

ADA Transition Plan: Mastick Senior Center

95% CD DRAWINGS – 05/06/2026 – READY FOR PERMIT

INTERACTIVE RESOURCES – ARCHITECT

- CSW | ST2 ENGINEERING – CIVIL
- EDESIGNC – MEP

Agenda

1. Facilities ADA Project Background
2. Methodology
3. Mastick Background
4. Current Status
5. Design and Construction Methods
6. Alternate Solutions / Existing Conditions
7. Remaining Items
8. Feedback Request

Background: Facilities ADA Projects

2023: City coordinated with CASp (Bureau Veritas, BV) and performed and developed the ADA Self Assessment and Transition Plan

- The assessment and plan capture elements beyond facilities, such as city streets, sidewalks, etc.
- I'm here to speak specifically about the facilities side, and more particularly about the Mastick Senior Center. (239 out of 265 observations on the Mastick report)

2024: Council adopted the ADA Assessment and Transition Plan

- The Transition Plan includes phasing of all buildings across the City based on programming needs and public input
- Mastick Senior Center is a Phase 1 facility

Different Ways to Provide Access

A CASp report begins the conversation but only provides isolated items. Turning observations into successful accessibility improvements means creating an accessible path of travel - this requires design, coordination, construction expertise, and informed decision-making.

The Goal:

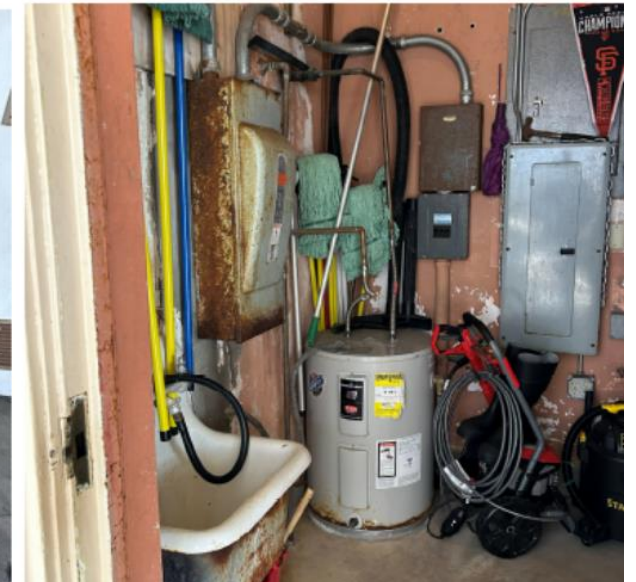
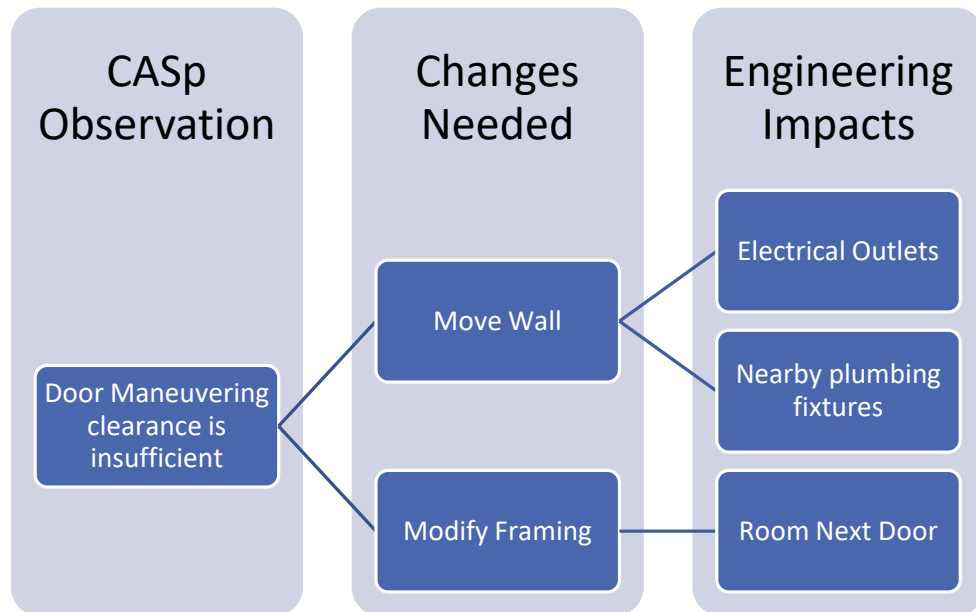
Design and construct an integrated solution that improves accessibility while maintaining a safe, functional building.

Full Compliance	Alternate Solution
Removes the barrier	Provide equivalent access another way
Usually permanent	May rely on Operational Procedures
Often more expensive (not always)	Sometimes (not always) less construction
Not appropriate for every situation	Must still satisfy accessibility requirements

From Paper to Pavement

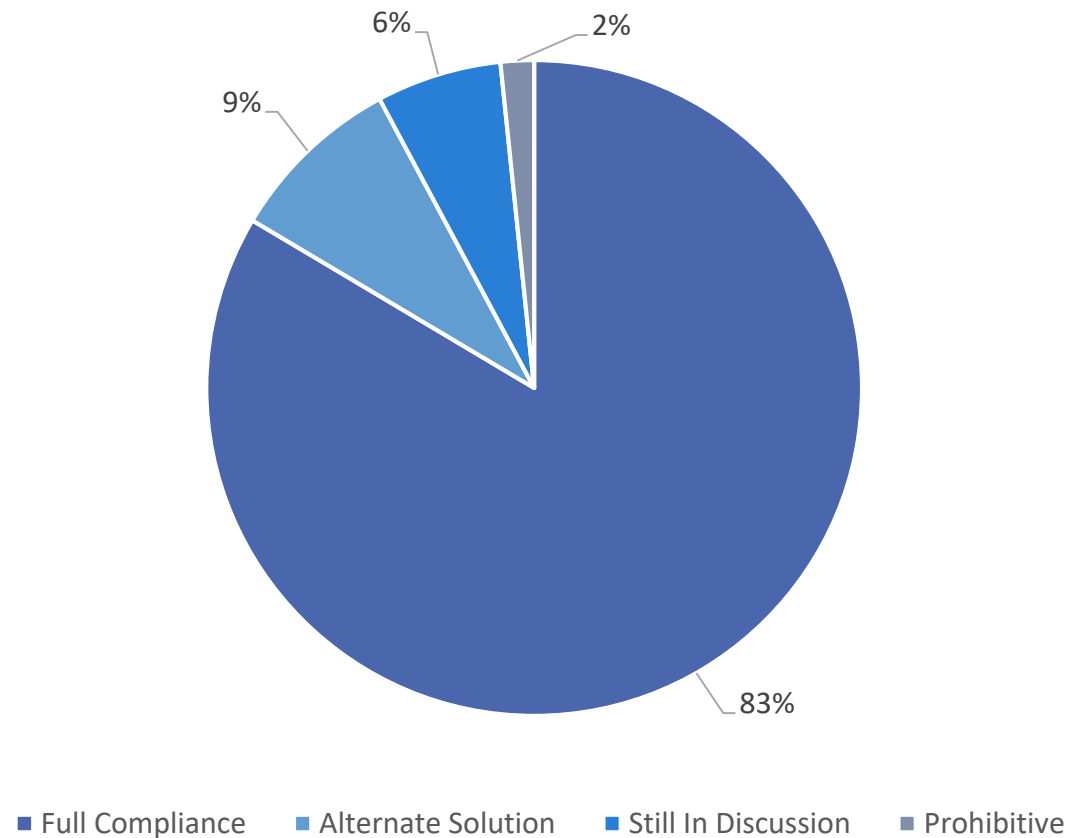
Buildings are interconnected - some connections are easy to see: a threshold is connected to a walkway, connected to a landing connected to a ramp. Others are discovered during construction.

- One change can affect multiple building systems: Structural, mechanical, plumbing, life safety
- Making one change can necessitate others: The Chain Reaction



Design-Informed Result at Mastick

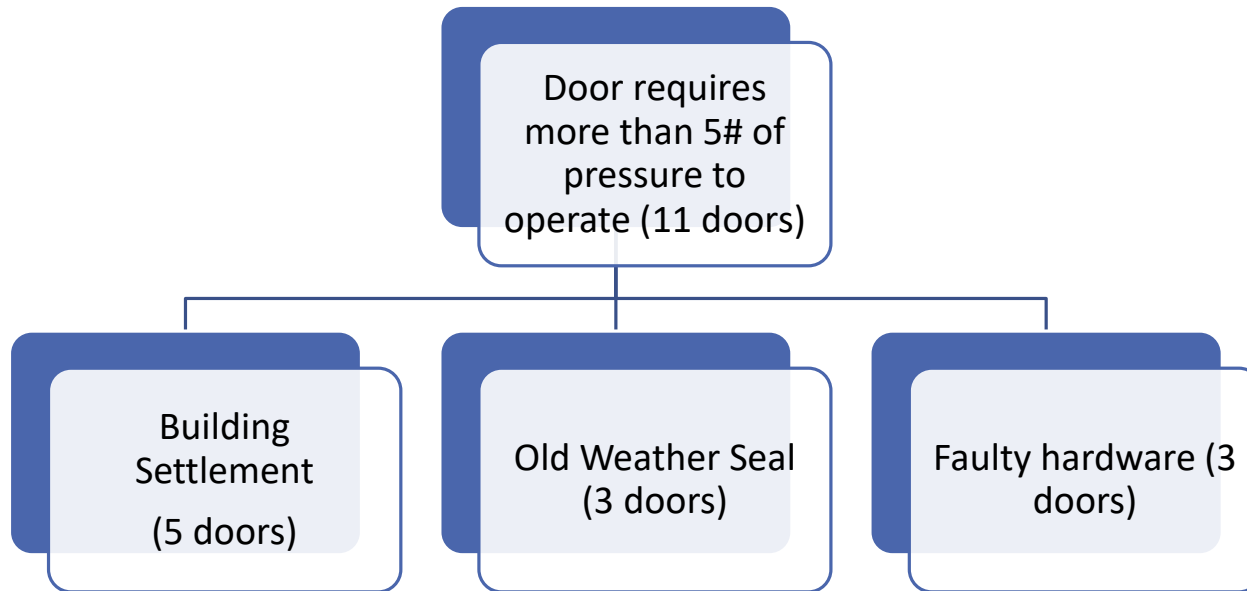
Facilities Related Observations: % Full Compliance Vs Alt (Original Report 239)



From Paper to Pavement

The CASp report lists 239 Facilities barriers but the observation is the symptom, not the cause. The cause can vary.

Example:



An observation about 11 doors may only be partially resolved because 5 doors are fixable, 3 have an alternate solution, and 3 are prohibitive. In some cases, we don't know what the cause is until the door is being worked on. To properly track each item, observations are ungrouped. This observation about 11 doors becomes 11 separate observations.

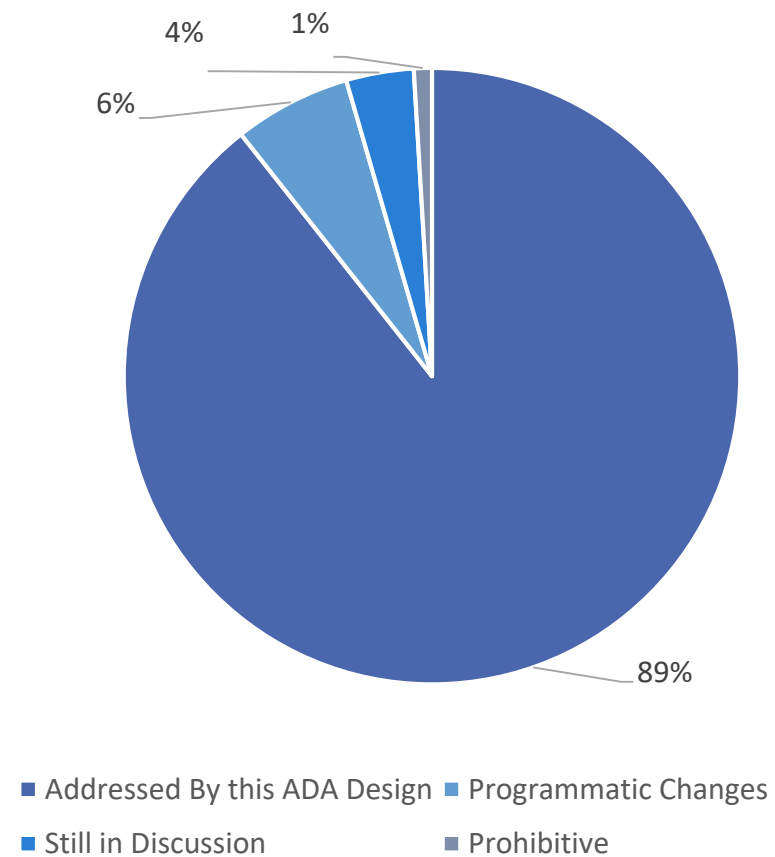
Translation to Mastick Report

If you separate these observations by item from the original CASp report:

- Original: 265 Observations
 - Programmatic: 26 (ARPD)
 - **Facilities Related: 224 + 15 still in discussion = 239**
 - Separated by Item: 382 + 15 still in discussion
- Total Facilities Related Observations in Effect: 397 (66% INCREASE)**

Overall Impact

% Of Observations In Effect (397 Total)



Project Snapshot

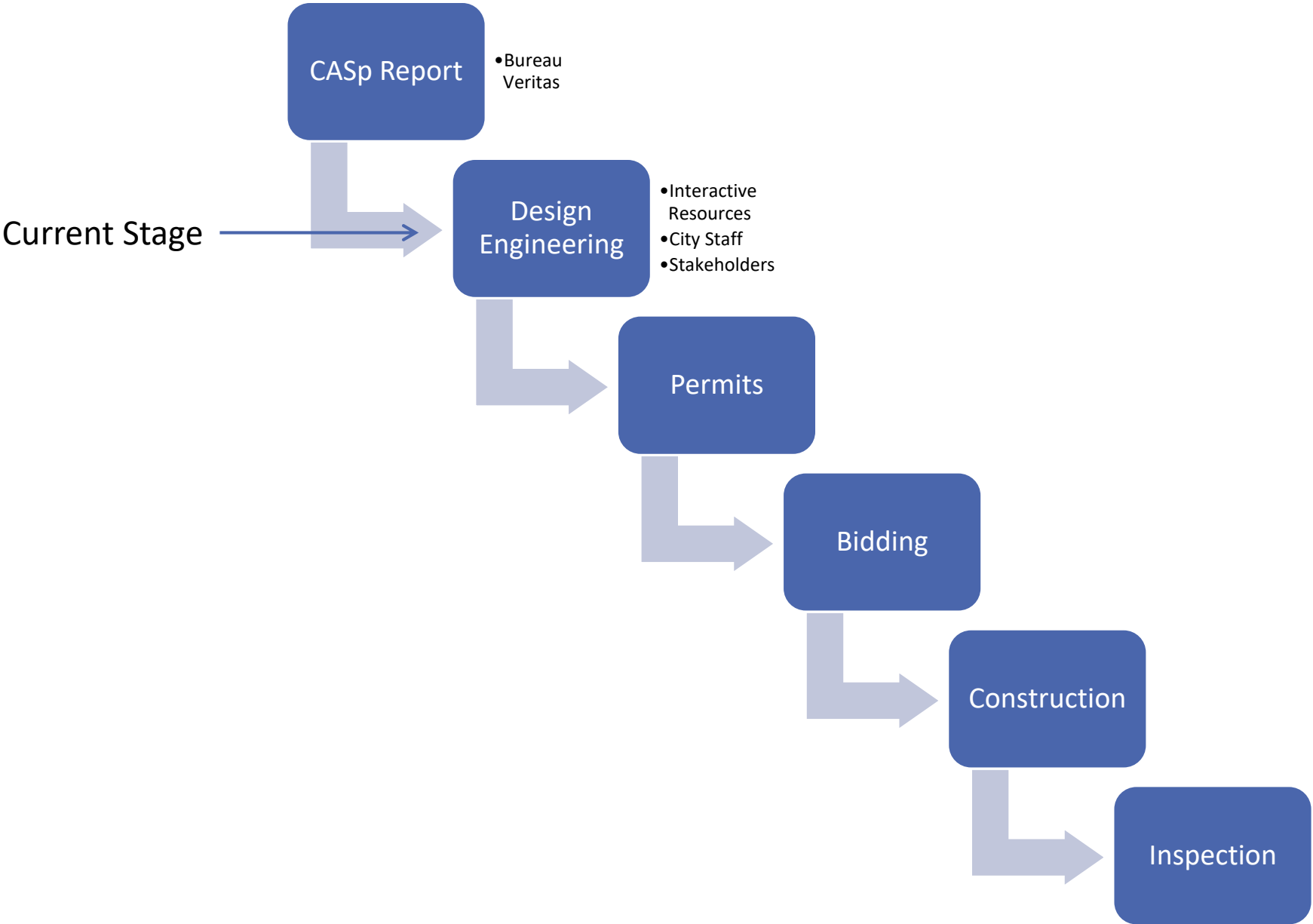
ADA Upgrades at Mastick Senior Center

- Current phase: Ready for Permit

Purpose:

- Improve accessibility/code compliance
- Address path of travel issues
- Upgrade restrooms / entries / signage / etc.

Current estimated construction duration: 2 years



Design and Construction Methods

HOW TO IMPLEMENT THE ADA TRANSITION PLAN

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Construction / Operations Considerations

Phased Construction

- Maintains Access – alternate routes
- Minimizes Temporary Closures – programming adjustments
- Reduces Occupant Impacts – noise and dust

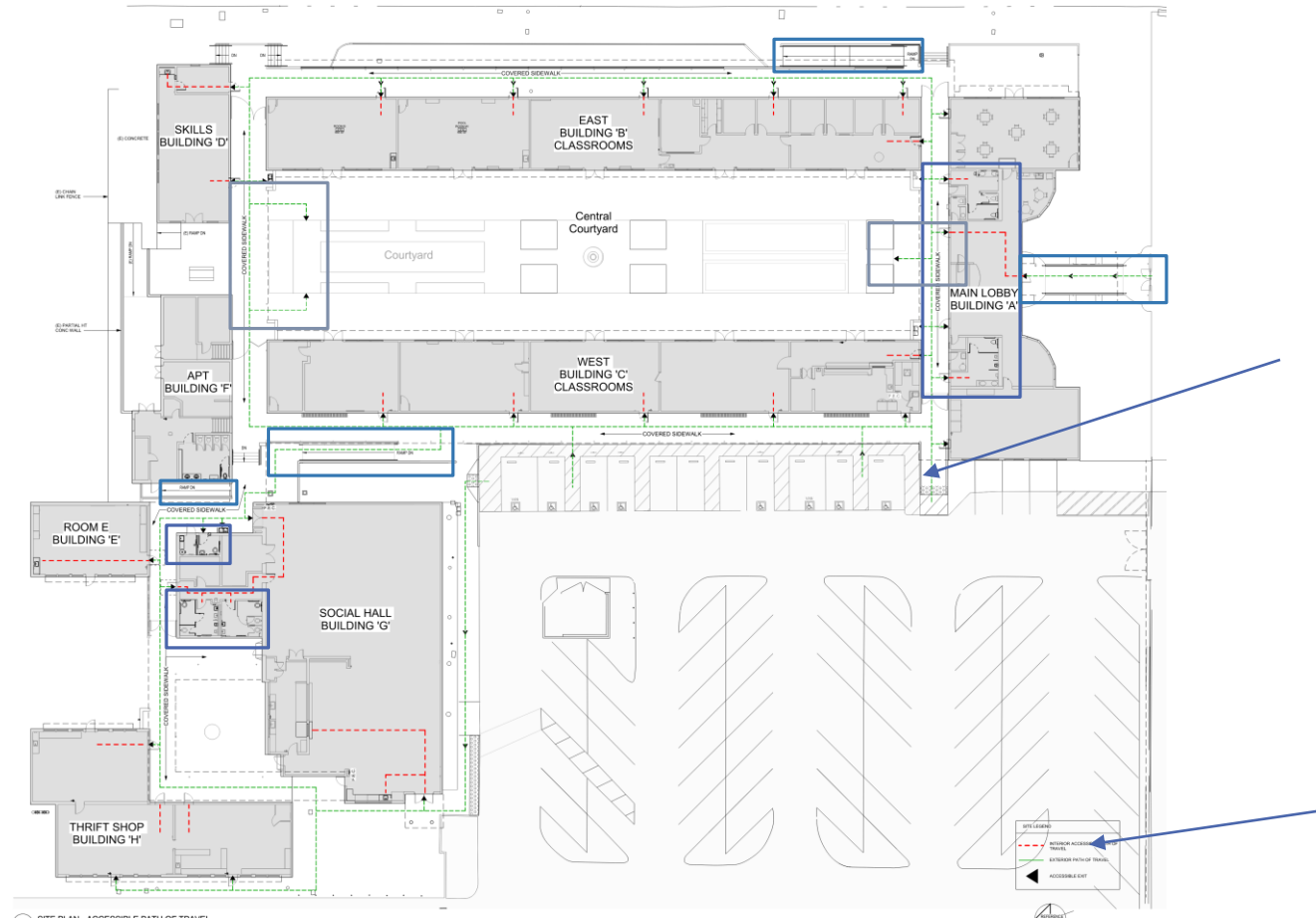
Risks

- Existing concealed conditions
- Potential utility conflicts
- Construction phasing coordination
- Cost escalation considerations



Accessible Route

1. Path of Travel
2. Parking Stalls
3. Restrooms
4. Ramps
5. Common Areas

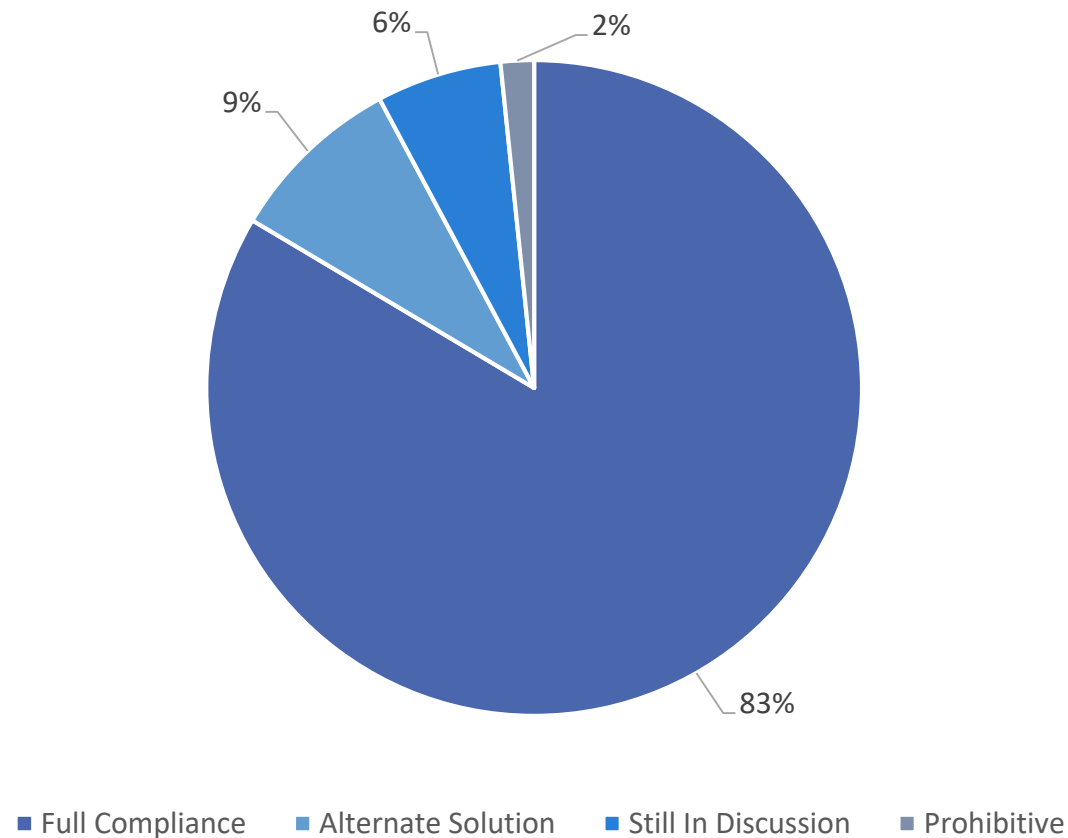


Alternate Solutions / Existing Conditions

AREAS WHERE EQUIVALENT FACILITATION OR EXISTING-CONDITION
CONSTRAINTS INFORMED THE DESIGN APPROACH

Call Back: Design Informed Result At Mastick

Facilities Related Observations: % Full Compliance Vs Alt (Original Report 239)



Courtyard Doors – Alternate Solutions

Characteristic of Building, Incidental Impacts Exceed Budgetary Constraints:

- Transom Windows
- Overhangs

Reality of the potential fix would require total demo of courtyard adjacent walls, resulting in much longer downtime for whole buildings that is not necessary. Instead, each room has an exterior facing door closer to the ADA ramps.



Alternative: POT includes the doors on exterior walkways which do not have transom windows and walkways that are already much closer to grading requirements per ADA Codes. These doors are the shorter path from parking, ramps to classrooms



Ramp 4 – Prohibitive Existing Condition Constraints

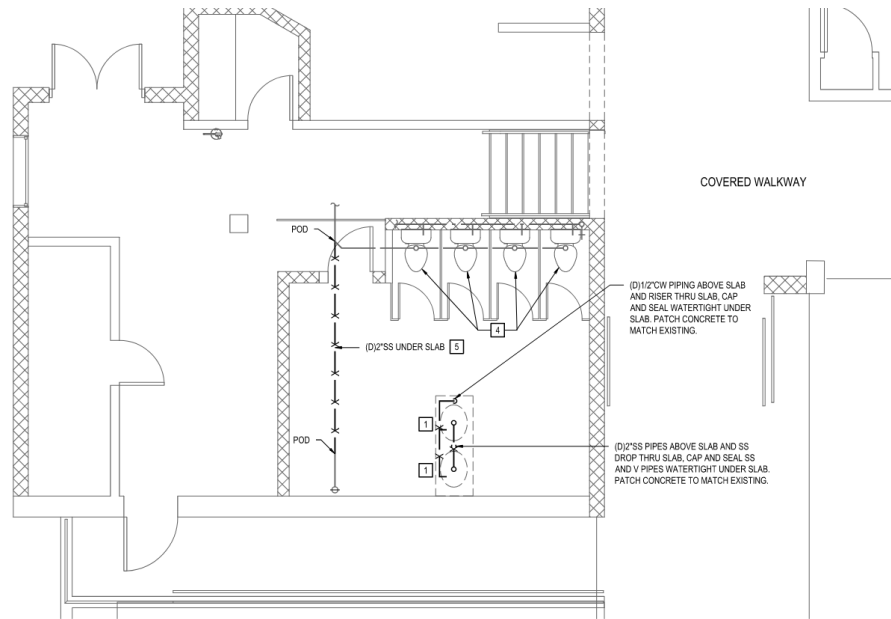
Landing Dimensions and Slope corrections would require more than 5 foot extension into the existing walkway, which is a landing area for adjacent stairs and separate ramp – Structural Infeasibility.



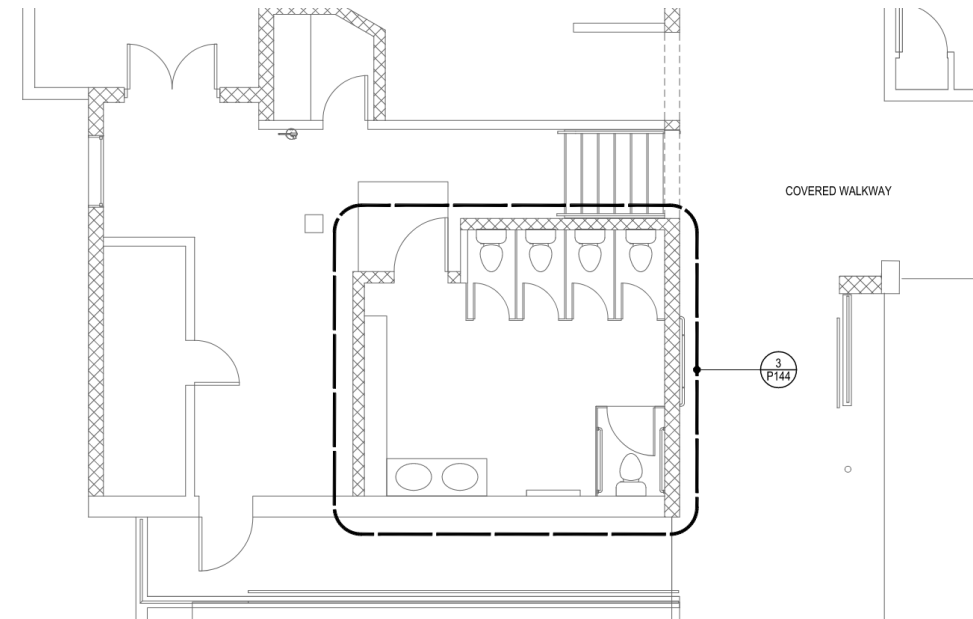
Leveling the landing is not feasible with existing door threshold and interior finished floor

Upgrades will still be made – Grate pictured to be replaced, Signage directing to ADA restrooms at Social Hall

Lower Level Restrooms – Alternate Solution



1 PHASE 4 - BLDG 'F' EXISTING & DEMO APARTMENT BUILDING
SCALE: 1/4" = 1'-0"



2 PHASE 4 - BLDG 'F' PROPOSED APARTMENT BUILDING
SCALE: 1/4" = 1'-0"

The ramp to this restroom is structurally infeasible to upgrade to ADA standards. The plan is to upgrade this restroom regardless to meet ambulatory requirements and include signage to the nearby ADA restrooms at the Social Hall.

Still In Discussion

1. Thrift Shop Dressing Room (5 Observations from the original report) – Potential separate project requested by ARPD for Thrift Shop Operations
2. Private Apartments Accessibility (9 observations from the original report) – legalities to be addressed with City Attorney
3. Staff Copy Room Door (1 Observation from the original report) – in discussion with staff about feasibility of potential solution

Total of 15 items from Facilities Related Observations in the original BV report remaining

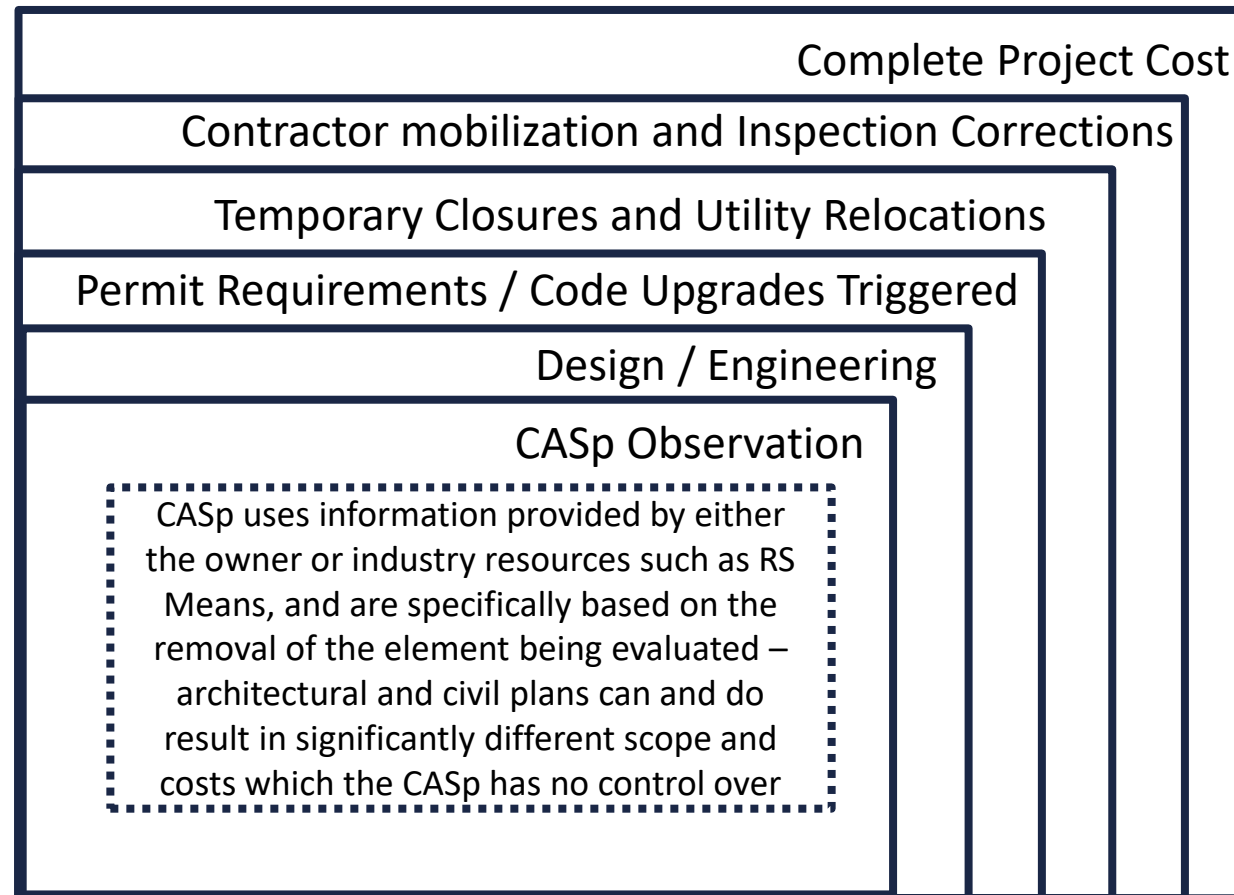
Feedback Requested

- Share and request feedback on ADA prioritization strategy
- Identify any user-group concerns before permit submission
- Create temporary access plans and procedures

Why Costs Grow

1.6 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall and Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.



Overhead Clearance at Covered Walkways

