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October 12, 2018

City of Pacifica Engineering Division
151 Milagra Drive
Pacifica, CA 94044
Attention: Sam Bautista

Re: Pacifica Accessibility Survey

Dear Mr. Bautista,

We are pleased to present the final draft of our assessment of City owned facilities for inclusion in an updated ADA transition plan. Our survey of sites was limited to city owned parks and buildings. Buildings located on city land that are not owned by the city are not included in this report.

We would like to clarify a few things related to the enclosed report:

- Costs included next to each item are rough order numbers generated based on our database of construction costs for similar work. They are approximated and should be used for general budgeting only.
- Readily achievable elements are items that have been deemed as being within the skill and abilities on City staff. No cost has been included for those tasks.
- The information here is for constructed facilities and does not consider whether programs held in those facilities are in compliance with the ADA.
- The formatting of this report is intended to allow it to slip into the existing document.

Please let us know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael Loomis', is written in a cursive style.

Michael Loomis, S.E., CASp
CSG Consultants, Inc.

ACCESSIBILITY ASSESSMENT FOR CITY OWNED OR OPERATED BUILDINGS AND PARKS

Assessment is based on the more stringent provisions of the 2010 American with Disabilities Act (ADA) or 2016 California Building Code, Chapter 11B (CBC).

Abbreviations Used:

PRW (Public Right of Way) – Streets, roadway and sidewalks outside the site

DNC (Does Not Comply) – Element does not meet the requirements of the Americans with disabilities act/ California Building Code

RA (Readily Achievable) – Element can be made to comply at limited cost and using city staff and resources.

City Owned or Leased Buildings: Engineering Department – 151 Milagra Dr

Short description: Engineering department for the City of Pacifica. Site includes storage, parking, locker rooms and maintenance shop.

No. of restrooms: 3

Parking on-site: Yes



Item	Solution	Estimated Cost
Reception counter DNC	Provide 36" wide by 34" high section of counter (11B-904.4)	\$1000

Maneuver clearance at doors DNC	Remove chairs, desks, copiers and other obstructions.	RA
Circulation path at conference table/ counter DNC	Provide 36" wide path on all sides of the conference table.	RA
Door knobs DNC	Please provide lever door handles	RA
No on-site accessible parking	Provide accessible parking on-site	\$10,000
Hallway leading to restrooms DNC	Enlarge hallway to provide door maneuvering clearance (44" minimum)	\$20,000
Restrooms DNC	Minor remodel required to comply	\$25,000
Step from conference room to garage	Provide interior accessible route to garage	\$15,000
Locker room DNC	Provide accessible bench and mirror	RA
Insufficient clearance behind reception counter	Provide at least 36" width between counter and adjacent desk	RA

Engineering Department Annex – 155 Milagra Dr

Short description: Annex building containing offices. The interior of this building was not surveyed since there is no accessible route to the building.

No. of restrooms: unknown

Parking on-site: No



Item	Solution	Estimated Cost
No accessible route to entry doors	Provide accessible route to building entrance	\$20,000
Interior not accessible	No work recommended until front entry accessibility is addressed	Unknown

Building/Planning Department – 1800 Francisco Blvd

Short description: Building and Planning Department for the City of Pacifica. Includes customer counter and offices

No. of restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Landing at door to 1800 Francisco Blvd DNC	Patch and repair landing at door	RA
Transaction counter DNC	Remove obstructions at transaction counter	RA
Door knobs DNC	Please provide lever door handles	RA
Circulation path at cubicles DNC	Remove or relocate furniture/desks	RA
Pullside clearance at office doors DNC	Remove chairs, desks, copiers and other obstructions to provide 36" clearance	RA
Electrical receptacles DNC	Raise receptacles to minimum 15" AFF measured to the bottom of the box	\$4,000
Restroom DNC	Major remodel required to comply	\$25,000
Breakroom sink DNC	Replace sink and counter	\$3,000
Rear entrance not accessible	Provide signage directing people to main entrance	RA

Pacifica Fire Department – 616 Edgemar Ave

Short description: Fire department adjacent to the Engineering department. The entire facility is not accessible. Extensive remodel would be required to meet full compliant

No. of Restrooms: 3

Parking on-site: Yes



Item	Solution	Estimated Cost
No accessible parking	Provide accessible parking and path of travel	\$5,000
Threshold at entrance DNC	Reconstruct landing for compliance	\$4,000
Door knobs DNC	Please provide levered door handles	RA
Reception counter DNC	Reconstruct reception counter	\$1,000
Restroom behind reception table DNC	Major remodel required to comply	\$25,000
Kitchen DNC	Provide accessible sink and counter	\$5,000
Multi accommodation restroom DNC	Major remodel required to comply	\$25,000
Exterior door DNC	Provide signage directory to accessible entry	RA
Bunk room not accessible	Provide accessible sleeping area entrance	RA
No accessible route throughout interior	Provide accessible route throughout	\$ 100,000 +

Pacifica Fire Department – 1124 Linda Mar Blvd

Short description: Fire station 72

No. of Restrooms: 4

Parking on-site: Yes



Item	Solution	Cost
No accessible parking	Provide accessible parking with accessible route	\$20,000
Path of travel to front door DNC	Reconstruct bridge and deck	\$25,000
No strikeside clearance for most doors	Reconstruct interior routes to comply	\$100,000+
Door threshold DNC	Reconstruct bridge and deck	\$25,000
Door bell DNC	Relocate door bell	RA
Mats not secured to floor	Please secure mats to floor at entrance	RA
Counter DNC	Reconstruct counter to comply	\$3,000
Path of travel to admin DNC	Provide accessible route	\$10,000
Admin restroom DNC	Major remodel required to comply	\$25,000
Door knobs DNC	Please provide levered door handles	RA
Restrooms and Showers DNC	Major remodel required to comply	\$25,000
Path of travel to oxygen tank DNC	Provide accessible route or relocate	\$10,000
Drinking fountain DNC	Provide high and low drinking fountain	\$5,000
Kitchen sink and counter DNC	Provide accessible sink and counter	\$5,000
Deck is not accessible	Remove deck or reconstruct to comply	\$ 30,000
Stairs DNC	Reconstruct stairs to comply	\$100,000+

Exterior entrances DNC	Provide signage directory to accessible entry	RA
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Pacifica Police Department – 2075 Pacific Coast Hwy

Short description: Pacifica Police Department. Includes Emergency Operations Center (EOC)

No. of Restrooms: 5

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking stall too far from entrance	Relocate accessible parking stall	\$5,000
Detectable warning and curb ramp DNC	Provide detectable warning and reconstruct curb ramp	\$5,000
Call button at entrance DNC	Relocate to comply	\$1,000
Restrooms at lobby DNC	Minor remodel required to comply	\$25,000
Drinking fountain at lobby DNC	Provide high/low drinking fountain	\$3,000
Information counter DNC	Reconstruct to comply	\$2,000
EOC sink DNC	Wrap pipes with heat insulating material	RA
Chief Police Officer restroom DNC	Major remodel required to comply	\$25,000
Break room/Kitchen not accessible	Provide accessible sink and counter	\$5,000
Restrooms at hallway leading to holding cell DNC	Minor remodel required to comply	\$25,000
Maneuver clearance at booking/holding cell DNC	Relocate obstructions	RA
Holding cell sink/toilet DNC	Not recommended due to security concerns	N/A
Exterior landing at employee entrance leading to holding cell DNC	Replace exterior landing	\$2,000
No compliant ramp to picnic table	Replace curb ramp	\$2,000
Picnic table DNC	Provide accessible table	RA

Accessible parking at rear DNC	Repair and restripe to comply	\$5,000
Benches in locker room DNC	Provide compliant bench	RA

Pacifica Community Center – 540 Crespi Dr

Short description: Pacifica Community Center. Includes event space, offices, skate park and on-site day care

No. of Restrooms: 5

Parking on-site: Yes



Item	Solution	Estimated Cost
Carpets not secured to floor at entrance	Secure carpets to floor at entrance	RA
Restrooms adjacent to Bingo hall DNC	Minor remodel required to comply	\$25,000
Door knobs DNC	Please provide levered door handles	RA
Restroom at pre-school DNC	Minor remodel required to comply	\$25,000
Path of travel from parking lot DNC	Provide accessible route	\$25,000
Exterior restroom DNC	Minor remodel required to comply	\$25,000
No wing wall at drinking fountain adjacent to exterior restroom	Provide wing wall	RA
Exterior gate not accessible	Provide smooth surface at gate	RA
Gate at skatepark not accessible	Provide smooth surface at gate	RA
Gate to playground not accessible	Provide smooth surface at gate	RA
Path of travel to playground DNC	Repair and maintain path	\$25,000
Threshold at rear door DNC	Replace and maintain landing	\$5,000
East entrance ramp and handrail DNC	Repair and maintain compliant ramp	\$5,000
Bocce ball court not accessible	Provide path to bocce surface	\$5,000
Parking DNC	Replace and maintain parking	\$5,000

Pacifica City Hall – 170 Santa Maria Ave

Short description: Pacifica City Hall. Includes a separate building used for storage which was not surveyed. There is no exterior accessible route not interior accessible route.

No. of Restrooms: 2

Parking on-site: No



Item	Solution	Cost
No accessible route to entry doors	Provide accessible route to building entrance	\$10,000
Interior not accessible	No work recommended until front entry accessibility is addressed	Unknown

Parks and Recreation Department – 1810 Francisco Blvd

Short description: Parks and Recreation Department of City of Pacifica. Includes customer counter and offices.

No. of Restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Landing at front door DNC	Repair and maintain landing	\$5,000
Threshold at front door DNC	Repair and maintain landing	\$5,000
Door knobs DNC	Please provide lever door handles	RA
Route between furniture and counter DNC	Replace or relocate furniture to comply	RA
Rear door not accessible	Provide signage directing to front door	RA
Restroom not accessible	Major remodel required to comply	\$25,000

Council City Chamber – Montecito Ave & Beach blvd

Short description: Council City Chamber for the City of Pacifica. Downstairs office is unoccupied and not surveyed.

No. of Restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking stalls DNC	Repair and maintain parking stalls	\$5,000
Curb ramp DNC	Replace curb ramp	\$2,000
Path of travel from PRW DNC	Repair and maintain	\$5,000
Door threshold DNC	Repair and maintain	\$2,000
Receptacles DNC	Relocate receptacles	\$5,000
Restrooms DNC	Minor remodel required to comply	\$25,000
Elevator is too small	Replace elevator	\$100,00+
No jamb signage at elevator	Provide jamb signage at elevator	RA
No accessible route to dais	Provide ramp to council seating	\$10,000
No lower microphone at podium	Provide lower lectern	RA
Door knob to chamber DNC	Replace with lever hardware	RA
Sink at chamber is not accessible	Provide lowered sink and counter	\$5,000
Landing outside restroom DNC	Enlarge hallway to provide landing	\$10,000

Water Treatment Plant – 700 Coast Hwy

Short description: Water Treatment Plant for the City of Pacifica

No. of Restrooms: 3

Parking on-site: Yes



Item	Solution	Estimated Cost
Restroom and Locker room on 1 st floor DNC	Minor remodel required to comply. Provide compliant bench	\$25,000
Furniture obstructs door clearance	Remove obstructions	RA
Restroom on 2 nd floor DNC	Minor remodel required to comply	\$25,000
Accessible parking DNC	Repair and maintain parking	\$5,000
No path of travel to parking stall	Provide compliant path of travel	\$5,000

Spindrift theater (Oddstead Park) – 1115 Crespi Dr

Short description: Pacifica Spindrift Players theater. Pre-fabricated building operating as Spindrift School of Performing Arts also located on-site. Performing Arts Building is owned and operated by an entity other than the City of Pacifica

No. of Restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Path of travel from PRW DNC	Provide path of travel	\$100,000
Curb ramp DNC	Replace curb ramp	\$3,000
Stairs leading to entrance door DNC	Replace stairs	\$10,000
No accessible route to stage	Provide accessible route	\$20,000
Ramp at accessible entrance DNC	Replace ramp	\$20,000
Secondary doors DNC	Provide signage directory to primary entrance	RA
Restrooms DNC	Minor remodel required to comply	\$25,000
Door knobs at kitchen DNC	Please provide lever door handles	RA
Drinking fountain DNC	Please provide High-Low drinking fountain	\$5,000
Companion seats not compliant	Provide companion seats	\$2,000
Door knobs at offices DNC	Please provide lever door handles	RA
Maneuver clearances at hallway DNC	Remove furniture, props and other obstructions	RA
No path of travel to playground	Provide accessible route	\$100,000+
Playground equipment not accessible	Provide compliant equipment	\$10,000

Sharp Park Library – 2251 Palmetto Ave

Short description: Public library located on Palmetto Avenue. There are no elevators in this building. There is community room on the lower level

No. of Restrooms: 4

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking DNC	Provide accessible parking stall on site	\$10,000
Ramp DNC	Replace ramp	\$5,000
Path of travel to entrance DNC	Repair and maintain	\$5,000
exterior stairs DNC	Replace stairs	\$5,000
Threshold at entrance door DNC	Replace threshold	\$2,000
No handrails at interior stairs	Revise handrails	\$3,000
Restrooms DNC	Major remodel required to comply	\$25,000
No High-low drinking fountains	Please provide high-low drinking fountain	\$5,000
Hallway leading to restrooms DNC	Enlarge hallway to comply	\$15,000
Restrooms at community room DNC	Major remodel required to comply	\$25,000
Path of travel to restrooms at community room DNC	Modify path of travel to comply	\$5,000
No interior accessible route between levels	Provide elevator	\$100,000+

Sanchez Art Center – 1120 Linda Mar Blvd

Short description: Art Center located on Linda Mar Boulevard. Site also includes a photo studio, performing arts center and dog park.

No. of Restrooms: 6+

Parking on-site: Yes



Item	Solution	Cost
Accessible parking DNC	Provide accessible parking. Distribute parking to serve all facilities on-site	\$30,000
Restrooms at art center DNC	Major remodel required to comply	\$25,000
Restrooms at credit union DNC	Major remodel required to comply	\$25,000
Drinking fountain at credit union DNC (not working)	Provide high low drinking fountain	\$5,000
Restroom at class room DNC	Major remodel required to comply	\$25,000
Wash sink at class room DNC	Provide accessible sink	\$5,000
Park gate at dog park DNC	Provide accessible landing and gate	RA
Exterior entrances on site DNC	Provide accessible entrances to all facilities	\$20,000
Door knobs on site DNC	Provide levered door handles	RA
Restrooms at photo studio DNC	Minor remodel required to comply	\$25,000
No accessible route to stage at performing arts center	Provide accessible route to stage	\$20,000

Performing arts center restrooms DNC	Major remodel required to comply	\$50,000
Door knobs at interior doors DNC	Provide levered hardware at all doors	RA

Sanchez Library – 1111 Terra Nova Blvd

Short description: Public library located on Terra Nova Boulevard.

No. of Restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking DNC	Repair and maintain parking	\$5,000
Curb ramp leading to parking stalls DNC	Replace curb ramp	\$5,000
Path of travel DNC	Replace path of travel	\$5,000
Book drop height DNC	Replace or abandon book drop	\$5,000
No high-low fountain	Provide high-low fountain	\$5,000
No low button for entrance door	Provide low button for entrance door	\$1,000
Clearance between book shelves DNC	Provide minimum 36" clearance between book shelves	RA
Restrooms DNC	Major remodel required to comply	\$25,000

Little Brown Church – 1111 Terra Nova Blvd

Short description: Pacifica Coastside Museum at the Little Brown Church

No. of Restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
No detectable warning at accessible parking	Provide detectable warning at accessible parking	RA
President accessible parking DNC	Remove accessible parking designation	RA
No signage directing to accessible entrance at the back door	Provide signage directing to accessible entrance	RA
Door knobs DNC	Provide lever door handles	RA
Signage at restrooms DNC	Provide compliant signage	RA
Downstairs accessible entrance DNC	Revise to make accessible	\$5,000

Parks:

Skyridge Park – Claridge Dr

Short description: Park consists of playground equipments, picnic table and a short trail to Skyridge Dr.

No. of Restrooms: 0



Item	Solution	Estimated Cost
No accessible route to park	Provide accessible path	\$25,000
No accessible path to picnic table	Provide accessible path	\$25,000

Imperial Park – Imperial Dr

Short description: Park consists of a basketball court and playgroup equipments

No. of restrooms: 0

Parking on-site: No



Item	Solution	Estimated Cost
No accessible path to basketball court	Provide accessible path	\$25,000
No access to picnic table	Provide accessible picnic table	\$25,000
No accessible path to playground	Provide accessible picnic table	\$25,000

Fairmont Park – 647 Parkview Cir

Short Description: Park consists of playground equipment, picnic area, child care service, and a jogging trail. A childcare facility is on-site.

No. of restrooms: 0 (except in childcare facility)

Parking on-site: Yes



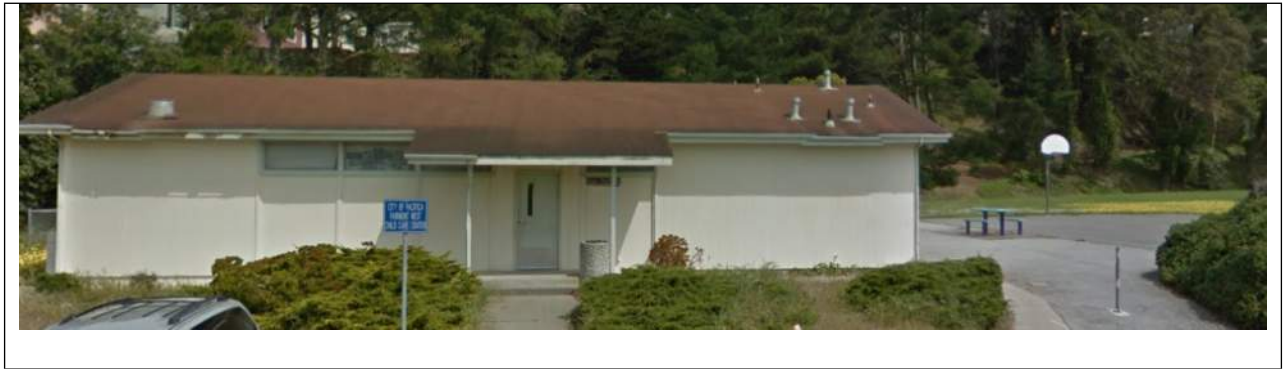
Item	Solution	Estimated Cost
Cross slope from PRW to park DNC	Pave and repair sidewalk	\$25,000
Path to playground DNC	Repair and maintain path	\$25,000
Parking stalls DNC	Repave and maintain parking stalls	\$10,000
Ramp leading to playground DNC	Replace curb ramp	\$5,000
Drinking fountain DNC	Replace drinking fountain	\$5,000
No Smooth surface at gate	Provide smooth surface at gate	RA
Basketball access path DNC	Repair and maintain accessible path	\$10,000
All exterior landing at pre-school not level	Repair and maintain landing	\$5,000
Kitchen at pre-school DNC	Replace sink and counter	\$5,000
Staff restroom at pre-school DNC	Minor remodel required to comply	\$25,000
Children restroom at pre-school not accessible	Minor remodel required to comply	\$25,000

Fairmont West Park – Palmetto Ave

Short description: Park consists of basketball court, picnic table, playground equipment and Pre-School.

No. of restroom: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking DNC	Repair and maintain parking	\$5,000
Curb ramp at parking DNC	Relocate curb ramp	\$10,000
Path to 5066 Palmetto Ave DNC	Repair and maintain path	\$25,000
Stair and approach to 5066 Palmetto Ave DNC	Repair stairs and provide handrails	\$5,000
Drinking fountain DNC	Replace drinking fountain	\$5,000
Path of travel to basketball court, picnic table, playground DNC	Repair and maintain path	\$25,000
No smooth surface at gate	Provide smooth surface at gate	RA
Restroom at pre-school DNC	Major remodel required to comply	\$25,000
Assisted restroom at pre-school DNC	Major remodel required to comply	\$25,000

Edgemar park – Winwood Ave

Short Description: Park consists of playground equipment and picnic table

No. of restroom: 0

Parking on-site: No



Item	Solution	Estimated Cost
Path to playground, picnic table DNC	Repair and maintain path to playground, picnic table	\$25,000

Pomo Park – Carmel Ave & Canyon Dr

Short description: park consists of playground equipment and nursery school. Nursery school building is not city property.

No. of restrooms: 0

Parking on-site: No



Item	Solution	Estimated Cost
No accessible parking	Provide on-site accessible parking stall	\$20,000
Path of travel from PRW to playground DNC	Repair and maintain path of travel	\$25,000
Playground equipment DNC	Provide ADA compliant play structures	\$30,000
Wooden gate DNC	Modify/replace gate to comply	RA

Brighton Mini Park – Brighton Rd

Short description: Park consists of playground equipment and picnic table.

No. of restrooms: 0

Parking on-site: No



Item	Solution	Estimated Cost
Path of travel from PRW to playground DNC	Repair and maintain path of travel	\$25,000
Entrance gate DNC	Modify/replace gate to comply	RA
Drinking fountain and BBQ pit DNC	Replace features to comply	RA

Polmetto Mini Park – Palmetto Ave. & Brighton Rd

Short description: Park consists of playground equipment and picnic table

No. of restrooms: 0

Parking on-site: No



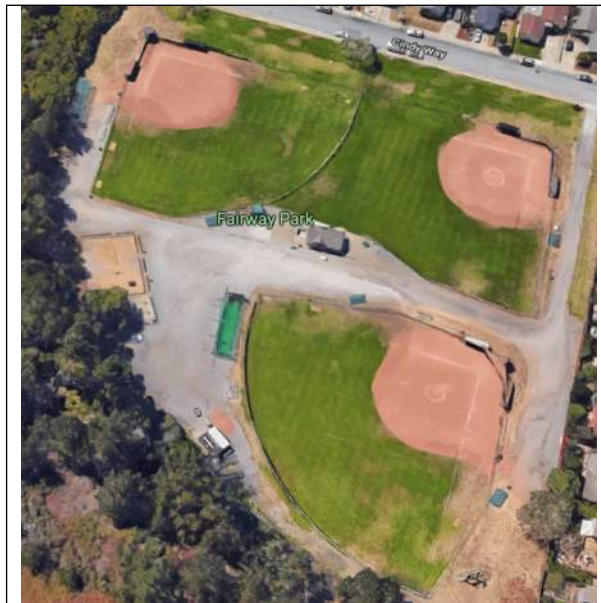
Item	Solution	Estimated Cost
Path of travel from PRW to playground DNC	Repair and maintain path of travel	\$10,000
Entrance gate DNC	Modify/replace gate to comply	RA
Access path to playground DNC	Provide cut-through to playground equipment	RA
Path to picnic table DNC	Provide accessible picnic table	\$5,000

Fairway Park – Cindy way & Ridgeway Dr

Short description: Park consists of 3 baseball fields, 2 batting cages, playground equipment and concession stand.

Number of restrooms: 2

Parking on-site: Yes



Item	Solution	Estimated Cost
No accessible parking	Provide accessible on-site parking	\$20,000
No accessible path to dugout/ bleachers/ scoring booth	Provide and maintain path of travel	\$50,000
No accessible path to playground/picnic table/BBQ/batting cage	Provide and maintain path of travel	\$25,000
BBQ pit not accessible	Replace BBQ pit	RA
Transaction counter at concession stand DNC	Provide compliant counter	\$5,000
Door at concession stand DNC	Provide levered hardware and compliant landings	\$5,000
Restrooms at concession stand DNC	Minor remodel required to comply	\$25,000

Frontier Land Park – 900 Yosemite Dr

Short description: Park consists of playground equipment, picnic area, basketball court

Number of restrooms: 4

Parking on-site: Yes



Item	Solution	Estimated Cost
Path of Travel from PRW missing	Provide and maintain	\$25,000
No accessible parking stalls	Provide accessible parking stalls	\$30,000
Stairs to park from parking lot DNC	Replace stairs	\$25,000
Path of Travel DNC	Repair/Maintain Path of Travel	\$50,000
Drinking fountain DNC	Replace drinking fountain	\$5,000
No path of travel to picnic area	Repair/Maintain Path of Travel	\$25,000
No path of travel to table at playground	Repair/Maintain Path of Travel	\$25,000
Sink and BBQ pit at picnic area DNC	Provide accessible kitchen facilities	\$25,000
No path of travel to performance stage	Provide and maintain path of travel.	\$25,000
No path of travel to basketball court	Provide and maintain path of travel	\$25,000
Restrooms DNC	Major remodel required to comply	\$25,000

Portola Mini Park – Arguello Rd & Marvilla Pl

Short description: Park consists of playground equipment

No. of restrooms: 0

Parking on-site: No



Item	Solution	Estimated Cost
Access path DNC	Patch/maintain access path	\$25,000
No access path to playground equipment	Provide cut-through to playground equipment	RA
Playground equipment is accessible	No action required	\$10,000

Beaches:

Linda Mar beach – Cabrillo Hwy

Short description: Beach consists of 2 public wash areas, women’s changing room

No. of restrooms: 6

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking DNC	Repair and maintain accessible parking.	\$10,000
Drainage area for wash area DNC	Repair to 2.1% maximum slope	\$5,000
Restrooms DNC	Major remodel required to comply.	\$50,000

Rockaway Beach Parking Area– Maitland Rd & San Marlo way, Cabrillo Hwy

Short description: Parking areas for Rockaway beach.

No. of restrooms: 2 (North parking Area)

Parking on-site: Yes



Item	Solution	Estimated Cost
Accessible parking at south parking area DNC	Modify accessible parking to comply	\$10,000

Parking stalls at north parking area DNC	Modify accessible parking to comply	\$5,000
Restrooms DNC	Major remodel required to comply	\$25,000