general location of the identified barriers.
- 2. Item Name:** Describes the barrier location / item title (e.g.: parking lot, room name).
- 3. As-Built Description:** Description of identified barrier based on applicable accessibility codes.
- 4. As-Built:** Existing conditions / dimensions.
- 5. Proposed Solution:** Description of steps necessary to remove barrier and, if applicable, an interim or alternative solution.
- 6. Notes:** Additional notes pertaining to barrier.
- 7. SSA Codes / Info:**
 - PCODE: specifies the relevant SSA database code. Database code plus suffix:
 - REF: data shown for reference only [scope of work related to or covered by other item]
 - NT: non-typical problem or solution.
- 8. Federal & State Codes:** The Federal and State standards or guidelines for accessibility, including: ADAAG/ADA 2010, CBC 2007 (legacy) & 2019 (current), and PROWAG.
- 9. Qty:** Number of units required.
- 10. Type:** Unit of measurement used to compute conceptual cost estimate. LF=linear feet; SF=square feet; JOB=lump sum.
- 11. Cost:** Estimated conceptual cost of specific solution per one unit.
- 12. Total:** Total estimated conceptual cost for removing identified barrier (multiplied Qty by Cost).
- 13. ID No:** Specifies Facility Number, Area Number: 1=Interior / 0=Exterior, and Part / Floor Number.

Priority Score

A Priority Score is a rating that rates the relative importance of addressing a barrier according to its impact upon the disabled population. The score considers the expected frequency of use and frequency of contact that the barrier will have with the public based on its location within a facility and where the public have access to.

The Priority Score is rated on a score ranging from 1 to 4, 1 being the highest priority, which are barriers that are expected to be in contact with the public consistently, and 4 being the lowest priority, which are barriers with minimal contact by the public. The scoring for the Priority Score is based on the following:

Table 1: Santa Clara Open Space Authority Priority Score Breakdown

Priority 1	Areas of basic public access
	Accessible routes from site entry points and parking to the program location and accessible elements (e.g. walks, ramps, restrooms, curb ramps, crosswalks at vehicular ways, etc.)
	Accessible route from accessible building entrances to “first contact points” (e.g. information counters, public lobbies, elevators)
Priority 2	Access to critical spaces of program function
	(e.g. Classrooms, assembly areas, meeting rooms, public offices, etc.)
Priority 3	Access to public common areas that support program functions
	(e.g. Accessible parking spaces, drinking fountains, public telephones, etc.)
Priority 4	Staff only areas not expected to be accessed by the public.

Severity Score

A Severity Score is a rating of the degree of deviation that the existing barrier has in comparison to applicable standards and the reparability of mitigating the barrier.

The Severity Score is rated on a score ranging from 1 to 4, 1 being the highest severity, and 4 being the lowest severity. Severity Scores are assigned on a case-by-case basis depending on the type of barrier and the most cost-effective solution to mitigate the barrier.

Report Format

ABBREVIATIONS

ABA	Architectural Barriers Act	JOB	per one job (lump sum)
ADA	Americans with Disabilities Act	Lav	Lavatory
ADAAG	ADA Accessibility Guidelines	lbs	Pounds
ADACO	ADA-Coordinator	LF	Linear foot
AED	Automated External Defibrillators	Lib	Library
AFF	Above finished floor	MOD	Modernization project
BCS	Baby Changing Station	MoM	Method of mitigation
CA	State of California	MP	Master priority
CBC	California Building Code	MRR	Men's restroom
CSAS	CA State Accessibility Standards	N.A.R.	No action required
ANSI	American National Standards Institute	NT	Non-typical
C.T.P.	Contact third party	o.c.	On center
cl	Center line	O/R	Official responsible
CMGR	City Manager	P.A.	Physical alteration
D.A.	Designated accessible	P.M.	Program modification
DCS	Diaper changing station	POM	Plant Operations & Maintenance
DF	Drinking fountain	POT	Path of travel
Dir.	Director	PROW	Public Right-of-Way
E.F.	Equivalent facilitation	PTD	Paper towel dispenser
EHD	Electric Hand Drier	PW	Public Works
FC	Fire Chief	Qty	Quantity
FD	Finance Director	REF	Reference
FDC	Facilities Design & Construction	RGB	Rear grab bar
FTD	Feminine Tissue Dispenser	SCD	Seat cover dispenser
FHAAG	Fair Housing Act Accessibility Guidelines	SD	Soap dispenser
Fig.	Figure	sec.	Second
FM&O	Facilities, Maintenance & Operations	SF	Square foot
FND	Feminine napkin disposal	SGB	Side grab bar
FTD	Feminine tissue dispenser	tbd	To be determined
Gov.	Government	TPD	Toilet paper dispenser
HQ	Headquarters	UFAS	Uniform Federal Accessibility Standards
HWB	Hazardous waste bin	WC	Water closet
IBC	International Building Code	WRR	Women's restroom
ICC	International Code Council	WT	Water treatment facility
ISA	International Symbol of Accessibility	WWT	Waste water treatment facility



FACILITIES LIST

Facility#:	Facility:	Address:
1	Administrative Office	33 Las Colinas Lane, San Jose CA 95119
2	Coyote Valley Open Space Preserve	550 Palm Ave, Morgan Hill, CA 95037
3	Rancho Canada del Oro Open Space Preserve	4289 Casa Loma Road, Morgan Hill CA 95037
4	Sierra Vista Open Space Preserve	Sierra Road, San Jose CA 95127
5	Tilton Ranch Complex	19665 Hale Ave, Morgan Hill, CA 95037



COST SUMMARY

Facility: 1 Santa Clara Open Space Administrative Office			\$146,307.00
1-0-1	Exterior	On-site	\$14,526.00
1-1-1	Interior	First Floor	\$28,140.00
1-1-2	Interior	Second Floor	\$82,191.00
1-1	Interior	All	\$21,450.00
Facility: 2 Coyote Valley Open Space Preserve			\$320,565.00
2-0-1	Exterior	On-site	\$320,565.00
Facility: 3 Rancho Canada del Oro Open Space Preserve			\$108,141.00
3-0-1	Exterior	On-site	\$108,141.00
Facility: 4 Sierra Vista Open Space Preserve			\$1,005,300.00
4-0-1	Exterior	On-site	\$1,005,300.00
Facility: 5 Tilton Ranch Complex			\$1,127,583.00
5-0-1	Exterior	On-site	\$1,127,583.00
Grand Total for Santa Clara Valley Open Space Authority			\$2,707,896.00



SURVEY DATA

Chris Sircello, CASp
CASp, Facilities Specialist

Years with Firm: 7
Years Experience: 15+



Certifications & Licenses: Certified Access Specialist (CASp #404); California Contractor's License 869991

Experience: With SSA experience spanning nearly seven years, Mr. Sircello is a Certified Access Specialist (CASp) and an Access Surveyor specializing in the ADA access compliance of facilities. He has more than 15 years of ADA accessibility experience which has included providing code compliant Braille and tactile signage and intelligent wayfinding systems. He has checked architectural plans for access compliance and created code compliant signage plans from blueprints. Mr. Sircello has also served as on-site superintendent and project manager which required him to make California Title 24 and ADA site evaluations. His access survey projects include the initial surveys of Los Angeles Unified School District schools, the survey of hundreds of retail establishments throughout the United States to identify barriers to access for people with disabilities and the survey of approximately 80 emergency evacuation shelters in a major U.S. city for ADA related program access.

In addition to his professional accessibility expertise, Mr. Sircello has worked as a California licensed contractor. He is an experienced stone masonry artisan, skilled metal worker, proficient blueprint analyst, professional tile setter and welder.

ADA Project Experience:

Counties: Sacramento, CA, Santa Barbara, CA

Cities: Chowchilla, Madera, Los Angeles, Yorba Linda, Vernon, CA; Mesa, AZ

Special Districts: Housing Authority of Alameda

Higher Education: Solano Community College District

Access Compliance Survey Report

Administrative Office

33 Las Colinas Lane

Facility #: 1

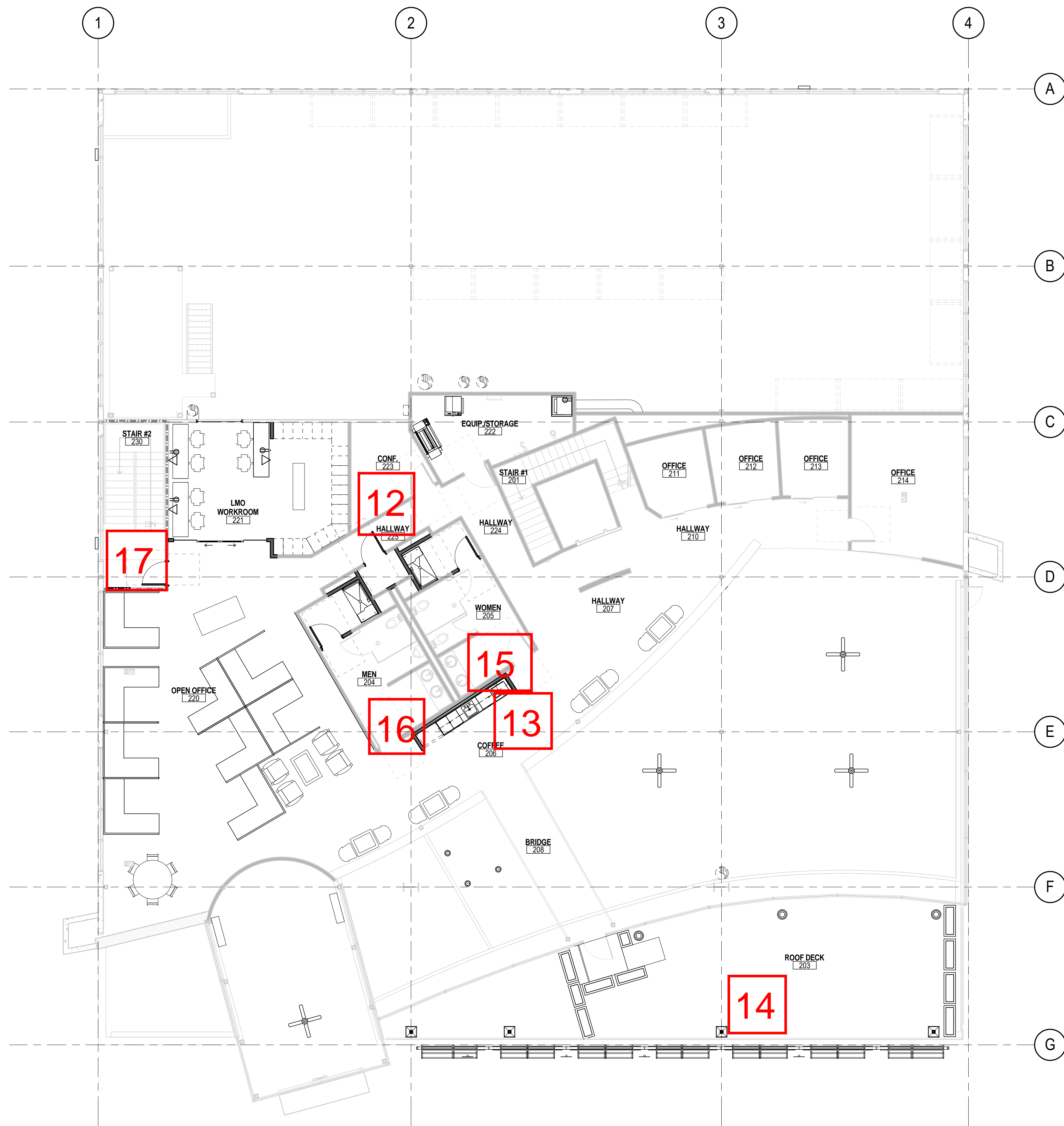
Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



2 2ND FLOOR 2 FURNITURE PLAN
1/8" = 1'-0"



1 1ST FLOOR FURNITURE PLAN
1/8" = 1'-0"

8/12/2016 3:43:51 PM

444 Castro Street
Suite 1000
Mountain View
California 94041
650.968.2944

HAWLEY PETERSON SNYDER
Architecture Interiors Planning

LICENSED ARCHITECT
HERBERT C. MARSDEN
No. C 14915
REN. _____
STATE OF CALIFORNIA

FLOOR 1 EQUIPMENT/FURNITURE PLAN (FOR REFERENCE ONLY)

**OPEN SPACE AUTHORITY
TENANT IMPROVEMENT**
33 LAS COLINAS LN, SAN JOSE, CA.

Revisions		
No.	Description	Date

Scale 1/8" = 1'-0"
Date Issue Date
Job No. 15-57

Q2.01

BID / PERMIT PLAN CHECK COMMENTS 2016.01.25

Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
---------------------------	--	-------------------------	-----	------	------	-------

18 Accessible Routes

Cross Slope

2504

- *As-Built Description:*
Cross slope more than 1":48" (2.083%).
- *As-Built:* **4.7%**
- *Proposed Solution:*
Modify cross slope.

PCODE **EF07**
 ADAAG 91 **4.3.7**
 ADA 2010 **403.3**
 CBC 2007 **1133B.7.1.3**
 CBC 2019 **11B-403.3**

80 SF \$75 **\$6,000**

Priority **1**

Severity **2**



Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Curb Ramp

2501

• *As-Built Description:*

Detectable warning not provided where pedestrian crosses vehicular area.

• *As-Built:* **Domes are not yellow.**

• *Proposed Solution:*

Provide detectable warning surface (i.e. in-line truncated domes) at regular curb ramp.

• **Notes:**

May have complied at the time of construction.

PCODE EH07A

2 JOB \$750 \$1,500

ADAAG 91 4.7.7

Priority **1**

ADA 2010 705.1

Severity **1**

CBC 2007 1127B.5.7

CBC 2019 11B-705.1.2.2



Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Detectable Warning

2500

- *As-Built Description:*
36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.
- *Proposed Solution:*
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09
 ADAAG 91 4.29.5
 CBC 2007 1133B.8.5
 CBC 2019 11B-705.1.2.5

30 LF \$81 \$2,430

Priority 1

Severity 1



2505

- *As-Built Description:*
36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.
- *Proposed Solution:*
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09
 ADAAG 91 4.29.5
 CBC 2007 1133B.8.5
 CBC 2019 11B-705.1.2.5

16 LF \$81 \$1,296

Priority 1

Severity 1

- **Notes:**
The detectable warnings are not yellow and they do not appear to contrast sufficiently with the adjacent surfaces.



Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2503	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 0.2" level changes in door maneuvering clearance. Caused by detectable warnings. Proposed Solution: Relocate detectable warnings outside the door maneuvering clearance. 	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4	25	SF	\$120	\$3,000
						Priority 1 Severity 3



Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Protrusion Limits						
2502	<ul style="list-style-type: none"> As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. As-Built: 8.5" at 61" AFF Proposed Solution: Add cane detection. 	PCODE EG04 ADAAG 91 4.4.1 ADA 2010 307.2 CBC 2007 1133B.8.6.1 CBC 2019 11B-307.2	1	JOB	\$300	\$300
					Priority	1
					Severity	1



Conceptual Costs for Floor: On-site \$14,526.00

Facility: **Administrative Office**

Part: **Exterior**

Floor: **On-site**

Address: **33 Las Colinas Lane**

Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$14,526.00

Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Lobby

Assistive Listening

2446

• *As-Built Description:*

No signs at the building or assembly area entrance to notify patrons that an assistive listening system is available.

• *Proposed Solution:*

Provide assistive listening signage.

PCODE **G102**
 ADAAG 91 **4.1.3(19)(b)**
 ADA 2010 **703.7.2.4**
 CBC 2007 **1104B.2.4**
 CBC 2019 **11B-703.7.2.4**

1 JOB \$300 **\$300**

Priority **1**

Severity **3**



Facility: **Administrative Office**

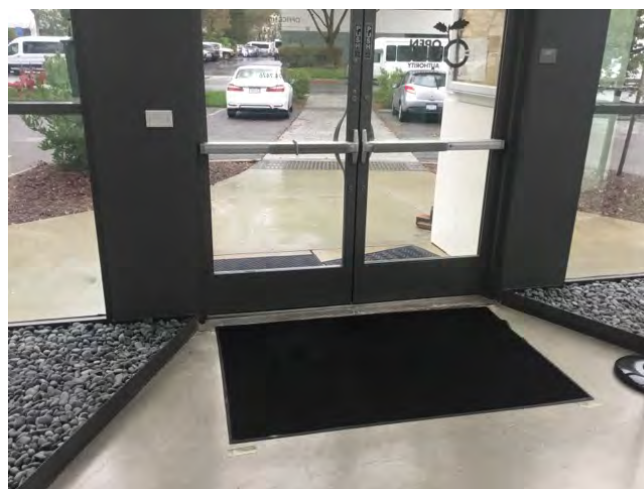
Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

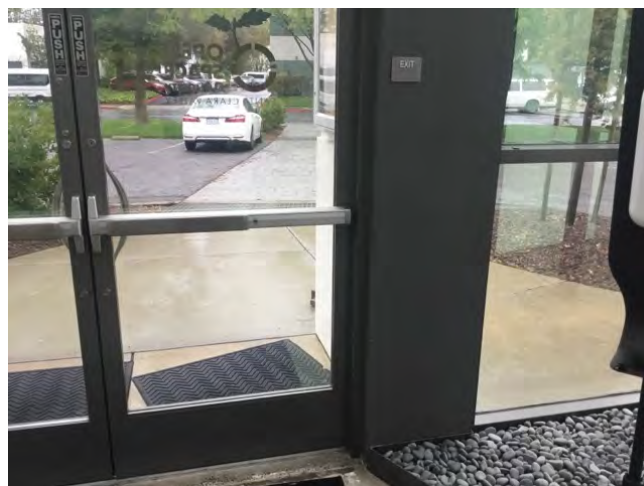
Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Threshold						
2436	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". .62" Proposed Solution: Modify threshold. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	1	JOB	\$1,200	\$1,200
					Priority	1
					Severity	1



Signage

2437	<ul style="list-style-type: none"> As-Built Description: Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. As-Built: Stones obstruct the CLFS. Proposed Solution: Modify stone display. 	PCODE SA07B ADA 2010 703.4.2 CBC 2019 11B-703.4.2	1	JOB	\$1,500	\$1,500
					Priority	1
					Severity	1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 Reception

Protrusion Limits

2438

• *As-Built Description:*

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• *As-Built:* **6.75" at 42" AFF**

• *Proposed Solution:*

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A

ADAAG 91 4.4.1

ADA 2010 307.2

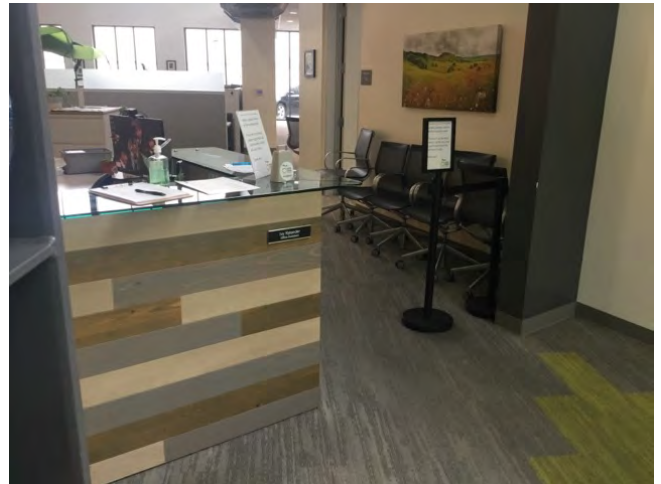
CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

14 LF \$150 **\$2,100**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
---------------------------	--	-------------------------	-----	------	------	-------

3 Valley Oak Conference

Corridor

2443

• *As-Built Description:*
Corridor less than 44" wide.

• *As-Built:* **34"-40"**

• *Proposed Solution:*

Relocate furniture.

PCODE **IH03**

1 JOB \$0

ADAAG 91 **4.3.3**

ADA 2010 **403.5.1**

CBC 2007 **1133B.3.1**

CBC 2019 **11B-403.5.1**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Non-Fixed Desk

2440

• *As-Built Description:*

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

• *As-Built:* **26.7" AFF at 14" deep.**

• *Proposed Solution:*

Remove or relocate the unused electric cord chase under the table.

PCODE IN02A

ADAAG 91 4.32.3 & .4

ADA 2010 306.1

CBC 2007 1122B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$30 \$30

Priority 1

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Protrusion Limits

2441	<ul style="list-style-type: none"> As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. As-Built: 17" at 70" AFF. Proposed Solution: Provide cane-detectable railing to mark area of low clearance. 	<p>PCODE EG04A</p> <p>ADAAG 91 4.4.1</p> <p>ADA 2010 307.2</p> <p>CBC 2007 1133B.8.6.1</p> <p>CBC 2019 11B-307.2</p>	6	LF	\$300	\$1,800
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Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Public Participation Counter

2442

• *As-Built Description:*

Speaker podium is not accessible. Upper edge of podium is more than 34" above the finished floor, and knee space is less than 27" high, 30" wide, and 19" deep.

• *As-Built:* **42" to top. No knee clearance.**

• *Proposed Solution:*

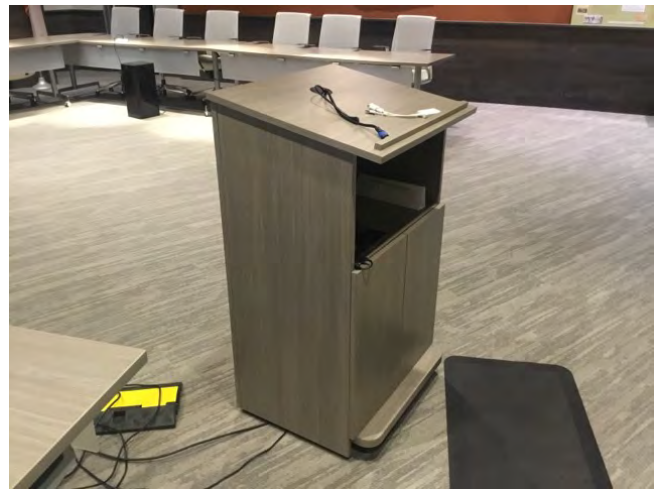
Provide additional, integrated, and accessible speaker podium.

PCODE **GB02A**
 ADAAG 91 **4.32.3**
 ADA 2010 **902.3**
 CBC 2007 **1122B.3**
 CBC 2019 **11B-902.3**

1 JOB \$6,000 **\$6,000**

Priority **1**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2444	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At door leading into exit corridor: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. • <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT ROUTE" sign at door. 	<p>PCODE SA10D</p> <p>ADAAG 91 4.1.3(16)</p> <p>ADA 2010 216.4.1</p> <p>CBC 2007 1011.3</p> <p>CBC 2019 11B-216.4.1</p>	1	JOB	\$270	\$270
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Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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4 Men's Restroom

Accessible Compartment

2450

• *As-Built Description:*

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4".

• *As-Built:* **4.75" stile.**

• *Proposed Solution:*

Remodel compartment.

PCODE **WB05D**

ADAAG 91 **4.17.3 & Fig.**

ADA 2010 **604.8.1.2**

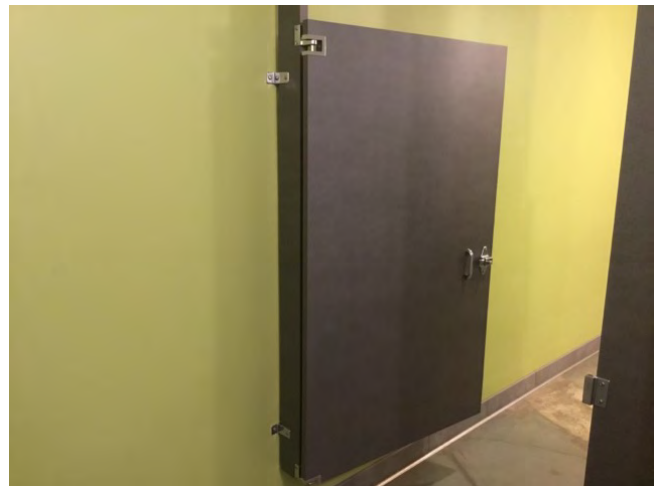
CBC 2007 **1115B.3.1.4.3**

CBC 2019 **11B-604.8.1.2**

1 JOB \$1,500 **\$1,500**

Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Accessories

- 2454 • *As-Built Description:*
Toilet paper dispenser less than 15" (CA: 19") or more than 48" above floor or not within 7" to 9" from front of water closet (Note: CA pre-2010 is allowed within 12" from front of water closet).
- *As-Built:* **13" to the center of the entire steel dispenser enclosure. 17" to the centerline of the toilet paper rolls.**
- *Proposed Solution:*
Relocate or provide new toilet paper dispenser.

PCODE **WG02**
 ADAAG 91 **4.16.6**
 ADA 2010 **604.7**
 CBC 2007 **1115B.8.4**
 CBC 2019 **11B-604.7**

1 JOB \$225 \$225

Priority **2**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Swing

2451

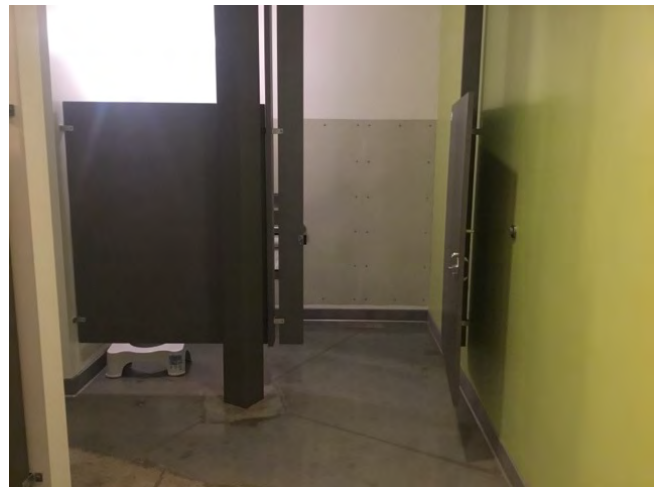
- *As-Built Description:*
Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).
- *As-Built:* **12" to post. Post creates approximately 10.5" deep alcove.**
- *Proposed Solution:*
Relocate the compartment partition so the steel post is partially within the compartment or recessed into the partition.

PCODE **ID23A**
 ADAAG 91 **Fig. 25(a)**
 ADA 2010 **404.2.4**
 CBC 2007 **11B-26A(a)**
 CBC 2019 **11B-404.2.4**

1 JOB \$150 \$150

Priority 2

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Grab Bars

2453

- As-Built Description: Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).
- As-Built: **Extends 51"**
- Proposed Solution: Provide or relocate accessible side grab bar.

PCODE **WB07A**
 ADAAG 91 **Fig. 29(b)**
 ADA 2010 **604.5.1**
 CBC 2007 **1115B.4.1.3.1**
 CBC 2019 **11B-604.5.1**

1 JOB \$780 \$780

Priority **2**

Severity **3**



2455

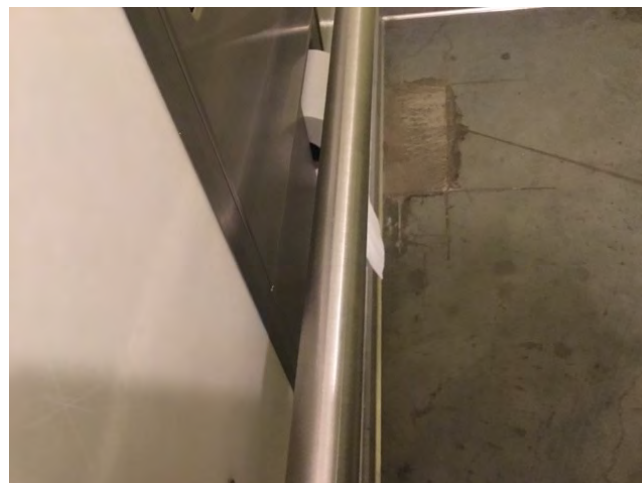
- As-Built Description: Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.
- As-Built: **1.325" to toilet paper dispenser enclosure.**
- Proposed Solution: Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE **WB07I**
 ADAAG 91 **4.26.2**
 ADA 2010 **609.3**
 CBC 2007 **1133B.4.2.5**
 CBC 2019 **11B-609.3**

1 JOB \$225 \$225

Priority **2**

Severity **4**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2456

• *As-Built Description:*

Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol).

• *As-Built:* **61" AFF**

• *Proposed Solution:*

Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign.

PCODE SA15

1 JOB \$270 \$270

Priority 2

CBC 2007 1115B.6

Severity 4

CBC 2019 11B-703.7.2.6



Facility: **Administrative Office**

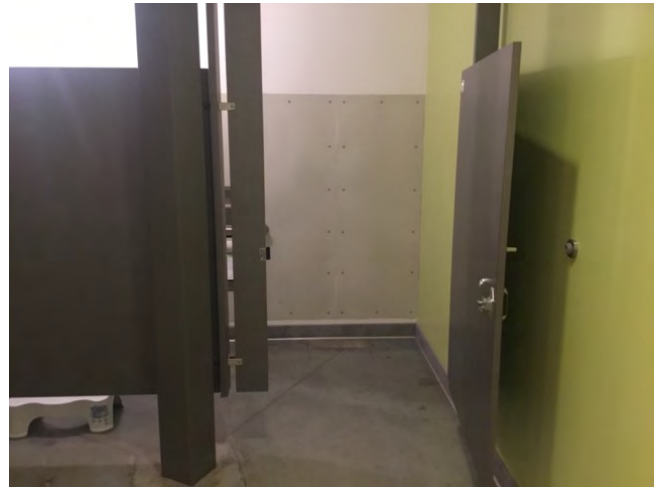
Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Stall Door						
2452	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> Adjust closer. 	<p><i>PCODE</i> WB05B</p> <p><i>ADAAG 91</i> 4.22.4</p> <p><i>ADA 2010</i> 604.8.1.2</p> <p><i>CBC 2007</i> 1115B.3.1.4.4</p> <p><i>CBC 2019</i> 11B-604.8.1.2</p>	1	JOB	\$75	\$75
						Priority 2
						Severity 4



Facility: **Administrative Office**

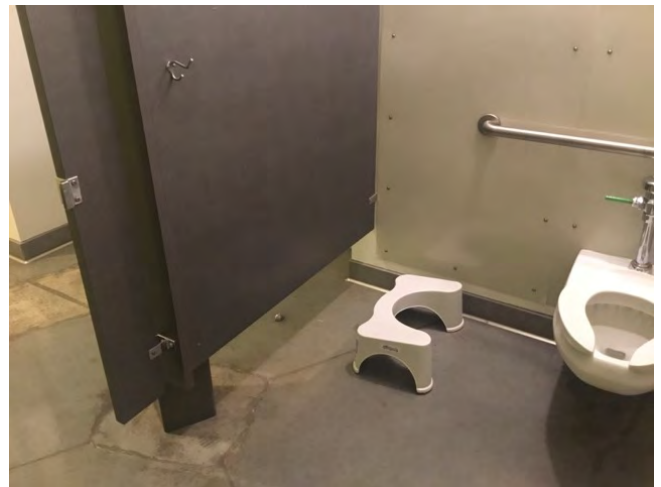
Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Toilet Stall						
2449	<ul style="list-style-type: none"> As-Built Description: Toilet stall less than 60" wide. As-Built: 58" wide at 47" from rear wall. Obstructed by cross support. Proposed Solution: Provide new accessible stall. 	PCODE WB06 ADAAG 91 4.17.3 ADA 2010 604.8.1.1 CBC 2007 1115B.3.1.4.1 CBC 2019 11B-604.8.1.1	1	JOB	\$4,500	\$4,500
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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5 Women's Restroom

Grab Bars

2459

• *As-Built Description:*

Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).

• *As-Built:* **Extends 51"**

• *Proposed Solution:*

Provide or relocate accessible side grab bar.

PCODE **WB07A**
 ADAAG 91 **Fig. 29(b)**
 ADA 2010 **604.5.1**
 CBC 2007 **1115B.4.1.3.1**
 CBC 2019 **11B-604.5.1**

1 JOB \$780 **\$780**

Priority 2

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2457	<ul style="list-style-type: none"> As-Built Description: Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). As-Built: 61.5" AFF Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270
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Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stall Door						
2458	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stall door to accessible compartment not self closing. • <i>Proposed Solution:</i> Adjust closer. 	PCODE WB05B ADAAG 91 4.22.4 ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4 CBC 2019 11B-604.8.1.2	1	JOB	\$75	\$75
					Priority	2
					Severity	4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Water Closet

2460 • *As-Built Description:*
 Water closet not 16"-18" (CA: 17"-18") from near side wall to center line of water closet (2010 ADAAG: 16"-18").

• *As-Built:* **19"**

• *Proposed Solution:*
 Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.

PCODE **WB02C**

ADAAG 91 **Fig. 28**

ADA 2010 **604.2**

CBC 2007 **1115B.4.1.1**

CBC 2019 **11B-604.2**

1 JOB \$1,500 **\$1,500**

Priority 2

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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6 Bay Laurel Conference

Corridor

2461

- *As-Built Description:*

Corridor, for occupant load less than 10, less than 36" wide.

- *As-Built:* **30" between wall and chair feet.**

- *Proposed Solution:*

Remove or relocate furniture and storage items.

PCODE **IH03A**

ADAAG 91 **4.3.3**

ADA 2010 **403.5.1**

CBC 2007 **1133B.3.1**

CBC 2019 **11B-403.5.1**

1 JOB \$150 \$150

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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7 Warehouse

Protrusion Limits

2462

• *As-Built Description:*

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• *As-Built:* **5.75" at 43" AFF**

• *Proposed Solution:*

Lower first aid kit so The bottom edge is below 27 inches AFF and the top latch is below 48 inches AFF.

• *Notes:*

Ensure all items in the first aid kit remain a minimum of 15 inches AFF. The top latch is 62 inches AFF.

PCODE EG04

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

1 JOB \$300 \$300

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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8 Manzanita Conference

Protrusion Limits

2463

• *As-Built Description:*

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• *As-Built:* **7" at 48" AFF**

• *Proposed Solution:*

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

6 LF \$300 **\$1,800**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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9 Coffee

Reach Range

- 2464 • *As-Built Description:*
Reach height to control or access point, exceeds 48" or is less than 15".
- *As-Built:* **Toe clearance extends 18" under the sink. The reach to the faucet handle is 20" deep.**
- *Proposed Solution:*
Extend the toe clearance or relocate the faucet handle.

PCODE **IE01**
 ADAAG 91 **4.2.5**
 ADA 2010 **308.2.1**
 CBC 2007 **1118B.5**
 CBC 2019 **11B-308.2.1**

1 JOB \$300 **\$300**

Priority **4**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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10 Workroom

Protrusion Limits

2465

• *As-Built Description:*

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• *As-Built:* **10" at 39"**

• *Proposed Solution:*

Provide cane-detectable railing to mark area of low clearance.

PCODE EG04A

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

2 LF \$300 \$600

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Reach Range

2466 • *As-Built Description:*
Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.

• *As-Built:* **68"**

• *Proposed Solution:*

Modify equipment or mounting.

• **Notes:**

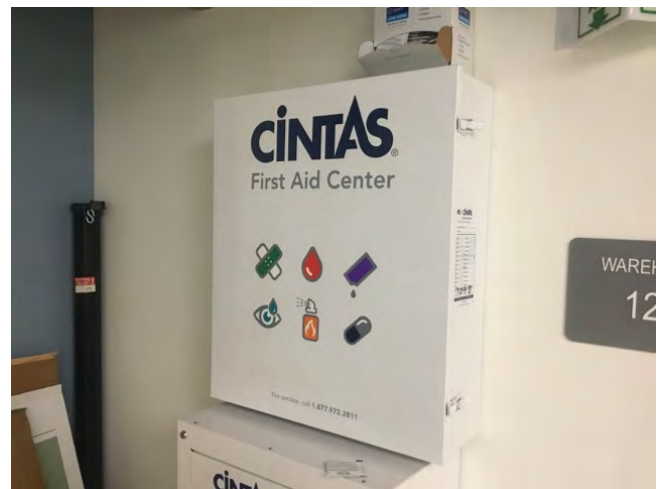
Ensure the first aid kit is not a protruding object when relocated.

PCODE **IE02**
ADAAG 91 **4.2.6**
ADA 2010 **308.3.1**
CBC 2007 **1118B.6**
CBC 2019 **11B-308.3**

1 JOB \$300 \$300

Priority **1**

Severity **1**



Facility: **Administrative Office** Part: **Interior** Floor: **First Floor**
 Address: **33 Las Colinas Lane** Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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11 Elevator

Elevator

2467	<ul style="list-style-type: none"> As-Built Description: The button for the main entry floor is not designated by a raised star. As-Built: Star dimensions 2" high x 1.25" wide. Proposed Solution: Provide a raise star to the left of the main entry floor button located on the control panel. 	PCODE IK07E ADAAG 91 4.10.12(2) ADA 2010 407.4.7.1.3 CBC 2007 1116B.1.9 CBC 2019 11B -407.4.7.1.3	2	JOB	\$300	\$600
					Priority	1
					Severity	4



Facility: **Administrative Office**

Part: **Interior**

Floor: **First Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2468	<ul style="list-style-type: none"> As-Built Description: Sign does not have non-glare finish and/or good color contrast (dark on light or light on dark). As-Built: Hoistway signs on both floors have glare. Proposed Solution: Provide compliant signage. 	PCODE SA03 ADAAG 91 4.30.5 ADA 2010 703.5.1 CBC 2007 1117B.5.5 CBC 2019 11B -407.4.7.1.3	2	JOB	\$270	\$540
					Priority	1
					Severity	4



Conceptual Costs for Floor: First Floor	\$28,140.00
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Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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12 Redwood Conference

Door Swing

2469

• *As-Built Description:*

Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).

• *Proposed Solution:*

Remove or relocate furniture or storage items.

PCODE **ID23A**

ADAAG 91 **Fig. 25(a)**

ADA 2010 **404.2.4**

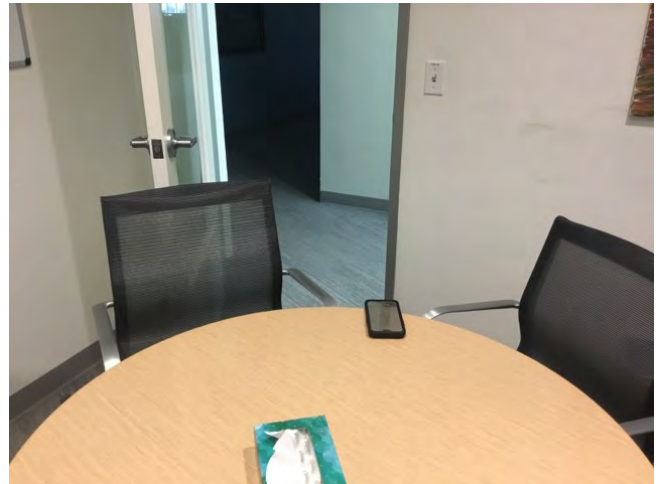
CBC 2007 **11B-26A(a)**

CBC 2019 **11B-404.2.4**

1 JOB \$150 \$150

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Non-Fixed Desk

2470

• *As-Built Description:*

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

• *As-Built:* **9" deep toe clearance.**

• *Proposed Solution:*

Provide table or desk with accessible dimensions when purchasing new furniture.

PCODE IN02A

ADAAG 91 4.32.3 & .4

ADA 2010 306.1

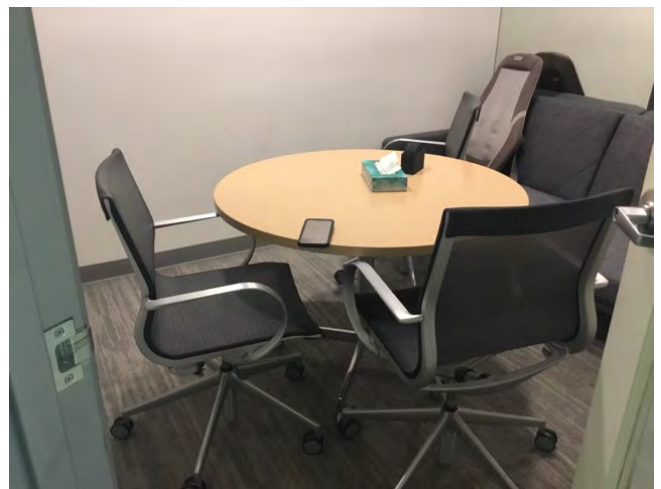
CBC 2007 112B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$4,800 **\$4,800**

Priority **1**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2471	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" high characters. Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-306.1 & 11B-902.3	1	JOB	\$270	\$270
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Priority 1

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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13 Coffee

Non-Fixed Desk

2474

• *As-Built Description:*

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

• *As-Built:* **42" to the top.**

• *Proposed Solution:*

Provide table or desk with accessible dimensions when purchasing new furniture.

PCODE **IN02A**
 ADAAG 91 **4.32.3 & .4**
 ADA 2010 **306.1**
 CBC 2007 **1122B.3 & 4**
 CBC 2019 **11B-306.1 & 11B-902.3**

1 JOB \$4,800 **\$4,800**

Priority 

Severity 



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Reach Range

2472	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, exceeds 48" or is less than 15". As-Built: 18" deep toe clearance. 20" reach to faucet handle. Proposed Solution: Provide 20" minimum toe clearance or relocate the faucet handle. 	PCODE IE01 ADAAG 91 4.2.5 ADA 2010 308.2.1 CBC 2007 1118B.5 CBC 2019 11B-308.2.1	1	JOB	\$300	\$300
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Priority 4

Severity 3



2473	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 56" AFF Proposed Solution: Relocate the toaster. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
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Priority 4

Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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14 Roof Deck

Door Threshold

2476

- *As-Built Description:*

Door inaccessible due to threshold or step at door exceeding 1/2".

- *As-Built:* **3"**
- *Proposed Solution:*

Provide ramp and landing.

PCODE **ID02A**
 ADAAG 91 **4.13.8**
 ADA 2010 **404.2.5**
 CBC 2007 **1133B.2.4.1**
 CBC 2019 **11B-404.2.5**

1 JOB \$1,200 **\$1,200**

Priority **1**

Severity **2**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Non-Fixed Desk

2475

• *As-Built Description:*

Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

• *As-Built:* **41" to the top. 4" knee clearance.**

• *Proposed Solution:*

Provide table or desk with accessible dimensions when purchasing new furniture.

PCODE IN02A

ADAAG 91 4.32.3 & .4

ADA 2010 306.1

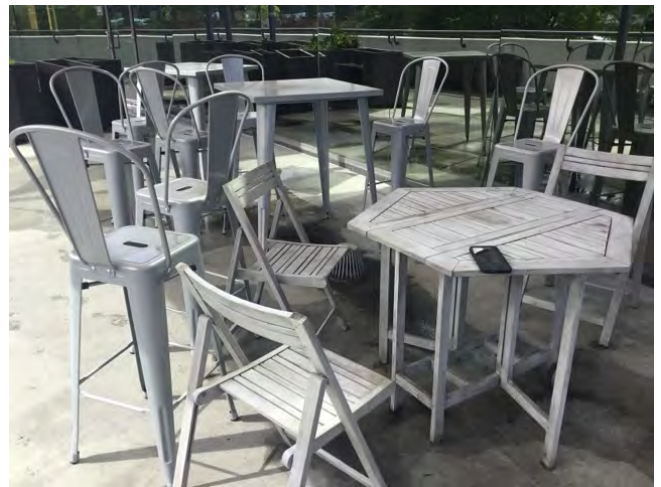
CBC 2007 112B.3 & 4

CBC 2019 11B-306.1 & 11B-902.3

1 JOB \$4,800 **\$4,800**

Priority **1**

Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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15 Women's Restroom

Accessible Compartment

2480

• *As-Built Description:*

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4".

• *As-Built:* **Not opposite. 6" stile.**

• *Proposed Solution:*

Remodel compartment.

PCODE **WB05DREF**

ADAAG 91 **4.17.3 & Fig.**

ADA 2010 **604.8.1.2**

CBC 2007 **1115B.3.1.4.3**

CBC 2019 **11B-604.8.1.2**

REF

Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Accessories

- 2482
- *As-Built Description:*
Toilet paper dispenser less than 15" (CA: 19") or more than 48" above floor or not within 7" to 9" from front of water closet (Note: CA pre-2010 is allowed within 12" from front of water closet).
 - *As-Built:* **13" to center of dispenser enclosure. 17" to center of toilet paper rolls.**
 - *Proposed Solution:*
Relocate or provide new toilet paper dispenser.

PCODE **WG02**
 ADAAG 91 **4.16.6**
 ADA 2010 **604.7**
 CBC 2007 **1115B.8.4**
 CBC 2019 **11B-604.7**

1 JOB \$225 \$225

Priority **2**

Severity **3**



Facility: **Administrative Office**

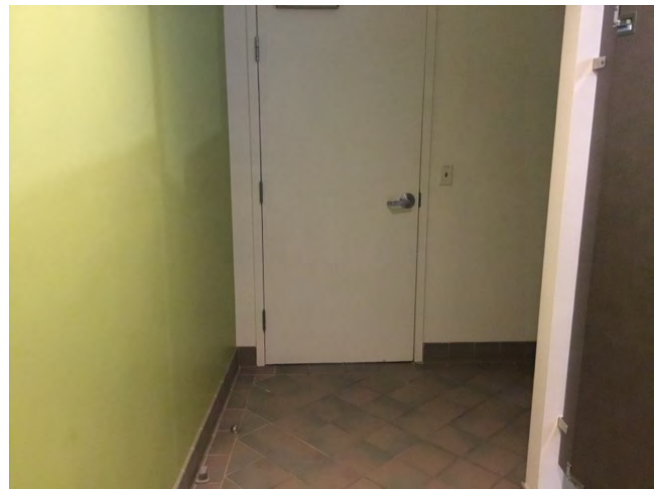
Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Swing						
2477	<ul style="list-style-type: none"> As-Built Description: Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors). As-Built: 54" Proposed Solution: Change door swing. 	PCODE ID23 ADAAG 91 Fig. 25(a) ADA 2010 404.2.4 CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4	1	JOB	\$1,500	\$1,500
					Priority	2
					Severity	3



2478	<ul style="list-style-type: none"> As-Built Description: Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors). As-Built: 54" Proposed Solution: Remove standard compartment and completely remodel the accessible compartment. 	PCODE ID23B ADAAG 91 Fig. 25(a) ADA 2010 404.2.4 CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4	1	JOB	\$16,800	\$16,800
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Grab Bars

2492

- *As-Built Description:*
Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).
- *As-Built:* **Extends 51"**
- *Proposed Solution:*
Provide or relocate accessible side grab bar.

PCODE **WB07A**
 ADAAG 91 **Fig. 29(b)**
 ADA 2010 **604.5.1**
 CBC 2007 **1115B.4.1.3.1**
 CBC 2019 **11B-604.5.1**

1 JOB \$780 \$780

Priority **2**

Severity **3**



2493

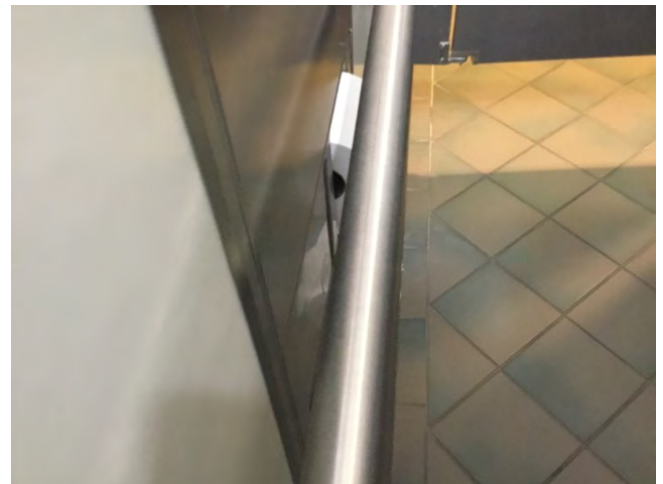
- *As-Built Description:*
Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.
- *As-Built:* **1.125"**
- *Proposed Solution:*
Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE **WB07I**
 ADAAG 91 **4.26.2**
 ADA 2010 **609.3**
 CBC 2007 **1133B.4.2.5**
 CBC 2019 **11B-609.3**

1 JOB \$225 \$225

Priority **2**

Severity **2**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

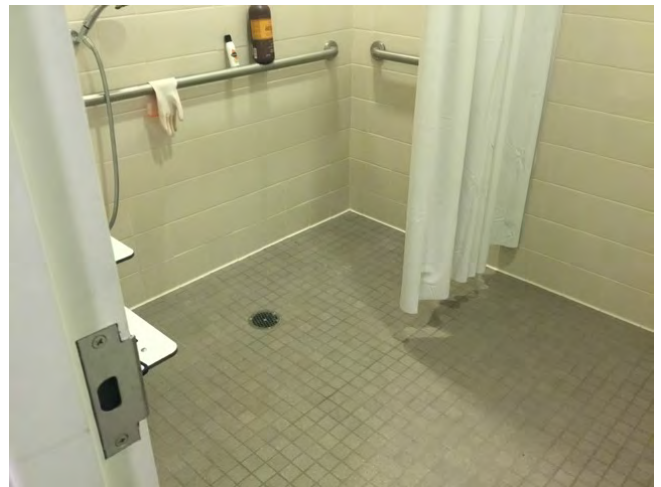
Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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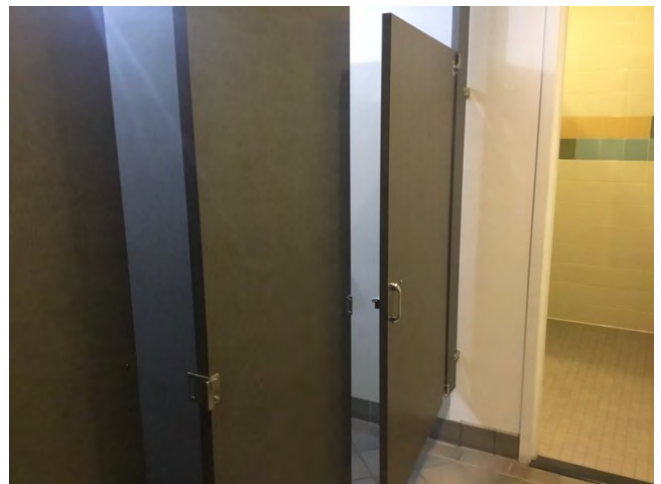
Shower

2483	<ul style="list-style-type: none"> As-Built Description: Floor surface sloped greater than 2.0% (1:48) due to drain. As-Built: 3% Proposed Solution: Remodel floor surface to compliance. 	PCODE WF06A ADA 2010 608.9 CBC 2019 11B-608.9	1	JOB	\$1,500	\$1,500
						Priority 2 Severity 4



Stall Door

2479	<ul style="list-style-type: none"> As-Built Description: Stall door to accessible compartment not self closing. Proposed Solution: Adjust closer. 	PCODE WB05B ADAAG 91 4.22.4 ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4 CBC 2019 11B-604.8.1.2	1	JOB	\$75	\$75
						Priority 2 Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Water Closet

2481

- *As-Built Description:*
Water closet not 16"-18" (CA: 17"-18") from near side wall to center line of water closet (2010 ADAAG: 16"-18").
- *As-Built:* **18.3"**
- *Proposed Solution:*
Relocate existing water closet and plumbing, remount with offset closet flange to provide 18" max. from side wall.
- *Notes:*
Possibly complied with CA tolerance at the time of construction.

PCODE **WB02C**
 ADAAG 91 **Fig. 28**
 ADA 2010 **604.2**
 CBC 2007 **1115B.4.1.1**
 CBC 2019 **11B-604.2**

1 JOB \$1,500 **\$1,500**

Priority **2**

Severity **4**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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16 Men's Restroom

Accessible Compartment

2488

• *As-Built Description:*

The location of the stall door is not in front of the clear space (next to the water closet), with a maximum stile width of 4".

• *As-Built:* **Not opposite. 5.5" stile.**

• *Proposed Solution:*

Remodel compartment.

PCODE **WB05D**

ADAAG 91 **4.17.3 & Fig.**

ADA 2010 **604.8.1.2**

CBC 2007 **1115B.3.1.4.3**

CBC 2019 **11B-604.8.1.2**

1 JOB \$1,500 **\$1,500**

Priority 2

Severity 4



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Swing						
2485	<ul style="list-style-type: none"> As-Built Description: Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors). As-Built: 53" Proposed Solution: Remodel compartment. 	PCODE ID23B ADAAG 91 Fig. 25(a) ADA 2010 404.2.4 CBC 2007 11B-26A(a) CBC 2019 11B-404.2.4	1	JOB	\$16,800	\$16,800
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Grab Bars

2487

- *As-Built Description:*
Side grab bar less than 42" long, or located more than 12 inches max. from the rear wall, or extending less than 54" from rear wall (CA only: front end min. 24" in front of water closet).
- *As-Built:* **Extends 51"**
- *Proposed Solution:*
Provide or relocate accessible side grab bar.

PCODE **WB07A**
 ADAAG 91 **Fig. 29(b)**
 ADA 2010 **604.5.1**
 CBC 2007 **1115B.4.1.3.1**
 CBC 2019 **11B-604.5.1**

1 JOB \$780 \$780

Priority **2**
Severity **3**



2489

- *As-Built Description:*
Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use.
- *As-Built:* **1.25"**
- *Proposed Solution:*
Relocate accessories/dispensers to be no closer than 1-1/2" below and 12" above grab bars (except if accessories are recessed, flush with wall, and have no sharp edges).

PCODE **WB07I**
 ADAAG 91 **4.26.2**
 ADA 2010 **609.3**
 CBC 2007 **1133B.4.2.5**
 CBC 2019 **11B-609.3**

1 JOB \$225 \$225

Priority **2**
Severity **3**



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

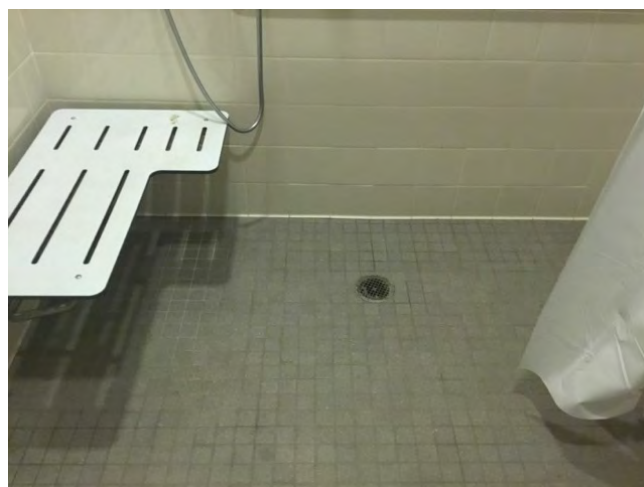
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Shower

2490	<ul style="list-style-type: none"> As-Built Description: Floor surface sloped greater than 2.0% (1:48) due to drain. As-Built: 2.9% Proposed Solution: Remodel floor surface to compliance. 	<p>PCODE WF06A</p> <p>ADA 2010 608.9</p> <p>CBC 2019 11B-608.9</p>	1	JOB	\$1,500	\$1,500
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Priority 2

Severity 4



Signage

2484	<ul style="list-style-type: none"> As-Built Description: Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. As-Built: 4.5" to the wall. Proposed Solution: Relocate compliant signage on latch side of door located at compliant height with a clear floor space. 	<p>PCODE SA07B</p> <p>ADA 2010 703.4.2</p> <p>CBC 2019 11B-703.4.2</p>	1	JOB	\$150	\$150
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Priority 2

Severity 4

Notes:
This may have complied at the time of construction based on a technicality.



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stall Door						
2486	<ul style="list-style-type: none"> As-Built Description: Stall door to accessible compartment not self closing. Proposed Solution: Adjust closer. 	PCODE WB05B ADAAG 91 4.22.4 ADA 2010 604.8.1.2 CBC 2007 1115B.3.1.4.4 CBC 2019 11B-604.8.1.2	1	JOB	\$75	\$75
					Priority	2
					Severity	3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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17 Stair 2

Detectable Warning

2507

• *As-Built Description:*

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• *Proposed Solution:*

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area, outside of the door maneuvering clearance.

PCODE EG09

16 LF \$81 \$1,296

ADAAG 91 4.29.5

Priority 1

CBC 2007 1133B.8.5

Severity 1

CBC 2019 11B-705.1.2.5



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2499	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 4% Proposed Solution: Modify surface slope at door. 	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4	20	SF	\$120	\$2,400
						Priority 1
						Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Swing

2497

- *As-Built Description:*

Front approach: At push side, door does not have clear and level maneuvering space measuring door width x 48" (door width plus 12" if door has both, latch and closer).

- *As-Built:* **44" to handrails.**
- *Proposed Solution:*

Relocate handrails.

- **Notes:**

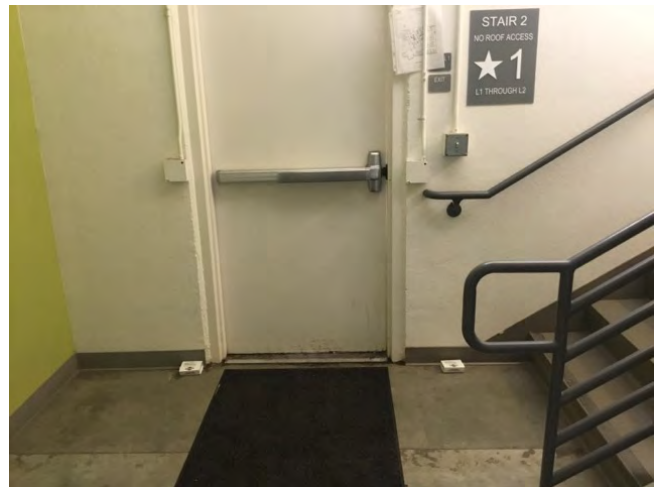
The door serves ground floor exits.

PCODE **ID24B**
 ADAAG 91 **Fig. 25(a)**
 ADA 2010 **404.2.4**
 CBC 2007 **11B-26A(a)**
 CBC 2019 **11B-404.2.4**

1 JOB \$7,800 **\$7,800**

Priority 1

Severity 1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Threshold						
2498	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 3" Proposed Solution: Repair the surface. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	1	JOB	\$1,200	\$1,200
					Priority	1
					Severity	1



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Handrail						
2495	<ul style="list-style-type: none"> <i>As-Built Description:</i> Guards (42" high) not provided at side of ramp or landing where drop-off to adjacent grade or floor exceeds 30" height (California building code requirement only). <i>Proposed Solution:</i> Provide new guards, including handrail at ramp. 	<p>PCODE ED08</p> <p>CBC 2007 1133B.5.7</p> <p>CBC 2019 Section 1013.2; 1013.3</p>	20	LF	\$360	\$7,200
						<p>Priority 1</p> <p>Severity 1</p>



Facility: **Administrative Office**

Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Stairway

2494

• *As-Built Description:*

The leading 2" of the tread does not have visual contrast of dark-on-light or light-on-dark from the remainder of the tread.

• *As-Built:* **Insufficient contrast.**

• *Proposed Solution:*

Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area.

• **Notes:**

Required if stairs are or were altered.

PCODE **II02B**

ADA 2010 **504.4**

CBC 2007 **1133B.4.4**

CBC 2019 **11B-504.4.1**

20 LF \$42 **\$840**

Priority 

Severity 



Facility: **Administrative Office**

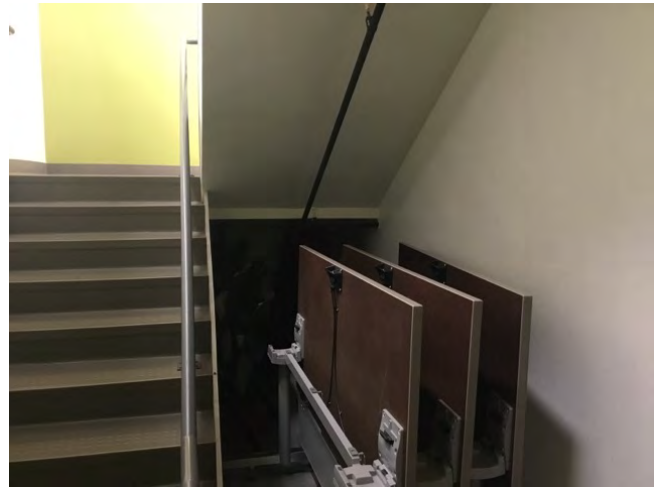
Part: **Interior**

Floor: **Second Floor**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Vertical Clearance						
2496	<ul style="list-style-type: none"> As-Built Description: Overhead clearance less than 80" above finished floor. As-Built: Between 27" and 80" AFF Proposed Solution: Provide cane-detectable railing to mark area of low clearance. 	PCODE EG01A ADAAG 91 4.4.2 ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4	4	LF	\$300	\$1,200
						Priority 1
						Severity 1



Conceptual Costs for Floor: Second Floor \$82,191.00

Facility: **Administrative Office**

Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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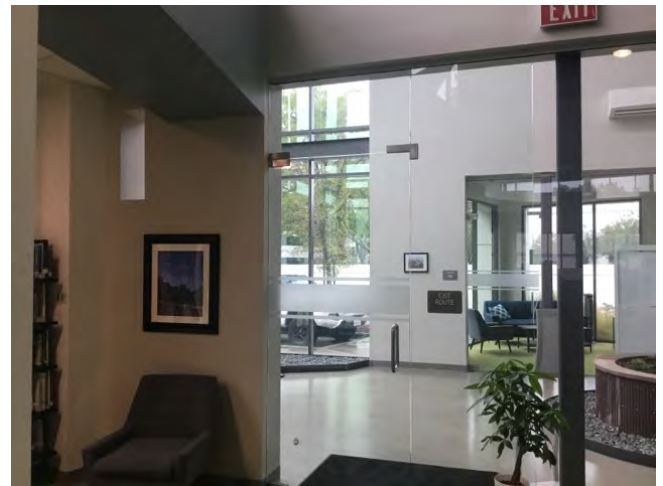
0 General

Door Closer

2439	<ul style="list-style-type: none"> As-Built Description: Excessive force required to open door. As-Built: 2 seconds to close. 14lbs. Proposed Solution: Adjust regular door closer to accessible standards (5 lbs. max) and 15 lbs at fire doors. Adjust to close in 5 seconds from 90 degrees. 	<p>PCODE ID03</p> <p>ADAAG 91 4.13.11</p> <p>ADA 2010 404.2.9</p> <p>CBC 2007 1133B.2.5</p> <p>CBC 2019 11B-404.2.9</p>	10	JOB	\$75	\$750
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Priority 1

Severity 1



Facility: **Administrative Office**

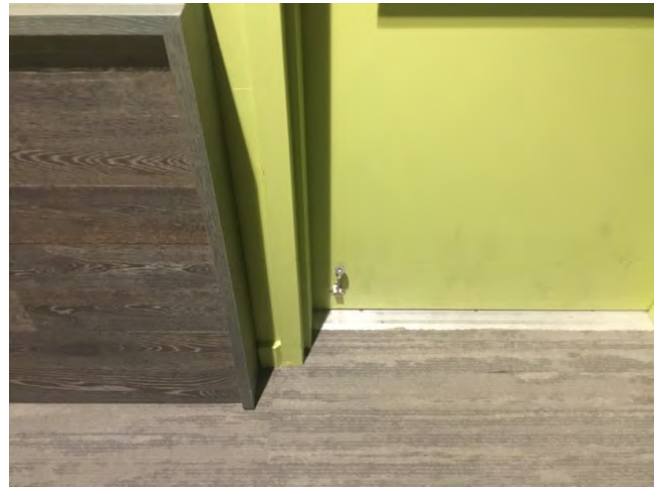
Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Door Stopper						
2445	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. • <i>Proposed Solution:</i> Relocate doorstop. 	<p><i>PCODE ID06A</i></p> <p><i>ADA 2010 404.2.10</i></p> <p><i>CBC 2007 1133B.2.6</i></p> <p><i>CBC 2019 11B-404.2.10</i></p>	10	JOB	\$1,800	\$18,000
						Priority 1
						Severity 3



Facility: **Administrative Office**

Part: **Interior**

Floor: **All**

Address: **33 Las Colinas Lane**

Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Reach Range

2447 • *As-Built Description:*
 Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth.
 • *As-Built:* **3" AFF**
 • *Proposed Solution:*
 Modify equipment or mounting.

PCODE **IE02REF**
ADAAG 91 **4.2.6**
ADA 2010 **308.3.1**
CBC 2007 **1118B.6**
CBC 2019 **11B-308.3**

REF

Priority 1

Severity 3



Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2448	<ul style="list-style-type: none"> As-Built Description: Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). As-Built: Edges are not eased or rounded. Proposed Solution: Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	PCODE SA15 CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6	6	JOB	\$450	\$2,700
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Priority 1

Severity 1



Conceptual Costs for Floor: All	\$21,450.00
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Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

<i>Item no., Rm no. and Name</i>	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Conceptual Costs for Area: Interior					\$131,781.00	

Facility: **Administrative Office** Part: **Interior** Floor: **All**
 Address: **33 Las Colinas Lane, San Jose CA 95119** Year Built:

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
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Conceptual Costs for Facility: Administrative Office					\$146,307.00	
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Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Parking

Detectable Warning

2291

• *As-Built Description:*

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• *Proposed Solution:*

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09

60 LF \$81 **\$4,860**

ADAAG 91 4.29.5

Priority **3**

CBC 2007 1133B.8.5

Severity **1**

CBC 2019 11B-705.1.2.5



Access Compliance Survey Report

Coyote Valley Open Space Preserve

550 Palm Ave

Facility #: **2**

Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



5

4

3

1

2



Coyote Valley Open Space Preserve
550 Palm Ave
Morgan Hill, CA 95037

Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surfaces						
2279	<ul style="list-style-type: none"> As-Built Description: Accessible parking space has slope greater than 1/4":12" (2%). As-Built: To 9% Proposed Solution: Modify slope at accessible parking space. 	PCODE EA05 ADAAG 91 4.6.3 ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4	15	SF	\$36	\$540
						Priority 3
						Severity 2



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

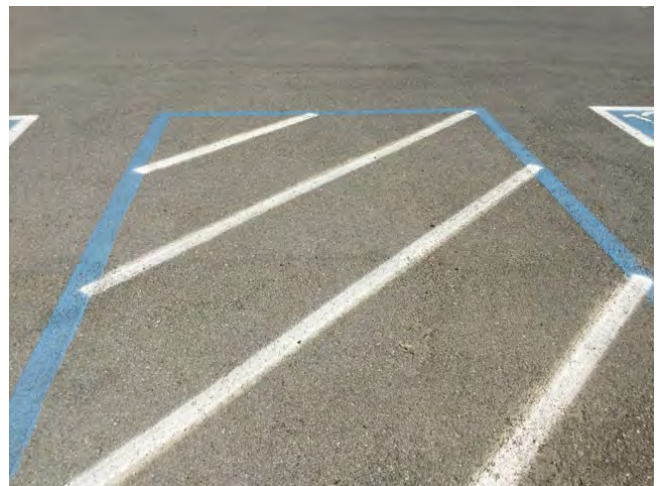
Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Parking						
2280	<ul style="list-style-type: none"> As-Built Description: Accessible parking space smaller than 8' wide (CA only: 9' x 18'). As-Built: 106.5"-107" wide Proposed Solution: Modify parking space(s) to create accessible space. 	PCODE EA02A ADAAG 91 4.6.3 ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2	2	JOB	\$600	\$1,200
					Priority	3
					Severity	3



2281	<ul style="list-style-type: none"> As-Built Description: The words "NO PARKING" not painted on the ground within loading and unloading access aisle (12" min high white letters), located so that it is visible to traffic enforcement officials (required in CA only). Proposed Solution: Provide the words "NO PARKING" in each access aisle, painted in 12" high letters, when altering area. 	PCODE EA04D CBC 2007 1129B.3.1 CBC 2019 11B-502.3.3	1	JOB	\$300	\$300
					Priority	3
					Severity	4



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 Restroom

Accessories

2286

• *As-Built Description:*
 Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 48" (CA only: 40") from floor to highest operating slot or control.

• *As-Built:* **45"**

• *Proposed Solution:*

Relocate existing restroom accessories.

PCODE **WG01A**
 ADAAG 91 **4.23.7**
 ADA 2010 **308.2.1**
 CBC 2007 **1115B.8.3**
 CBC 2019 **11B-603.5**

1 JOB \$300 **\$300**

Priority **2**

Severity **3**



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

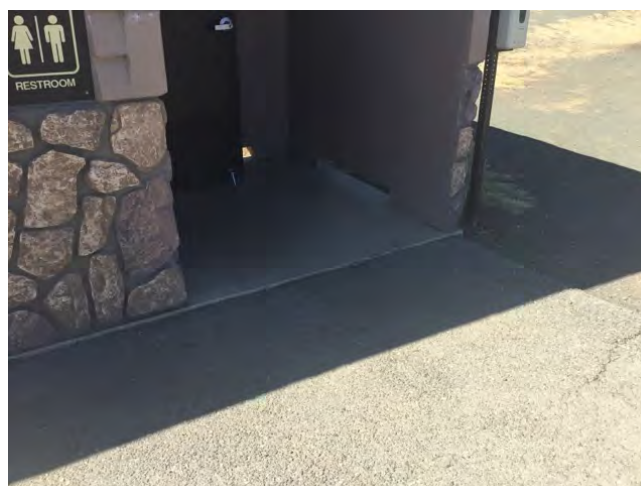
Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2287	<ul style="list-style-type: none"> As-Built Description: Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 48" (CA only: 40") from floor to highest operating slot or control. As-Built: 51" Proposed Solution: Relocate existing restroom accessories. 	PCODE WG01A ADAAG 91 4.23.7 ADA 2010 308.2.1 CBC 2007 1115B.8.3 CBC 2019 11B-603.5	1	JOB	\$300	\$300
						Priority 2 Severity 3



Changes in Level

2282	<ul style="list-style-type: none"> As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: 1" Proposed Solution: Remove, replace or repair area of pavement sufficient to correct abrupt change in level. 	PCODE EF03 ADAAG 91 4.3.8 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4	40	SF	\$63	\$2,520
						Priority 2 Severity 1

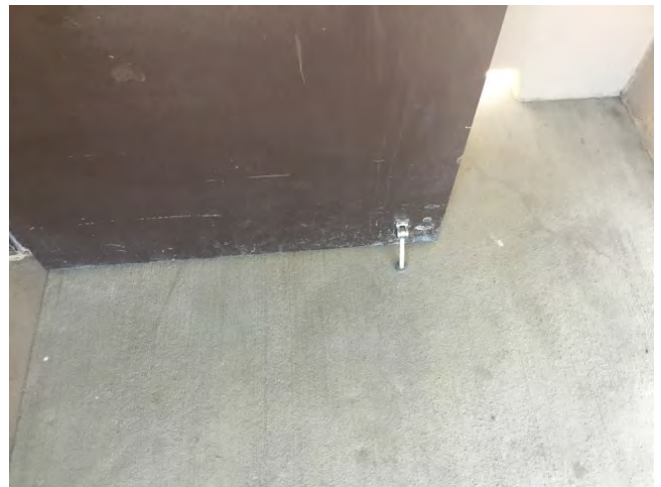


Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Stopper						
2285	<ul style="list-style-type: none"> <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. <i>Proposed Solution:</i> Remove door stopper when altering area. Provide rubber wedge. 	PCODE ID06A ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	1	JOB	\$75	\$75
					Priority	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Grab Bars						
2288	<ul style="list-style-type: none"> As-Built Description: Accessories/dispensers in accessible stall located closer than 1-1/2" below or 12" above grab bar impedes its use. As-Built: 6" Proposed Solution: Remove the vertical grab bar. 	PCODE WB07I ADAAG 91 4.26.2 ADA 2010 609.3 CBC 2007 1133B.4.2.5 CBC 2019 11B-609.3	1	JOB	\$225	\$225
					Priority	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2284	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 5" Proposed Solution: Relocate door stop. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
					Priority	2
					Severity	3



Signage						
2283	<ul style="list-style-type: none"> As-Built Description: Entrance to toilet or bathing facility not identified with ADAAG compliant signage. As-Built: Braille.25" from tactile characters. Braille and dots are nearly touching each other. Proposed Solution: Provide ADA compliant sign mounted at 48" min. above to baseline of the lowest Braille cells and 60" max. to baseline of the highest line of raised characters on nearest adjacent wall, on latch side of a single door (located not to cause a Braille reader to stand within the door swing). 	PCODE SA11A ADAAG 91 4.1.3(16)(a) ADA 2010 216.8 CBC 2019 11B-216.8	1	JOB	\$270	\$270
					Priority	2
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2289	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). • <i>As-Built:</i> Not beveled. • <i>Proposed Solution:</i> Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	PCODE SA15 CBC 2007 1115B.6 CBC 2019 11B-703.7.2.6	1	JOB	\$270	\$270

Priority 2
Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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3 Picnic

Changes in Level

- *As-Built Description:*
Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.
- *As-Built:* **To 3"**
- *Proposed Solution:*
Install surface material to the level of asphalt.

PCODE **EF03**
 ADAAG 91 **4.3.8**
 ADA 2010 **403.4**
 CBC 2007 **1133B.7.4**
 CBC 2019 **11B-403.4**

60 SF \$45 **\$2,700**

Priority **1**

Severity **1**



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2292	<ul style="list-style-type: none"> As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: To 1" caused by large aggregate. Proposed Solution: Install smaller aggregate. 	PCODE EF03 ADAAG 91 4.3.8 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4	1	JOB	\$6,000	\$6,000
					Priority	1
					Severity	1



Clear Floor Space

2293	<ul style="list-style-type: none"> As-Built Description: Clear space has slopes greater than 1:48. As-Built: To 10% caused by uneven surface Proposed Solution: Grade surface. 	PCODE NI07 ADAAG 91 16.6.6 ADA 2010 305.2 CBC 2007 1132B.1 CBC 2019 11B-305.2	1	JOB		
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2294	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 13% Proposed Solution: Modify cross slope. Notes: Occurs on both trails from picnic and restrooms to information and trail head. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	1600	SF	\$30	\$48,000
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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4 Horse Trailer Parking

Detectable Warning

2296

• *As-Built Description:*

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• *Proposed Solution:*

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09

5 LF \$81 \$405

ADAAG 91 4.29.5

Priority 1

CBC 2007 1133B.8.5

Severity 3

CBC 2019 11B-705.1.2.5



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Minimum Number						
2295	<ul style="list-style-type: none"> <i>As-Built Description:</i> At parking lot with 1-25 spaces, the number of accessible spaces is less than required by code; 1 space required <i>Proposed Solution:</i> Provide required accessible parking space with sign including a minimum of one van space. 	PCODE EA01A ADAAG 91 4.1.2(5) ADA 2010 208.2 CBC 2007 Tbl. 11B-6 CBC 2019 11B-208.2 Tbl. 11B-208.2	1	JOB	\$9,000	\$9,000
					Priority	3
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Walk						
2297	<ul style="list-style-type: none"> As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. As-Built: 10.5% Proposed Solution: Grade surface. 	PCODE EF01 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	20	SF	\$75	\$1,500
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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5 Trailhead and Trails

Changes in Level

2304

• *As-Built Description:*

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

• *As-Built:* **To 3"**

• *Proposed Solution:*

Install surface material to level of the concrete.

PCODE **EF03**

100 SF \$15 **\$1,500**

ADAAG 91 **4.3.8**

ADA 2010 **403.4**

Priority **1**

CBC 2007 **1133B.7.4**

Severity **1**

CBC 2019 **11B-403.4**



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2302	<ul style="list-style-type: none"> As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: To 1" caused by aggregate. Proposed Solution: Install smaller aggregate. Notes: A section approximately 500 feet from the trailhead has 3" aggregate. 	PCODE EF03REF ADAAG 91 4.3.8 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4		REF		
						Priority 1 Severity 1



Clear Floor Space

2300	<ul style="list-style-type: none"> As-Built Description: Clear space has slopes greater than 1:48. As-Built: To 9% at picnic tables. Proposed Solution: Grade surface. 	PCODE NI07 ADAAG 91 16.6.6 ADA 2010 305.2 CBC 2007 1132B.1 CBC 2019 11B-305.2	1	JOB	\$1,200	\$1,200
						Priority 1 Severity 3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2303	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: Varies. 6.4% cross slopes. 11% slopes. Proposed Solution: Modify slope and cross slope. Notes: Occurs sporadically throughout the level portion of the trail. Consider whether the widened and graded portions of the trail are "improved ". See 11B-246.7 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	1000	SF	\$21	\$210,000
						Priority 1 Severity 3



Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2309	<ul style="list-style-type: none"> <i>As-Built Description:</i> At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. <i>Proposed Solution:</i> Provide 10" min. "kick plate" covering width of door when altering area. 	PCODE ID06 ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	2	JOB	\$300	\$600
					Priority	1
					Severity	3



2308	<ul style="list-style-type: none"> <i>As-Built Description:</i> Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). <i>As-Built:</i> 11% <i>Proposed Solution:</i> Modify surface slope at door. 	PCODE ID11REF ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4		REF		
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surface						
2305	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. • <i>Proposed Solution:</i> Relocate and add surface material. 	PCODE EF04 ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2 CBC 2019 11B-403.2; 11B-302.3	1	JOB	\$9,000	\$9,000
					Priority	1
					Severity	3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2306	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 5" Proposed Solution: Replace grates. Install gates at cattle guards. 	PCODE EF04 ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2 CBC 2019 11B-403.2; 11B-302.3	2	JOB	\$4,500	\$9,000
						Priority 1
						Severity 3



Signage

2298	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1	JOB	\$3,000	\$3,000
						Priority 1
						Severity 3



Facility: **Coyote Valley Open Space Preserve**
 Address: **550 Palm Ave**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2015**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2299	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. .125" Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1	JOB	\$4,500	\$4,500
					Priority	1
					Severity	3



2301	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. .25" characters Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-305.2	1	JOB	\$3,000	\$3,000
					Priority	1
					Severity	3



Conceptual Costs for Floor: On-site \$320,565.00

Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$320,565.00

Facility: **Coyote Valley Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **550 Palm Ave, Morgan Hill, CA 95037**

Year Built: **2015**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Coyote Valley Open Space Preserve						\$320,565.00

Access Compliance Survey Report

Rancho Canada del Oro Open Space

4289 Casa Loma Road

Facility #: **3**

Santa Clara Valley

April 2023

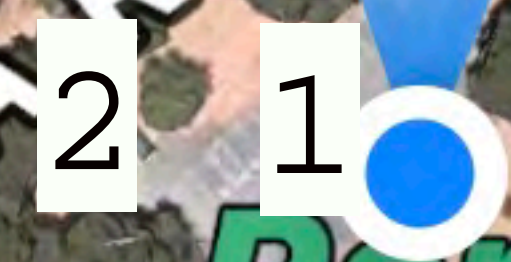
SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



CASA LOMA RD



2

1

3

7

Rancho Canada del Oro
Open Space Preserve

4

6

5

Rancho Canada del Oro Open Space Preserve
4289 Casa Loma Rd
Morgan Hill, CA 95037



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Parking

Detectable Warning

2315

• *As-Built Description:*

36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.

• *Proposed Solution:*

Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.

PCODE EG09

50

LF

\$81

\$4,050

ADAAG 91 4.29.5

Priority **3**

CBC 2007 1133B.8.5

Severity **1**

CBC 2019 11B-705.1.2.5



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surfaces						
2311	<ul style="list-style-type: none"> As-Built Description: Accessible parking space has slope greater than 1/4":12" (2%). As-Built: To 4% Proposed Solution: Modify slope at accessible parking space. 	PCODE EA05 ADAAG 91 4.6.3 ADA 2010 502.4 CBC 2007 1129B.3.3 CBC 2019 11B-502.4	468	SF	\$36	\$16,848
					Priority	3
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Identification						
2312	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sign for accessible parking space is missing or non-compliant. • <i>Proposed Solution:</i> Provide compliant parking signage. • Notes: Signs should be placed at the head of each space. 	PCODE EA04B ADAAG 91 4.6.4 ADA 2010 502.6 CBC 2007 1129B.4 CBC 2019 11B-502.6	2	JOB	\$945	\$1,890
					Priority	3
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Parking						
2313	<ul style="list-style-type: none"> As-Built Description: Accessible parking space smaller than 8' wide (CA only: 9' x 18'). As-Built: 103" wide Proposed Solution: Modify parking space(s) to create accessible space. 	PCODE EA02A ADAAG 91 4.6.3 ADA 2010 502.2 CBC 2007 1129B.3.1 CBC 2019 11B-502.2	1	JOB	\$600	\$600
					Priority	3
					Severity	3



2314	<ul style="list-style-type: none"> As-Built Description: An accessible parking space shall be outlined or painted blue (required in CA only). Proposed Solution: Identify accessible parking space using blue markings. 	PCODE EA04K CBC 2019 11B-502.6	1	JOB	\$360	\$360
					Priority	3
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill, CA 95037**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
<u>Parking Signage</u>						
2345	<ul style="list-style-type: none"> • <i>As-Built Description:</i> No "Tow Away" sign at parking lot entrance (required in CA only). • <i>Proposed Solution:</i> Provide "Tow Away" sign at parking lot entrance when altering area. 	<p>PCODE EA04C</p> <p>CBC 2007 1129B.4</p> <p>CBC 2019 11B-502.8.2</p>	1	JOB	\$975	\$975
					Priority	3
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 Restroom

Accessories

2325

- *As-Built Description:*

Dispensers in sanitary facilities, such as for towels, soap, sanitary napkins, seat covers, etc., and waste receptacles more than 48" (CA only: 40") from floor to highest operating slot or control.

- *As-Built:* **44"**
- *Proposed Solution:*

Relocate existing restroom accessories.

- *Notes:*

This element complies with 1991 ADAAG and the 2010 ADAS.

PCODE **WG01A**
 ADAAG 91 **4.23.7**
 ADA 2010 **308.2.1**
 CBC 2007 **1115B.8.3**
 CBC 2019 **11B-603.5**

1 JOB \$300 **\$300**

Priority 2

Severity 4



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Coat Hook						
2322	<ul style="list-style-type: none"> As-Built Description: Accessible coat hook not within reach range. As-Built: 68" Proposed Solution: Adjust existing or provide new coat hook at maximum 48" height. 	PCODE WG03A ADAAG 91 4.2.5 ADA 2010 603.4 CBC 2007 1118B.5 CBC 2019 11B-603.4	1	JOB	\$150	\$150
					Priority	2
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door						
2317	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). .75" level change in the DMC. Proposed Solution: Modify surface slope at door. 	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4	20	SF	\$120	\$2,400
						Priority 2
						Severity 3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Stopper

2321 • *As-Built Description:*
At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface.

• *Proposed Solution:*
Remove door stopper when altering area. Provide rubber wedge.

• **Notes:**

Based on 2007 construction date, this element complies with Safe Harbor.

PCODE ID06A
ADA 2010 404.2.10
CBC 2007 1133B.2.6
CBC 2019 11B-404.2.10

1 JOB \$75 \$75

Priority 2

Severity 4



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Swing

2326

• *As-Built Description:*
Front approach: At pull side, door does not have clear and level maneuvering space measuring door width plus 18" x 60". (24" x 60" at exterior doors).

• *As-Built:* **20.5" to post. 41.25" perpendicular to door.**

• *Proposed Solution:*

Relocate post.

• *Notes:*

This element complies with 1991 ADAAG and the 2010 ADAS.

PCODE ID23
ADAAG 91 Fig. 25(a)
ADA 2010 404.2.4
CBC 2007 11B-26A(a)
CBC 2019 11B-404.2.4

1 JOB \$1,500 \$1,500

Priority 2

Severity 4



2323

• *As-Built Description:*
Front approach: At push side, door does not have clear and level maneuvering space measuring door width x 48" (door width plus 12" if door has both, latch and closer).

• *As-Built:* **10.5" to box.**

• *Proposed Solution:*

Relocate box.

PCODE ID24A
ADAAG 91 Fig. 25(a)
ADA 2010 404.2.4
CBC 2007 11B-26A(a)
CBC 2019 11B-404.2.4

1 JOB \$150 \$150

Priority 2

Severity 3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Grab Bars

2324

• *As-Built Description:*

The rear wall grab is less than 36" min. or does not extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.

• *As-Built:* **22" on the wide side.**

• *Proposed Solution:*

Provide or relocate accessible rear grab bar.

• *Notes:*

Based on 2007 construction date, this element complies with Safe Harbor.

PCODE **WB07B**

1 JOB \$1,020 **\$1,020**

ADAAG 91 **4.17.6**

Priority 2

ADA 2010 **604.5.2**

CBC 2007 **1115B.4.1.3.2**

Severity 4

CBC 2019 **11B-604.5.2**



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2320	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 5" Proposed Solution: Relocate the door stop. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
						Priority 2
						Severity 3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Signage

2319	<ul style="list-style-type: none"> As-Built Description: Sign characters are not sans serif, upper case, and/or raised 1/32" min. As-Built: Spaces between tactile characters <1/16". Braille 3/4" from tactile characters. Proposed Solution: Provide compliant signage. 	PCODE SA04 ADAAG 91 4.30.4 ADA 2010 703.2 CBC 2007 1117B.5.5 CBC 2019 11B-216.6	1	JOB	\$270	\$270
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Priority 2

Severity 3



2318	<ul style="list-style-type: none"> As-Built Description: Signs containing tactile characters is not located so that a clear floor space of 18" min x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. As-Built: 5.5" from door swing. Proposed Solution: Relocate compliant signage on latch side of door located at compliant height with a clear floor space. 	PCODE SA07B ADA 2010 703.4.2 CBC 2019 11B-703.4.2	1	JOB	\$150	\$150
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Priority 2

Severity 3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2316	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Required in CA only: identification symbol centered 58" to 60" high on sanitary facility door that contrasts with the door not provided (women: 12" ø circle, men: 12" triangle, unisex: combined symbol). • <i>As-Built:</i> Triangle does not contrast from the circle. Not beveled or radiused. • <i>Proposed Solution:</i> Provide properly mounted sanitary facility symbol when altering area. If wheelchair accessible, include International Symbol of Accessibility on sign. 	<p>PCODE SA15</p> <p>CBC 2007 1115B.6</p> <p>CBC 2019 11B-703.7.2.6</p>	1	JOB	\$270	\$270

Priority 2

Severity 3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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3 Horse Trailer Parking and Accessible Trailhead

Changes in Level

- 2328
- *As-Built Description:*
Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.
 - *As-Built:* **To 2" where path meets soil.**
 - *Proposed Solution:*
Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE **EF03**
 ADAAG 91 **4.3.8**
 ADA 2010 **403.4**
 CBC 2007 **1133B.7.4**
 CBC 2019 **11B-403.4**

20 SF \$63 **\$1,260**

Priority 1

Severity 1



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Clear floor space						
2331	<ul style="list-style-type: none"> As-Built Description: Clear space has slopes greater than 1:48. As-Built: 4% Proposed Solution: Modify surface. 	PCODE NI07 ADAAG 91 16.6.6 ADA 2010 305.2 CBC 2007 1132B.1 CBC 2019 11B-305.2	1	JOB		
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2329	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 8% Proposed Solution: Modify cross slope. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	8	SF	\$75	\$600
					Priority	1
					Severity	3



2332	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 8% cross slope. Proposed Solution: Grade surface to and around the picnic table and saddle washer. Install firm surface. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	320	SF	\$75	\$24,000
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2335	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 3.5% Proposed Solution: Modify cross slope. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	50	SF	\$75	\$3,750
					Priority	1
					Severity	3



Detectable Warning

2327	<ul style="list-style-type: none"> As-Built Description: 36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element. Proposed Solution: Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area. 	PCODE EG09 ADAAG 91 4.29.5 CBC 2007 1133B.8.5 CBC 2019 11B-705.1.2.5	10	LF	\$81	\$810
					Priority	1
					Severity	1



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Minimum Number						
2330	<ul style="list-style-type: none"> <i>As-Built Description:</i> At parking lot with 1-25 spaces, the number of accessible spaces is less than required by code; 1 space required <i>Proposed Solution:</i> Provide required accessible parking space with sign including a minimum of one van space. 	PCODE EA01A ADAAG 91 4.1.2(5) ADA 2010 208.2 CBC 2007 Tbl. 11B-6 CBC 2019 11B-208.2 Tbl. 11B-208.2	1	JOB	\$9,000	\$9,000
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2333	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 1/8" characters. Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1	JOB	\$4,500	\$4,500
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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4 Accessible Trail NW

Cross Slope

2334

- *As-Built Description:*

Cross slope more than 1":48" (2.083%).

- *As-Built:* **3.5%**
- *Proposed Solution:*

Modify cross slope.

PCODE **EF07**

50 SF \$75 **\$3,750**

ADAAG 91 **4.3.7**

ADA 2010 **403.3**

Priority **1**

CBC 2007 **1133B.7.1.3**

Severity **3**

CBC 2019 **11B-403.3**



Facility: **Rancho Canada del Oro Open Space**

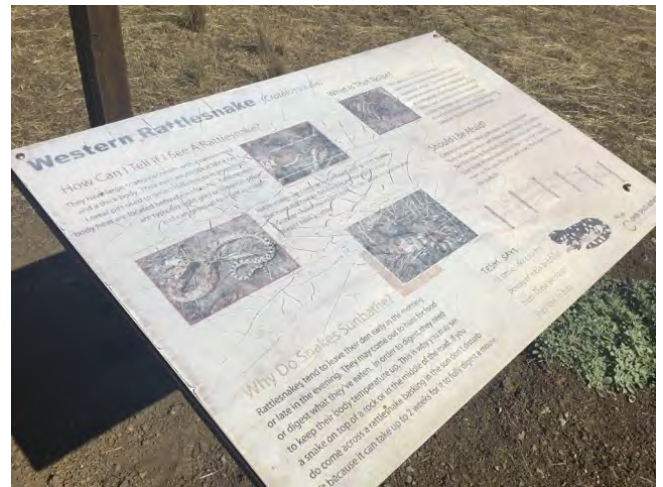
Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2336	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" characters Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	1	JOB	\$2,400	\$2,400
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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5 Accessible Trail South

Cross Slope

- 2337
- *As-Built Description:*
Cross slope more than 1":48" (2.083%).
 - *As-Built:* **To 4.2%**
 - *Proposed Solution:*
Modify cross slope.

PCODE **EF07**
 ADAAG 91 **4.3.7**
 ADA 2010 **403.3**
 CBC 2007 **1133B.7.1.3**
 CBC 2019 **11B-403.3**

100 SF \$75 **\$7,500**

Priority **1**

Severity **3**



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2338	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 3/8" characters Proposed Solution: Provide compliant signage. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3	2	JOB	\$2,400	\$4,800
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Walk						
2340	<ul style="list-style-type: none"> As-Built Description: Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps. As-Built: 6.8% Proposed Solution: Modify walk/sidewalk slope to 1:20 or less. 	PCODE EF01 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.3 CBC 2019 11B-403.3	100	SF	\$75	\$7,500
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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6 Accessible Trail East

Cross Slope

- 2341
- *As-Built Description:*
Cross slope more than 1":48" (2.083%).
 - *As-Built:* **3.1%**
 - *Proposed Solution:*
Modify cross slope.

PCODE **EF07**
 ADAAG 91 **4.3.7**
 ADA 2010 **403.3**
 CBC 2007 **1133B.7.1.3**
 CBC 2019 **11B-403.3**

40 SF \$75 **\$3,000**

Priority **1**

Severity **3**



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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7 Accessible Trail North

Changes in Level

2344

• *As-Built Description:*

Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

• *As-Built:* **1"**

• *Proposed Solution:*

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE **EF03**

ADAAG 91 **4.3.8**

ADA 2010 **403.4**

CBC 2007 **1133B.7.4**

CBC 2019 **11B-403.4**

1 SF \$63 **\$63**

Priority 1

Severity 1



Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2342	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 6.8% Proposed Solution: Modify cross slope. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	20	SF	\$75	\$1,500
					Priority	1
					Severity	3



Facility: **Rancho Canada del Oro Open Space**

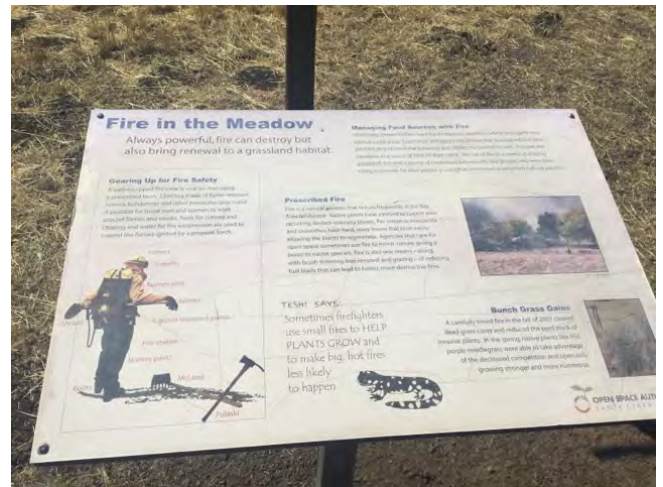
Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2343	<p>Signage</p> <ul style="list-style-type: none"> • <i>As-Built Description:</i> Sign characters not readable because they are not sized for viewing distance. • <i>As-Built:</i> 3/8" characters. • <i>Proposed Solution:</i> Provide compliant signage. • <i>Notes:</i> In addition there are characters with unusual font and the stroke thickness is approximately 10%. Occurs on signs throughout. 	<p>PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-403.3</p>	1	JOB	\$2,400	\$2,400
					Priority	1
					Severity	3



Conceptual Costs for Floor: On-site \$108,141.00

Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

<i>Item no., Rm no. and Name</i>	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Conceptual Costs for Area: Exterior					\$108,141.00	

Facility: **Rancho Canada del Oro Open Space**

Part: **Exterior**

Floor: **On-site**

Address: **4289 Casa Loma Road, Morgan Hill CA 95037**

Year Built: **2007**

<i>Item no., Rm no. and Name</i>	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Conceptual Costs for Facility: Rancho Canada del Oro Open Space Preserve					\$108,141.00	

Access Compliance Survey Report

Sierra Vista Open Space Preserve

Sierra Road

Facility #: **4**

Santa Clara Valley

April 2023

SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**

Sierra Vista Rd



3

Sierra Vista Open Space Preserve

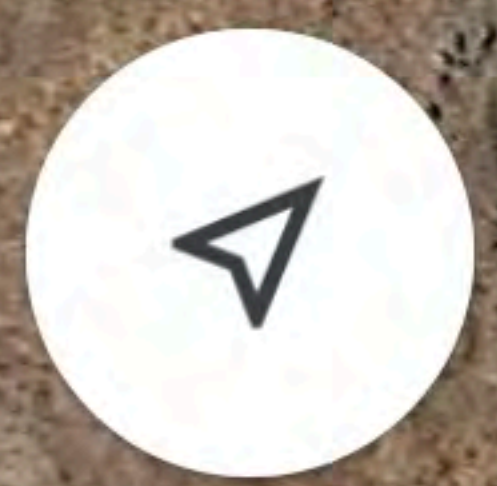
Multi-use trails with scenic views

2

1



Sierra Vista Rd



Sierra Vista Open Space Preserve
Sierra Vista Point, Sierra Vista Rd
San Jose, CA 95132

Facility: **Sierra Vista Open Space Preserve**
 Address: **Sierra Road**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 Parking and Trail Heads

Clear Floor Space

2269

- *As-Built Description:*
Clear space has slopes greater than 1:48.
- *As-Built:* **5% slope**
- *Proposed Solution:*
Alter slope at trash cans, benches and all other items used by the public
- *Notes:*
Ensure items such as recycling bins and trash bins throughout the park have level clear floor spaces.

PCODE NI07
 ADAAG 91 16.6.6
 ADA 2010 305.2
 CBC 2007 1132B.1
 CBC 2019 11B-305.2

1 JOB \$3,000 **\$3,000**

Priority **1**

Severity **2**



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Cross Slope

2270	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: To 4.4% Proposed Solution: Modify cross slope. Notes: Provide an accessible route to all elements including bike racks. 	<p>PCODE EF07</p> <p>ADAAG 91 4.3.7</p> <p>ADA 2010 403.3</p> <p>CBC 2007 1133B.7.1.3</p> <p>CBC 2019 11B-403.3</p>	1000	SF	\$75	\$75,000
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Priority 1

Severity 3



Facility: **Sierra Vista Open Space Preserve**
 Address: **Sierra Road**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Curb Ramp						
2267	<ul style="list-style-type: none"> • <i>As-Built Description:</i> No curb ramp available where an accessible route crosses a curb. • <i>Proposed Solution:</i> Provide new curb ramp. 	PCODE EH01 ADAAG 91 4.7.1 ADA 2010 303.4 CBC 2007 1127B.5.1 CBC 2019 11B-402.2	1	JOB	\$7,500	\$7,500
					Priority	1
					Severity	2



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Minimum Number

2265

- *As-Built Description:*
At parking lot with 26-50 spaces, the number of accessible spaces is less than required by code; 2 spaces required.
- *As-Built:* **35 spaces 0 accessible provided.**
- *Proposed Solution:*
Alter slopes and provide required accessible parking spaces with signs including a minimum of one van space.
- *Notes:*
No parking spaces were found with slopes =< 2.08%.

PCODE EA01B
 ADAAG 91 4.1.2(5)*
 ADA 2010 208.2
 CBC 2007 Tbl. 11B-6
 CBC 2019 11B-208.2 Tbl.
 11B-208.2

2 JOB \$900 \$1,800

Priority 3

Severity 2



Facility: **Sierra Vista Open Space Preserve**
 Address: **Sierra Road**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Signage						
2268	<ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 1/8"-3/8" characters on informational signs. Proposed Solution: Provide compliant signage. Notes: Includes warning signs and other information re history etc. 	PCODE SA02A ADAAG 91 4.30.3 ADA 2010 703.5.5 CBC 2007 1117B.5.4 CBC 2019 11B-402.2	1	JOB	\$6,000	\$6,000
						Priority 1 Severity 3



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Walk

- *As-Built Description:*
Walk: Slope greater than 1:20 (5.0%), and walk does not comply with requirements for ramps.
- *As-Built:* **16%**
- *Proposed Solution:*
Install trails with compliant slopes and cross slopes.
- *Notes:*

PCODE EF01
 ADAAG 91 4.3.7
 ADA 2010 403.3
 CBC 2007 1133B.7.3
 CBC 2019 11B-403.3

2000 SF \$45 **\$900,000**

Priority **1**

Severity **2**

See 11B=246.7 for unimproved trails. The steep slopes begin immediately.



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 North Side of Sierra Rd

Cross Slope

2275

- *As-Built Description:*
Cross slope more than 1":48" (2.083%).
- *As-Built:* **8% cross slope. 10% slope.**
- *Proposed Solution:*
Install accessible trail.
- *Notes:*
See **11B-246.7** for trails.

PCODE **EF07REF**
 ADAAG 91 **4.3.7**
 ADA 2010 **403.3**
 CBC 2007 **1133B.7.1.3**
 CBC 2019 **11B-403.3**

REF

Priority **1**

Severity **2**



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door

2273 • *As-Built Description:*
At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface.

• *Proposed Solution:*
Provide 10" min. "kick plate" covering width of door when altering area.

• **Notes:**
The gate appears to be kept open during hours. Verify before altering.

PCODE ID06
ADA 2010 404.2.10
CBC 2007 1133B.2.6
CBC 2019 11B-404.2.10

1 JOB \$300 \$300

Priority 1

Severity 3



Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road**

Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surface						
2274	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 1.5"-5" Proposed Solution: Provide gate and grate with .5" maximum openings. 	PCODE EF04 ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2 CBC 2019 11B-403.2; 11B-302.3	30	SF	\$240	\$7,200
						Priority 1 Severity 1



General Note

2272

- As-Built Description: Refer to notes for observation and recommendation.
- Proposed Solution: Consider providing accessible parking here and/or installing an accessible route from the existing parking lot.
- Notes:

PCODE GN01

REF

There is no parking provided on this side of the road and no accessible route from the parking to this trailhead.

CBC 2019 11B-403.3

Priority 3
Severity 2



Facility: **Sierra Vista Open Space Preserve**
 Address: **Sierra Road, San Jose CA 95127**

Part: **Exterior**

Floor: **On-site**
 Year Built: **2013**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2276	<p>Signage</p> <ul style="list-style-type: none"> As-Built Description: Sign characters not readable because they are not sized for viewing distance. As-Built: 1/8"-3/8" characters. Proposed Solution: Provide compliant signage. 	<p>PCODE SA02A</p> <p>ADAAG 91 4.30.3</p> <p>ADA 2010 703.5.5</p> <p>CBC 2007 1117B.5.4</p> <p>CBC 2019 11B-403.3</p>	1	JOB	\$4,500	\$4,500
					Priority	3
					Severity	3



Conceptual Costs for Floor: On-site \$1,005,300.00

Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road, San Jose CA 95127**

Year Built: **2013**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$1,005,300.00

Facility: **Sierra Vista Open Space Preserve**

Part: **Exterior**

Floor: **On-site**

Address: **Sierra Road, San Jose CA 95127**

Year Built: **2013**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Sierra Vista Open Space Preserve						\$1,005,300.00

Access Compliance Survey Report

Tilton Ranch Complex

19665 Hale Ave

Facility #: **5**

Santa Clara Valley

April 2023

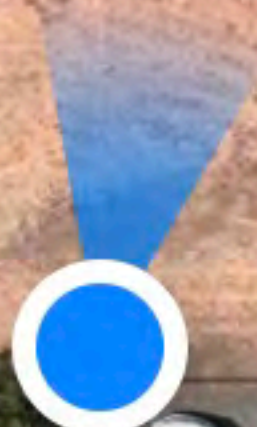
SSA Project #: 21058



**SALLY SWANSON
ARCHITECTS, INC.**



3D



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Tilton Ranch
19665 Hale Ave
Morgan Hill, CA 95037

☁ 63°
 AQI 52 ●

Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Accessible Route

2432

• *As-Built Description:*
No walk / sidewalk provided to connect accessible facilities or elements that are on the same site.

• *Proposed Solution:*
Provide new 48" wide walk / sidewalk.

• *Notes:*
Coordinate accessible routes with parking design. Currently no stable, firm surfaces on site.

PCODE **EF13**
ADAAG 91 **4.3.2**
ADA 2010 **206.1**
CBC 2007 **1114B.1.2**
CBC 2019 **11B-206.1**

300 LF \$135 **\$40,500**

Priority **1**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Detectable Warning

2431

- *As-Built Description:*
36" wide band of truncated domes not provided at walkway or crossing adjoining a vehicular way, if surfaces are not separated by a curb, railing, or other element.
- *Proposed Solution:*
Provide 36" wide, contrasting color, band of truncated domes between pedestrian and vehicular area.
- *Notes:*
This condition occurs throughout the site. Coordinate with parking and circulation path design.

PCODE EG09
ADAAG 91 4.29.5
CBC 2007 1133B.8.5
CBC 2019 11B-705.1.2.5

200 LF \$81 **\$16,200**

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Minimum Number

2433

• *As-Built Description:*

At parking lot with 101-150 spaces, the number of accessible spaces is less than required by code; 5 spaces required.

• *Proposed Solution:*

Provide required accessible parking spaces with signs including a minimum of one van space.

• **Notes:**

Currently no accessible parking provided. Coordinate with use/site plan and accessible route plan.

PCODE EA01E
 ADAAG 91 4.1.2(5)*
 ADA 2010 208.2
 CBC 2007 Tbl. 11B-6
 CBC 2019 11B-208.2 Tbl.
 11B-208.2

6 JOB \$9,000 **\$54,000**

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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1 NW Barn/Workshop

Door Closer

2348

- *As-Built Description:*

Excessive force required to open door.

>35 lbs

- *Proposed Solution:*

Adjust regular door closer to accessible standards (5 lbs. max).

- **Notes:**

NA if this remains a maintenance facility or if doors are opened only by security personnel.

PCODE **ID03**
 ADAAG 91 **4.13.11**
 ADA 2010 **404.2.9**
 CBC 2007 **1133B.2.5**
 CBC 2019 **11B-404.2.9**

3 JOB \$75 \$225

Priority **1**

Severity **2**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Threshold

2347

- *As-Built Description:*

Door inaccessible due to threshold or step at door exceeding 1/2".

- *As-Built:* **To 4"**
- *Proposed Solution:*

Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max).

- **Notes:**

NA if this remains a maintenance facility.

PCODE ID02A
 ADAAG 91 4.13.8
 ADA 2010 404.2.5
 CBC 2007 1133B.2.4.1
 CBC 2019 11B-404.2.5

3 JOB \$1,200 \$3,600

Priority **1**

Severity **1**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stairways						
2349	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Exterior stair substantially out of compliance. • <i>Proposed Solution:</i> Provide complete new stair, 4 ft. wide with landing and handrails. 	PCODE EC09 ADAAG 91 4.9 ADA 2010 504 CBC 2007 1133B.4 CBC 2019 11B-504	150	IN	\$270	\$40,500
					Priority	1
					Severity	2
	NA if this remains a maintenance facility.					



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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2 North Animal Containment

Cross Slope

2355

- *As-Built Description:*

Cross slope more than 1":48" (2.083%).

- *As-Built:* **3.9%**
- *Proposed Solution:*

Modify cross slope.

- *Notes:*

See exceptions for animal containment areas.

The slope occurs inside the containment areas.

PCODE **EF07**

200 SF \$75 **\$15,000**

ADAAG 91 **4.3.7**

ADA 2010 **403.3**

Priority **1**

CBC 2007 **1133B.7.1.3**

Severity **3**

CBC 2019 **11B-403.3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

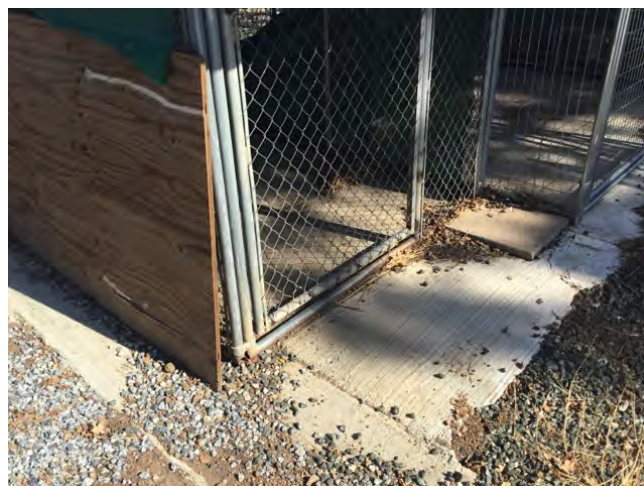
Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2357	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 5.2% Proposed Solution: Modify cross slope. Notes: See exceptions for animal containment areas. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	500	SF	\$75	\$37,500
					Priority	1
					Severity	2



Door

2356	<ul style="list-style-type: none"> As-Built Description: At push side of door on accessible route, bottom 10" does not have a smooth, uninterrupted surface. Proposed Solution: Provide 10" min. "kick plate" covering width of door when altering area. Notes: This element complies with Safe Harbor if altered or constructed before March 15, 2012. See exceptions for animal containment areas. However accessibility should be provided if the public is provided access. 	PCODE ID06 ADA 2010 404.2.10 CBC 2007 1133B.2.6 CBC 2019 11B-404.2.10	1	JOB	\$300	\$300
					Priority	1
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Threshold

2354

- *As-Built Description:*

Door inaccessible due to threshold or step at door exceeding 1/2".

- *As-Built:* **1.5"**
- *Proposed Solution:*

Alter threshold.

- **Notes:**

See exceptions for animal containment areas.

Consider modifications for safety .

PCODE **ID02A**
 ADAAG 91 **4.13.8**
 ADA 2010 **404.2.5**
 CBC 2007 **1133B.2.4.1**
 CBC 2019 **11B-404.2.5**

4 JOB \$120 \$480

Priority **1**

Severity **1**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Protrusion Limits

2351

• *As-Built Description:*

Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor.

• *As-Built:* **36" at 36"**

• *Proposed Solution:*

Remove/relocate protruding object. Patch existing surface.

• **Notes:**

See exceptions for animal containment areas. Consider modifications for safety .

PCODE EG04

ADAAG 91 4.4.1

ADA 2010 307.2

CBC 2007 1133B.8.6.1

CBC 2019 11B-307.2

2 JOB \$300 \$600

Priority **1**

Severity **1**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Reach Range

2352	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 52" Proposed Solution: Modify equipment or mounting. Notes: 	<p>PCODE IE02</p> <p>ADAAG 91 4.2.6</p> <p>ADA 2010 308.3.1</p> <p>CBC 2007 1118B.6</p> <p>CBC 2019 11B-308.3</p>	1	JOB	\$300	\$300
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Priority 3

Severity 3

This element complies with Safe Harbor if altered or constructed before March 15, 2012.



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Vertical Clearance

2350	<ul style="list-style-type: none"> As-Built Description: Overhead clearance less than 80" above finished floor. As-Built: 76" at ceiling. 70" at light bulbs. Proposed Solution: Alter ceiling to be 80" minimum AFF. Recess lights. Notes: See exceptions for animal containment areas. Consider modifications for safety . 	PCODE EG01A ADAAG 91 4.4.2 ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4	1	JOB	\$18,000	\$18,000
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Priority 1

Severity 1



2353	<ul style="list-style-type: none"> As-Built Description: Overhead clearance less than 80" above finished floor. As-Built: 72" Proposed Solution: Alter ceiling. Notes: See exceptions for animal containment areas. Consider modifications for safety . 	PCODE EG01AREF ADAAG 91 4.4.2 ADA 2010 307.4 CBC 2007 1133B.8.6.2 CBC 2019 11B-307.4		REF		
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Priority 1

Severity 1



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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3 Kitchen Building

Cross Slope

- 2360 • *As-Built Description:*
Cross slope more than 1":48" (2.083%).
- *As-Built:* **To 3.4%**
- *Proposed Solution:*
Modify cross slope.
- *Notes:*
Occurs on east and west sides

PCODE **EF07**
 ADAAG 91 **4.3.7**
 ADA 2010 **403.3**
 CBC 2007 **1133B.7.1.3**
 CBC 2019 **11B-403.3**

160 SF \$75 **\$12,000**

Priority 1

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Hardware						
2358	<ul style="list-style-type: none"> As-Built Description: Door does not have accessible operating hardware. Proposed Solution: Provide lever handle or other accessible hardware. 	PCODE ID07 ADAAG 91 4.13.9 ADA 2010 404.2.7 CBC 2007 1133B.2.5.2 CBC 2019 11B-404.2.7	2	JOB	\$750	\$1,500
					Priority	1
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Swing

2363

- *As-Built Description:*

Hinge approach: At push side, door does not have clear and level maneuvering space measuring 54" width (starting at latch) x 42" deep (48" deep if door has both, latch and closer) (CA only: 54" x 44").

- *As-Built:* **47"**
- *Proposed Solution:*

Extend concrete.

- **Notes:**

This element complies with Safe Harbor if altered or constructed before March 15, 2012.

for hinge and latch approach.

PCODE **ID26**
 ADAAG 91 **Fig. 25(b)**
 ADA 2010 **404.2.4**
 CBC 2007 **Fig. 11B-26A**
 CBC 2019 **(b)**
11B-404.2.4

1 JOB \$1,500 **\$1,500**

Priority **1**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Operable Part

2365

- *As-Built Description:*

Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand.

- *As-Built:* **Slot type mount.**

- *Proposed Solution:*

Modify or replace the operable part(s) to not require tight grasping, pinching, or twisting of the wrist with one hand.

- **Notes:**

The surveyor typically cannot remove extinguishers from this type of mount using one hand and without grasping.

PCODE IC02
 ADAAG 91 4.27.4
 ADA 2010 309.4
 CBC 2007 1117B.6.4
 CBC 2019 11B-309.4

1 JOB \$900 \$900

Priority **1**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2364	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: Fire extinguisher 65" AFF. Proposed Solution: Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
					Priority	1
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Sink						
2366	<ul style="list-style-type: none"> As-Built Description: Sink rim higher than 34" above floor. As-Built: 37" Proposed Solution: Remodel sink cabinet to lower sink. Notes: No access at time of survey. Approximation. 	PCODE IN06 ADAAG 91 4.24.2 ADA 2010 606.3 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.3	1	JOB	\$5,250	\$5,250
						Priority 3
						Severity 3



2367	<ul style="list-style-type: none"> As-Built Description: Sink does not have knee space min. 27" high x 19" deep x 30" wide. Proposed Solution: Remodel sink cabinet. 	PCODE IN06A ADAAG 91 4.24.3 ADA 2010 606.2 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.2	1	JOB	\$5,250	\$5,250
						Priority 3
						Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Walk						
2361	<ul style="list-style-type: none"> As-Built Description: Walk more than 36" but less than 48" wide (required in CA only). As-Built: 46" Proposed Solution: Enlarge width of walk to 48". 	<p>PCODE EF08</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>	20	SF	\$135	\$2,700
						<p>Priority 1</p> <p>Severity 3</p>



2362	<ul style="list-style-type: none"> As-Built Description: Walk more than 36" but less than 48" wide (required in CA only). As-Built: 39" to pipe 46" to wall. Proposed Solution: Enlarge width of walk to 48". 	<p>PCODE EF08</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>	20	SF	\$135	\$2,700
						<p>Priority 1</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2359	<ul style="list-style-type: none"> As-Built Description: Walk more than 36" but less than 48" wide (required in CA only). As-Built: 47" Proposed Solution: Enlarge width of walk to 48". 	<p>PCODE EF08REF</p> <p>ADA 2010 403.5</p> <p>CBC 2007 1133B.7.1</p> <p>CBC 2019 11B-403.5.1.3</p>		REF		
						<p>Priority 1</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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4 Main House

Cooktops

- 2370
- *As-Built Description:*
Cooktop controls require reaching across the burners.
 - *Proposed Solution:*
Provide cooktop with accessible controls.

PCODE **KF15**
 ADAAG 91 **13.3.4(6)**
 ADA 2010 **804.6.2**
 CBC 2007 **1111B.5.1**
 CBC 2019 **11B-804.6.2**

1 JOB \$1,950 **\$1,950**

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Section						
2389	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Non-circular cross-section: Perimeter dimension shall be between 4 inches and 6-1/4 inches. • <i>Proposed Solution:</i> Provide new handrail. • <i>Notes:</i> Handrail perimeter 12" 	<p><i>PCODE ED16</i></p> <p><i>ADA 2010 505.7.2</i></p> <p><i>CBC 2007 1133B.4.2.6</i></p> <p><i>CBC 2019 11B-505.7.2</i></p>	20	LF	\$225	\$4,500
						<p>Priority 3</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Cross Slope						
2409	<ul style="list-style-type: none"> As-Built Description: Cross slope more than 1":48" (2.083%). As-Built: 3.1% Proposed Solution: Modify cross slope. 	PCODE EF07 ADAAG 91 4.3.7 ADA 2010 403.3 CBC 2007 1133B.7.1.3 CBC 2019 11B-403.3	120	SF	\$75	\$9,000
						Priority 1
						Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

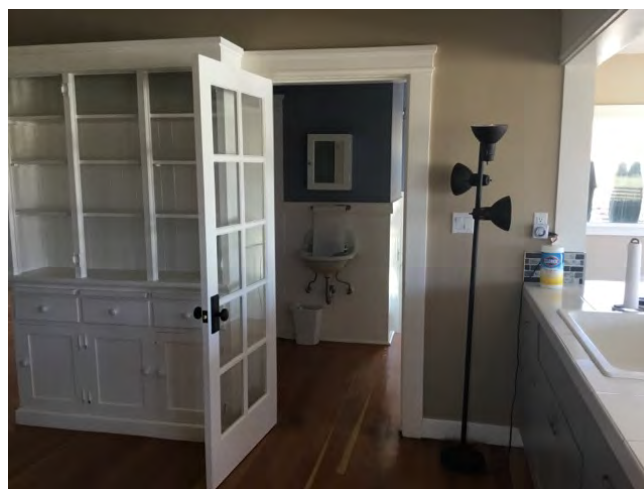
Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Clearance

2372	<ul style="list-style-type: none"> As-Built Description: Door on accessible route has less than 32" clear and 80" (78" min. to closer if provided) opening width when 90° open. As-Built: 27"-30" wide Proposed Solution: Provide new, larger door and frame with new accessible hardware. Notes: Occurs throughout. 	PCODE ID01 ADAAG 91 4.13.5 ADA 2010 404.2.3 CBC 2007 1133B.1.1.1.1 CBC 2019 11B-404.2.3	10	JOB	\$7,800	\$78,000
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Priority 1

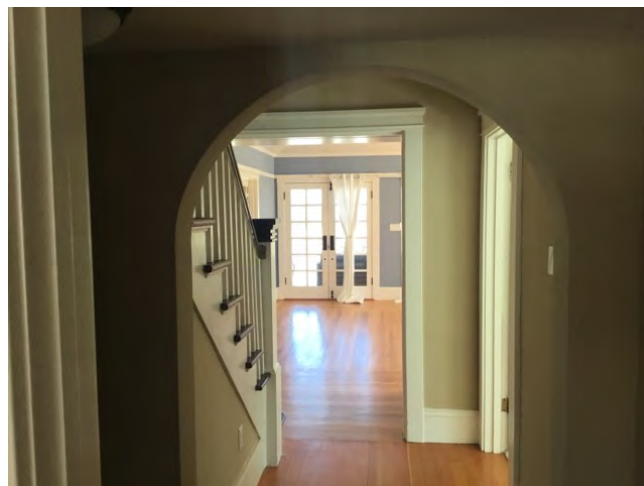
Severity 3



2390	<ul style="list-style-type: none"> As-Built Description: Door on accessible route has less than 32" clear and 80" (78" min. to closer if provided) opening width when 90° open. As-Built: 71" high at 32" wide Proposed Solution: Provide new, larger door and frame with new accessible hardware. Notes: Occurs at arched doorway. 	PCODE ID01 ADAAG 91 4.13.5 ADA 2010 404.2.3 CBC 2007 1133B.1.1.1.1 CBC 2019 11B-404.2.3	1	JOB	\$7,800	\$7,800
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Priority 1

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Hardware						
2375	<ul style="list-style-type: none"> As-Built Description: Door does not have accessible operating hardware. Proposed Solution: Provide lever handle or other accessible hardware. 	PCODE ID07 ADAAG 91 4.13.9 ADA 2010 404.2.7 CBC 2007 1133B.2.5.2 CBC 2019 11B-404.2.7	22	JOB	\$750	\$16,500
					Priority	1
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Door Threshold						
2376	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 1" Proposed Solution: Modify threshold. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	8	JOB	\$1,200	\$9,600
					Priority	1
					Severity	1



2411	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 2.5" Proposed Solution: Modify threshold when providing access with ramps or other accessible routes. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	2	JOB	\$1,200	\$2,400
					Priority	1
					Severity	1



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Electrical

2373

• *As-Built Description:*

Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater than 48 inches measured to the top of the outlet box.

• *As-Built:* **14" to the bottom of the box.**

• *Proposed Solution:*

Relocate light switches or control to between 15" and 48" height.

• **Notes:**

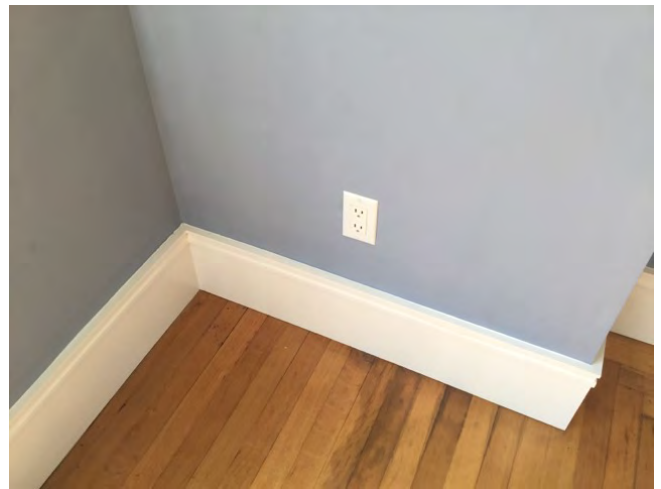
Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor applies.

PCODE IC01
 ADAAG 91 4.2.5 & 6
 ADA 2010 308.2.1 &
 CBC 2007 1117B.6.3
 CBC 2019 11B-308.2.1 &
 11B-308.2.2

14 JOB \$900 \$12,600

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2374	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater than 48 inches measured to the top of the outlet box. • <i>As-Built:</i> 50.5" to switch. 52" to top of the box. • <i>Proposed Solution:</i> Relocate light switches or control to between 15" and 48" height. • <i>Notes:</i> Includes upstairs. It appears the house was recently remodeled. Verify whether safe harbor applies. 	<p>PCODE IC01</p> <p>ADAAG 91 4.2.5 & 6</p> <p>ADA 2010 308.2.1 &</p> <p>CBC 2007 1117B.6.3</p> <p>CBC 2019 11B-308.2.1 & 11B-308.2.2</p>	14	JOB	\$900	\$12,600
						<p>Priority 3</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

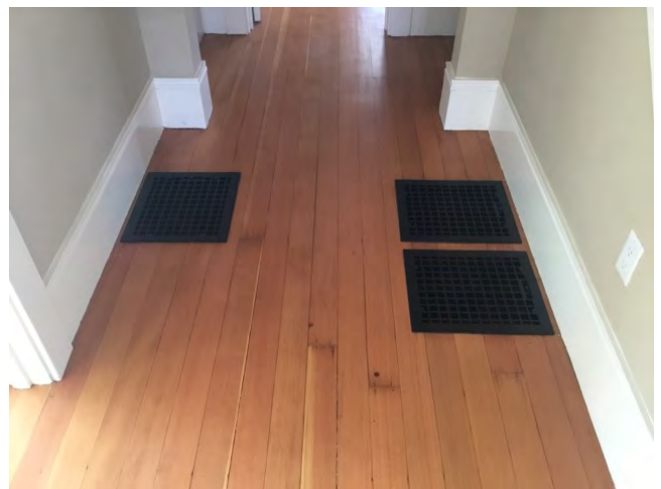
Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Floor or Ground Surface						
2379	<ul style="list-style-type: none"> As-Built Description: Walk: Grating has grid openings greater than 1/2" along the line of traffic flow. As-Built: 1" x 1" Proposed Solution: Provide new grating, with grid openings 1/2" max. along the line of traffic flow. 	PCODE EF04 ADAAG 91 4.3.6; 4.5.4 ADA 2010 403.2; 302.3 CBC 2007 1133B.7.2 CBC 2019 11B-403.2; 11B-302.3	5	SF	\$240	\$1,200
						Priority 1
						Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Handrail

2385

• *As-Built Description:*

Guards (42" high) not provided at side of ramp or landing where drop-off to adjacent grade or floor exceeds 30" height (California building code requirement only).

• *Proposed Solution:*

Provide new guards, including handrail at ramp.

PCODE ED08

12 LF \$360 **\$4,320**

Priority 3

CBC 2007 1133B.5.7

Severity 3

CBC 2019 Section 1013.2;
1013.3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Handrails						
2401	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail not provided at stairs or ramp, required on both sides (not required at curb ramps or adjacent to seating areas). • <i>Proposed Solution:</i> Provide new handrail for each side including extensions. 	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2 CBC 2007 1133B.4.1.1 & .5.5 CBC 2019 11B-505.2	12	LF	\$285	\$3,420
						Priority 3
						Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2405	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Handrail not provided at stairs or ramp, required on both sides (not required at curb ramps or adjacent to seating areas). • <i>Proposed Solution:</i> Provide new handrail for each side including extensions. 	PCODE ED01 ADAAG 91 4.8.5 & 4.9.4 ADA 2010 505.2 CBC 2007 1133B.4.1.1 & .5.5 CBC 2019 11B-505.2	60	LF	\$285	\$17,100
						Priority 3 Severity 3



Lavatory

2391	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Knee clearance 27" min. high starting 8" back from the front edge of the lavatory towards the wall is not provided. • <i>As-Built:</i> 26". 15" deep. • <i>Proposed Solution:</i> Provide new accessible lavatory. Remodel restroom as needed. 	PCODE WD04 ADAAG 91 Fig. 31 ADA 2010 306.3.3 CBC 2007 1115B.4.3 CBC 2019 11B-306.3.3	1	JOB	\$10,200	\$10,200
						Priority 2 Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Operable Part

2378	<ul style="list-style-type: none"> As-Built Description: Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand. As-Built: 10lbs Proposed Solution: Modify or replace the operable part(s) to not require tight grasping, pinching, or twisting of the wrist with one hand. 	PCODE IC02 ADAAG 91 4.27.4 ADA 2010 309.4 CBC 2007 1117B.6.4 CBC 2019 11B-309.4	5	JOB	\$900	\$4,500
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Priority 3

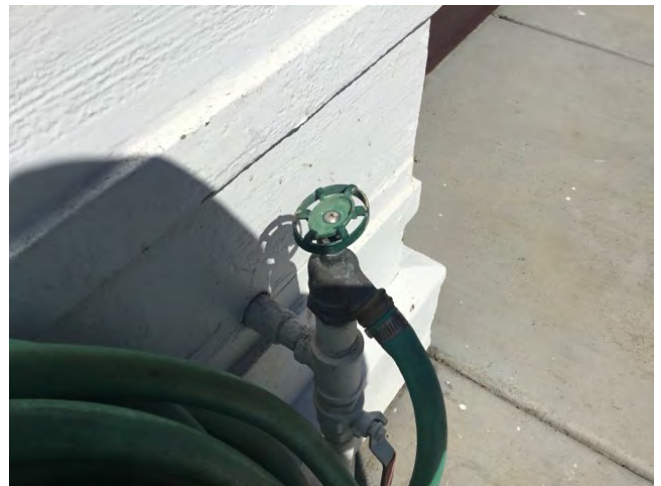
Severity 3



2408	<ul style="list-style-type: none"> As-Built Description: Operable part(s) require tight grasping, pinching, or twisting of the wrist with one hand. As-Built: Not operable without grasping. Proposed Solution: Modify or replace the operable part(s) to not require tight grasping, pinching, or twisting of the wrist with one hand. 	PCODE IC02 ADAAG 91 4.27.4 ADA 2010 309.4 CBC 2007 1117B.6.4 CBC 2019 11B-309.4	1	JOB	\$900	\$900
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Protrusion Limits

2393	<ul style="list-style-type: none"> As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. As-Built: 6.2" at 63" AFF. Proposed Solution: Remove/relocate protruding object. Patch existing surface. 	PCODE EG04 ADAAG 91 4.4.1 ADA 2010 307.2 CBC 2007 1133B.8.6.1 CBC 2019 11B-307.2	1	JOB	\$300	\$300
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Priority 1

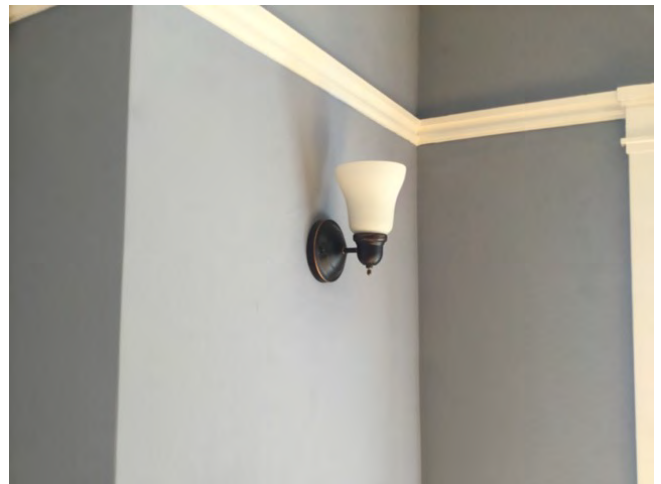
Severity 3



2412	<ul style="list-style-type: none"> As-Built Description: Protruding objects more than 4" from wall, when bottom of object more than 27" or less than 80" above finished floor. As-Built: 5" at 75". 6" at 78". Proposed Solution: Remove/relocate protruding object. Patch existing surface. 	PCODE EG04 ADAAG 91 4.4.1 ADA 2010 307.2 CBC 2007 1133B.8.6.1 CBC 2019 11B-307.2	2	JOB	\$300	\$600
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Priority 1

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Ramps

2407

• *As-Built Description:*

Ramp needed to provide disabled access at steps or change of level along path of travel.

• *Proposed Solution:*

Provide new concrete ramp with handrails [slope more than 1:20 (5.0%) needed].

• **Notes:**

Consider ramps at each entrance or consider other methods to make all entrances and exits accessible.

PCODE **EB01A**

ADAAG 91 **4.1.1**

ADA 2010 **303.4**

CBC 2007 **1127B.1**

CBC 2019 **11B-303.4**

250 SF \$300 **\$75,000**

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Reach Range

2377	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: Door locks 7" and 76" AFF. Proposed Solution: Modify equipment or mounting. Notes: NA if operated only by security personnel. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	18	JOB	\$300	\$5,400
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Priority 3

Severity 3



2381	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: Side reach obstructed by 37" high counter. Proposed Solution: Lower counters. Provide 24" maximum reach to electrical outlets. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$60,000	\$60,000
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2382	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 66" Proposed Solution: Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300

Priority 3
Severity 3



2392	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 63" Proposed Solution: Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
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Priority 3
Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2394	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. • <i>As-Built:</i> 75" • <i>Proposed Solution:</i> Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300

Priority 3
Severity 3



2400	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. • <i>As-Built:</i> 24" deep 52" AFF. • <i>Proposed Solution:</i> Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
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Priority 3
Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Restroom						
2383	<ul style="list-style-type: none"> As-Built Description: Single accommodation restroom not accessible; multiple compliance violations. Proposed Solution: Remodel area to provide single-occupant accessible restroom. 	PCODE WA01 ADAAG 91 4.22 ADA 2010 603.1 CBC 2007 1115B.3.2 CBC 2019 11B-603.1	1	JOB	\$90,000	\$90,000
					Priority	2
					Severity	3



2380	<ul style="list-style-type: none"> As-Built Description: Single accommodation restroom not accessible; multiple compliance violations. As-Built: 32" x 71" Proposed Solution: Provide directional signage to accessible restroom. Or Remodel area to provide single-occupant accessible restroom. 	PCODE WA01REF ADAAG 91 4.22 ADA 2010 603.1 CBC 2007 1115B.3.2 CBC 2019 11B-603.1		REF		
					Priority	2
					Severity	2



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Shower						
2384	<ul style="list-style-type: none"> As-Built Description: Shower not accessible; multiple compliance violations. Proposed Solution: Provide accessible shower. 	PCODE WF01REF ADAAG 91 4.21 ADA 2010 608.1 CBC 2019 11B-608.1				REF Priority 2 Severity 3



Signage						
2368	<ul style="list-style-type: none"> As-Built Description: Sign not located on latch side of door and/or not located at 48" min. above to baseline of the lowest Braille cells and 60" max. to baseline of the highest line of raised characters. Proposed Solution: Provide compliant signage including tactile characters and Grade II Braille on latch side of door located at compliant height. Notes: Occurs in the kitchen. There is a stove top. 	PCODE SA07 ADAAG 91 4.30.6 ADA 2010 703.4.1 CBC 2007 1117B.5.7 CBC 2019 11B-703.4.1	37"	JOB	\$150	\$5,550
						Priority 3 Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

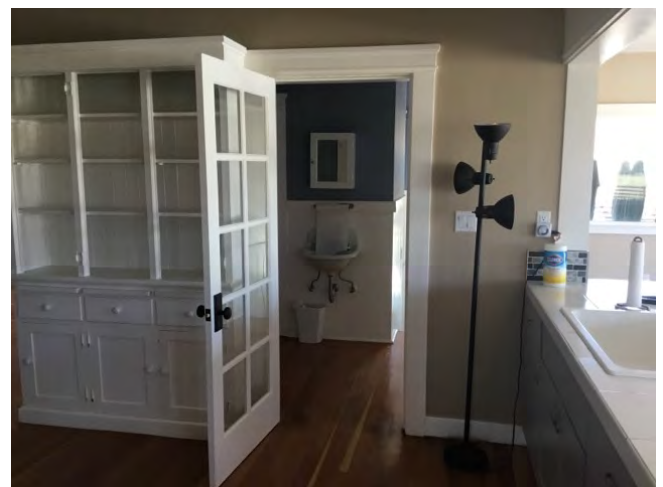
Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2395	<ul style="list-style-type: none"> <i>As-Built Description:</i> At door leading into exit stairway: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT STAIR UP/DOWN" sign at door. 	PCODE SA10B ADAAG 91 4.1.3(16) ADA 2010 216.4.1 CBC 2007 1011.3 CBC 2019 11B-216.4.1	7	JOB	\$270	\$1,890
						Priority 1 Severity 3



2434	<ul style="list-style-type: none"> <i>As-Built Description:</i> At door leading into exit corridor: Where required exit signs are installed, signs to provide exiting information for people with vision impairment are not provided. <i>Proposed Solution:</i> Provide raised letter/Braille "EXIT ROUTE" sign at door. 	PCODE SA10D ADAAG 91 4.1.3(16) ADA 2010 216.4.1 CBC 2007 1011.3 CBC 2019 11B-216.4.1	7	JOB	\$270	\$1,890
						Priority 1 Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Sink						
2369	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sink does not have knee space min. 27" high x 19" deep x 30" wide. • <i>Proposed Solution:</i> Remodel sink cabinet. • <i>Notes:</i> Occurs in the kitchen. There is a stove top. 	PCODE IN06A ADAAG 91 4.24.3 ADA 2010 606.2 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.2	1	JOB	\$5,250	\$5,250
					Priority	3
					Severity	3



2398	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Sink does not have knee space min. 27" high x 19" deep x 30" wide. • <i>Proposed Solution:</i> Remodel sink cabinet. 	PCODE IN06A ADAAG 91 4.24.3 ADA 2010 606.2 CBC 2007 1115B.4.7.1 CBC 2019 11B-606.2	1	JOB	\$5,250	\$5,250
					Priority	3
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2410	<p>Slope</p> <ul style="list-style-type: none"> As-Built Description: Slope greater than 1:12 (8.3%). As-Built: 22% Proposed Solution: Demolish existing and provide new ramp with handrails. Notes: Multiple barriers at the main entrance ramp and stairs. 	<p>PCODE EB02</p> <p>ADAAG 91 4.8.2</p> <p>ADA 2010 405.2</p> <p>CBC 2007 1133B.5.3</p> <p>CBC 2019 11B-405.2</p>	100	SF	\$300	\$30,000
						<p>Priority 3</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stairs						
2386	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Stair tread width less than 11", measured horizontally from nosing to nosing. • <i>Proposed Solution:</i> Rebuild stair as needed. • <i>Notes:</i> Consider whether technically feasible. 	PCODE EC06 ADAAG 91 4.9.2 ADA 2010 504.2 CBC 2007 1133B.4.5.3 CBC 2019 11B-504.2	80	LF	\$225	\$18,000
						Priority 3
						Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Stairway

2402	<ul style="list-style-type: none"> <i>As-Built Description:</i> The leading 2" of the tread does not have visual contrast of dark-on-light or light-on-dark from the remainder of the tread. <i>Proposed Solution:</i> Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area. 	<p>PCODE II02B</p> <p>ADA 2010 504.4</p> <p>CBC 2007 1133B.4.4</p> <p>CBC 2019 11B-504.4.1</p>	8	LF	\$42	\$336
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Priority 3

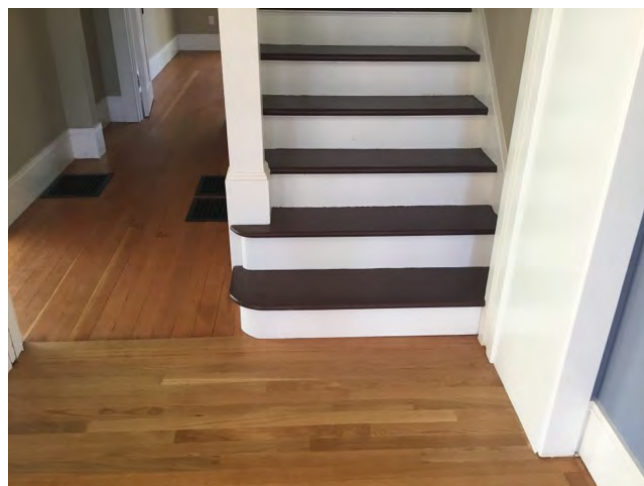
Severity 3



2403	<ul style="list-style-type: none"> <i>As-Built Description:</i> The leading 2" of the tread does not have visual contrast of dark-on-light or light-on-dark from the remainder of the tread. <i>Proposed Solution:</i> Provide 2" min., 4" max. wide contrasting color strip 1" max. from nosing on top & bottom treads when altering area. 	<p>PCODE II02B</p> <p>ADA 2010 504.4</p> <p>CBC 2007 1133B.4.4</p> <p>CBC 2019 11B-504.4.1</p>	16	LF	\$42	\$672
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Stairways						
2397	<ul style="list-style-type: none"> As-Built Description: Exterior stair substantially out of compliance. As-Built: Consider technical feasibility. Proposed Solution: Provide complete new stair, 4 ft. wide with landing and handrails. 	PCODE EC09 ADAAG 91 4.9 ADA 2010 504 CBC 2007 1133B.4 CBC 2019 11B-504	100	IN	\$270	\$27,000
					Priority	3
					Severity	3



2406	<ul style="list-style-type: none"> As-Built Description: Exterior stair substantially out of compliance. Proposed Solution: Provide complete new stair, 4 ft. wide with landing and handrails. Notes: The surveyor did not find any compliant stairs on the exterior or interior of the building. There are no compliant accessible routes between the levels. 	PCODE EC09 ADAAG 91 4.9 ADA 2010 504 CBC 2007 1133B.4 CBC 2019 11B-504	400	IN	\$270	\$108,000
					Priority	3
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2404	<ul style="list-style-type: none"> As-Built Description: Landing at the top or bottom of stairway is not level or not provided. As-Built: To 4% Proposed Solution: Remodel landings to provide a level clear floor space that extends the entire width of the ramp. 	PCODE EC10 CBC 2019 1009.8	4	JOB	\$1,500	\$6,000

Priority 3

Severity 3



Storage Areas

2371	<ul style="list-style-type: none"> As-Built Description: At least one of each type of fixed or built-in storage facility, including cabinets, shelves, closets, and drawers is not accessible. (50% of shelf space) As-Built: 5" and 59" to low shelves. Approximately 20% accessible storage. Proposed Solution: Provide accessible storage areas as required. 	PCODE KC05 ADAAG 91 13.3.2(8) ADA 2010 804.5 CBC 2007 1111B.5.1 CBC 2019 11B-804.5	1	JOB	\$18,000	\$18,000
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Top & Bottom Extension at Stairs

2387

• *As-Built Description:*

Stair handrail does not extend horizontally 12" minimum beyond top nosing, and one tread width sloped, plus 12" minimum horizontally beyond the bottom nosing.

• *Proposed Solution:*

Extend stair handrail at top and bottom (cost for each extension piece).

• **Notes:**

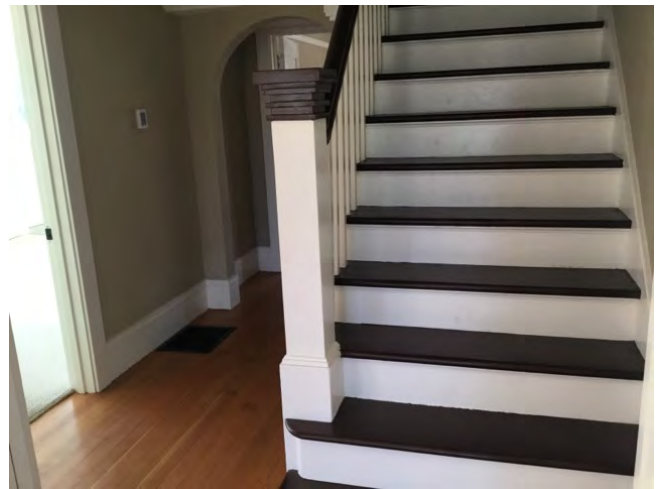
Consider whether technically feasible.

PCODE ED06
 ADAAG 91 4.9.4(2)
 ADA 2010 505.10.2;
 CBC 2007 1133B.4.2.2
 CBC 2019 11B-505.10.2;
 11B-505.10.3

2 JOB \$510 \$1,020

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Vertical Clearance

2396	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 68.5" • <i>Proposed Solution:</i> Alter headroom. • <i>Notes:</i> Consider technical feasibility. Consider equivalent facilitation. Occurs at stairs to basement. 	<p>PCODE EG01A</p> <p>ADAAG 91 4.4.2</p> <p>ADA 2010 307.4</p> <p>CBC 2007 1133B.8.6.2</p> <p>CBC 2019 11B-307.4</p>	8	LF	\$300	\$2,400
						<p>Priority 3</p> <p>Severity 3</p>



2399	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Overhead clearance less than 80" above finished floor. • <i>As-Built:</i> 73" • <i>Proposed Solution:</i> Dig out the basement. • <i>Notes:</i> Consider technical feasibility. 	<p>PCODE EG01A</p> <p>ADAAG 91 4.4.2</p> <p>ADA 2010 307.4</p> <p>CBC 2007 1133B.8.6.2</p> <p>CBC 2019 11B-307.4</p>	1	JOB	?	\$120,000
						<p>Priority 3</p> <p>Severity 3</p>



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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5 Garage

Electrical

2415

• *As-Built Description:*

Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater than 48 inches measured to the top of the outlet box.

• *As-Built:* **67"**

• *Proposed Solution:*

Relocate light switches or control to between 15" and 48" height.

PCODE **IC01**
 ADAAG 91 **4.2.5 & 6**
 ADA 2010 **308.2.1 &**
 CBC 2007 **1117B.6.3**
 CBC 2019 **11B-308.2.1 &**
11B-308.2.2

1 JOB \$900 **\$900**

Priority **3**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Existing Facility

2413 • *As-Built Description:*
At time of survey, room was locked and could not be accessed.

PCODE **XA03**

REF

• *Proposed Solution:*
Verify elements in room are compliant with ADA.

CBC 2019 **11B-307.2**

• **Notes:**

Door appears to require over 15lbs to operate.

Priority 3

Severity 3



Non-Fixed Desk

2414 • *As-Built Description:*
Accessible non-fixed table or desk (top 28" to 34" high; knee space at least 27" high x 19" deep x 30" wide) not provided.

PCODE **IN02A**

1 JOB \$4,800 **\$4,800**

ADAAG 91 **4.32.3 & .4**

ADA 2010 **306.1**

Priority 3

CBC 2007 **1122B.3 & 4**

Severity 3

• *As-Built:* **17" deep.**

• *Proposed Solution:*

Provide table or desk with accessible dimensions when purchasing new furniture.

CBC 2019 **11B-306.1 & 11B-902.3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Reach Range						
2416	<ul style="list-style-type: none"> As-Built Description: Reach height to control or access point, where side approach is available, exceeds 48" or is less than 15" in height, or exceeds 10" in depth. As-Built: 61" Proposed Solution: Modify equipment or mounting. 	PCODE IE02 ADAAG 91 4.2.6 ADA 2010 308.3.1 CBC 2007 1118B.6 CBC 2019 11B-308.3	1	JOB	\$300	\$300
					Priority	3
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Walk

2417	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Walk more than 36" but less than 48" wide (required in CA only). • <i>As-Built:</i> 41" • <i>Proposed Solution:</i> Enlarge width of walk to 48". • <i>Notes:</i> Complies with 1991 and 2010 ADA. CA only. 	<p><i>PCODE</i> EF08</p> <p><i>CBC 2007</i> 1133B.7.1</p> <p><i>CBC 2019</i> 11B-403.5.1.3</p>	60	SF	\$135	\$8,100
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Priority 1

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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6 Workshop

Door Hardware

2420

- *As-Built Description:*
Door does not have accessible operating hardware.
- *Proposed Solution:*
Provide lever handle or other accessible hardware.
- *Notes:*
See exceptions for machinery spaces.

PCODE **ID07**
 ADAAG 91 **4.13.9**
 ADA 2010 **404.2.7**
 CBC 2007 **1133B.2.5.2**
 CBC 2019 **11B-404.2.7**

1 JOB \$750 \$750

Priority **1**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Door Threshold

2419	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>As-Built:</i> 4" • <i>Proposed Solution:</i> Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max). • Notes: See exceptions for machinery spaces. Verify whether this is to remain a machinery space/maintenance facility and whether there is public access. 	<p>PCODE ID02A</p> <p>ADAAG 91 4.13.8</p> <p>ADA 2010 404.2.5</p> <p>CBC 2007 1133B.2.4.1</p> <p>CBC 2019 11B-404.2.5</p>	1	JOB	\$1,200	\$1,200
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Priority 1

Severity 1



Existing Facility

2418	<ul style="list-style-type: none"> • <i>As-Built Description:</i> At time of survey, room was locked and could not be accessed. • <i>Proposed Solution:</i> Verify elements in room are compliant with ADA. 	<p>PCODE XA03</p> <p>CBC 2019 11B-403.5.1.3</p>		REF		
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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7 Machinery Space

General Note

2421 • *As-Built Description:*
Refer to notes for observation and recommendation.

PCODE GN01

REF

• *Proposed Solution:*

• **Notes:**

According to staff it's a machinery space. Multiple barriers if not. There's a gravel floor inside.

CBC 2019 11B-404.2.7

Priority 3

Severity 3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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8 Stables

Changes in Level

2427 • *As-Built Description:*
Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route.

- *As-Built:* **1"**
- *Proposed Solution:*

Remove, replace or repair area of pavement sufficient to correct abrupt change in level.

PCODE **EF03**
ADAAG 91 **4.3.8**
ADA 2010 **403.4**
CBC 2007 **1133B.7.4**
CBC 2019 **11B-403.4**

20 SF \$63 **\$1,260**

Priority **1**

Severity **3**



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2428	<ul style="list-style-type: none"> As-Built Description: Walk: Pavement dislocation creates abrupt change in level exceeding 1/2" in accessible route. As-Built: 2" Proposed Solution: Remove, replace or repair area of pavement sufficient to correct abrupt change in level. 	PCODE EF03 ADAAG 91 4.3.8 ADA 2010 403.4 CBC 2007 1133B.7.4 CBC 2019 11B-403.4	40	SF	\$63	\$2,520
					Priority	1
					Severity	3



Door

2424	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 4.3% Proposed Solution: Modify surface slope at door. 	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4	60	SF	\$120	\$7,200
					Priority	1
					Severity	3



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2425	<ul style="list-style-type: none"> As-Built Description: Surface of required maneuvering clearance at door slopes more than 1/4":12" (2.0%). As-Built: 2.8%-4% Proposed Solution: Modify surface slope at door. 	PCODE ID11 ADAAG 91 4.13.6 ADA 2010 404.2.4.4 CBC 2007 1133B.2.4 CBC 2019 11B-404.2.4	20	SF	\$120	\$2,400
						Priority 1 Severity 3



Door Threshold

2422	<ul style="list-style-type: none"> As-Built Description: Door inaccessible due to threshold or step at door exceeding 1/2". As-Built: 5" Proposed Solution: Modify threshold to be no more than 1/2" by removing existing paving at door and providing landing with edge ramping (slope 1:20 max). 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	1	JOB	\$1,200	\$1,200
						Priority 1 Severity 1



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
2423	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>Proposed Solution:</i> Modify threshold. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	1	JOB	\$1,200	\$1,200
					Priority	1
					Severity	1



2430	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Door inaccessible due to threshold or step at door exceeding 1/2". • <i>As-Built:</i> 7" • <i>Proposed Solution:</i> Modify threshold. 	PCODE ID02A ADAAG 91 4.13.8 ADA 2010 404.2.5 CBC 2007 1133B.2.4.1 CBC 2019 11B-404.2.5	1	JOB	\$1,200	\$1,200
					Priority	1
					Severity	1



Facility: **Tilton Ranch Complex**

Part: **Exterior**

Floor: **On-site**

Address: **19665 Hale Ave**

Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
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Electrical

2429	<ul style="list-style-type: none"> • <i>As-Built Description:</i> Electric switch or control mounted less than 15" measured to the bottom of the outlet box or greater than 48 inches measured to the top of the outlet box. • <i>As-Built:</i> 54" • <i>Proposed Solution:</i> Relocate light switches or control to between 15" and 48" height. • <i>Notes:</i> 11B-203.12 Animal containment areas Recommendation. 	<p>PCODE IC01</p> <p>ADAAG 91 4.2.5 & 6</p> <p>ADA 2010 308.2.1 &</p> <p>CBC 2007 1117B.6.3</p> <p>CBC 2019 11B-308.2.1 & 11B-308.2.2</p>	1	JOB	\$900	\$900
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Priority 3

Severity 3



Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

Part: **Exterior**

Floor: **On-site**
 Year Built: **1917**

Item no., Rm no. and Name	Existing Architectural Barrier and Proposed Solution	Codes / Mitigation Info	Qty	Unit	Cost	Total
Slope						
2426	<ul style="list-style-type: none"> As-Built Description: Slope greater than 1:12 (8.3%). As-Built: 29% Proposed Solution: Demolish existing and provide new ramp with handrails. 	PCODE EB02 ADAAG 91 4.8.2 ADA 2010 405.2 CBC 2007 1133B.5.3 CBC 2019 11B-405.2	180	SF	\$300	\$54,000
					Priority	3
					Severity	3



Conceptual Costs for Floor: On-site \$1,127,583.00

Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

Part: **Exterior**

Floor: **On-site**
 Year Built: **1917**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Area: Exterior						\$1,127,583.00

Facility: **Tilton Ranch Complex**
 Address: **19665 Hale Ave, Morgan Hill, CA 95037**

Part: **Exterior**

Floor: **On-site**
 Year Built: **1917**

<i>Item no., Rm no. and Name</i>	<i>Existing Architectural Barrier and Proposed Solution</i>	<i>Codes / Mitigation Info</i>	<i>Qty</i>	<i>Unit</i>	<i>Cost</i>	<i>Total</i>
Conceptual Costs for Facility: Tilton Ranch Complex						\$1,127,583.00
Conceptual Costs for Santa Clara Valley Open Space Authority						\$2,707,896.00