

# ***CITY OF MONTPELIER HANDICAPPED ACCESSIBILITY MONTPELIER, VT 05602***



CITY HALL



FIRE DEPARTMENT



POLICE DEPARTMENT



CEMETERY BUILDING



CEMETERY OFFICES/GARAGE



HUBBARD PARK BUILDING



SEWAGE TREATMENT PLANT



TOWN GARAGE #1



PUBLIC WORKS GARAGE/OFFICES



TOWN GARAGE #2

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ADA SUMMARY AND ANALYSIS

## CITY HALL

### HANDICAPPED ACCESSIBILITY

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Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled, or when new employees with disabilities are hired. Contact the Equal Employment Opportunity Commission (EEOC) at [www.eeoc.gov](http://www.eeoc.gov) for information about title I of the ADA prohibiting discrimination against people with disabilities in the workplace.

#### Site

This is a level city lot (approximately 3 acres) and is mostly paved, with a section of lawn at the front. There is a public telephone kiosk at the front of the building. The telephone has the highest button located at 41 inches high. Site and accessibility signs are located at the south/west sides of the building.



## Dumpsters

There are two 2-cubic yard dumpsters (leased from Casella) at the back of the building. The dumpster is on an accessible route. The dumpsters have lift-up flaps (not accessible). Management should either provide an accessible dumpster (through the vending company) or provide a trash-can for users who require accessible features.



## Parking Areas

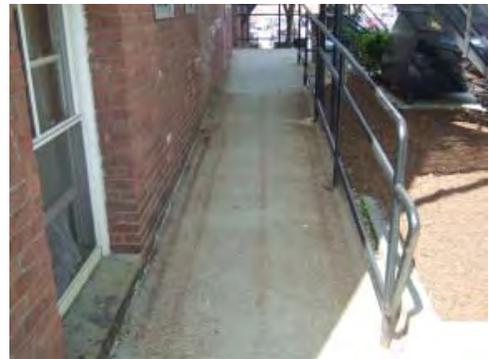
There is a paved access road at the south and north sides of the building with parking on the south side and a large metered parking lot at the back of the building. There are a total of 22 marked parking spaces including two visitor spaces directly adjacent to City Hall and two visitor spaces at the Police Department. The number of accessible parking spaces complies with the 2010 ADA regulations in that there are three accessible parking spaces. The access aisle at the parking spaces is 117 inches wide and feature cross-hatching. The two adjacent parking spaces are 109 inches wide and each space features a pole-mounted sign. The walkway has a flared curb cut for access. The walkways at the front of the building have domed detectable pads at the crosswalk areas. Striped pedestrian walkways are located between the fire department and surrounding buildings from city hall. The painted walkways have worn and should be repainted after resurfacing of the parking area. There are approximately 150 parking spaces in the parking lot. Management should ensure that at least 6 accessible parking spaces (96 inches wide with an access aisle of 60 inches) are created during the resurfacing project. Two of these 6 parking spaces should be van accessible. The access aisles must also have cross-hatching and the spaces have pole-mounted accessible signs.

### Observations and Recommendations:

- Budget costs in year 1 to repave the parking areas.

## Walkways and Ramps

Exposed concrete aggregate and finished walkways (2665 sf) are located at the front, side, and back of the building. Areas of lift were noted on the concrete sections. The walkway at the south side appears to have been replaced. There is a concrete ramp at the back of the building that provides access to the back entrance. The ramp has an 18-inch rise and is 23 feet long. The ramp has metal railings that are mounted at 32 and 42 inches high, and feature railing extensions. The ramp has a 33-inch wide clearance, a compliant slope, and landing areas. There is no side ramp protection, however, the grade level matches the ramp slope that prevents wheelchair casters and crutch tips from slipping off the ramp surface.



### Observations and Recommendations:

- Budget costs in year 1 to replace the walkway sections at the front of the building and pave the walks at the accessible parking spaces at the back of the building.

### Exterior Common Doors

There is a set of double leaf insulated steel doors at the back of the building. The doors have a glazed half lite, a 33-inch clear opening, and "D" pull handles.

### Interior Path of Access

The doors on the basement and first floor are vintage wood with a stained finish. The main door to the City Managers/Assessors Department has a 29-inch clear opening with lever hardware. The door has a single-glazed half-lite. This door requires a 32-inch clear opening, however, it is not feasible to replace. Management should implement an accommodation plan for visitors using wheelchairs. The doors to the restrooms on the basement floor have a clear opening of 33 inches and have lever hardware. The door to Room 3 has a clear opening of 33 inches and has a turn style door-knob. This door is kept open when in use. The door to the City Clerks/Treasury has a clear opening of 33 inches, however, the handle bar on the inner face protrudes into the clear space by 2 inches at 34 inches high. The door to the Public Records Department has a 29-inch clear opening. Staff currently assists those in wheelchairs by pulling records. The door to the Finance Department has a 32-inch clear opening and has lever hardware. The doors to the auditorium are vintage wood with push bars and vintage closers. The opening force of all interior doors on an accessible route should be adjusted to 5 pounds maximum. Door closers and gate closers should be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. There is a drinking fountain located in the first floor hallway. The lip of the fountain is mounted at 34 inches high and has a 27-inch high clear knee space. The fountain is activated by a push bar. There are two sets of metal-framed stairs at the back of the building. The stairs have painted tubular rails and radial rubber stair treads. The nosings on the stair treads are worn and are a trip hazard.



### Observations and Recommendations:

- Budget costs in year 1 to replace the stair nosings.

### Kitchen Cabinets, Countertops; Break Room

The kitchen cabinets in the basement break room are laminated particleboard. The shelving is adjustable and the lowest wall shelf is mounted at 53 inches high. The door and drawer fronts have "D" pulls installed. There should be a wall shelf provided, mounted at 48 inches high (operating expense). The break room countertops have a round-edged laminate particleboard countertop with a single shallow-bowl stainless steel sink. The faucet has a single handle and a remote spray attachment. Under-counter pipes have protective wrap. The countertop is mounted at 34 inches high and has an under-counter knee area with a 27-inch high clear space. Budget costs in year 6 to replace the cabinets in the basement break room. The basement break room has a Hotpoint range (model# CTX14AYLRWH serial# FS745311). The range has a compliant clear approach and has the controls mounted at the front of the appliance. There is also a Galanz microwave (operating expense).



### **Kitchen Cabinets, Countertops; Teen Center**

The kitchen cabinets in the teen center are solid wood with paneled door fronts. The cabinets have no knee space or door pulls. These cabinets are budgeted for replacement concurrent with the countertops so that they are accessible. The teen center has a countertop mounted at 38 inches high. This countertop should be lowered to 34 inches high (please see cabinets). The teen center has a Frigidaire range with a stainless steel front (model# FEF368GCA serial# VF81364541). The controls are located at the back of the appliance. There is a suspended recirculating range hood located in the teen center (model# 40.000-H). The controls are not within acceptable ADA reach ranges. The teen center has a Whirlpool side-by-side stainless steel refrigerator. The refrigerator has a juice dispenser and all of the temperature controls are mounted at the top of the refrigerator (60 inches AFF). Management should adjust the refrigerator controls as needed.

#### Observations and Recommendations:

- Budget costs in year 1 to replace the range. Management should ensure that the controls are located at the front of the appliance.
- Budget costs in year 1 to replace the countertop.
- Budget costs in year 1 to provide remote switches for the rangehood.



### **Kitchen Cabinets, Countertops; Conference Room**

The cabinets in the conference room on the first floor have a laminated particleboard frame, door, and drawer fronts. The door and drawer fronts have "D" pulls installed. Management should provide a wall shelf at 48 inches high (operating expense).



### **Countertops; Public Areas**

The City Managers/Assessors Department has a reception countertop mounted at 30 inches high. There is another countertop in Room 3 that has a surface height of 26 inches high. The Finance Department has a countertop mounted at 30 inches high. These counters are part of the office furniture. The countertop at the City Clerks/Treasury Department is laminated particleboard with a square edge. The counter is mounted at 42.5 inches high (AFF). The countertop in the conference room is laminated particleboard. The countertop is mounted at 33 inches high and has a clear knee space of 27 inches AFF (above finished floor). The countertop has a single stainless steel sink with a double-handled faucet. There is no pipe-wrap installed on the under-counter pipes (operating expense). There is also a paper towel dispenser mounted at 53 inches high (lower to 48 inches AFF through the operating budget).

#### Observations and Recommendations:

- An allowance is shown in year 1 to provide a countertop at 34 inches high at the City Clerks Department.

### **Restrooms; Basement**

The basement level restrooms have a soap dispenser (mounted at 44 inches high), a wall-mounted mirror (mounted at 40 inches high), a robe hook (mounted at 62 inches high - should be 44 inches high), a toilet paper holder (mounted at 18 inches high and 16 inches in front of the toilet - should be 9 inches in front), a paper towel dispenser (mounted at 45 inches high), and grab bars. The grab bars are 1.5 inches in diameter, 1.5 inches away from the wall, and are mounted at 35 inches high. The side grab bar is 36 inches long and the rear grab bar is 24 inches long (should be 36 inches long). The grab bars are not within 12 inches from the corner of the room. The basement level restrooms have a wall-mounted lavatory with a double-handled paddle faucet. The lip of the lavatory is mounted at 33.5 inches high (AFF) that provides a clear knee space of 31 inches high. There is no pipewrap installed on the under-lavatory pipes (operating expense). The toilet has a seat height of 18 inches high (AFF) and has the flush on the open side.



#### Observations and Recommendations:

- Budget costs in year 1 to relocate all of the bathroom accessories and grab bars.

### **Restrooms; First Floor**

The female restroom on the first floor features a toilet paper holder (mounted at 18 inches high and in front of the toilet), a soap dispenser (mounted at 35 inches), a wall-mounted mirror (mounted at 36 inches high), and grab bars. The grab bars are 1.5 inches in diameter and are 36 inches long at the sides and rear of the toilet (the side grab bar should be 42 inches long). The grab bars are positioned at 13 inches from the corner of the room. The male restroom on the first floor has a towel dispenser (mounted at 46 inches high), a mirror (mounted at 36 inches high), a toilet paper holder (mounted at 37 inches high and 6 inches in front of the toilet), and grab bars. The grab bars are 1.5 inches in diameter and 1.5 inches away from the wall. There are two 36-inch long side grab bars on the stall wall as well as a single 24-inch long rear grab bar, and another lower 36-inch long grab bar. The female restroom on the first floor has two wall-mounted lavatories (one is elongated with a paddle faucet). The under-lavatory pipes do not have any pipewrap (operating expense). There are also two toilet stalls measuring 5x11.5-feet. The toilets have a seat height of 18 inches high and have the flush mounted on the closed side (should be the open side). The male restroom on the first floor features a wall-mounted lavatory with a lip height of 30 inches that provides a clear knee space of 26 inches (the knee space should be 27 inches high). This lavatory is loose. The faucet has a double paddle handle. There is also a toilet stall measuring 48x69 inches (should be 59x60 inches). The toilets are by Toto and have a seat height of 18 inches (AFF). There is also a wall-mounted urinal with a lip height of 17 inches (AFF).

#### Observations and Recommendations:

- Budget costs in year 1 to relocate the grab bars.
- Budget costs in year 1 to reconfigure the male bathroom to meet ADA requirements.



### Restrooms; Auditorium

The female restroom in the auditorium has a wall-mounted mirror (mounted at 35 inches high), a soap dispenser (mounted at 44 inches high), a towel bar (mounted at 46 inches high), and a toilet paper holder (mounted at 32 inches high), and grab bars. The grab bars are 1.5 inches in diameter and 1.5 inches away from the wall. There are two 36-inch long side grab bars and a single 24-inch long grab bar. The male restroom features a towel bar (mounted at 47 inches high), and a soap dish (mounted at 38 inches high). Auditorium restroom accessories will be replaced as part of the reconfiguring above. The female restroom in the auditorium includes an elongated wall-mounted lavatory and two toilet stalls, each with a Mansfield toilet. The accessible stall measures 40x58 inches (should be 59x60 inches). The lavatory has a lip height of 34 inches and has a clear knee space of 31 inches high. The lavatory has a double-handled paddle faucet. The toilets have a seat height of 18 inches high. These toilets have been replaced. The male restroom has two wall-mounted urinals, two wall-mounted lavatories (one is elongated), and two toilet stalls. The urinals are mounted so that the lip is at 17 inches high (AFF). The lavatory has a lip height of 34 inches and has a clear knee space of 31 inches high. The faucet has a double-handled paddle faucet. The toilets have a seat height of 18 inches high.



#### Observations and Recommendations:

- Budget costs in year 1 to reconfigure the auditorium restrooms so that they meet ADA requirements.

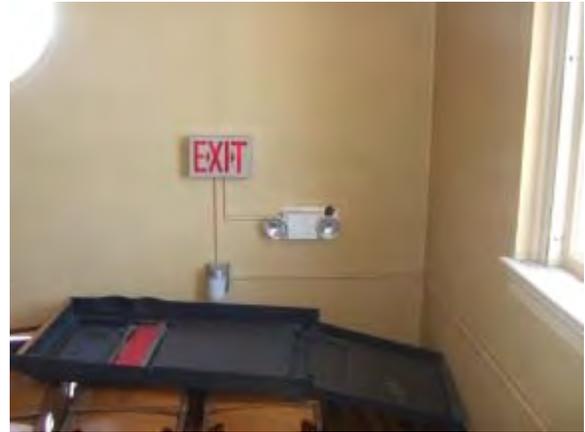
### Heating Controls

Space heating is supplied by hydronic baseboards and hydronic cabinet heaters and are zoned. All of the thermostats are programmable. The thermostats in the break room and city managers/assessors office are mounted at 57 inches high. All of the thermostats should be lowered to 48 inches high (operating expense).



### Warning Devices and Lighting

There is a horn and strobe device located in the mechanical room, basement hallway, Councils Chambers, the City Manager/Assessors Department, and in the restrooms in the auditorium. The horn and strobe devices were installed in 1995. There are 3 emergency light fixtures by Sure-Lite located in the basement hallway. There is an emergency light fixture in the sprinkler area. The Council Chambers has 2 emergency light fixtures (one is new). The first floor hallway has two emergency light fixtures (one is new). The City Clerks office has 3 emergency light fixtures. The stairways to the second floor have 3 emergency light fixtures (2 are new). The auditorium has 4 emergency light fixtures. The auditorium has a capacity of approximately 100 seats. There is an assisted listening system and an audio system. All performers include American sign language (ASL). The auditorium must have 4 receivers (operating expense). Management should ensure that there are 4 wheelchair spaces for the audience. The council chambers must have an assisted listening system with a minimum of 2 receivers.



### Elevator

There is a single accessible elevator by Bay State that serves all floors of the building. The elevator cab has a 2400lb capacity and measures 62x55 inches. The cab has sliding doors on three sides. The cab controls have raised numbering and Braille, and an emergency phone with a push button intercom dialer. The highest cab control is mounted at 47 inches high. There appears to be no audible directional signaling. The shaftway doors are steel. The hall call buttons are mounted at 41.5 inches high. The call buttons do not have Braille or raised numbering.



## FIRE DEPARTMENT

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### **Parking Areas**

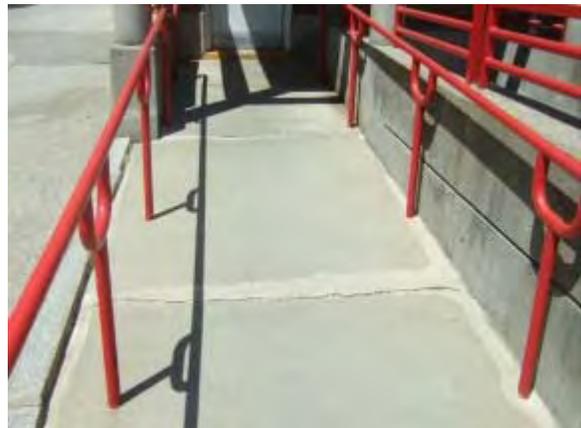
There are no parking areas at the fire station. Parking is made at the City Hall and pedestrians utilize a cross-hatched walkway to the fire station. Resurfacing of the asphalt paving and all ADA improvements are discussed in the City Hall capital needs assessment.

### **Walkways and Ramps**

There is a concrete walkway at the back of the building. The transition from the road to the ramp is flush. The concrete walks are 5-foot wide and 5 inches thick. The walkways are in good condition, stable, and flat. There is a 20-foot long concrete ramp at the back (West side) of the building. The total rise of the ramp is 16 inches and has a 1 in 12 slope. There is no cross-slope and the ramp has an extended floor. The edges of the concrete slabs have been replaced and have cracked. The pipe railings are mounted at 33 inches high and do not extend beyond the slope of the ramp by 12 inches.

#### Observations and Recommendations:

- Budget costs in year 1 to replace the lower portion of the ramp and provide a railing extension. This work should be coordinated with the parking lot replacement.



### Exterior Common Doors

The main entrance to the building has a single-leaf aluminum-framed door. The door has double-glazed panels and a lever door handle. The door has a clear opening of 33 inches wide and a compliant threshold.

### Interior Path of Access

The interior doors have a 33-inch clear opening with lever hardware. The second floor is not on an accessible route or required to be accessible. The main reception area and adjacent bathroom have slate tiled floors. There is a 36x48-inch recessed metal floor grille at the main entrance door. The grille has holes that are less than 0.5 inches in diameter. The reception has a countertop mounted at 34 inches high.



### Restroom; First Floor

There is a single unisex bathroom located off the reception area. Restroom accessories include a toilet paper holder (mounted at 25 inches high and 12 inches in front of the toilet), a soap dispenser (mounted at 48 inches high), a paper towel dispenser (mounted at 45 inches high), a towel bar, and grab bars. The grab bars are 42 inches long on the side wall and 24 inches long at the back (should be 36 inches, however, the lavatory prohibits this). The grab bars are 1.5 inches in diameter, 1.5 inches away from the wall, mounted at 36 inches high, and within 12 inches from the corner of the room. Restroom fixtures include a Kohler toilet and a wall-mounted lavatory with a double handle paddle faucet. The toilet has a seat height of 18 inches and a commercial flushing lever (mounted on the open side). The lavatory is mounted at 34 inches high providing a clear knee space of 30 inches high. The under-lavatory pipes do not have any pipe-wrap (operating expense).

### Warning Devices

The fire alarm pull stations are mounted at 42 inches high.

# POLICE DEPARTMENT

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### **Parking Areas**

There is a paved area at the side of the building that is used to park police vehicles. There are nine parking spaces as well as two visitor parking spaces (located at the front of the building). Resurfacing of the asphalt paving and all ADA improvements are discussed in the City Hall capital needs assessment.



### **Walkways and Ramps**

There is a concrete ramp at the front of the building. The ramp has a clear width of 48.5 inches and concrete walls for side protection. The railings are tubular metal. There is not a rail extension on the outer rail at the bottom of the ramp. The extension should go around the wall and extend beyond the bottom of the ramp by 12 inches. The railings at the top of the ramp have extensions.

### Observations and Recommendations:

- Budget costs in year 1 to install a railing extension.



### Exterior Common Doors

The entrance doors are aluminum in an aluminum frame. The doors have double-glazed panels. The main exterior door has a clear opening of 32 inches wide. The side entrance door has a keyless entry system.

### Interior Path of Access

The interior doors are solid wood and have a 33-inch clear opening and lever hardware. The doors at the two holding cells have rolled steel door leafs and frames. The cell doors exhibit areas of rust pitting at the door edges and on the metal frames.

### Countertops; Public Areas

The main reception has a dispatch countertop mounted at 41.5 inches high. There is also a reception counter with a surface height of 30 inches high. The reception area on the second floor has a countertop with the surface height of 42 inches. Management should either provide a countertop at 34 inches high or implement a plan where staff can assist wheelchair users.



### Kitchen Cabinets, Countertops

The kitchen cabinets are solid wood with a 4-inch kick space. The lowest wall shelf is mounted at 56 inches high. There is also some cabinetry located in the file room. The cabinets have adjustable shelving and "D" pulls installed on the door and drawer fronts. For the cabinets to be accessible, the lowest wall shelf must be mounted at 48 inches high (operating expense). The kitchen has granite countertops and a shallow double bowl stainless steel sink with a double-handled faucet. The countertop height is mounted at 36 inches high, with a lowered sink section of 33.5 inches high. For the countertop to be accessible there must be a 30-inch wide clear section mounted at 34 inches high. The range is 30 inches wide and by Frigidaire (model# FED367CEBE serial# NF94717687). The range has the controls at the front. There is also a small microwave in the dispatch area. The range hood is by Broan and is ducted to the outside (model# 75.000-C). The switches are not within accessibility requirements. The refrigerator in the kitchen is by Frigidaire and is the side-by-side type (model# FR520ZRG136 serial# LA94514286). There is a dishwasher by Frigidaire (model# FDB636GFR5 serial# TH93188520) and has the controls within acceptable reach ranges.

#### Observations and Recommendations:

- Budget costs to remove the sink base cabinets and the adjacent cabinets, and lower the countertop to match the sink. There must be a clear knee space of 27 inches (minimum) and the under-sink pipes must also be insulated.
- Budget costs in year 1 to install remote switches for the range hood.



### Restrooms; First Floor

There are two restrooms that are used by staff. Restroom accessories include a toilet paper holder (mounted at 18 inches high and 12 inches in front of the toilet), a towel bar (mounted at 45 inches high), a soap dish (mounted at 39 inches high), a mirror (mounted at 40 inches high), and grab bars. The grab bars are 1.5 inches in diameter, 1.5 inches away from the wall, within 12 inches from the corner of the room, and are mounted at 33 inches high. The side grab bar is 42 inches long and the rear grab bar is 36 inches long. The restrooms feature a wall-mounted lavatory and a wall-mounted toilet. The lavatory has a lip height of 34 inches that provides a clear knee space of 22 inches. Pipe-wrap has been installed on the under-lavatory pipes. The toilet has a seat height of 19 inches and has the flush handle located on the open side.



### Restrooms; Locker Rooms

The men's locker room features two toilet stalls (one accessible), two wall-mounted urinals, two shower stalls (one accessible), and two surface-mounted china lavatories with lever faucets. The faucets have double handles and the under-counter pipes have plate metal shields. The female locker room features a single accessible shower stall, a single accessible toilet stall, and a single lavatory. The toilets are wall-mounted and have the seat mounted at 18 inches high. The commercial flush levers are mounted on the open side and within 44 inches high. The urinals are mounted so that the lip is at 17.5 inches high (should be 17 inches), providing a clear foot space of 15 inches high. The flush handles are mounted within 44 inches high. The accessible shower stalls are 62x73-inches in size and include a Temptrol mixing valve (mounted at 37 inches high). Locker room accessories include a wall-mounted soap dish (mounted at 38 inches high), a towel bar mounted at 38 inches high, a toilet roll dispenser (mounted at 18 inches high and 12 inches in front of the toilet), a soap dish (mounted at 39 inches high), and grab bars. The grab bars are 1.5 inches in diameter, 1.5 inches away from the wall. The grab bars are 36 inches long at the rear and 42 inches long at the side of the toilet. The grab bars are mounted at 33 inches high. The lavatory surface is mounted at 34 inches high providing a clear knee space of 29 inches high. Replace the accessories as needed through the operating budget.



### Cells

The two holding cells each have a painted steel bench and a combination stainless steel toilet and sink. The benches exhibit chipped paintwork. The toilets have a seat height of 20 inches high and the sink is mounted at 35 inches high, which provides a knee space of 30 inches high.

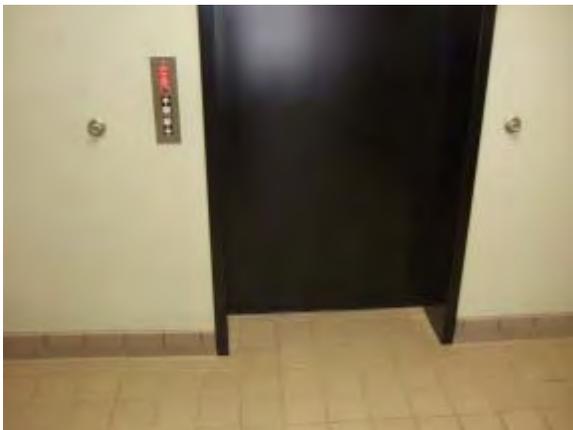


### Warning Devices

There is a total of 16 security cameras located at the facility with a DX8100 series digital video recorder. The cameras have a recording system and a split screen display in the dispatch area. The holding cells have an internal camera and speaker system. Emergency pull chords in the dispatch area are mounted at 45 inches high. Replace individual cameras as needed through the operating budget. The main fire alarm panel is by FCI and has 12 zones. There is an annunciator panel located in the main reception. All of the fire alarm pull stations are mounted at 45 inches high.

### Elevator

The elevator cab is 70x52 inches in size and has a 2000lb capacity. Cab finishes include laminated walls, a carpeted floor, and a diffused lighted ceiling. The walls also feature handrails. The cab controls feature raised numbering and Braille, and an emergency telephone with a compliant chord. The highest cab control is mounted at 39 inches high. The cab also features a digital display for floor location. The elevator doors are steel. The door jambs feature raised numbering and Braille within acceptable reach ranges. The hall call buttons are located at 42 inches high and feature directional arrows.



## DEPARTMENT OF PUBLIC WORKS OFFICES / GARAGE

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The **Public Works Department** does not sponsor any public programs. The function of this department is the maintenance and repair municipal Departments. The public does access the main counter inside the building. Therefore an accessible route is required from the parking area to the counter. There are currently no accessible parking spaces. Management should provide a single 96-inch wide space with an adjacent 60-inch wide crosshatched access aisle. The location of the parking space must be the closest to the building entrance. During business hours, access into the building must be provided. The single leaf door has a 32-inch clear opening with a compliant threshold and lever hardware. The customer service area has a countertop 45 inches high. Management should provide a customer counter with a height of 34 inches above the finished floor level (AFF). This is shown as an operating expense. Management should also provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled, or when new employees with disabilities are hired. Contact the Equal Employment Opportunity Commission (EEOC) at [www.eeoc.gov](http://www.eeoc.gov) for information about title I of the ADA prohibiting discrimination against people with disabilities in the workplace. For purposes of this report any replacements of items should be made as compliant as possible to the ADA requirements.

## TOWN GARAGE #1

### HANDICAPPED ACCESSIBILITY

As used in this document, access does not necessarily mean code compliance. Although in some cases, buildings are completely code compliant, accessibility terms are used as follows:

**Accessible:** No barriers to entrance to the building, to all floors of the building and to toilets.

**Partially Accessible:** Some barriers exist; usually, this term means that at least the main floor of the building is accessible. It may or may not include access to toilets or to secondary floors.

**Not Accessible:** No access to the building or its functions.

The **DPW Town Garage** does not sponsor any public programs, nor is the building visited by members of the public. The function of this facility is to store the municipal vehicles and seasonal equipment.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled, or when new employees with disabilities are hired. Contact the Equal Employment Opportunity Commission (EEOC) at [www.eeoc.gov](http://www.eeoc.gov) for information about title I of the ADA prohibiting discrimination against people with disabilities in the workplace.

## TOWN GARAGE #2 (SALT PEN)

### HANDICAPPED ACCESSIBILITY

As used in this document, access does not necessarily mean code compliance. Although in some cases, buildings are completely code compliant, accessibility terms are used as follows:

**Accessible:** No barriers to entrance to the building, to all floors of the building and to toilets.

**Partially Accessible:** Some barriers exist; usually, this term means that at least the main floor of the building is accessible. It may or may not include access to toilets or to secondary floors.

**Not Accessible:** No access to the building or its functions.

The **Salt Pen** does not sponsor any public programs, nor is the building visited by members of the public. The function of this facility is to store salt for the municipality.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled, or when new employees with disabilities are hired. Contact the Equal Employment Opportunity Commission (EEOC) at [www.eeoc.gov](http://www.eeoc.gov) for information about title I of the ADA prohibiting discrimination against people with disabilities in the workplace.

## GREEN MOUNT CEMETERY BUILDING

### HANDICAPPED ACCESSIBILITY – COMMON AREAS

As used in this document, access does not necessarily mean code compliance. Accessibility terms are used as follows:

**Accessible:** No barriers to entrance to the building, to all floors of the building and to toilets.

**Partially Accessible:** Some barriers exist; usually, this term means that at least the main floor of the building is accessible. It may or may not include access to toilets or to secondary floors.

**Not Accessible:** No access to the building or its functions.

The **Cemetery Building** does not sponsor any public programs. Right-Trak Design has identified a condition for departure from the 2010 accessibility requirements, which permit a deviation from the specific technical provisions. Accessibility compliance would cause substantial harm to the cultural, historic, religious, and significant natural features or characteristics of the site. Significant cultural features include burial grounds and cemeteries. Significant historical features include properties listed or eligible for listing in the National Register of Historic Places or other places of recognized historic value, such as the John E Hubbard Building. However, persons with disabilities visiting any part of the site, or the chapel portion of the cemetery building, should be assisted by members of staff. Management should provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

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## GREEN MOUNT CEMETERY OFFICE BUILDING

### HANDICAPPED ACCESSIBILITY – COMMON AREAS

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**Not Accessible:** No access to the building or its functions.

The **Cemetery Office Building** does not sponsor any public programs. Right-Trak Design has identified two conditions for the departure from the 2010 accessibility requirements, which permit a deviation from the specific technical provisions. Accessibility compliance would cause substantial harm to the cultural, historic, religious, and significant natural features or characteristics of the site. Significant cultural features include burial grounds and cemeteries. The second condition for departure from the 2010 requirements is where compliance would be impractical due to terrain or prevailing construction practices. However, persons with disabilities visiting any part of the site, or the chapel portion of the cemetery building, should be assisted by members of staff. Management should provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

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## HUBBARD PARK BUILDING

### HANDICAPPED ACCESSIBILITY

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The **Hubbard Park Building** does not sponsor any public programs, nor is the building visited by members of the public. The function of this facility is the residential accommodation of the Park Ranger and family.

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## WASTE WATER TREATMENT PLANT

### HANDICAPPED ACCESSIBILITY

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**Not Accessible:** No access to the building or its functions.

The **Waste Water Treatment Plant** does not sponsor any public programs. The function of this facility is to treat waste water from the City of Montpelier and the surrounding towns. Management should provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance.

Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m<sup>2</sup>) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

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### **ASSESSMENT METHOD**

The assessment covers the 20-year period commencing January 1, 2011 and includes major maintenance expenses as well as capital expenses for replacement and improvements. The year-end amount of the Replacement Reserve is forecast for each year based upon the recommended funding structure and expenditures. The total anticipated expenditures for each year are calculated in constant-year 2011 dollars and the total is escalated at the current DOL rate of 3.00% per year. The anticipated annual contributions are shown in Exhibit II.

Expenditures are scheduled based upon current needs and anticipated remaining lives of facilities and equipment, which may or may not exceed typical EUL projections. In determining the priority for current needs and improvements, first priority was given to those expenditures that benefit the health and safety of tenants. Second priority was given to expenditures for previously deferred maintenance or replacement. Third priority was given to those expenditures that would reduce operating expenses.

Right-Trak Design, Inc. developed the list of building components, systems, and equipment during its inspection of the property. The City of Montpelier provided information regarding development and construction. Right-Trak Design, Inc. based upon industry norms and historical data for similar properties developed estimates of cost for the various work items. The assessment assumes continuation of a thorough program of preventative and ordinary maintenance in addition to the forecast of major expenditures.

### **LIMITATION OF REPORT**

This report has been prepared exercising reasonable care and judgment conforming to generally accepted practices employed in performing engineering due-diligence for real estate transactions of this type. It is expressly understood that no detailed engineering studies have been conducted and that the conclusions and recommendations contained in this report are based on visual observations, information provided to us by others, and knowledge gained from completing other assignments of this type. No destructive testing, disassembly of building components, testing and/or operation of equipment was performed in conjunction with the performance of this assignment unless specifically noted in the report.

This report is not intended to serve as a structural evaluation, maintenance survey, or code compliance inspection, all of which are beyond the scope and purpose of this report. Although this report addresses ADA-related issues and may also identify correction of other certain items including those of a code-enforcement nature, it should not be construed that code-related items on which this report remains silent have been satisfied. Typically, only code items that are perceived as presenting undue risk and/or liability are identified for correction.

A reasonable attempt has been made to estimate the cost of performing repairs/maintenance and for the replacement of capital items shown in this report. Estimates are based upon the best information available within the time available for the completion of this assignment. Because costs are based only upon visual observations, unforeseen conditions may affect both the actual scope and cost of the work. Geographic variances in the cost of material and the availability of local labor may also affect the cost. It is recommended that the property management organization obtain a proposal from several contractors for each major item of work. Although our best attempt to project the anticipated capital needs of the subject property over a 20-year period has been made, it is recommended that a new Capital Needs Assessment be performed at the end of the initial 10 years of the term.

Replacement reserve needs have been projected using the expected useful lives (EUL) contained in Fannie Mae Physical Needs Assessment Guidance. Adjustments in the EUL have generally not been made unless our observations present us with justification for such action. Typically, items of relatively low cost that can be efficiently repaired/replaced by qualified maintenance technicians without compromising their other duties and that can be funded from the property's operating budget are not included in the replacement reserve analysis. Examples of such items include, but are not limited to, window screens and routine electrical and plumbing repairs.

Reference material for pricing estimates was derived from the following resources: RS Means Cost Data, Craftsman National Construction Estimator, Sweet's Unit Cost Guide, W.W. Grainger, and Bluebook International. The information provided within this report should be evaluated only within the scope and purpose of this analysis. No other warranties, expressed or implied, are made.

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Right-Trak Design, Inc. has prepared this report for the exclusive use of its client, herein identified. Reproduction of this report by any other entity in any form, in whole or in part, without the expressed written consent of Right-Trak Design, Inc. is prohibited.

## ADA Related Capital Items

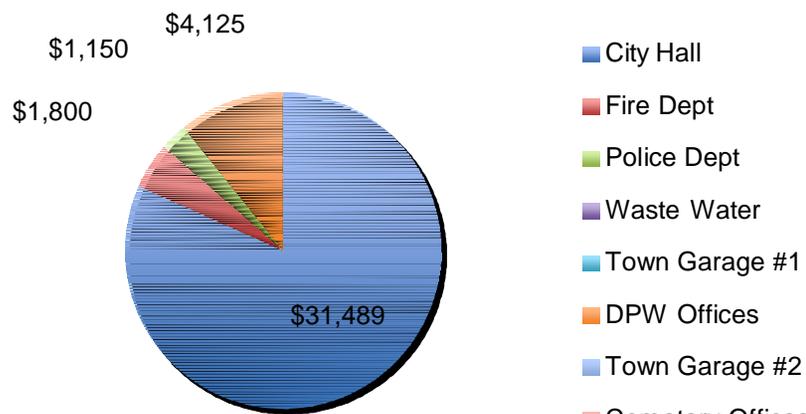
This capital needs assessment includes an accessibility evaluation conforming to the uniform federal accessibility standards (UFAS - 2010 regulations). As used in this document, access does not necessarily mean code compliance. Accessibility terms are used as follows:

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Distribution of Costs by Facility



Facility	ADA costs	Notes
<b>City Hall</b>	\$31,489	Capital costs for City Hall have been adjusted. Resurfacing of the parking lots is integrated with parking lot ADA upgrades. This figure here shows restriping of the ADA spaces and painted walkways only. Please refer to the tabbed worksheet to view the full resurfacing costs. First floor restroom renovation costs have also been removed.
<b>Fire Dept</b>	\$1,800	Please refer to individual tab.
<b>Police Dept</b>	\$1,150	Please refer to individual tab.
<b>Waste Water</b>	\$0	Please refer to individual tab.
<b>Town Garage #1</b>	\$0	Please refer to individual tab.
<b>DPW Offices</b>	\$4,125	The total capital costs to crackfill, sealcoat and restripe the paved areas is \$8,864. This includes restriping the spaces per ADA requirements. This costs has been adjusted to reflect restriping only. The total capital costs to replace the exterior common doors is \$3,900. The existing doors are compliant however have reached the end of their useful life. No costs are shown per ADA requirements.
<b>Town Garage #2</b>	\$0	Please refer to individual tab.
<b>Cemetery Offices</b>	\$0	Please refer to individual tab.
<b>Hubbard Park Bldg.</b>	\$0	Please refer to individual tab.
<b>Cemetery Bldg.</b>	\$0	Please refer to individual tab.

**Total: \$38,564** \* All costs are included in Year 1 of each report.

# ADA Related Capital Items

Name: City Hall

Address: 39 Main Street, Montpelier, VT

Units: 1

Occupancy Type: Non-Residential

Inflation Rate: 3.00%

Start Year: 2011

Length of Plan: 20

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011
Site Items	Dumpsters	There are two 2-cubic yard dumpsters (leased from Casella) at the rear of the building.	Good	2 EA	\$0.00	\$0.00	2006	10	5	1	\$0.00
Site Items	Parking and Roadway Pavement, asphalt	There is a paved access road at the south and north sides of the building.	Poor	86611 SF	\$1.75	\$151,569.25	1977	25	1	1	\$3,000.00
Site Items	Parking and Walkways, Handicapped	The number of accessible parking spaces complies with the 2010 ADA regulations.	Poor-Fair	1 LS	\$0.00	\$0.00	1977	25	1	1	\$0.00
Site Items	Pedestrian Walkways and Stairs, concrete	Exposed concrete aggregate and finished walkways (2665 sf) are located at the rear of the building.	Fair	1125 SF	\$6.75	\$7,593.75	1977	30	1	1	\$7,593.75
Site Items	Pedestrian Walkways, bituminous	There is a bituminous paved sidewalk at the south side of the building and a set of double leaf insulated steel doors at the back of the building.	Fair	249 SF	\$5.00	\$1,245.00	1977	30	1	1	\$1,245.00
Architectural Exterior Items	Doors, exterior common, solid wood/metal	There is a set of double leaf insulated steel doors at the back of the building.	Fair	2 EA	\$2,000.00	\$4,000.00	1977	35	1	1	\$4,000.00
Architectural Exterior Items	Ramps, handicapped, exterior	There is a concrete ramp at the back of the building that provides access to the rear of the building.	Fair-Good	1 EA	\$1,725.00	\$1,725.00	1977	45	11	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The break room cabinets have a round-edged laminated particleboard countertop.	Fair-Good	1 EA	\$800.00	\$800.00	1997	20	6	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The teen center has a countertop mounted at 38 inches high. This countertop is laminated particleboard.	Fair	1 EA	\$500.00	\$500.00	1992	15	1	1	\$500.00
Architectural Interior Items	Common Area Countertop & Sink	The City Managers/Assessors Department has a reception countertop mounted at 38 inches high.	Good	1 EA	\$0.00	\$0.00	1997	15	1	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The countertop at the City Clerks/Treasury department is laminated particleboard.	Good	1 EA	\$1,500.00	\$1,500.00	1977	35	1	1	\$1,500.00
Architectural Interior Items	Common Area Countertop & Sink	The countertop in the conference room is laminated particleboard. The countertop is laminated particleboard.	Fair-Good	1 EA	\$800.00	\$800.00	1997	20	6	1	\$0.00
Architectural Interior Items	Common Area Kitchen Cabinets	The kitchen cabinets in the basement break room are laminated particleboard.	Fair-Good	1 EA	\$5,500.00	\$5,500.00	1997	20	6	1	\$0.00
Architectural Interior Items	Common Area Kitchen Cabinets	The kitchen cabinets in the teen center are solid wood with paneled doors and drawers.	Fair-Good	1 EA	\$2,000.00	\$2,000.00	1992	20	1	1	\$2,000.00
Architectural Interior Items	Common Area Kitchen Cabinets	The cabinets in the conference room on the first floor have a laminated particleboard finish.	Fair-Good	1 EA	\$4,000.00	\$4,000.00	1997	20	6	1	\$0.00
Architectural Interior Items	Common Area Range	The basement break room has a Hotpoint range (model# CTX14AYXLRWH).	Fair	1 EA	\$700.00	\$700.00	1997	20	6	1	\$0.00
Architectural Interior Items	Common Area Range	The teen center has a Frigidaire range with a stainless steel front (model# FFED1700).	Fair-Good	1 EA	\$700.00	\$700.00	1992	20	1	1	\$700.00
Architectural Interior Items	Common Area Range Hood	There is a suspended recirculating range hood located in the teen center (model# 1997).	Fair	1 EA	\$250.00	\$250.00	1997	15	1	1	\$250.00
Architectural Interior Items	Common Area Refrigerator	There is a standard residential grade refrigerator in the basement break room.	Good	1 EA	\$800.00	\$800.00	2002	15	6	1	\$0.00
Architectural Interior Items	Common Area Refrigerator	The teen center has a Whirlpool side-by-side stainless steel refrigerator. The break room at the auditorium has a Kenmore refrigerator (model# 9650).	Good	1 EA	\$1,100.00	\$1,100.00	2005	15	9	1	\$0.00
Architectural Interior Items	Common Area Refrigerator	The break room at the auditorium has a Kenmore refrigerator (model# 9650).	Fair	1 EA	\$0.00	\$0.00	1997	15	1	1	\$0.00
Architectural Interior Items	Doors, common area (fire/hall, etc.)	The doors on the basement and first floor are vintage wood with a stained finish.	Fair-Good	1 LS	\$0.00	\$0.00	1940	80	9	1	\$0.00
Architectural Interior Items	Miscellaneous	There is a drinking fountain located in the first floor hallway. The lip of the fountain is stainless steel.	Good	1 EA	\$0.00	\$0.00	1995	30	14	1	\$0.00
Architectural Interior Items	Public Bathroom Accessories	The basement level restrooms have a soap dispenser (mounted at 44 inches high).	Fair	2 EA	\$350.00	\$700.00	1995	15	1	1	\$700.00
Architectural Interior Items	Public Bathroom Accessories	The female restroom on the first floor features a toilet paper holder (mounted at 48 inches high).	Fair	2 EA	\$350.00	\$700.00	1995	15	1	1	\$0.00
Architectural Interior Items	Public Bathroom Accessories	The female restroom in the auditorium has a wall-mounted mirror (mounted at 48 inches high).	Fair	1 EA	\$0.00	\$0.00	1995	15	1	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	The basement level restrooms have a wall-mounted lavatory with a double-handled faucet.	Fair-Good	2 EA	\$750.00	\$1,500.00	1999	20	8	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	The female restroom on the first floor has two wall-mounted lavatories (one on each side of the door).	Fair	1 EA	\$5,000.00	\$5,000.00	1977	30	1	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	The female restroom in the auditorium includes an elongated wall-mounted lavatory.	Poor-Fair	2 EA	\$5,000.00	\$10,000.00	1977	30	1	1	\$10,000.00
Mechanical & Electrical Items	Elevator Cab: Refurbish	There is a single accessible elevator by Bay State that serves all floors of the building.	Good	1 EA	\$0.00	\$0.00	1977	15	1	1	\$0.00
Mechanical & Electrical Items	Elevator Shaftway Doors	The shaftway doors are steel. The hall call buttons are mounted at 41.5 inches high.	Good	3 EA	\$0.00	\$0.00	1978	40	7	1	\$0.00
Mechanical & Electrical Items	Miscellaneous	The auditorium has a capacity of approximately 100 seats. There is an accessible aisle.	N/A	1 EA	\$0.00	\$0.00	1999	30	18	1	\$0.00

Totals \$\$: \$31,488.75

## ADA Related Capital Items

Name: Fire Department

Address: 61 Main Street, Montpelier, VT 05602-2950

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011
Site Items	Pedestrian Walkways and Stairs, concrete	There is a concrete walkway at the rear of the building. The concrete walks	Good	470 SF	\$0.00	\$0.00	1997	30	16	1	\$0.00
Architectural Exterior Items	Doors, exterior common, aluminum/glass	The main entrance to the building has a single-leaf aluminum-framed door. T	Good	1 EA	\$2,800.00	\$2,800.00	1997	30	16	1	\$0.00
Architectural Exterior Items	Ramps, handicapped, exterior	There is a 20-foot long concrete ramp at the rear (West side) of the building	Fair-Good	1 EA	\$1,800.00	\$1,800.00	1960	50	1	1	\$1,800.00
Architectural Interior Items	Common Area Countertop & Sink	The reception has a countertop mounted at 34 inches high.	Good	1 EA	\$0.00	\$0.00	1997	20	6	1	\$0.00
Architectural Interior Items	Doors, common area (fire/hall, etc.)	The interior doors have a 33-inch clear opening with lever hardware.	Good	1 LS	\$0.00	\$0.00	1997	50	36	1	\$0.00
Architectural Interior Items	Floor, common area, ceramic/quarry tile	The main reception area and adjacent bathroom has a slate tiled floor. Ther	Good	627 SF	\$0.00	\$0.00	1997	50	36	1	\$0.00
Architectural Interior Items	Public Bathroom Accessories	There is a single unisex bathroom located off the reception area. Restroom	Good	1 EA	\$0.00	\$0.00	1997	20	6	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	Restroom fixtures include a Kohler toilet and a wall-mounted lavatory with a	Good	1 EA	\$750.00	\$750.00	1997	25	11	1	\$0.00

Totals \$\$:

# ADA Related Capital Items

Name: Police Department

Address: 1 Pitkin Court, Montpelier, VT 05602-2950

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Accessible: No barriers to entrance to the building, to all floors of the building and to toilets.

Partially Accessible: Some barriers exist; usually, this term means that at least the main floor of the building is accessible. It may or may not include access to toilets or to secondary floors.

Not Accessible: No access to the building or its functions

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011
Site Items	Parking and Walkways, Handicapped	There is a single accessible parking space located at the front of the building.	Fair-Good	1 EA	\$0.00	\$0.00	2011	25	25	1	\$0.00
Site Items	Pedestrian Walkways and Stairs, concrete	There is a concrete paved area at the front of the building. The concrete is in good condition.	Good	1031 SF	\$0.00	\$0.00	2000	35	24	1	\$0.00
Architectural Exterior Items	Doors, exterior common, aluminum/glass	The entrance doors are aluminum in an aluminum frame. The doors have double panes.	Good	2 EA	\$2,800.00	\$5,600.00	2000	30	19	1	\$0.00
Architectural Exterior Items	Ramps, handicapped, exterior	There is a concrete ramp at the front of the building. The ramp has a clear width of 48 inches.	Good	1 EA	\$350.00	\$350.00	1940	60	1	1	\$350.00
Architectural Interior Items	Common Area Countertop & Sink	The kitchen has granite countertops and a shallow double bowl stainless steel sink.	Good	1 EA	\$500.00	\$500.00	1940	30	1	1	\$500.00
Architectural Interior Items	Common Area Countertop & Sink	The dispatch area has a small countertop with a single bowl stainless steel sink.	Good	1 EA	\$1,000.00	\$1,000.00	2000	30	19	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The main reception has a dispatch countertop mounted at 41.5 inches high.	Good	3 EA	\$0.00	\$0.00	2000	20	9	1	\$0.00
Architectural Interior Items	Common Area Dishwasher	There is a dishwasher by Frigidaire (model# FDB636GFR5 serial# TH93188).	Good	1 EA	\$750.00	\$750.00	2000	15	4	1	\$0.00
Architectural Interior Items	Common Area Kitchen Cabinets	The kitchen cabinets are solid wood with a 4-inch kick space. The lowest wall cabinet is 48 inches high.	Good	1 EA	\$3,000.00	\$3,000.00	2000	30	19	1	\$0.00
Architectural Interior Items	Common Area Range	The range is 30 inches wide and by Frigidaire (model# FED367CEBE serial# 1000000000).	Good	1 EA	\$1,100.00	\$1,100.00	2000	30	19	1	\$0.00
Architectural Interior Items	Common Area Range Hood	The range hood is by Broan and is ducted to the outside (model# 75.000-C).	Good	1 EA	\$300.00	\$300.00	1940	30	1	1	\$300.00
Architectural Interior Items	Common Area Refrigerator	The refrigerator in the kitchen is by Frigidaire and is the side-by-side type (model# FRS26L2DF).	Good	1 EA	\$1,050.00	\$1,050.00	2000	15	4	1	\$0.00
Architectural Interior Items	Common Area Refrigerator	There is a refrigerator (by Haier) in the file room and another refrigerator in the locker room.	Good	2 EA	\$500.00	\$1,000.00	2000	15	4	1	\$0.00
Architectural Interior Items	Public Bathroom Accessories	Locker room accessories include a wall-mounted soap dish (mounted at 38 inches).	Good	2 EA	\$0.00	\$0.00	2000	15	4	1	\$0.00
Architectural Interior Items	Public Bathroom Accessories	There are two restrooms that are used by staff. Restroom accessories include a paper towel dispenser.	Good	2 EA	\$0.00	\$0.00	2000	20	9	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	The men's locker room features two toilet stalls (one accessible), two wall-hung urinals, and two showers.	Good	2 EA	\$1,750.00	\$3,500.00	2000	20	9	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	The two holding cells each have a painted steel bench and a combination stool.	Fair-Good	2 EA	\$0.00	\$0.00	2000	25	14	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	There are two restrooms that are used by staff. The restrooms feature a wall-hung toilet.	Good	2 EA	\$800.00	\$1,600.00	2000	20	9	1	\$0.00
Mechanical & Electrical It	Central Panel, buzzer/intercom/alarm	There is a total of 16 security cameras located at the facility with a DX8100 camera.	Good	16 EA	\$0.00	\$0.00	2000	20	9	1	\$0.00
Mechanical & Electrical It	Central Panel, smoke & fire detection	The main fire alarm panel is by FCI and has 12 zones. There is an annunciator panel in the control room.	Good	1 EA	\$4,500.00	\$4,500.00	2000	25	14	1	\$0.00
Mechanical & Electrical It	Elevator Cab: Refurbish	The elevator cab is 70x52 inches in size and has a 2000lb capacity. Cab finish is stainless steel.	Fair-Good	1 EA	\$3,500.00	\$3,500.00	2000	20	9	1	\$0.00
Mechanical & Electrical It	Elevator Shaftway Doors	The elevator doors are steel. The door jambs feature raised numbering and tactile strips.	Good	3 EA	\$0.00	\$0.00	2000	40	29	1	\$0.00

Totals \$\$:

## ADA Related Capital Items

Name: DPW Offices and Garage

Address: 783 Dog River Road

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011
Site Items	Parking and Roadway Pavement, asphalt	Budget costs in years 1 and 11 to crackfill and sealcoat the parking areas.	Poor-Fair	35459 SF	\$0.25	\$8,864.75	2000	10	1	1	\$500.00
Site Items	Parking and Walkways, Handicapped	There are no accessible parking spaces. Management should ensure there i	N/A	1 LS	\$0.00	\$0.00	1989	25	3	1	\$0.00
Architectural Exterior Items	Doors, exterior common, solid wood/metal	Building entrance doors (including the boiler room door) are insulated steel i	Poor-Fair	3 EA	\$1,300.00	\$3,900.00	1976	35	1	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The customer service area has a countertop 45 inches high. Management s	Good	1 EA	\$0.00	\$0.00	1989	30	8	1	\$0.00
Architectural Interior Items	Common Area Countertop & Sink	The kitchen area has a double bowl stainless steel sink set into a laminated	Fair	1 EA	\$500.00	\$500.00	1989	20	1	1	\$500.00
Architectural Interior Items	Common Area Kitchen Cabinets	The kitchen cabinets have a solid wood-face frame with paneled doors and d	Fair	1 EA	\$1,500.00	\$1,500.00	1982	25	1	1	\$1,500.00
Architectural Interior Items	Common Area Range Hood	The kitchen has a 30-inch wide ducted range hood. Management should pro	Fair	1 EA	\$0.00	\$0.00	1994	35	18	1	\$0.00
Architectural Interior Items	Common Area Refrigerator	The kitchen has a standard residential grade refrigerator by White Westingh	Fair	1 EA	\$600.00	\$600.00	2001	15	5	1	\$0.00
Architectural Interior Items	Public Bathroom Fixtures	There is a single men's bathroom and a small unisex bathroom. There are a	Fair	5 EA	\$325.00	\$1,625.00	1976	25	1	1	\$1,625.00

Totals \$\$:

## ADA Related Capital Items

Name: DPW Garage

Address: 783 Dog River Road

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011

Totals \$\$:

## ADA Related Capital Items

Name: DPW Salt Pen

Address: 783 Dog River Road

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011

Totals \$\$:

## ADA Related Capital Items

Name: Green Mount Cemetery Building

Address: \_\_\_\_\_

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Not Accessible: No access to the building or its functions

The Cemetery building does not sponsor any public programs. Right-Trak Design has identified a condition for departure from the 2010 accessibility requirements, which permit a deviation from the specific technical provisions. Accessibility compliance would cause substantial harm to the cultural, historic, religious, and significant natural features or characteristics of the site. Significant cultural features include burial grounds and cemeteries. Significant historical features include properties listed or eligible for listing in the National Register of Historic Places or other places of recognized historic value, such as the John E Hubbard Building. However, persons with disabilities visiting any part of the site, or the chapel portion of the cemetery building, should be assisted by members of staff. Management should provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance. Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and con

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to in

Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011

Totals \$\$:

## ADA Related Capital Items

Name: Green Mount Cemetery Offices

Address: \_\_\_\_\_

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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The Cemetery Office Building does not sponsor any public programs. Right-Trak Design has identified two conditions for the departure from the 2010 accessibility requirements, which permit a deviation from the specific technical provisions. Accessibility compliance would cause substantial harm to the cultural, historic, religious, and significant natural features or characteristics of the site. Significant cultural features include burial grounds and cemeteries. The second condition for departure from the 2010 requirements is where compliance would be impractical due to terrain or prevailing construction practices. However, persons with disabilities visiting any part of the site, or the chapel portion of the cemetery building, should be assisted by members of staff. Management should provide reasonable accommodation to visitors to inform staff that assistance is available, for example, notification in public documents, appropriately placed signs, and bells that visitors can ring for assistance. Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individ

Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to in

Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011
<b>Totals \$\$:</b>											\$0.00

## ADA Related Capital Items

Name: Hubbard Park Building

Address: Hubbard Park

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Not Accessible: No access to the building or its functions

The Hubbard Park Building does not sponsor any public programs, nor is the building visited by members of the public. The function of this facility is the residential accommodation of the Park Ranger and family. Spaces and elements within employee work areas shall only be required to comply with the regulations shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011

Totals \$\$:

## ADA Related Capital Items

Name: Waste Water Treatment Facility

Address: 949 Dog River Road

Units:

Occupancy Type:

Inflation Rate:

Start Year:

Length of Plan:

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Section	Replacement Item	Item Notes	Condition	Quantity	Unit Cost	Effective Replacement Cost	Base Year or Installed Yr.	Life	RL	Length	Year 1 2011

Totals \$\$:

**END OF REPORT**