

City of Burnsville

Transition Plan

Performing Arts Center



Prepared by:

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Performing Arts Center

The Performing Arts Center (PAC) was opened in 2009 and includes a 1,000 seat main auditorium, a black box theater, conference rooms, dance studio and art gallery. Features of accessibility were provided at the time of construction, including accessible toilet rooms and dressing/locker rooms.

Performing Arts Center

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Main Entry- North									
14001		1	\$0	\$0	1				
	<i>Relocate the trash can so it does not obstruct the power door opener control. Photo 2.</i>								
				Priority # 1 Total	\$0				

Performing Arts Center

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Family Toilet Room- 2nd Floor									
22K6 (MN)	13988 Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Replace the grab bars with a style that is 1 1/2" from the wall, currently 4".</i>	1	\$400	\$400	3				
22V	13989 Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3 <i>Currently at 45".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					<i>\$700</i>
Lobby- 1st Floor									
14G	13991 Eliminate protruding hazard by positioning an object below. This will create a detectable object to direct a person with a visual impairment using proper cane technique around the protruding object. ICC / ANSI 307.1 <i>The AED currently protrudes 7" at a height of 43".</i>	1	\$50	\$50	3				
14G2	13994 Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The handrail extensions currently create a protruding hazard.</i>	1	\$100	\$100	3				
				<i>Location Subtotal:</i>					<i>\$150</i>

Performing Arts Center

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Men's Toilet Room									
22F2 (MN)	13999 As the fixture count in the male companion toilet room is greater than or equal to six (combination of stalls and urinals), the female toilet room must also provide an ambulatory accessible toilet stall, even if the fixture count in the female toilet room is less than six. Reconfigure stall partitions to create a fully compliant 36" wide, ambulatory accessible toilet stall. MN 1341 1109.2.2 <i>The companion women's toilet room has more than 6 fixtures.</i>	1	\$1,350	\$1,350	3				
22G (MN)	14000 Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 44".</i>	1	\$1,000	\$1,000	3				
22H1	13998 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					<i>\$2,400</i>

Men's Toilet Room- 2nd Floor

22F2 (MN)	13984 As the fixture count in the male companion toilet room is greater than or equal to six (combination of stalls and urinals), the female toilet room must also provide an ambulatory accessible toilet stall, even if the fixture count in the female toilet room is less than six. Reconfigure stall partitions to create a fully compliant 36" wide, ambulatory accessible toilet stall. MN 1341 1109.2.2 <i>The companion women's toilet room has more than 6 fixtures.</i>	1	\$1,350	\$1,350	3				
22H1	13983 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	3				
22K6 (MN)	13986 Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Replace the grab bars with a style that is 1 1/2" from the wall, currently 4". Photo 4.</i>	1	\$400	\$400	3				
				<i>Location Subtotal:</i>					<i>\$1,800</i>

Performing Arts Center

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Women's Toilet Room									
22G (MN)	13997 Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 44". Photo 5.</i>	1	\$1,000	\$1,000	3				
22H1	13996 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>In the 5' and ambulatory compartments.</i>	2	\$50	\$100	3				
				<i>Location Subtotal:</i>					<i>\$1,100</i>
Women's Toilet Room- 2nd Floor									
22G (MN)	13982 Modify to provide a minimum clearance of 48" in front of the water closet. MN 1341 604.3.1 <i>Currently provides 45". Photo 5.</i>	1	\$1,000	\$1,000	3				
22H1	13981 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>In the 5' and ambulatory compartments.</i>	2	\$50	\$100	3				
				<i>Location Subtotal:</i>					<i>\$1,100</i>
				Priority # 3 Total					\$7,250

Performing Arts Center

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Backstage- Vending									
45C	13992	1	\$0	\$0	4				
	When renegotiating with product vendors, request vending machines with controls that do not require grasping, pinching or twisting to operate and are located 48" maximum AFF. ICC / ANSI 308, 309.4								
Conference Room- 2nd Floor									
40B	13980	1	\$40	\$40	4				
	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2								
Drinking Fountain- 1st Floor									
41F	13995	1	\$200	\$200	4				
	Reposition the drinking fountain or add a guard so as not to create a protruding hazard. The underside of the drinking fountain should be positioned no higher than 27" above the floor or an alcove should be created to direct persons with visual impairments around the drinking fountain. ICC / ANSI 307 <i>The drinking fountain currently protrudes 18 1/2" at a height of 35".</i>								
Drinking Fountain- 2nd Floor									
41F	13987	1	\$200	\$200	4				
	Reposition the drinking fountain or add a guard so as not to create a protruding hazard. The underside of the drinking fountain should be positioned no higher than 27" above the floor or an alcove should be created to direct persons with visual impairments around the drinking fountain. ICC / ANSI 307 <i>The drinking fountain currently protrudes 18 1/2" at a height of 35".</i>								

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Family Toilet Room- 2nd Floor									
22M 13990	Provide a water closet with a seat height 17"-19" above the floor. ANSI 604.4 <i>Currently at 21 1/2".</i>	1	\$750	\$750	4				
Kitchen- 2nd Floor									
14G2 13979	Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The fire extinguisher currently protrudes 6 1/2" at a height of 33".</i>	1	\$100	\$100	4				
40H 13978	At exit stairway, provide a sign raised and Braille characters with the word "EXIT". IBC 1011.3	1	\$30	\$30	4				
				<i>Location Subtotal:</i>					<i>\$130</i>
Men's Toilet Room- 2nd Floor									
22M1 13985	Relocate the water closet so it is centered 16"-18" from the side wall or partition. ANSI 604.2 <i>Currently at 20 1/2".</i>	1	\$1,600	\$1,600	4				
Performer Entry									
15K 13993	Reconstruct ramp to provide a maximum slope of 1:12 (8.33%). ICC ANSI 405.2 <i>Currently 10.8%</i>	1	\$3,000	\$3,000	4				
				Priority # 4 Total					\$5,920

Transition Plan - (location/priority)



Photo 1: View of accessible parking. Accessible parking spaces with 8' wide aisles are provided throughout the parking facilities.



Photo 2: Relocate the trash can so it does not obstruct access to the power door opener.



Photo 3: View of wheelchair positions in auditorium. The chairs can be removed or used as companion seating.



Photo 4: Replace the grab bars with a style that is 1 1/2" from the wall (currently 4") in the 2nd floor men's toilet room and family toilet room.



Photo 5: Modify to provide 48" in front of the toilet in the women's toilet rooms (currently provides 45").