



A. PRELIMINARY ACCESSIBILITY BARRIER REMOVAL CAPITAL IMPROVEMENT PRIORITY PROJECTS LIST – GENERAL FUND FACILITIES

Priority Accessibility Barrier Removal Projects List

Due to the fact that the Transition Plan Update process took approximately one and one-half years, the preparation of Capital Improvement reports, which include preliminary Accessibility Barrier Removal project lists were part of GPPA's contract. The goal of these preliminary progress reports was to provide the City of Santa Barbara with budgeting tools without having to wait to the end of the project to obtain information regarding priority accessibility projects. This preliminary report **submitted on March 30, 2007**, allowed the City to take advantage of the information available at that time and **budget accessibility barrier removal projects in the General Fund capital improvement projects budget for the upcoming fiscal year 2008-2009.**

This report is **different than the Transition Plan update report for prioritized barrier removal for the 9 priority General Fund facilities, contained in Chapter 2.**

This first Section A of this chapter has recommendations for General Fund priority projects and the second Section B for Enterprise facilities.

The Section A projects are listed under two categories. Capital Improvements for projects above \$25,000.00 or projects that will need replacement within 5 years. Projects below \$25,000.00 or that will need replacement within 5 years are included under Maintenance.

This first preliminary report for General Fund priority projects will be used to select accessibility projects that will be included in the Capital Improvement Budgeting for the next two years.

The methodology and process used to prepare this report is described in the section below:

The list of preliminary priority projects for Capital Improvement Outlay or Maintenance projects included in this report was selected from a



broader preliminary project list. This broader project list included projects that were classified in different groups, according to the funding source within the City of Santa Barbara and also outside of the City's responsibilities:

1. General Fund Facilities;
2. Enterprise Fund Facilities;
3. Public Right-of-way Funded facilities;
4. Other City Programs, Services and Activities; and
5. Other third party responsibility issues

The report in Section A includes only General Fund projects. The order of priority indicated below is a ranking of General Fund departments that was developed at the First Community Input meeting:

1. General Fund Facilities:

The facilities below are listed in order of priority:

1. Libraries
2. City Administration Services at City Hall
3. Parks and Recreation
4. Community Development / Public Works
5. Police
6. Fire Stations
7. Intra City Services

The recommendations for Physical Barrier Removal indicated in this preliminary priority projects list for City General Fund facilities were based on several sources of information: the status of project accessibility evaluations; the input of different stakeholders; staff; steering committee and Accessibility Advisory Committee to Staff (AACS).

These lists in **Tables A.1** and **A.2** as indicated before, are barrier removal priority lists that were prepared at the beginning of the project and submitted to the City on March 30, 2007. The City has used this information for the Capital Improvement budgeting for General Fund Facilities for the Fiscal year of 2007-2008. The City has moved forward with the implementation of priority 1 project Main Library Men's & Woman's Restrooms Remodel. The design of these restrooms project is schedule to be completed in the spring of 2008 and construction completed in the summer of 2008.

TABLE-A.1 ACCESSIBILITY CAPITAL IMPROVEMENT PROJECTS PRIORITY LIST

Priority No.	Project Name	Budgetary Cost Estimate
1	Main Library Men's & Woman's Restrooms Remodel	\$ 300,000.00
2	Cabrillo Pavilion Boulevard/Eastside Bath House sidewalk repair to parking lot entrance – uneven surfaces (2,500 S.F. x \$29.50)	\$ 73,750.00
3	City Hall second floor Men's and Woman's restrooms retrofit. <i>(Cost information provided by city staff)</i>	\$ 825,000.00
4	City Hall elevator, too small, it does not go to the basement – multiple non-compliance items. Cost includes 450 GSF. of basement improvement around the elevator. <i>(Cost information provided by city staff)</i>	\$ 900,000.00
5	City Hall Council Chambers accessibility, accessible dispersed seating, compliant signage, access to dais adding two small ramps, accessible gate, tables.	\$ 40,000.00
6	Central Library accessible means of egress from basement in case of fire (provide a corridor through staff offices only to back basement accessible entrance)	\$ 30,000.00
7	City Hall stairs contrasting color striping, compliant handrails, uneven riser at main entrance stair, stair signage and gate hardware and landing issues (2 exterior stairs front and back, main interior stair and exterior exit only stair)	\$ 104,000.00
	Total budgetary cost estimates:	\$ 2,227,750.00



Total including 35% of soft costs:	\$ 3,068,212.50
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TABLE - A.2 ACCESSIBILITY MAINTENANCE PROJECTS PRIORITY LIST

Priority No.	Project Name	Budgetary Cost Estimate
1	Adjust power door at Davis Center	\$ 500.00
2	Turn on and maintain power door at Main Library in working condition	\$ 500.00
3	Installation of double swing doors – cost effective solution when door strike clearance is difficult to meet	\$ 5,000.00
4	Door lever hardware at various City facilities (allowance)	\$ 20,000.00
5	Door pressure at priority building entrances with power operated doors - adjust door closers at other doors (allowance)	\$ 20,000.00
6	City Hall main public spaces narrow doors (2 power doors: City Clerks 102A; conference room 209A)	\$ 11,000.00
7	City Hall main public spaces narrow doors (2 wider doors at conference room 106, Risk management office 112A,)	\$ 6,000.00
8	City Hall lever hardware (35 doors \$280)	\$ 9,800.00
9	City Hall force to open doors, adjust closers (allowance)	\$ 1,000.00
Priority No.	Project Name	Budgetary Cost Estimate
10	City Hall tactile/Braille room identification signage, “Exit” and “Exit Route” signage	\$ 2,900.00



	(29 signs at main public areas)	
11	City Hall directional signage to accessible entrance (4 at site)	\$ 800.00
12	City Hall change of access ramp and covered walk ceramic tile with a smooth surface and slip resistant material (700 SF x \$ 34.00)	\$ 23,800.00
13	City Hall no high/low drinking fountains, no alcove or protection rails (1 new high/low drinking fountain at ground floor and protection rails at second floor)	\$ 3,500.00
14	City Hall accessible parking compliant signage, Accessible Parking and Tow Away (4 signs)	\$ 900.00
15	City Hall accessible parking aisle "No Parking" paint (3 locations)	\$ 450.00
16	City Hall 2 accessible parking stalls are not located in the nearest proximity to accessible entrances, path of travel through parking instead of close to sidewalk (relocate 2 parking stalls, re-striping)	\$ 1,000.00
17	City Hall high counters need a 34" lower section by 36" wide at: City Clerk office, office 112-A and pay roll accounts – 108	\$ 5,000.00
18	City Hall second means of accessible egress from basement (remodel exit area to remove step and replace with compliant ramp and minimum circulation width, provide compliant signage)	\$ 10,000.00
Priority No.	Project Name	Budgetary Cost Estimate
19	City Hall detectable warnings at points where pedestrian go into vehicular areas - parking lot and sidewalk at driveway	\$ 5,000.00



	intersection	
20	Remove floor stops mounted more than 4" from the wall – tripping hazard (allowance)	\$ 1,000.00
21	Central Library high 3 counters at main floor: check-in, check-out, book return and information counter	\$ 9,000.00
22	Central Library high counters: reference desk at upper floor and reception counter at lower floor	\$ 6,000.00
23	Central Library overhead obstruction lower than 80" high without protection under mezzanine stairs – provide detectable rail at 27" high or benches under stair.	\$ 8,000.00
24	Central Library Floor tile under main floor stairs is not slip resistant.	\$ 10,000.00
25	Central Library directional signage to accessible entrances (6 signs)	\$ 720.00
26	Central Library access from Library parking garage - cross slopes issues and excessive running slopes without handrails	\$ 55,000.00
27	Library parking garage arches adjacent to Library drive are an overhead obstruction lower than 80" high without protection – provide detectable rail at 27" high or other design element	\$ 6,000.00
28	Central Library elevator miscellaneous non-compliant controls and signage	\$ 8,000.00
Priority No.	Project Name	Budgetary Cost Estimate
29	Community Development lower high counters at first floor to provide accessible counter sections: cashier & records archive, public works and counter across	\$ 9,000.00

	from planning	
30	Community Development form racks located at open area center workstation are mounted at 53" high – relocate some racks to 48" high maximum	\$ 50.00
31	Community Development high counters at second floor: Housing and Community Development	\$ 3,000.00
32	Cabrillo Pavilion Arts Center – Bath House: high counters at lower floor Bath House lobby	\$ 3,000.00
33	City Hall elevator interim solution: provide a new back mirror at the elevator cab, a new accessible control panel at the back wall, a new lower hall call buttons mounted at 42" High.	\$ 17,000.00
	Total budgetary cost estimates:	\$ 262,920.00
	Total including 35% of soft costs:	\$ 354,942.00

The preliminary probable construction cost estimates stated above are gross budgetary figures only to provide the order of magnitude of priority projects. These gross cost estimates are provided as a tool for general budgeting and prioritization purposes. Detailed design solutions and cost estimates will need to be prepared prior to the implementation of these projects.

The construction costs for accessibility barrier removal projects can range quite a bit depending on the method used to implement these projects. If they are single small partial projects for different facilities the cost will be higher than if an entire facility is remodeled or altered. A project with multiple similar items being executed at the same time is more cost effective than if done in small increments. Another factor is the quality of finishes expected for each specific project. If the building is a Historic landmark, finishes should be customized to match as much as possible the existing construction type and finishes, at a much higher cost.



The costs above reflect the construction cost estimate including the contractor's overhead and profit, but do not include the 35% soft costs for design, plan approval, construction management and contingencies.

A 4.5% inflation factor per year should be applied to these preliminary budgetary costs, if projects are not executed within one year.

B. PRELIMINARY ACCESSIBILITY BARRIER REMOVAL CAPITAL IMPROVEMENT PRIORITY PROJECTS LIST - ENTERPRISE FACILITIES

Initial Priority Accessibility Barrier Removal Projects List by Department

The goal of these preliminary priority project list for **Enterprise Facilities** was to provide the City of Santa Barbara departments with information regarding what it was felt to be high priority barrier removal projects that should be schedule for funding and removed as expeditious as possible within each of the five departments. These lists are to be used by each department as a **budgeting tool for barrier removal capital projects for the upcoming fiscal period 2008-2009.**

The barrier removal items listed in the five **Tables B.1** thru **B.5** include only **some priority items and are not a complete list of barrier removal items for each department.** Additional information regarding architectural barriers to access the facilities are included in the general evaluation reports, refer to **Technical Appendix TA-C.**

TABLE B.1 PARKING FACILITIES PRIORITY PROJECTS

Priority No.	Facility Name	Project Description
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1	All 14 parking garages and lots	Correct dimensional stall and access aisles issues by re-stripping parking stalls as needed.
2	All 14 parking garages and lots	Remove protruding objects and protruding vegetation to insure a clear 80" high path of travel.
3	Parking Structure # 2; Parking Lot # 3; Cota Commuter Lot; Carrillo Commuter Lot	Provide additional # of accessible parking stalls as required: Parking Structure # 2 - 1 accessible parking stall & 1 Van; Parking Lot # 3 - 1 accessible parking stall & 1 access aisle; Cota Commuter Lot - 5 accessible parking stalls needed; Carrillo Commuter Lot – 4 accessible parking stalls 1 and Van.
4	All 14 parking garages and lots	Provide detectable warnings at blended walks, sidewalk /driveway intersection and entrances to access aisles.
5	All 14 parking garages and lots	Provide path of travel striping from access aisles to sidewalks where needed.
6	All 14 parking garages and lots	Provide signage and directional signage where needed.
7	All 14 parking garages and lots	Modifications to path of travel, restrooms, stairs, handrails, guardrails, elevator issues.
Priority No.	Facility Name	Project Description
8	Lobero Garage # 9	Modifications or relocation of accessible parking stalls due to the slope issues, connection to

		path of travel and location that poses hazardous conditions to persons who use wheelchairs. Modifications to elevators, restrooms, etc.
9	Garage # 10 – Library	Modifications to parking stalls slopes cross slopes & path of travel issues. Provide directional signs, an accessible vehicle charging station. Modifications to elevator, staff restrooms, signage at offices.

TABLE B.2 AIRPORT FACILITIES PRIORITY PROJECTS

Priority No.	Facility Name	Project Description
1	Tour Center	Provide detectable warnings at curb ramp and at pedestrians walk with blended conditions, without curbs or other separations to warn blind pedestrians that they are walking into vehicular ways.
2	Tour Center	Relocate First Aid Kit that protrudes 5” from the wall, without protective elements.
3	Tour Center	Provide Assistive Listening Devices (can be shared within the department) and Signage at the conference rooms.
Priority No.	Facility Name	Project Description
4	Tour Center	Provide lever hardware at doors located at public areas.



5	Tour Center	Provide U-pulls at Men's and Women's restrooms.
6	Tour Center	Lower paper towel dispenser at kitchen to 40" high.
7	Airport Administration Building	Add telephone number at Tow-Away signs and replace the word "Handicapped" by "Disabled".
8	Airport Administration Building	Paint with 12" high letters "No parking" at the back of access aisles.
9	Airport Administration Building	Provide detectable warnings at curb ramp and parking access aisles with blended conditions, in order to provide a separation to warn blind pedestrians that they are walking into vehicular ways.
10	Airport Administration Building	Adjust closers at doors with closers and particularly side entrance door. This is an on-going maintenance issue.
11	Airport Administration Building	Remove floor stop or relocate to 4" maximum from the wall. This is a tripping hazard.
12	Airport Administration Building	Provide cane detectable element below shelf at Desi's Miradenova's office, which protrude more than 4" into the path of travel, above the cane detectable zone.
13	Airport Administration Building	Remove doorstop at restroom kick-plate area, required to be smooth.
Priority No.	Facility Name	Project Description
14	Airport Maintenance Conference Room	Relocate potted plants adjacent to the accessible parking access

		aisle.
15	Airport Maintenance Conference Room	Provide a Tow-away sign.
16	Airport Maintenance Conference Room	Paint with 12" high letters "No parking" at the back of access aisles.
17	Airport Maintenance Conference Room	Provide detectable warnings at parking access aisles with blended conditions, in order to provide a separation to warn blind pedestrians that they are walking into a vehicular area.
18	Airport Maintenance Conference Room	Provide cane detectable element below shelf that protrudes more than 14" into the path of travel, above the cane detectable zone.
19	Airport Maintenance Conference Room	Remove doorstops from the kick plate area required to be smooth.
20	Airport Maintenance Unisex Restroom	Remove doorstops from the kick plate area required to be smooth, lower mirror and seat cover dispenser to 40" high. Provide grab bars.
21	Airport Maintenance Men's and Woman's Restrooms	Provide directional signage to accessible unisex restroom.

TABLE B.3 WATERFRONT FACILITIES PRIORITY PROJECTS

Priority	Facility Name	Project Description
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No.		
1	Marina 3 boat dock entrance	Provide accessible type door hardware instead of the push button. Modify threshold at gate. Modify gate landing excessive slopes. Adjust door closer to 5 lbs. – on-going maintenance.
2	Marina 3 accessible restrooms and showers	Make modifications to existing accessible restrooms and showers as noted on the report.
3	Marina 3 access to boats	Provide wheelchair lifts, Hoyer lifting or transfer steps to help wheelchair users get into the boats.
4	Marina 3 boat dock gangway	Provide warning information about accessible gangway excessive slope at low tide.
5	Marina 3 boat dock path of travel	Provide signage and information requiring boats to maintain the path of travel for pedestrians clear of protrusions below 80” high.
6	Marina 3 power outlets at boat slips	Provide power outlets within reach for persons with disabilities.
7	Marina 4 accessible path of travel to boat launch ramp and parking	Provide an accessible gangway and an accessible path of travel from accessible parking and entrance walks, remove walk cross slopes and provide separation from pedestrians and vehicular areas or cane detectable elements.
Priority No.	Facility Name	Project Description
8	Marina parking lots	Make modifications to existing accessible parking as noted on the

		reports, provide the required signage.
9	Marina site	Provide detectable warnings at curb ramps and pedestrian crosswalks with blended transitions adjacent to vehicular way or bike lanes.
10	Marina miscellaneous programs and services	Provide program accessibility and information regarding accessibility to programs like: Kayak rentals and lessons, Parasailing, boat rentals and concession buildings on Marina 4.
11	Marina fuel station	Provide informational signage near the accessible boat slips to inform patrons of location of accessible fuel station located on Marina 1, which is not accessible.
12	Marina holding tank pump out station	Provide informational signage near the accessible boat slips to inform patrons of location of accessible holding tank pump out station located on Marina 1, which is not accessible. Provide accessible type of controls and operable mechanisms.
13	Marina's 2, 3 and 4 sea wall guardrails	Provide intermediate rails at sea wall guardrails, which have a drop greater than 30" from the Shoreline Drive walk to the water level and its openings between rails are greater than 4" sphere maximum.
Priority No.	Facility Name	Project Description
14	Marina & Wharf Directory and	Provide directory that includes information about location of accessible facilities within the



	Informational Signage	Marina and Warf. Provide informational signs that include equal information for persons who are blind.
15	Stearns Wharf site protruding objects	Provide cane detectable rails below: stand pipe at mid-pier at public restrooms; protruding pipe at crane 46" high and diagonal bracing below 80" located in front of at Santa Barbara Shellfish Company restaurant outdoor tables/seating area and planters at Long Boards Grill, which protrude 5 1/2" at 44 1/2" high.
16	Stearns Wharf restrooms	Provide 60" wide accessible stall at restrooms.
17	Stearns Wharf accessible path of travel surface	Provide additional smooth surfaces decking at accessible path of travel with uneven surfaces.
18	Stearns Wharf picnic tables	Provide accessible picnic tables.
19	Stearns Wharf fishing cleaning stations	Provide an accessible fishing cleaning station.
20	Marina Waterfront Offices 132 Leased Area – exterior stairs at each side of the building	Provide a protective rail or a cane detectable element at 27" high maximum, where underside of stairs is below 80" high.
21	Marina 1 museum boats	Provide an accessible ramp to Marina 1 museum boats, which have a steep access ramp.
Priority No.	Facility Name	Project Description
22	Stearns Wharf site detectable warnings	Provide detectable warnings, warning curbs or rails at pedestrian walks with blended transitions between wood curbs



		throughout the pier and at bike path crossings.
23	Stearns Wharf site guardrails	Provide intermediate rails at guardrails that have wood rails with more than 4" sphere openings.

TABLE B.4 WATER FUND FACILITIES PRIORITY PROJECTS

Priority No.	Facility Name	Project Description
1	William B. Carter Water Treatment Plant accessible entrance path of travel	Provide an accessible path of travel to the main entrance via a sloped walk along the side of the building.
2	William B. Carter Water Treatment Plant site	Provide a cane detectable element below protruding obstruction - Carter's PSI. Maintain vegetation trimmed not to protrude into the path of travel.
3	William B. Carter Water Treatment Plant site	Provide detectable warnings at blended conditions and at curb ramps and at blended exit walk adjacent to gate leading to parking lot.
Priority No.	Facility Name	Project Description
4	William B. Carter Water Treatment Plant conference room	Provide Assistive listening devices and ALS signage indicating its availability.
5	William B. Carter Water lockers	Provide accessible lockers and ISA signage.

6	William B. Carter Water entrance & loading dock stairs	Provide modifications to stair handrails with interrupted vertical post, top and bottom handrail extensions and loading dock guardrails to have 4" openings instead of 6" high.
7	William B. Carter Water accessible parking	Provide accessible parking stall and access aisle striping and tow away signage.
8	William B. Carter Water door closers	Adjust door closers, on-going maintenance.
9	William B. Carter Water entrance porch benches	Provide wheelchair space adjacent to benches.
10	William B. Carter Water site cross slope	Modify sidewalk surface (3.8 % cross slope) adjacent to building at North side parking lot to have 2% maximum cross slope.
11	William B. Carter Water accessible signage	Provide Contracted Grade 2 Braille room identification signs and entrance/exit signs.
12	William B. Carter Water doormats at entrance/exit doors	Secure loose doormats at entrance/exit doors.

TABLE B.5 WASTE FUND FACILITIES PRIORITY PROJECTS

Priority No.	Facility Name	Project Description
1	El Estero Treatment Plant site	Provide sidewalk from Yanonali Street into the main facility gate.

		Provide an accessible intercom system at entry gate.
2	El Estero Treatment Plant site	Provide within the site a separate walk for pedestrians from the vehicular drive.
3	El Estero Treatment Plant site	Provide detectable warnings at curb ramps or curb cuts and at pedestrian walks with blended transitions leading to vehicular and parking areas.
4	El Estero Treatment Plant buildings	Provide Tactile/Contracted Grade 2 Braille room identification and "EXIT" signs at all buildings.
5	El Estero Treatment Plant buildings	Provide on-going maintenance to keep the effort required to operate doors at 5 lbs. maximum.
6	Administration Building Conference room	Provide lever hardware, secure doormat, provide kick plate cover over panic rod, provide Assistive listening devices and ALS signs. Provide a low podium. Replace fire alarm pull not to require tight grasping to operate.
Priority No.	Facility Name	Project Description
7	Influent Pump Station Building	Provide a ramp where a 5" high step exists to enter the building. Provide a protective cane detectable rail below object that protrudes 13" from wall at 46" high. Provide intermediate rails at guardrail that has 19" between

		rails, instead of the required 4" maximum.
8	Gallery #4 site and observation tanks	Provide curb cut at walk to link to other facilities. Provide informational sign near stairs indicating that there is no access to upper floor where waste water treatment tanks are located, but that documentary is available on CD as an equivalent facilitation provided for persons with disabilities upon request. Provide modifications needed to handrails and extensions and intermediate rails at guardrails. Grates at observation tank exceed 1/2" maximum.
9	Thickner Control site and building	Provide a protective cane detectable rail below object that protrudes into the path of travel at 59" high. Relocate floor stop to 4" maximum from wall, instead of at 9". Provide a compliant 1/2" threshold instead of 1" high. Provide intermediate rails at guardrails.
Priority No.	Facility Name	Project Description
10	Sludge Digester Control Building	Provide a ramp at 4" high step located in the accessible path of travel. Modify as needed the door landing excessive cross slope. Provide complaint grates. Provide an accessible eyewash and sink.
11	Effluent Chlorine	Provide detectable warnings at

	Contact Chamber	blended walk adjacent to vehicular area. Provide a compliant ramp at 8.9% running slope entrance. Provide accessible emergency shower control and eyewash.
12	Sludge Handling Building	Provide a ramp at entrance without curb ramp. Provide detectable warnings at blended walk adjacent to vehicular area main roll-up door entrance. Provide accessible threshold and grates. Provide a protective cane detectable rail below Pipe mounted at 71", and 48" high; Equipment 58", and 69", which protrude more than 4" from the path of travel.
13	Administration Building Restrooms Shower and Locker Room	Provide modifications to accessible restrooms, shower and locker room.
14	Administration Building drinking fountain	Provide protective rails at both sides of drinking fountain.
15	Lab Building	Provide an accessible sink at Organics Biology, Wet and Inorganic Methods Labs including accessible faucets. Lower paper towel dispensers. Provide accessible fume hood at Biology, Wet and at Inorganic Methods Labs. Provide an accessible eye wash, shower and workstation at Wet Lab.