

Goodfellowship / Morgan Park Community Club

The Goodfellowship / Morgan Park Community Club is a single level structure that includes a large assembly/meeting room, warming house, game room, office and multi-fixture toilet rooms. An accessible route is provided from the parking lot to the main entry. The kitchen in the assembly/meeting room appears to be a commercial kitchen. The multi-fixture toilet rooms in the lobby currently provide some features of accessibility and have the potential for future modification. The toilet rooms in the warming house area currently provide no features of accessibility.

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Men's Toilet Room									
22B	16061 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	2				
22E	16063 Enlarge to provide a fully compliant 60" minimum wide toilet stall. MN 1341 604.3.1 <i>The toilet compartment is currently 40" wide and extends to the full depth of the room. Reconfigure the partitions to provide 60" width (minimum) and extend to the full depth of the room.</i>	1	\$1,350	\$1,350	2				
22H1	16067 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	2				
22J	16068 Provide stall door hardware that does not require grasping, pinching or twisting to operate. ICC ANSI 309.4	1	\$50	\$50	2				
22K6 (MN)	16065 Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2	1	\$400	\$400	2				
22L (MN)	16066 Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7	1	\$50	\$50	2				
22Q	16070 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	2				
22V	16064 Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3	1	\$300	\$300	2				
22Z	16069 Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$2,340

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Women's Toilet Room									
22B	16048	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2		1	\$40	\$40	2		
22E	16050	Enlarge to provide a fully compliant 60" minimum wide toilet stall. MN 1341 604.3.1 <i>The toilet compartment is currently 53" wide. Reconfigure the partitions so the accessible stall extends the full depth of the room. Photo 5.</i>		1	\$1,350	\$1,350	2		
22H1	16054	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3		1	\$50	\$50	2		
22J	16055	Provide stall door hardware that does not require grasping, pinching or twisting to operate. ICC ANSI 309.4		1	\$50	\$50	2		
22K6 (MN)	16052	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 4.</i>		1	\$400	\$400	2		
22L (MN)	16053	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Photo 4.</i>		1	\$50	\$50	2		
22Q	16057	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6		1	\$50	\$50	2		
22R	16058	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4		1	\$450	\$450	2		
22V	16059	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3		1	\$300	\$300	2		
22Z	16056	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11		1	\$50	\$50	2		
				<i>Location Subtotal:</i>		\$2,790			
				Priority # 2 Total		\$5,130			

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Boy's Toilet Room- Warming House									
22B 16081	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
Game Room									
20C1 16075	Relocate object to achieve needed maneuvering clearance on the push side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Relocate the bench, it currently obstructs maneuvering clearance on the push side of the door.</i>	1	\$50	\$50	3				
40B 16074	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$90
Girl's Toilet Room- Warming House									
22B 16078	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
Lobby									
21A1 16073	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 40". Photo 3.</i>	1	\$1,000	\$1,000	3				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Men's Toilet Room									
22-20B 16062	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10". Hinge the door on the opposite side.</i>	1	\$750	\$750	3				
22Y 16085	Lower urinal so the lip is no higher than 17" above the floor. ICC / ANSI 605.2 <i>Currently at 19".</i>	1	\$650	\$650	3				
				<i>Location Subtotal:</i>					\$1,400
Parking									
05E 16044	Relocate the sign identifying each designated accessible parking stall, so centered at the head end of the parking space and mounted 60"-66" above the floor (measured to the bottom of the sign). MN1341 502.7 <i>Relocate the sign so it is centered on the parking space (currently centered on the aisle) and lower it to 60"-66". Photo 1.</i>	1	\$250	\$250	3				
05H 16045	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>The aisle is currently 5' wide. Photo 1.</i>	1	\$150	\$150	3				
				<i>Location Subtotal:</i>					\$400
Warming House									
20D 16076	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	4	\$250	\$1,000	3				
				Priority # 3 Total					\$3,970

Goodfellowship / Morgan Park Community Club

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Boiler Room									
20D	16071 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	4				
Boy's Toilet Room- Warming House									
22	16083 Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 <i>There are 2 toilets, currently no features of accessibility are provided.</i>	1	\$10,000	\$10,000	4				
22-20B	16082 Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10".</i>	1	\$750	\$750	4				
				<i>Location Subtotal:</i>	\$10,750				
Coat Room									
14F4	16047 Provide a closet rod mounted no higher than 48" above the floor. ICC / ANSI 308 <i>All of the coat racks are currently at 64 1/2".</i>	1	\$100	\$100	4				
Concessions- Warming House									
27B	16084 Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				

Goodfellowship / Morgan Park Community Club

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Drinking Fountain									
41A1 16060	Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>There is currently 1 drinking fountain with a spout at 36" that provides 25" knee clearance.</i>	1	\$1,500	\$1,500	4				
Girl's Toilet Room- Warming House									
22 16080	Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 <i>There are 2 toilets, currently no features of accessibility are provided. Photo 6.</i>	1	\$10,000	\$10,000	4				
22-20B 16079	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10".</i>	1	\$750	\$750	4				
				<i>Location Subtotal:</i>					\$10,750
Kitchen- Double Door									
20D 16046	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6 <i>The operable hardware is currently missing.</i>	1	\$250	\$250	4				
Storage Closet									
20D 16072	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	4				

Goodfellowship / Morgan Park Community Club

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Warming House (from Atrium)									
20P 16077	Lower the window in the door (or the sidelite) so the bottom is at 43" maximum. ICC / ANSI 404.2.10	1	\$250	\$250	4				
Women's Toilet Room									
22-20B 16049	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 10". Hinge the door on the opposite side.</i>	1	\$750	\$750	4				
22M1 16051	Relocate the water closet so it is centered 16"-18" from the side wall or partition. ANSI 604.2 <i>Currently at 20 1/2".</i>	1	\$1,600	\$1,600	4				
				<i>Location Subtotal:</i>					\$2,350
				Priority # 4 Total					\$27,450

Transition Plan - (location/priority)



Photo 1: View of accessible parking. Relocate the sign so it is centered on the head end of the parking space.



Photo 2: An accessible route is provided to the entry. *This is a good example of accessibility.*

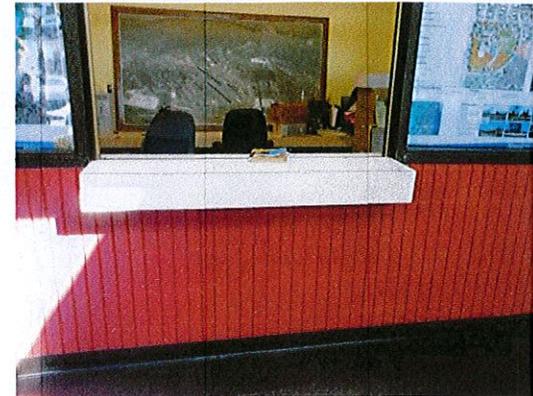


Photo 3: The reception counter in the lobby is currently at 40". Lower to 36" maximum.



Photo 4: View of women's toilet room. Relocate the toilet paper dispenser and replace the grab bars.



Photo 5: View of men's toilet room. Reposition to the partitions to provide an accessible stall with 60" clearance. Relocate the toilet paper dispenser and replace the grab bars.



Photo 6: View of toilet room in the warming house. There are currently no features of accessibility provided.