

Wisconsin Department of Veterans Affairs  
Office of Policy, Planning & Budget  
Madison, WI

# CAMPUS PUBLIC BATHROOM UPGRADE FOR ADA COMPLIANCE STUDY

WISCONSIN VETERANS HOME  
KING, WI

DSF Project No 10L1E-M  
September 15, 2012

By;

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Ms. Susan Mattix  
Budget & Policy Analyst  
STATE OF WISCONSIN  
WI Department of Veterans Affairs  
Office of Policy, Planning & Budget  
201 W. Washington Ave.  
Madison, WI 53707

**RE: Campus Public Bathroom Upgrade for ADA Compliance Study**

Dear Ms. Mattix,

We have completed our analysis of the Campus Public Bathroom Upgrade for ADA Compliance for the Wisconsin Department of Veterans Affairs (WDVA). The goal of this study was to evaluate the requirements and provide architectural/engineering resources to assist the Owner in evaluating the requirements and options to remodel the buildings and services at the Wisconsin Veterans Home in King. The work consists of a study that included a field survey, an analysis of code requirements, sketches of any plan changes, reports recommending the required retrofit work and a proposed construction budget for any corrective measures required to the building, utilities and/or infrastructure.

The consultant for Fire Protection, Plumbing & HVAC engineering work is Prior Engineering Services. The consultant for Electrical engineering work is Innovative Engineering Services.

Specific work shall include upgrading the public and staff bathrooms in Olson Hall, Ainsworth Hall, MacArthur Hall, Stordock Hall, Moses Central Services, Marden Activity Center and the Safety and Security Building to comply with current ADA standards.

All costs are based on union labor rates.

We trust the following information is satisfactory and meets your needs. If there is additional information needed, please let us know.

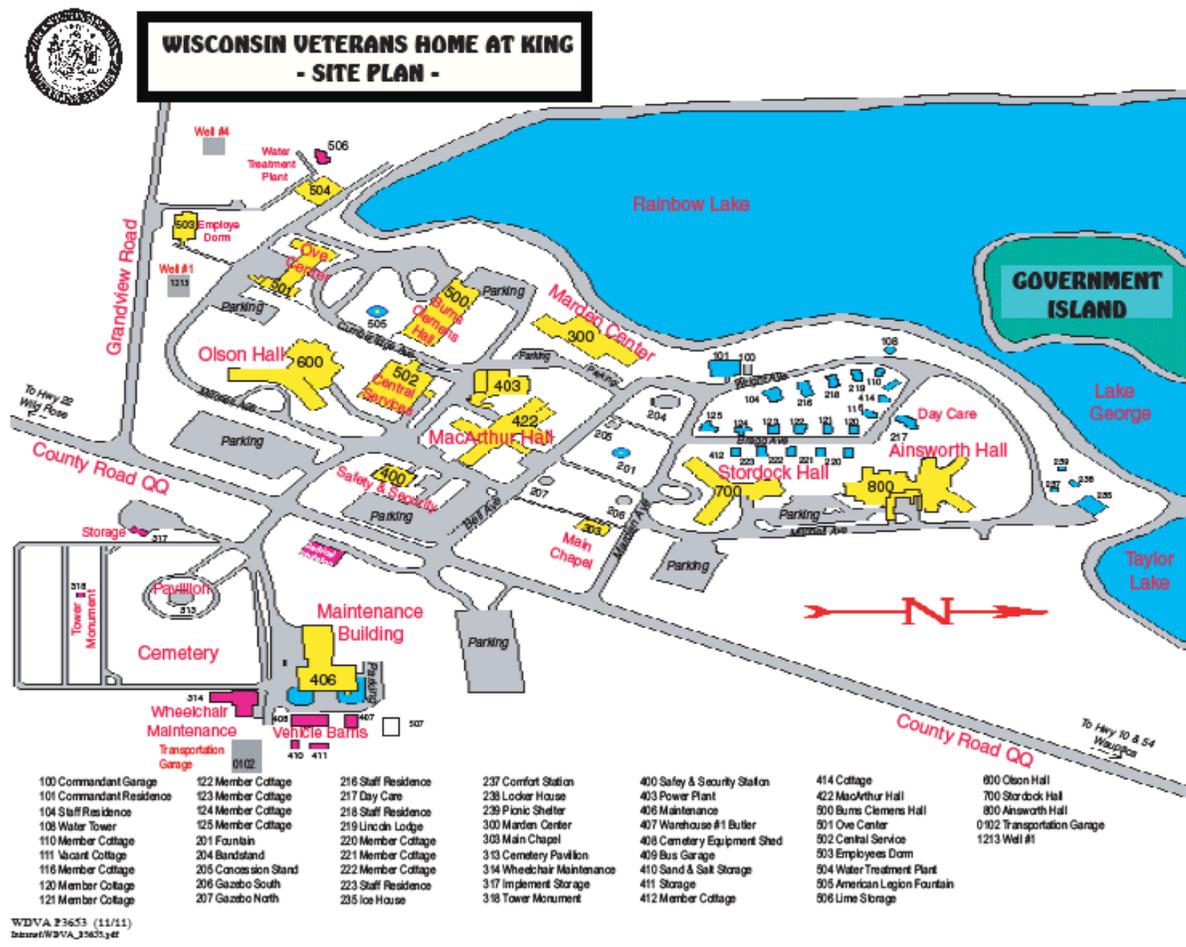
Sincerely,

**GO/A Architects, Inc.**

Mr. Gary Oien, President  
and Principal Point of Contact

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### Men's Rm. 116:

The following items do not comply with ADA standards- The end toilet compartment is too small. The approach to the toilet compartment is too narrow. The toilet is located too far from the wall. The toilet is too short. The clearance around the toilet is too small. The grab bars do not comply. The tissue holder is located in the wrong spot. The lav pipes are not insulated. The urinal is located too close to the wall. The mirror, towel dispenser and soap dispenser are mounted too high.

#### Architectural-

Everything in the room needs to be removed and redone to provide the proper clearance to meet ADA requirements. Architecturally the following items need to be changed or installed.

Remove the wing wall next to the lavs.

Remove the toilet partitions.

Remove the existing ceramic tile and install new on the floor and walls.

Patch the floor and walls.

Paint the walls and ceiling.

Install a 60"x 59" toilet partition around one fixture with the door swinging out.

Install rear, side & vertical grab bars.

Install two mirrors 40" AFF max.

Relocate the tissue holder.

Relocate the towel dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$8,026.

#### Mechanical-

Everything in the room needs to be removed and redone to provide the proper clearance to meet ADA requirements. Two water closets, two urinals and two lavatories need to be removed and the piping removed back to the plumbing chase.

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

One UR-1 - Floor mount white vitreous china washout urinal with 3/4" top inlet spud, 2" outlet spud, removable stainless steel beehive strainer. Battery powered sensor operated flush valve 1 gallon per flush or less.

Two L-1 - Wall mount barrier free white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Lavatory faucets must meet maximum water usage requirements of 2 gpm flow or less and .25 gallon per cycle or less (based on inlet pressure of 60 p.s.i.). Pipes shall be insulated.

Probable construction cost of this project is: \$6,610. This cost includes money for moving the pipe.

#### Electrical-

Remove existing wall mounted Nurse Call system pull cord stations, light fixtures, and lighting controls.

Provide 4' long T8 fluorescent wall bracket above mirror, and 1'x4' fluorescent troffer above toilet stalls, controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide GFCI receptacle for convenience and cleaning purposes.

Re-install wall mounted Nurse Call system Pull Cord station in toilet stall, and at lavatory.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$4,073.

### **Women's Rm. 118:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. The end toilet compartment is too small. A wall is infringing on the toilets clearance around the toilet. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is missing. The soap dispenser is mounted too high. The tampon dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

Remove the wing wall next to the toilets.

Remove the toilet partitions.

Remove the existing ceramic tile and install new on the floor and walls.

Infill the wall next to the end toilet.

Patch the floor and walls.

Paint the walls and ceiling.

Install a 60"x 59" toilet compartment around one fixture with the door swinging out.

Install a toilet compartment around the other toilet.

Install rear, side & vertical grab bars.

Install two mirrors 40" AFF max.

Relocate the tissue holder.

Relocate the tampon dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$10,724.

#### Mechanical-

Two water closets need to be removed and the piping removed back to the plumbing chase.

The following plumbing fixtures need to be installed and plumbed.

Two WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Lavatory - Pipes shall be insulated.

Probable construction cost of this project is: \$3,600. This cost includes money for moving the pipe.

#### Electrical-

Remove existing wall mounted Nurse Call system pull cord stations, light fixtures, and lighting controls.

Provide 4' long T8 fluorescent wall bracket above mirror, and 1'x4' fluorescent troffer above toilet stalls, controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide GFCI receptacle for convenience and cleaning purposes.

Re-install wall mounted Nurse Call system Pull Cord station in toilet stall, and at lavatory.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$4,073.

#### **Staff Toilet Rm. 121:**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

#### **New Basement Staff Toilet Rm:**

This building must have staff toilets for men and women. A new toilet shall be added to meet the staff requirements.

#### Architectural-

Architecturally the following items need to be changed or installed.

Patch the floor.

Install 3 metal studs/gyp. bd. walls to meet ADA clearances (+- 49 sq. ft.).

Paint walls.

Install ceramic tile floor and base.

Install a 36" entry door with privacy latch.

Install an 8' high acoustical ceiling.

Install rear, side & vertical grab bars.

Install a mirror 40" AFF max.

Install a tissue holder.

Install a towel dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$6,814.

#### Mechanical-

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

One L-1 - Wall mount barrier free white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Lavatory faucets must meet maximum water usage requirements of 2 gpm flow or less and .25 gallon per cycle or less (based on inlet pressure of 60 p.s.i.).

One fire sprinkler head will be added to the space.

Probable construction cost of this project is: \$4,400.

#### Electrical-

Provide 4' long T8 fluorescent wall bracket above mirror, controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide GFCI receptacle for convenience and cleaning purposes.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$4,609.

### **Men's Staff Rm. P24:**

The following items do not comply with ADA standards- The entry door swings into the clear floor space of a fixture. There is no turning radius within the room. The end toilet compartment is too small. The toilet is located too far from the wall. The lavatory/urinal is located within the toilets clearance space. The vertical grab bar is missing. The lavs pipes are not insulated. The urinal is mounted too high. The mirror is too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove the entry door and install a 36" entry door swinging out.
- Patch the floor and walls.
- Install ceramic tile at patched areas.
- Paint walls and ceiling.
- Relocate the toilet compartment with the door swinging out.
- Relocate the urinals partition.
- Install a vertical grab bar.
- Relocate the mirror 40" AFF max.

Probable construction cost of this project is: \$4,450.

#### Mechanical-

Everything in the room needs to be moved to provide the proper clearance to meet ADA requirements. The existing plumbing fixtures can be reused. The plumbing fixtures include one wall mounted water closet, One wall mounted urinal and one wall mounted lavatory. ADA insulation protectors need to be added.

Probable construction cost of this project is: \$2,405.

#### Electrical-

Relocate existing wall mounted Nurse Call system pull cord station between lavatory and urinal, to new location of lavatory and urinal.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$2,010.

### **Women's Staff Rm. P25:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. The end toilet compartment is too small. The toilet is located too far from the wall. The vertical grab bar is missing. The lavs pipes are not insulated. The light switch is too high. The shelf is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Install a power opener at the entry door.
- Relocate the toilet compartment with the door swinging out.
- Patch the floor and walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a vertical grab bar.

Relocate the shelf 48" AFF max.

Probable construction cost of this project is: \$3,933.

**Mechanical-**

The water closet is too far from the wall and the flush valve is mounted on the wrong side. The lavatory pipes have no ADA insulation protectors.

Move the water closet and replace the flush valve. The operating handle of the flush valve is to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim. Insulate the pipes to two lavatories.

Probable construction cost of this project is: \$1,320.

**Electrical-**

Relocate existing light switch by extending circuit from existing light switch rough-in location to new surface Wiremold box at 42" CL AFF, via surface metal raceway.

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$2,956.

**Staff Toilet Rm. (no number):**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

**Staff Toilet Rm. P18:**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

**Men's Rm. P9:**

The following items do not comply with ADA standards- The end toilet compartment is too narrow. The toilet is located too far from the wall. The rear grab bar does not comply. The vertical grab bar is missing. The lavs pipes are not insulated. The mirror is too high.

**Architectural-**

Architecturally the following items need to be changed or installed.

Patch the floor and walls.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Relocate the toilet compartment with the door swinging out.

Install a compartment around the other toilet.

Install a rear and vertical grab bar.

Relocate the mirror 40" AFF max.

Probable construction cost of this project is: \$2,646.

**Mechanical-**

The water closet is too far from the wall and the flush valve is mounted on the wrong side. The lavatory pipes have no ADA insulation protectors.

Move the water closet and replace the flush valve. The operating handle of the flush valve is to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Insulate the pipes to two lavatories.

Probable construction cost of this project is: \$1,320.

**Electrical-**

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$1,190.

**Women's Rm. P6:**

The following items do not comply with ADA standards- The toilet is located too far from the wall. The vertical grab bar is missing. The tissue holder is located in the wrong spot. The lavatory is mounted too high. The lavs pipes are not insulated. The mirror is too high.

**Architectural-**

Architecturally the following items need to be changed or installed.

Patch the walls.  
Install ceramic tile at the patched areas.  
Paint the walls and ceiling.  
Install a vertical grab bar.  
Relocate the mirror 40" AFF max.  
Relocate the tampon dispenser 48" AFF max.

Probable construction cost of this project is: \$2,513.

**Mechanical-**

The ADA water closet is too far from the wall. The two lavatories are mounted too high and the pipes have no ADA insulation protectors.

Move one lavatories and one water closet and insulate the pipes to the lavatories.

Probable construction cost of this project is: \$1,820.

**Electrical-**

Relocate existing wall mounted Nurse Call system pull cord station at toilet, to new location adjacent to the toilet.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$1,600.

### **Staff Rm. 018:**

The following items do not comply with ADA standards- The toilet is located too far from the wall. The toilet is too short/high. The lavatory is located within the toilet's clearance space. The grab bars do not comply. The faucet handles do not comply. The lav pipes are not insulated.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install rear, side & vertical grab bars.
- Relocate the mirror 40" AFF max.
- Relocate the towel dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$1,934.

#### Mechanical-

The water closet is too far from the wall and too low. The lavatory faucet needs ADA approved handles. The lavatory pipes have no ADA insulation protectors.

Replace the water closet and relocate it 17" from the wall.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compliant for activation force.

Relocate the lavatory to the other side of the room.

The lavatory is a wall mount white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Provide new fixture and fittings.

Insulate the pipes.

Probable construction cost of this project is: \$3,180.

### **Women's Rm. 155:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. The vertical grab bar is missing. The lav pipes are not insulated. The mirror is too high. The coat hook is mounted too high. The tampon dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a power door operator.
- Install a vertical grab bar.
- Relocate the mirror 40" AFF max.
- Relocate the coat hook and tampon dispenser 48" AFF max.

Probable construction cost of this project is: \$4,490.

Mechanical-

The lavatory pipes have no ADA insulation protectors.

Insulate the pipes.

Probable construction cost of this project is: \$65.

Electrical-

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$1,554.

**Men's Rm. 156:**

The following items do not comply with ADA standards- The entry door swings into the clear floor space of a fixture. The end toilet compartment is too small. The vertical grab bar is missing. The lavs pipes are not insulated. The mirror is too high.

Architectural-

Architecturally the following items need to be changed or installed.

Paint the walls and ceiling.

Remove the entry door and install a 36" door swinging out.

Relocate the toilet compartment.

Install a vertical grab bar.

Relocate the mirror 40" AFF max.

Probable construction cost of this project is: \$3,581.

Mechanical-

The lavatory faucet needs ADA approved handles. Provide ADA approved handles.

The lavatory pipes have no ADA insulation protectors. Insulate the pipes.

Probable construction cost of this project is: \$195.

**Men's Rm. 132:**

The following items do not comply with ADA standards- The entry door swings into the clear floor space of a fixture. The end toilet compartment is too small. The urinal is located within the toilets clearance space. The vertical grab bar is missing. The lavs pipes are not insulated. The mirror is too high.

Architectural-

Architecturally the following items need to be changed or installed.

Patch the walls.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Remove the entry door and install a 36" door swinging out.

Relocate the power door operator.

Relocate the toilet & urinal compartments.

Install a vertical grab bar.

Relocate the mirror 40" AFF max.

Probable construction cost of this project is: \$4,600.

Mechanical-

The floor mounted urinal needs to be moved and replaced.

Provide One UR-1 - Floor mount white vitreous china washout urinal with 3/4" top inlet spud, 2" outlet spud, removable stainless steel beehive strainer. Battery powered sensor operated flush valve 1 gallon per flush or less.

The lavatory faucet needs ADA approved handles. Provide ADA approved handles.

The lavatory pipes have no ADA insulation protectors. Insulate the pipes.

Probable construction cost of this project is: \$2,700

Electrical-

Relocate existing wall mounted Nurse Call system pull cord station adjacent to urinal, to new location adjacent to the relocated urinal.

Relocate partition mounted, low voltage push pad, for automatic door operator as necessary.

Probable construction cost of this project is: \$1,137.

**Women's Rm. 130:**

The following items do not comply with ADA standards- The privacy lock on the entry door does not comply. The toilet is located too far from the wall. The vertical grab bar is missing. The lavatory is mounted too high. The lavs pipes are not insulated. The soap dispenser is mounted too high. The tampon dispenser is mounted too high.

Architectural-

Architecturally the following items need to be changed or installed.

Patch the walls.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Replace the privacy lock on the entry door.

Install a vertical grab bar.

Relocate the soap and tampon dispensers 48" AFF max.

Probable construction cost of this project is: \$2,028.

Mechanical-

The floor mounted water closet is too far from the wall. Move to 17" from wall.

The lavatory is mounted too high.

Lower the lavatory.

The lavatory faucet needs ADA approved handles.

Provide ADA approved handles.

The lavatory pipes have no ADA insulation protectors.

Insulate the pipes.

Probable construction cost of this project is: \$1,705.

**Unisex Rm. 149:**

The following items do not comply with ADA standards- The privacy lock on the entry door does not comply. The toilet is located too far from the wall. The toilet is too high. The mirror is missing.

Architectural-

Architecturally the following items need to be changed or installed.

- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Replace the privacy lock on the entry door.
- Install a mirror 40" AFF max.

Probable construction cost of this project is: \$629.

Mechanical-

The water closet is too far from the wall and too high. Replace the water closet and relocate it 17" from the wall.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compliable for activation force.

Probable construction cost of this project is: \$1,870.

Electrical-

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

Probable construction cost of this project is: \$1,190.

**Unisex Rm. 137B:**

The following items do not comply with ADA standards- The interior/exterior maneuvering clearances at the entry door do not comply. The toilet is located too far from the wall. The toilet is too short. The lavatory is located within the toilets clearance space. The vertical grab bar is missing. The lavs pipes are not insulated. The mirror is too high. The soap dispenser is mounted too high.

Architectural-

Architecturally the following items need to be changed or installed.

- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a power door operator.
- Install a vertical grab bar.
- Relocate the mirror 40" AFF max.
- Relocate the soap and towel dispensers 48" AFF max.

Probable construction cost of this project is: \$4,749.

Mechanical-

The water closet is too far from the wall and too low. Replace the water closet and relocate it 17" from the wall.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compliable for activation force.

Relocate the lavatory and insulate the pipes.

Probable construction cost of this project is: \$2,565.

**Electrical-**

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

Probable construction cost of this project is: \$2,690.

**Staff Toilet Rm. (no number):**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

**Staff Toilet Rm. 131A:**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

**Women's Rm. 125:**

The following items do not comply with ADA standards- The toilet is too short. The vertical grab bar is missing. The lavatory is mounted too high. The faucet handles do not comply. The lavs pipes are not insulated. The tampon dispenser is mounted too high.

**Architectural-**

Architecturally the following items need to be changed or installed.

Install a vertical grab bar.

Relocate the tampon dispenser 48" AFF max.

Probable construction cost of this project is: \$128.

**Mechanical-**

The water closet is too low. The lavatory is too high. The lavatory needs ADA approved handles and ADA Insulation Protectors.

Replace the water closet with the following.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compliable for activation force.

Lower the Lavatory and replace the handles.

Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$2,535.

**Men's Rm. 123:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. The toilet is too short. The clearance around the toilet does not comply. The grab bars do not comply. The lavatory is mounted too high. The lav pipes are not insulated. The clearance around the lavatory is too small. The mirror is too high.

**Architectural-**

Architecturally the following items need to be changed or installed.

- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a power door operator at the entry door.
- Install rear, side & vertical grab bars.
- Relocate the mirror 40" AFF max.
- Relocate the towel and soap dispenser's 48" AFF max.

Probable construction cost of this project is: \$4,944.

**Mechanical-**

The water closet is too low. The Lavatory is too high. The Lavatory needs ADA approved handles and ADA Insulation Protectors.

Replace the water closet with the following.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compliant for activation force.

- Lower the Lavatory and replace the handles.
- Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$2,535.

**Electrical-**

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

In general, all lighting and power circuits shall be in conduit, minimum size: 1/2". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$1,554.

### **Women's Rm. 014:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The next toilet is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is too high. The towel dispenser is mounted too high. The soap dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

Patch the walls.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Remove the existing toilet partitions.

Install a 60"x 59" toilet compartment around one fixture with the door swinging out.

Install toilet compartments around the other toilet.

Install rear, side & vertical grab bars.

Relocate the tissue holder.

Relocate the mirror 40" AFF max.

Relocate the towel and soap dispenser's 48" AFF max.

Probable construction cost of this project is: \$5,082.

#### Mechanical-

One water closet needs to be removed to provide the space required to comply with ADA.

The water closet to be used as the handicap water closet needs a new flush valve.

The two lavatories need ADA approved handles and ADA insulation protectors

Replace the water closet flush valve with a Sloan Royal 113-1.5-YK.

Flush valve handle to be 13" above rim, located to the wide side of the stall and be ADA compatible for activation force.

Replace the lavatory handles with ADA approved handles.

Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$1,075.

#### Electrical-

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$1,091.

### **Men's Rm. 015:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The toilet is located too far from the wall. The next toilet is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is too high. The towel dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

Patch the walls.  
Install ceramic tile at the patched areas.  
Paint the walls and ceiling.  
Remove the existing toilet partitions.  
Install a 60"x 59" toilet compartment around one fixture with the door swinging out.  
Install rear, side & vertical grab bars.  
Relocate the tissue holder.  
Relocate the mirror 40" AFF max.  
Relocate the towel dispenser's 48" AFF max.

Probable construction cost of this project is: \$4,003.

#### Mechanical-

One water closet needs to be removed to provide the space required to comply with ADA.  
The water closet to be used as the handicap water closet needs a new flush valve and moved to 17 inches from the wall.  
The two lavatories need ADA approved handles and ADA insulation protectors

Replace the water closet flush valve with a Sloan Royal 113-1.5-YK.  
Flush valve handle to be 13" above rim, located to the wide side of the stall and be ADA compatible for activation force.

Replace the lavatory handles with ADA approved handles.  
Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$1,875.

#### Electrical-

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$1,091.

#### **Women's Rm. 115:**

The following items do not comply with ADA standards- The interior/exterior maneuvering clearances at the entry door do not comply. There is no turning radius within the room. The end toilet compartment is too small. The approach to the toilet compartment is too narrow. The toilet is too short. The adjacent toilet is located within the toilet's clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lav pipes are not insulated. The mirror is too high. The towel dispenser is mounted too high. The light switch is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

Remove the wing wall near the entry.  
Patch the walls and floor.  
Install ceramic tile at the patched areas.  
Paint the walls and ceiling.  
Install a power door operator at the entry door.  
Remove the existing toilet partitions.  
Install a 60"x 59" toilet compartment around one fixture with the door swinging out.  
Install rear, side & vertical grab bars.  
Relocate the tissue holder.  
Relocate the mirror 40" AFF max.  
Relocate the towel dispenser's 48" AFF max.

Probable construction cost of this project is: \$6,448.

#### Mechanical-

One water closet needs to be removed to provide the space required to comply with ADA. The water closet to be used as the handicap water closet needs to be replaced.

Replace the water closet with the following.

WC-2 - Floor mount bottom outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway, 16-1/2" rim height and 1.6 gallon flush. Flush valve handle 13" above rim, located to the wide side of the stall and be ADA compatible for activation force.

The two lavatories need ADA approved handles and ADA insulation protectors

Replace the lavatory handles with ADA approved handles.  
Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$2,775.

#### Electrical-

Relocate existing light switch and GFCI receptacle by extending circuit from existing light switch rough-in location to new surface Wiremold box at 42" CL AFF, via surface metal raceway.

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

In general, all lighting and power circuits shall be in conduit, minimum size: 1/2". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$2,956.

#### **Men's Rm. 120:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. There is no turning radius within the room. The end toilet compartment is too small. The approach to the toilet compartment is too narrow. The toilet is too short. The clearance around the toilet is too small. The mechanical shaft is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The urinal is located too close to the wall. The clearance around the urinal is too small. The mirror is too high. The light switch is mounted too high.

#### Architectural-

Everything in the room needs to be removed and redone to provide the proper clearance to meet ADA requirements. Architecturally the following items need to be changed or installed.

Remove the wing wall next to the lavs.

Remove the existing ceramic tile and install new on the floor and walls.

Patch the walls and floor.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Install a 60"x 59" toilet compartment around one fixture with the door swinging out.

Install rear, side & vertical grab bars.

Reinstall a mirror 40" AFF max.  
Relocate the tissue holder.  
Relocate the towel dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$6,721.

#### Mechanical-

Everything in the room needs to be removed and redone to provide the proper clearance to meet ADA requirements, Two water closets, two urinals and two lavatories need to be removed and the piping removed back to the plumbing chase.

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

One UR-1 - Floor mount white vitreous china washout urinal with 3/4" top inlet spud, 2" outlet spud, removable stainless steel beehive strainer. Battery powered sensor operated flush valve 1 gallon per flush or less.

One L-1 - Wall mount barrier free white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Lavatory faucets must meet maximum water usage requirements of 2 gpm flow or less and .25 gallon per cycle or less (based on inlet pressure of 60 p.s.i.)

Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$5,675. This cost includes money for moving the pipe.

#### Electrical-

Remove existing wall mounted Nurse Call system pull cord stations and light fixtures.

Relocate existing light switch by extending circuit from existing light switch rough-in location to new surface Wiremold box at 42" CL AFF, via surface metal raceway.

Provide 4' long T8 fluorescent wall bracket above mirror, and 1'x4' fluorescent troffer above toilet stalls, controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide GFCI receptacle for convenience and cleaning purposes.

Re-install wall mounted Nurse Call system Pull Cord station in toilet stall, and at lavatory.

Relocate wall mounted, low voltage push pad, for automatic door operator as necessary.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

In general, all lighting and power circuits shall be in conduit, minimum size: 1/2". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$4,020.

### **Women's Rm. 122:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. The end toilet compartment is too small. The toilet is located too close to the wall. The adjacent toilet is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is too high. The tampon dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove the wing wall next to the toilets.
- Remove the existing ceramic tile and install new on the floor and walls.
- Patch the walls and floor.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a 60"x 59" toilet compartment around one fixture with the door swinging out.
- Install a toilet compartment around the other toilet.
- Install rear, side & vertical grab bars.
- Relocate a mirror 40" AFF max.
- Relocate the tissue holder.
- Relocate the tampon dispenser 48" AFF max.

Probable construction cost of this project is: \$8,085.

#### Mechanical-

One water closet needs to be removed and one water closet needs to be moved to provide the space required to comply with ADA. The water closet to be used as the handicap water closet needs to be moved to 17 inches from the wall and a new ADA approved flush valve.

One lavatory needs to be removed.  
The two lavatories need ADA approved handles and ADA insulation protectors

Replace the water closet flush valve with a Sloan Royal 113-1.5-YK.  
Flush valve handle to be 13" above rim, located to the wide side of the stall and be ADA compatible for activation force.

Replace the two remaining lavatories handles with ADA approved handles.  
Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$2,675.

#### Electrical-

Relocate existing wall mounted Nurse Call system pull cord station at toilet, to new location adjacent to relocated toilet.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

Probable construction cost of this project is: \$2,010.

### **Staff Toilet Rm. (no number):**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

### **Unisex Rm. 255:**

The following items do not comply with ADA standards- The toilet is too high. The rear grab bar does not comply. The mirror is too high. The towel dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Paint the walls and ceiling.
- Relocate the rear grab bar.
- Install a vertical grab bar.
- Relocate a mirror 40" AFF max.
- Relocate the towel dispenser 48" AFF max.

Probable construction cost of this project is: \$386.

### **Men's Rm. 247:**

This toilet room cannot be upgraded without moving the enclosing walls because the existing entry door is only 32" wide and cannot enclose the toilet and accommodate a 5' dia. turning space at the same time, therefore this room will have no work.

### **Women's Rm. 246:**

This toilet room cannot be upgraded without moving the enclosing walls because the existing entry doors are only 32" wide and the approach to the entry door is too narrow, therefore this room will have no work.

### **Men's Rm. 18:**

The following items do not comply with ADA standards- The interior & exterior maneuvering clearances at the entry door do not comply. The end toilet compartment is too small. The toilet is located too far from the wall. The urinal is located within the toilets clearance space. The grab bars do not comply. The lavs pipes are not insulated. The mirror is too high. The light switch is mounted too high. The soap dispenser is mounted too high.

#### Architectural-

This room will be turned into a single occupancy. Architecturally the following items need to be changed or installed.

- Two entry doors need to be replaced with 36" wide doors with power operators.
- Patch the walls and floor.
- Install ceramic tile at the patched areas.
- Paint the walls and ceiling.
- Install a privacy latch on the entry door.
- Remove the urinal screen.
- Remove the toilet compartment.
- Patch the walls and floor.
- Install rear, side & vertical grab bars.
- Relocate a mirror 40" AFF max.
- Relocate the soap dispenser 48" AFF max.

Probable construction cost of this project is: \$13,266.

#### Mechanical-

Water closet is too far from the wall and needs to be moved. Provide a new ADA approved flush valve.

Remove one urinal to provide the space required to comply with ADA.

Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$1,550.

#### Electrical-

Relocate existing light switch by extending circuit from existing light switch rough-in location to new surface Wiremold box at 42" CL AFF, via surface metal raceway.

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$2,956.

#### **Women's Rm. 22:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. There is no turning radius within the room. The end toilet compartment is too small. The toilet is located too far from the wall. The lavatory is located within the toilets clearance space. The grab bars do not comply. The lavs apron is too low. The faucet handles do not comply. The lavs pipes are not insulated. The clearance around the lavatory does not accommodate a forward approach. The mirror is too high. The towel dispenser is mounted too high. The soap dispenser is mounted too high. The light switch is mounted too high.

#### Architectural-

Everything in the room needs to be removed and redone to provide the proper clearance to meet ADA requirements. This room will be turned into a single occupancy. Architecturally the following items need to be changed or installed.

All interior walls shall be removed.

The entry door needs to be replaced with 36" wide door with power operators.

The curtained opening shall be enlarged to 36" wide.

Patch the walls and floor.

Install ceramic tile at the patched areas.

Paint the walls and ceiling.

Remove the toilet compartments.

Patch the walls and floor.

Install rear, side & vertical grab bars.

Relocate a mirror 40" AFF max.

Relocate the soap and towel dispenser 48" AFF max.

Probable construction cost of this project is: \$6,716.

#### Mechanical-

Water closet is too far from the wall and needs to be moved. Provide a new ADA approved flush valve.

Install one L-1 - Wall mount barrier free white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Lavatory faucets must meet maximum water

usage requirements of 2 gpm flow or less and .25 gallon per cycle or less (based on inlet pressure of 60 p.s.i.). Pipes shall be insulated.

Probable construction cost of this project is: \$1,550.

**Electrical-**

Relocate existing light switch by extending circuit from existing light switch rough-in location to new surface Wiremold box at 42" CL AFF, via surface metal raceway.

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$2,956.

**Women's Rm. 4:**

This toilet room cannot be upgraded without moving the enclosing walls because the entry door is too small and is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

**Men's Rm. 3:**

This toilet room cannot be upgraded without moving the enclosing walls because the entry door is too small and is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

## **MARDEN ACTIVITY CENTER REPORT**

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### **Men's Rm. – First Floor:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The toilet is located too far from the wall. The urinal is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The towel dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove the wing wall.
- Remove the toilet partitions.
- Patch the walls and floor.
- Install ceramic tile at the patched areas.
- Paint the ceiling.
- Install a 60"x 59" toilet compartment around one fixture with the door swinging out.
- Install rear, side & vertical grab bars.
- Relocate the tissue holder.
- Relocate the towel dispenser 48" AFF max.

Probable construction cost of this project is: \$4,203.

#### Mechanical-

Water closet is too far from the wall and needs to be moved. Provide a new ADA approved flush valve.

Remove one urinal to provide the space required to comply with ADA.

Provide ADA insulation protectors to the lavatory.

Probable construction cost of this project is: \$1,550.

#### Electrical-

Relocate existing wall mounted Nurse Call system pull cord station adjacent to urinal which is to be removed.

Probable construction cost of this project is: \$198.

### **Women's Rm. – First Floor:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The toilet is located too far from the wall. The toilet is too high. The adjacent toilet is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The towel dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove the toilet partitions.
- Patch the walls.
- Install ceramic tile at the patched areas.
- Paint the ceiling.
- Install a 60"x 59" toilet compartment around one fixture with the door swinging out.
- Install a compartment around the other toilet
- Install rear, side & vertical grab bars.
- Relocate the tissue holder.

Relocate the towel dispenser 48" AFF max.

Probable construction cost of this project is: \$4,549.

**Mechanical-**

Water closet is too high and too far from the wall and needs to be moved and replaced. Remove one water closet to provide the space required to comply with ADA. Provide ADA insulation protectors to the lavatories.

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compatible for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Probable construction cost of this project is: \$1,555.

**Women's Rm. – Second Floor:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The toilet is located too far from the wall. The toilet is too high. The adjacent toilet is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The towel dispenser is mounted too high.

**Architectural-**

Architecturally the following items need to be changed or installed.

Remove the toilet partitions.

Patch the walls.

Install ceramic tile at the patched areas.

Paint the ceiling.

Install a 60"x 59" toilet compartment around one fixture with the door swinging out.

Install a compartment around the other toilet

Install rear, side & vertical grab bars.

Relocate the tissue holder.

Relocate the towel dispenser 48" AFF max.

Probable construction cost of this project is: \$4,549.

**Mechanical-**

Water closet is too high and too far from the wall and needs to be moved and replaced. Remove one water closet to provide the space required to comply with ADA. Provide ADA insulation protectors to the lavatories.

The following plumbing fixtures need to be installed and plumbed.

Water Closet

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compatible for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Probable construction cost of this project is: \$1,555.

### **Men's Rm. – Second Floor:**

The following items do not comply with ADA standards- The end toilet compartment is too small. The toilet is located too far from the wall. The urinal is located within the toilets clearance space. The other urinal is too close to the wall. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The towel dispenser is mounted too high.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove the wing wall.
- Remove the toilet partitions.
- Patch the walls and floor.
- Install ceramic tile at the patched areas.
- Paint the ceiling.
- Install a 60"x 59" toilet compartment around one fixture with the door swinging out.
- Install rear, side & vertical grab bars.
- Patch the floor and walls.
- Remove the countertop next to the entry door.
- Relocate the tissue holder.
- Relocate the towel dispenser 48" AFF max.

Probable construction cost of this project is: \$4,575.

#### Mechanical-

Remove two urinals and provide one floor mounted urinal to provide the space required to comply with ADA. Provide ADA insulation protectors to the lavatory.

The following plumbing fixtures need to be installed and plumbed.

One UR-1 - Floor mount white vitreous china washout urinal with 3/4" top inlet spud, 2" outlet spud, removable stainless steel beehive strainer. Battery powered sensor operated flush valve 1 gallon per flush or less.

Probable construction cost of this project is: \$2,635.

#### Electrical-

Remove existing wall mounted Nurse Call system pull cord station adjacent to urinal which is to be removed.

Provide motion sensor in the toilet room for existing automatic door operator. Sensor shall match, and be compatible with, the existing automatic door operator.

Probable construction cost of this project is: \$926.

### **Staff Toilet Rm. – Post Office:**

This toilet room cannot be upgraded without moving the enclosing walls because it is not large enough to accommodate a 5' dia. turning space or clearances at fixtures no matter where located, therefore this room will have no work.

### **Men's Rm. – Third Floor:**

The following items do not comply with ADA standards- The interior/exterior maneuvering clearances at the entry door do not comply. There is no turning radius within the room. The end toilet compartment is too small. The toilet is located too far from the wall. The toilet is too short. The urinal is located within the toilets clearance space. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is too high.

#### Architectural-

This room will be turned into a single occupant toilet. Architecturally the following items need to be changed or installed.

The wing wall will be removed.  
Patch the floor and walls.  
Install ceramic tile at the patched areas.  
Paint the ceiling.  
The entry doors lock shall be replaced with a privacy lock.  
The toilet compartment will be removed.  
Install rear, side & vertical grab bars.

Probable construction cost of this project is: \$1,767.

#### Mechanical-

Water closet is too low and too far from the wall and needs to be moved and replaced. Remove the urinal to provide the space required to comply with ADA. Replace the lavatory handles with ADA approved handles. Provide ADA insulation protectors to the lavatories. Remove and replace the base board heat to provide the space required to comply with ADA.

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compatible for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Probable construction cost of this project is: \$1,555.

#### Electrical-

Relocate existing light switch to new location adjacent to door.

Remove existing wall mounted Nurse Call system pull cord station adjacent to urinal which is to be removed.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

Probable construction cost of this project is: \$1,799.

#### **Women's Rm. – Third Floor:**

The following items do not comply with ADA standards- The interior maneuvering clearances at the entry door do not comply. There is no turning radius within the room. The end toilet compartment is too small. The toilet is located too far from the wall. The lavatory is located within the toilets clearance space. The faucet does not comply. The grab bars do not comply. The tissue holder is located in the wrong spot. The lavs pipes are not insulated. The mirror is too high.

#### Architectural-

This room will be turned into a single occupant toilet. Architecturally the following items need to be changed or installed.

The wing wall will be removed.  
Patch the floor and walls.  
Install ceramic tile at the patched areas.

Paint the ceiling.  
The entry doors lock shall be replaced with a privacy lock.  
The toilet compartment will be removed.  
Install rear, side & vertical grab bars.  
Relocated the mirror, towel dispenser and soap dispenser.

Probable construction cost of this project is: \$1,815.

#### Mechanical-

Water closet is too low and too far from the wall and needs to be moved and replaced. Move the lavatory to the opposite wall, replace the handles with ADA approved handles and provide ADA insulation protectors to the pipes. Remove and replace the base board heat to provide the space required to comply with ADA.

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compatible for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

Relocate the lavatory to the other side of the room.  
The lavatory is a wall mount white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Provide new fixture and fittings.

Probable construction cost of this project is: \$3,615.

#### Electrical-

Relocate existing light switch to new location adjacent to door.

Relocate existing wall mounted Nurse Call system pull cord station adjacent to lavatory, to new location adjacent to the relocated lavatory.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

Probable construction cost of this project is: \$2,109.

## **SAFETY AND SECURITY BUILDING REPORT**

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### **New Office Rm. 108:**

Everything in the room needs to be removed and redone to change the space into an office.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Replace the entry door with a 36" door & lock.
- Remove the wing wall next to the urinal.
- Remove all ceramic tile floor and base.
- Remove the toilet compartments.
- Patch floor and walls.
- Paint the walls and ceiling.
- Install carpet and base.

Probable construction cost of this project is: \$7,228.

#### Mechanical-

The following plumbing fixtures need to be removed.

- Two water closets, one urinal and two lavatories

Probable construction cost of this project is: \$960.

#### Electrical-

Remove existing light fixtures, receptacles, and lighting controls.

Provide two 2'x4' fluorescent troffers in ceiling, controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide two specification grade duplex receptacles and extend existing receptacle circuit to these locations.

Provide wall mounted Fire Alarm system horn/strobe inside room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: ½".

In general, all lighting and power circuits shall be in conduit, minimum size: ½". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$3,795.

### **New Unisex Rm. 102:**

This building must have staff toilets for men and women. A new toilet shall be added to meet the staff requirements.

#### Architectural-

Architecturally the following items need to be changed or installed.

- Remove wall finishes.
- Patch floor and walls.
- Install ceramic tile floor and base.
- Replace the entry door with a 36" door & privacy latch.

Paint walls and ceiling.  
Install rear, side & vertical grab bars.  
Install a mirror 40" AFF max.  
Install a tissue holder.  
Install a towel dispenser and soap dispenser 48" AFF max.

Probable construction cost of this project is: \$7,018.

#### Mechanical-

The following plumbing fixtures need to be installed and plumbed.

One WC-1 - Wall hung back outlet white vitreous china siphon jet water closet with elongated bowl, 1-1/2" top spud, 2-1/4" passageway and 1.6 gallon flush. Operating handle of the flush valve to be ADA compliant for activation force and located to the wide side of the stall. Flush valve handle 13" above rim.

One L-1 - Wall mount barrier free white vitreous china lavatory drilled for concealed arm carrier with 4" on center faucet openings. Lavatory faucets must meet maximum water usage requirements of 2 gpm flow or less and .25 gallon per cycle or less (based on inlet pressure of 60 p.s.i.).

Probable construction cost of this project is: \$3,170.

#### Electrical-

Provide 4' long T8 fluorescent wall bracket above mirror controlled via wall mounted occupancy sensor with integral switch. Design lighting levels shall be as recommended by the IESNA. All lighting and controls shall meet or exceed the requirements of WI SPS 363.

Provide GFCI receptacle for convenience and cleaning purposes.

Provide power, and low voltage push pad rough-ins, as necessary for automatic door operator.

Provide wall mounted Fire Alarm system strobe inside toilet room. All fire alarm devices and equipment shall match, and be compatible with, the existing Fire Alarm system in this building, and shall comply with requirements of NFPA 72. All wiring shall be installed in conduit, minimum size: 1/2".

In general, all lighting and power circuits shall be in conduit, minimum size: 1/2". All branch circuits shall be provided with an equipment ground conductor.

Probable construction cost of this project is: \$4,411.