



Long Valley Charter School

A Non-Profit Public Benefit Corporation

SPECIAL BOARD MEETING

Thursday, October 12, 2023

Immediately following the scheduled regular meeting (which begins at 5:45 PM)

<https://us02web.zoom.us/j/88145071817?pwd=d2U4VHZQanIzOEtobTJNd3l4SzRKUT09>

Teleconference participation is also available at these physical locations:

257 E. Sierra St. Suite C, Portola, CA 96122

995 Paiute Lane, Susanville, CA 96130

Agenda

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to Sherri Morgan, Executive Director/ Superintendent at 530-827-2395 at least 24 hours before the meeting, if possible.

We welcome you to this public meeting. Members of the public may be heard on any business item on the Board's Agenda. A person addressing the Board will be limited to three (3) minutes unless the Chairperson of the Board grants a longer or shorter period of time depending upon the number of speakers and the size of the agenda. The Board will only allow comments by members of the public on an item that appears on the Agenda during consideration of the item. We would appreciate it if you would identify yourself with your name when addressing the Board.

I. Call to order and roll call Time: PM
Shaun Giese Wilma Kominek Stacy Kirklin Jason Ingram Randi Collier

II. Approval of the agenda

III Action Items

A. Discussion and possible action regarding approval of Americans with Disabilities Act improvements to Thompson Peak Charter School as required by USDA.

B. Discussion and possible action regarding approval of updated Board Meeting Calendar.

IV. Adjournment: Meeting adjourned at PM.

ZOOM details

Dial in: 1 669 900 6833

Meeting ID: 881 4507 1817

Passcode: SewyxJ or 559520

**LONG VALLEY CHARTER SCHOOL
BOARD RECOMMENDATION FORM**

AGENDA ITEM: Action Item A-ADA Improvements to Paiute Lane

SUMMARY:

I've included a one-page comparison of the two quotes by Butte Construction and Modern Construction.

When we purchased the Paiute Lane property, we were required to have an ADA inspection; the report, by RGA is included for your reference.

I accompanied Modern Construction to view the property in August 2023 to quote the work. We discussed how to meet the requirements in as budget friendly manner as possible. The quote is much less due to this factor as well as their current proximity. Additionally, they have a gap in work at Doyle and could move the operation to Susanville in November.

Last year, we designated some of our reserves to include for the purpose of up to \$150k in USDA required ADA improvements. I would imagine that if we don't receive the COPS grant for safety/security (we should hear any day now), we could consider utilizing the balance of these funds to install an 8-foot fence around the perimeter of the property.

DIRECTOR'S RECOMMENDATION:

Award the improvements to Modern Construction; we are awaiting the amount to remove and discard the pews. I recommend allocating up to \$85,000.00 for the improvements.

Approve as Presented Disapprove

This action item concerns:

- Long Valley School
- Thompson Peak Charter

Modern Construction Quote	<u>Improvements noted in Accessibility Review</u>	Butte Construction Quote	Notes
\$9,975	Front entry ramp & change in height to the door	\$43,507	
\$325	Second entrance	\$14,014.00	
\$16,000	Accessible parking spaces (2)	\$15,639	
\$7,350	Restrooms	\$34,226	In discussion with Modern, we evaluated all four restrooms to determine the best one to repair with the least cost; Butte was adding ADA stall to both boys and girls rooms. We will use one of the staff bathrooms as the ADA access.
\$2,435	Door hardware & door widths	\$48,962	Modern will change all hardware and the school will have an ADA plan for where to meet a student in the event of the teacher being in a room with a door not 32". Butte was planning to replace all doors and reframe.
\$2,200	Drinking fountains	\$10,428	Modern is replacing one; Butte would replace two.
\$8,500	Stage access	\$6,185	New electrical lift that moves out of the way when not in use
\$9,500	Kitchen sink	n/a	Butte planned to remove stove and sink; Modern will put in a new ADA sink and counter.
n/a	Protruding objects	n/a	School will mitigate any objects protruding
	<u>Not in report</u>		
\$4,200	Remove steeple	n/a	Not quoted by Butte; feels important!
TBD	Remove pews and discard	n/a	Not quoted by Butte; feels important!
\$7,500	Design, engineering, permits	\$13,600	If needed
n/a	New stove (with controls on front)	n/a	Stove with the new sink will make ADA access complete in the kitchen; we will use grant funds for food services equipment to make the purchase.
\$60,635	Total with items not in the report	\$186,561	
The quote from Butte was received 3/2022 and the Modern Construction quote was received 10/23; costs from Butte may be increased. The scope of the project changed as we considered ways to mitigate concerns in the most budget friendly manner.			



P.O. Box 772
Chico, CA 95927
(530) 891-4533
(530) 891-6834 FAX

October 10, 2023

Thompson Peak Charter School
995 Paiute Lane
Susanville, CA 96130

ATTN: Nick Trover

RE: Thompson Peak Charter School - ADA Improvements
995 Paiute Lane
Susanville, CA 96130

Modern Building Company proposes the following budgetary pricing to furnish all labor, equipment, and material required to provide all ADA improvements as described below.

The Following Has Been Considered:

Main Entrance:

- Remove existing non-compliant wood entrance ramp.
- Pour new concrete entrance ramp.
- Pour additional lifts at entrance stairway steps
- Provide pavement markings at existing asphalt to provide new ADA stall
- Furnish and install new ISA signage at new ADA stall

Total: \$ 9,975.00

Secondary Entrance:

- Provide new entrance door landing
- Furnish and install new ISA signage

Total: \$ 325.00

Parking Spaces:

- Provide two new ADA spaces with ISA signage.

Total: \$ 16,000.00



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Restroom Improvements:

- Demo existing non-bearing bathroom walls
- Reframe walls to accommodate ADA clearance.
- Furnish and install new plumbing fixtures.
- Provide new finishes.

Total: \$ 7,350.00

Doors:

- Remove all door hardware and replace with ADA compliant lever-type door hardware.

Total: \$ 2,435.00

Drinking Fountains:

- Furnish and install one new hi-low drinking fountain

Total: \$ 2,200.00

Kitchen Remodel:

- Furnish and install new ADA compliant sink and countertop.

Total: \$ 9,500.00

Add Alternates:

1. Provide fully designed architectural, plumbing, and electrical plans for permitting. \$ 7,500.00
2. Remove Steeple \$ 4,200.00
3. Furnish and install new double door at rear entry. \$ 3,500.00
4. Furnish and install new electric lift at stage. \$ 8,500.00
5. Provide EZ Access Ramp in lieu of concrete ramp. (\$1,400.00)
6. Furnish and install truncated domes at entrance landings. \$ 1,000.00



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Exclusions:

- A) Permits, fees, or special inspections, i.e. high strength bolting, concrete material, soil compaction, field welding, etc.
- B) Architectural, electrical, plumbing design, or any design.
- C) Removal of any hazardous materials.
- D) Concrete slabs or paving.
- E) Removal of materials or structures in the building area unless specifically mentioned as included above.
- F) Engineered site drawings or surveying.
- G) Insulation in the roof or walls of the building.
- H) Firewalls or other fire rated assemblies.
- I) Temporary facilities. Onsite facilities to be utilized during construction.
- J) Anything not specifically mentioned above.

Material Increases:

Due to rising cost of material, this quotation may be subject to revision after 10 days.

We look forward to working with you on this project. Should there be any further questions or clarifications, please do not hesitate to call.

Respectfully,

Andrew Headley



BUTTE CONSTRUCTION COMPANY
8 Seville Ct #100
Chico, CA 95928
Ca Lic. 1003510
info@butteconstructioncompany.com

March 16, 2022
Page 1 of 2

Nick Trover
Trover Construction Project Management
974 Forest Ave
Chico CA 95928

Re: Long Valley Charter School ADA Work

Butte Construction Company is pleased to offer this preliminary budget price and scoping analysis of your proposed construction project. During our review of your work, we have considered the various work items. Please review each section as follows:

General Scope Inclusions:

Butte Construction Company has reviewed and considered the documents provided. The basis for our bid is from the job site walk, Emergency Exit Plan for Thomas Peak Charter School, and RGA's Accessibility Evaluation Report for Thompson Peak Charter School, 995 Paiute Lane, Susanville, CA, Dated 1/4/2021. We have assumed the following items are to be included in this price, coordination and supervision.

Specific Scope Inclusions:

Design and Engineering

- Permit set for scope items listed below provided by RGA.
- Electrical and Plumbing design for scope items listed below.

Main Entrance

- Bring up main entrance up to ADA compliance by demolishing current wood pedestrian ramp and install a new ramp that is compliant with CBC 11B-405 and CBC 11B-505.
- Elevate the main entrance exterior door landing to meet the requirements of CBC 11B-302.
- Bring stairs up to meet the requirements of CBC 11B-504 and CBC 11B-505.
- Provide ISA signage at the accessible building entrance.
- Provide Signage at non-complaint entrances directing users to the accessible entrance.

Secondary Entrance

- Provide a landing flush with the doors threshold that provides the maneuvering clearances of CBC 11B-404.2.4.1
- Provide ISA signage at the accessible building entrance.

Parking Spaces

- Provide (2) two spaces that are accessible parking spaces including one van accessible space that are required based on existing parking count per CBC 11B-502
- Provide adequate parking entrance/space signage.

Restrooms

- Provide an all-gender single use restroom meeting the requirements of CBC 11B-603 and CBC 11B-604.
- Bring all restrooms up to CBC for ADA requirements.
- Provide signage at non-accessible restroom locations directing users to the location of the existing restrooms.

Doors

- Make all doors less than 36" compliant with ADA standards.

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- Replace all non-compliant door hardware at all accessible spaces to lever type complying with CBC 11B-404.2.7.

Drinking Fountains

- Provide high-lo level drinking fountains compliant with CBC 11B-602

Miscellaneous

- Provide permanent solution to the Stage access that does not discriminate. (Barrier)
- Provide signage at permanent spaces and exit doors complying with CBC 11B-703
- Salvage oven to comply with toe clearance requirements of CBC 11B-306.3
- Relocate and/or provide protection from protruding objects in the path of travel to meet CBC 11B-307.
- Special inspections will be coordinated and paid for by the Owner.

Base Bid Amount = **\$235,387**
(See attached Budget Breakdown)

Qualifications, Terms and Conditions:

Butte Construction Company assumes that the following items are to be completed by others or are not required under our contract and have therefore been excluded: Design and Engineering of any systems unless otherwise noted above; Civil design; ADA path of travel to building entrance to right of way; Permit Fees; Items that are to be "provided" by owner or others are assumed furnished and installed; Flood and earthquake risks; Governmental and utility companies' fees, approvals, and permits; Access to temporary facilities, temporary power, temporary water; Encroachment Permits; Builders Risk Insurance; Special Inspections; Property insurance and its deductibles; Hazardous or explosion proof electrical systems; Signage; SWPPP Water Testing at every rain event; Liquidated Damages; New work shown in future iterations or final permit drawings; Anything not specifically listed as included above; Anything listed in the Assumptions below; Anything listed in Additive Options on bid breakdown.

Assumptions

Butte Construction Company has derived the following assumptions from various discussions and interpretations from the job site walk and RGA Accessibility Report.

Please do not hesitate to ask any questions regarding your project. We look forward to being a part of this opportunity. Thank you.

Respectfully,



Brett Stockdale

PROJECT:
LVCS ADA REPAIRS SUSANVILLE

BUTTE CONSTRUCTION COMPANY



3/16/2022

DIV	ITEM	QTY	UNIT	TOTAL	NOTES
	DESIGN & ENGINEERING	1	LS	13,600	RGA/SEC/BCC
	MAIN ENTRANCE	1	LS	43,507	DEMO; SHORE; CONCRETE PATIO, RAMP, STAIRS; SIDING; HANDRAILS; FINISH
	SECONDARY ENTRANCE	1	LS	14,014	DEMO A/C; CONCRETE ADA 5' SWEEP; TRUNCATED DOMES; FINISH
	PARKING SPACES	1	LS	15,639	DEMO A/C; CONCRETE STALLS & WALKWAY; CURB; STRIPING; SIGNAGE
	RESTROOMS	1	LS	34,226	DEMO; REPAIR SUBFLOOR; FLOORING; PLUMBING; PARTITIONS; FINISH; ECT.
	DOORS	1	LS	48,962	(23) PREHUNG SOLID CORE; (11) 1/4 LITES; HARDWARE; (12) HANDSET ONLY; DEMO; FRAMING; FINISH
	DRINKING FOUNTAINS	1	LS	10,428	DEMO; ROUGH-IN; BACKING; FINISH
	MISC IMPROVEMENTS	1	LS	6,185	STAGE ACCESS; SIGNAGE; REMOVE KITCHEN EQUIPMENT; PROTRUDING ITEMS
	SUBTOTAL			186,561	
GC	GENERAL CONDITIONS			28,439	
IN	INSURANCES			1,765	
BD	CONTINGENCY			-	
P	OH & PROFIT			18,623	
TOTAL GMP				235,387	

PROJECT:
LVCS ADA REPAIRS SUSANVILLE

BUTTE CONSTRUCTION COMPANY



ALT 1	ALT 2	ALT 3	ALT 4	ALT 5					
REMOVE STEEPLE	NEW DOUBLE DOORS AT REAR ENTRY	ELECTRICAL LIFT AT STAGE	EZ ACCESS RAMP IN LIEU OF CONCRETE	TRUNCATED DOMES AT LANDINGS (RAMP + REAR ENTRY)					
TBD	TBD	\$ 14,090	\$ (3,848)	\$ 5,930					

ELKAY®

SPECIFICATIONS

EZH2O® Bottle Filling Station with Filtered Bi-Level LZ Cooler

Model Enhanced LZSTL8WSLP & LZSTL8WSSP

RATED FOR INDOOR USE ONLY

PRODUCT SPECIFICATION

Unit shall include an electric water cooler with bottle station. LZSTL8WSLP & LZSTL8WSSP shall deliver 8 GPH of 50°F of drinking water at 90°F ambient and 80°F inlet water. Lower units shall have pushbar activation. Bottle filling units shall include an electronic sensor for touchless activation with an automatic 20-second shut-off timer. LED light illuminating the water dispensing area, brightening as water is being dispensed. Shall include a Green Ticker™ displaying count of plastic bottles saved from waste. Bottle filler shall provide a 1.1 gpm rate with laminar flow to minimize splashing. Shall include the WaterSentry® Plus 3000-gallon capacity, compliant to NSF/ANSI 42 & 53, with visual filter monitor to indicate when replacement is necessary. Unit shall automatically detect a new filter and reset visual filter monitor accordingly. Unit shall have the ability to turn off refrigeration system as needed, in addition to self diagnosing system issues and relay related messages. Shall include integrated silver ion anti-microbial protection in key areas. Unit shall meet ADA guidelines. Unit shall be a lead-free design which is compliant to NSF/ANSI 61 and 372 and meets Federal and State low-lead requirements. Unit shall be UL 22.2 No. 120 & is FCC compliant.



- LZSTL8WSLP (light grey)
- LZSTL8WSSP (stainless)

These units are replacing LZSTL8WSLK and LZSTL8WSSK, respectively.

STANDARD FEATURES

- Sanitary, touchless activation with auto 20-second shut-off (Bottle Filler)
- Easy-touch front and side pushbar controls (Cooler)
- Visual User Interface display includes:
 - Innovative Green Ticker™ counts bottles saved from waste
 - LED Visual Filter Monitor shows when replacement is necessary
- WaterSentry® NSF/ANSI 42 & 53 (Lead, Class 1 Particulate, Chlorine, Taste & Odor)
- Integrated Silver Ion Anti-microbial Protection in key areas
- Quick Fill Rate: 1.1 gpm
- Laminar Flow provides minimal splash
- Real Drain System eliminates standing water
- Cooler panel finishes: Light Gray Granite Vinyl Clad Steel or Stainless Steel
- Cooler is versatile, able to be mounted in a standard (hi-low)

CONSTRUCTION

- Stainless Steel basin with integral drain
- Galvanized structural steel cooler chassis provides structural integrity
- Cooler cabinet available as Light Gray Granite Vinyl Clad Steel or Stainless Steel (additional cost) construction
- Flexi-Guard® Safety Bubbler utilizes an infused anti-microbial pliable polyester elastomer to prevent accidental mouth injuries. Flexes on impact.

Replacement Filters: Available as Singles and Multi-packs. Order part numbers:

- 51300C (single)
- 51300C_3PK (three)
- 51300C_12PK (twelve)
- 51300C_24PK (twenty-four)
- 51300C_48PK (forty-eight)

Optional:

- Remote access to unit information/diagnostics
Contact Elkay or order P/N 1000001858

Warranty: 5 year limited warranty on the unit's refrigeration system. Electrical components and water system are warranted for 12 months from date of installation or 18 months from factory shipment, whichever

COOLING SYSTEM

- Compressor: hermetically-sealed, reciprocating type, single phase. Sealed-in lifetime lubrication.
- permanently lubricated.
- Cooling Unit: Combination tube-tank type. Self-cleansing. Continuous copper tubing with stainless steel tank. Fully insulated with EPS foam which meets UL requirements for self-extinguishing material.
- Refrigerant Control: Refrigerant R134a is controlled by accurately calibrated capillary tube.
- Temperature Control: Electronic temperature control requires no adjustment
- Temperature Sensing Device: Fully solid-state temperature sensing has no moving parts.

CAPACITIES CHART										
Model	Voltage / Hertz	Chilling** Capacity	F.L. Amps	Rated Watts	Approx. Ship Wt.	ADA Compliant	UL399 and CAN/CSA 22.2 No. 120	NSF/ANSI 61 and 372	NSF/ANSI 42 and 53 (Filter only)	FCC Compliant
LZSTL8WSLP	115V / 60 Hz	8.0 GPH	4.2	370	94 lbs.	•	•	•	•	•
LZSTL8WSSP	115V / 60 Hz	8.0 GPH	4.2	370	94 lbs.	•	•	•	•	•

**Based on 80°F inlet water & 90°F ambient air temp for 50°F chilled drinking water.

This specification describes an Elkay product with design, quality and functional benefits to the user. When making a comparison of other producer's offerings, be certain these features are not overlooked.

In keeping with our policy of continuing product improvement, Elkay reserves the right to change specification without notice. Please visit elkay.com for the most current version.

2222 Camden Court
Oak Brook, IL 60523
630-572-3192
elkay.com

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SPEC002100 (04/2015)

EZH20® Bottle Filling Station
with Filtered Bi-Level LZ Cooler
Model Enhanced LZSTL8WSP & LZSTL8WSSP

ELKAY®
ROUGH-IN DIMENSIONS

RATED FOR INDOOR USE ONLY

IMPORTANT! INSTALLER PLEASE NOTE:

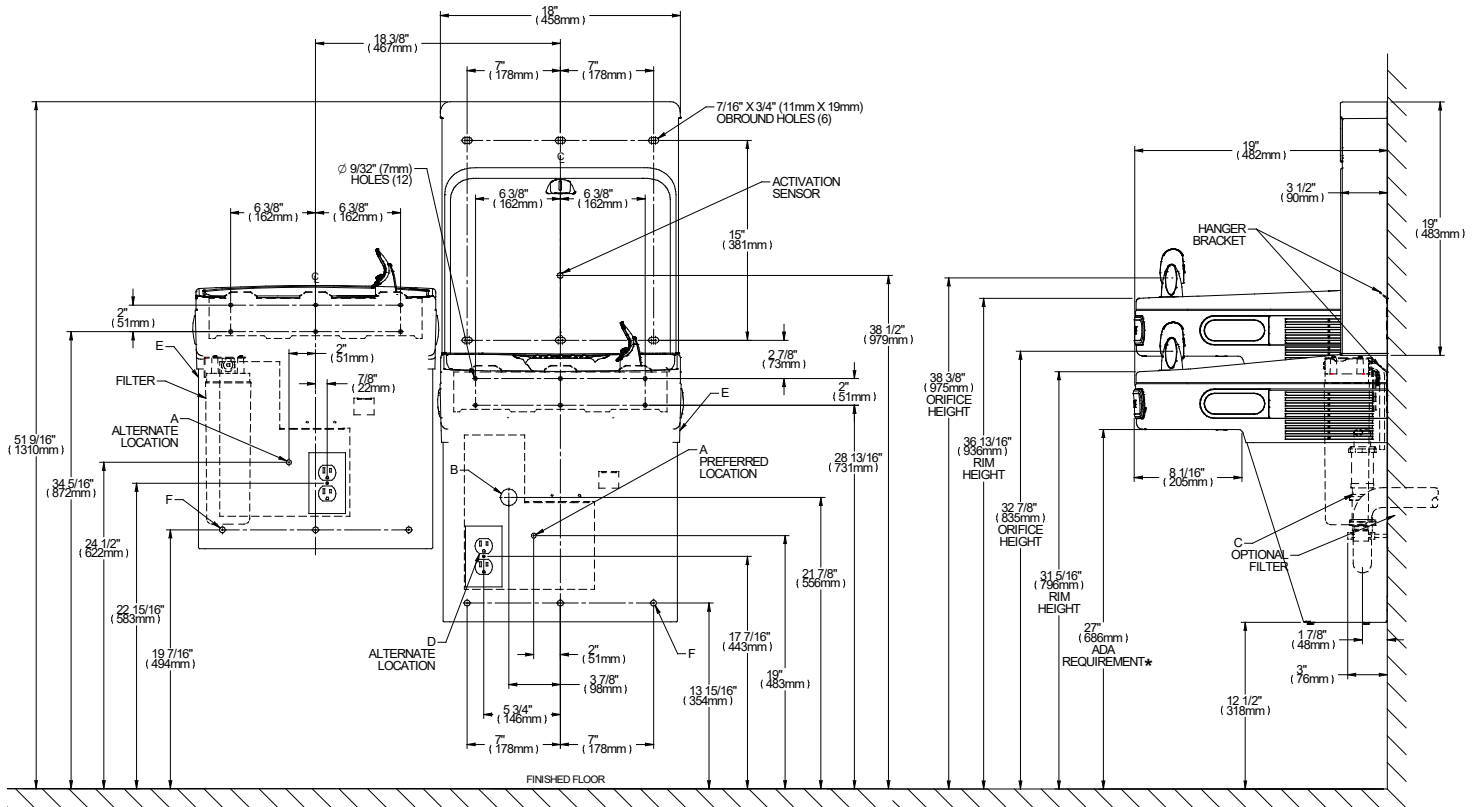
These units are designed and built to provide water to the user which has not been altered by materials in the cooler waterway. The grounding of electrical equipment such as telephone, computers, etc. to water lines is a common procedure. This grounding may be in the building but may also occur away from the building. This grounding can cause electrical feedback into a water cooler creating an electrolysis which results in a metallic taste or an increase in the metal content of the water. This condition is avoidable by installing the cooler using the proper materials as shown.

NOTICE

This water cooler must be connected to the water supply using a dielectric coupling. The cooler is furnished with a non-metallic strainer which meets this requirement. The drain trap which is provided by the installer should also be plastic to completely isolate the cooler from the building plumbing system.

Bottle Filler unit will mount on bracket attached to wall by 6 holes (as shown). Water and electrical will connect through pre-punched hole in basin.

Standard Hi-Low Installation Instructions



REDUCE HEIGHT BY 3 INCHES FOR INSTALLATION OF CHILDRENS ADA COOLER

LEGEND:

- A = Recommended Water Supply location. Shut-off Valve (not furnished) to accept 3/8" O.D. unplated copper tube. Up to 3" (76mm) maximum out from wall.
- B = Recommended Waste Outlet location. To accommodate 1-1/2" nominal drain. Drain stub 2" (51mm) out from wall.
- C = 1-1/2" Trap (not furnished).
- D = Electrical Supply (3) Wire Recessed Box Duplex Outlet.
- E = Insure proper ventilation by maintaining 6" (152mm) minimum clearance from cabinet louvers to wall.
- F = 7/16" (11mm) Bolt Holes for fastening to wall.

NOTE: Installations Must Use Ground Fault Circuit Interrupter (GFCI).

Job Name: _____	
Model: _____	Qty. _____
Contact: _____	
Approval Signature: _____	
Notes: _____	

EZH20® Bottle Filling Station
with Filtered Bi-Level LZ Cooler
Model Enhanced LZSTL8WSP & LZSTL8WSSP

ELKAY®
ROUGH-IN DIMENSIONS

RATED FOR INDOOR USE ONLY

IMPORTANT! INSTALLER PLEASE NOTE:

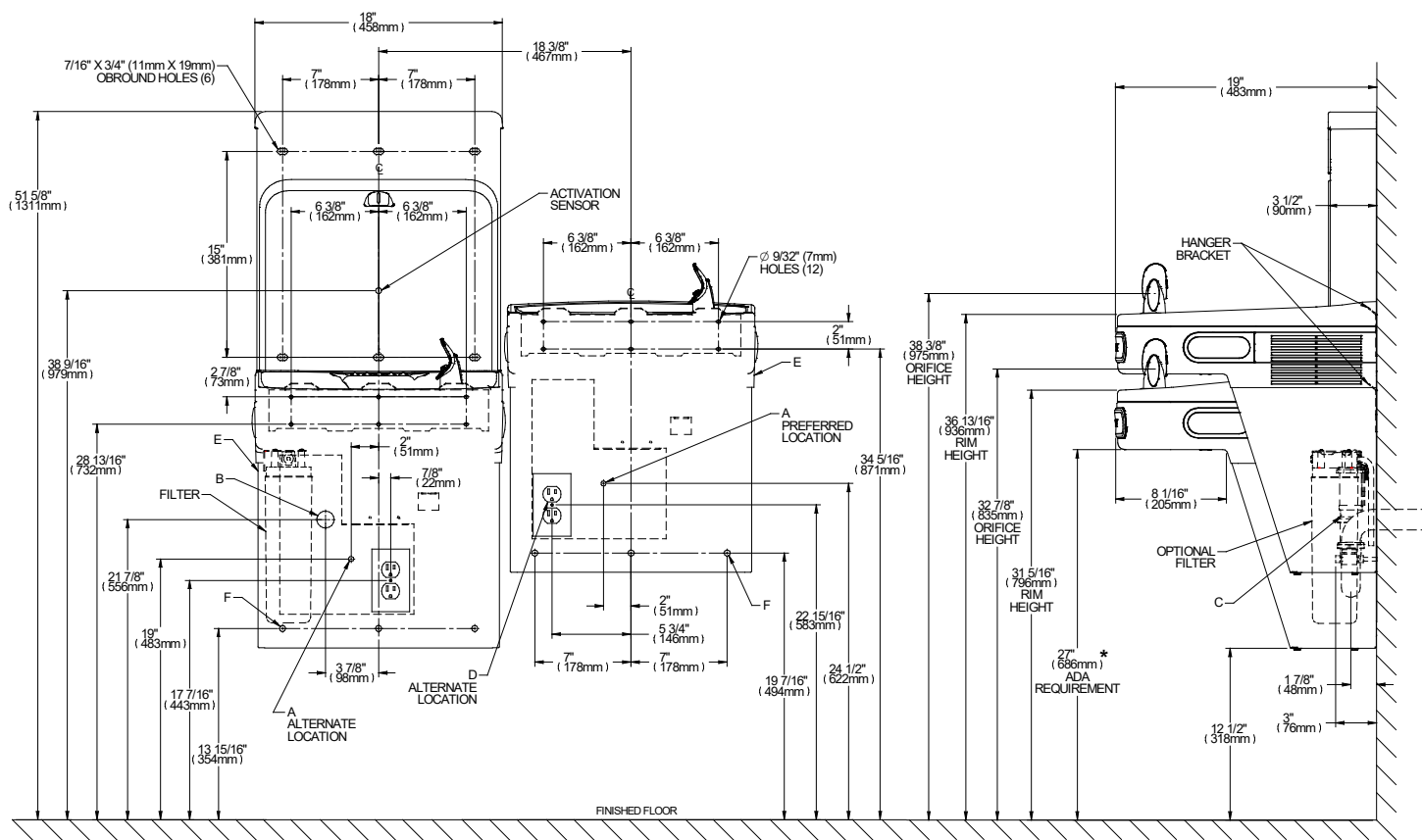
These units are designed and built to provide water to the user which has not been altered by materials in the cooler waterway. The grounding of electrical equipment such as telephone, computers, etc. to water lines is a common procedure. This grounding may be in the building but may also occur away from the building. This grounding can cause electrical feedback into a water cooler creating an electrolysis which results in a metallic taste or an increase in the metal content of the water. This condition is avoidable by installing the cooler using the proper materials as shown.

NOTICE

This water cooler must be connected to the water supply using a dielectric coupling. The cooler is furnished with a non-metallic strainer which meets this requirement. The drain trap which is provided by the installer should also be plastic to completely isolate the cooler from the building plumbing system.

Bottle Filler unit will mount on bracket attached to wall by 6 holes (as shown). Water and electrical will connect through pre-punched hole in basin.

Optional Reverse (Hi-Low) Installation Method



REDUCE HEIGHT BY 3 INCHES FOR INSTALLATION OF CHILDRENS ADA COOLER

LEGEND:

- A = Recommended Water Supply location. Shut-off Valve (not furnished) to accept 3/8" O.D. unplated copper tube. Up to 3" (76mm) maximum out from wall.
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NOTE: Installations Must Use Ground Fault Circuit Interrupter (GFCI).

Job Name: _____	
Model: _____	Qty. _____
Contact: _____	
Approval Signature: _____	
Notes: _____	

18' L x 3' W Solid Surface EZ-ACCESS® PATHWAY® Solo Ramp

ALT #4

★★★★☆ 58 Reviews

Item #: PATHWAYS18

Availability: In Stock

Select Description:

4' Ramp

6' Ramp

8' Ramp

1

12' Ramp

14' Ramp

16' Ramp

20' Ramp

22' Ramp

24' Ramp

28' Ramp


30' Ramp

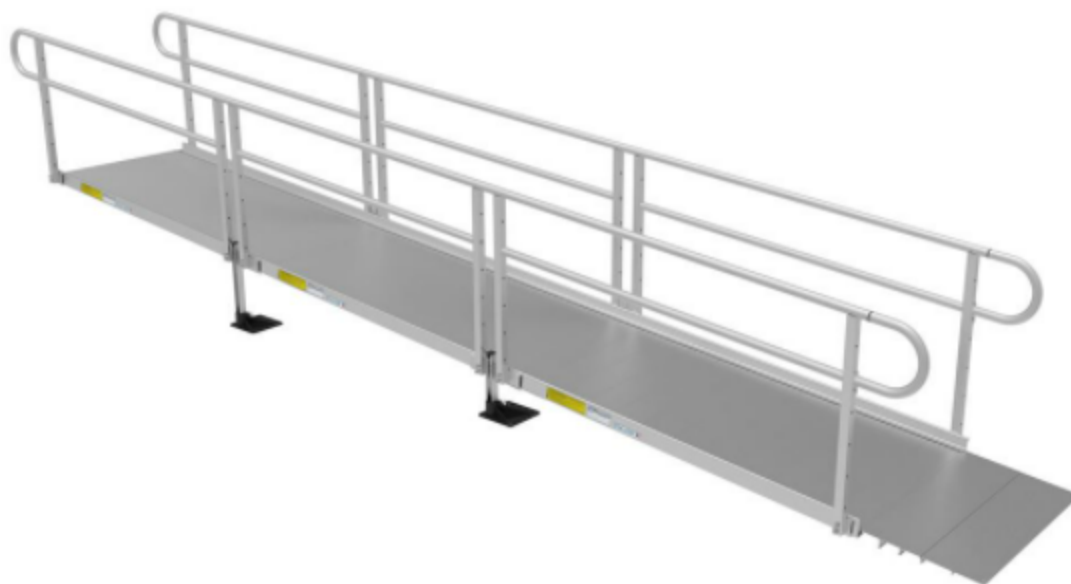
5' x 5' Landi


5' x 5' Platform

Quantity:

1

ADD TO CART 



BRAND: EZ-Access | Made in **USA** |  Lifetime Warranty

- ✔ Call to order multi-piece configurations to ensure all necessary parts are
- ✔ Manufactured from high-strength, lightweight aluminum
- ✔ 1,000 lb. weight capacity per-section
- ✔ Ramp measures 18' L x 36" W
- ✔ Textured extruded aluminum surface for increased traction and safety
- ✔ Sleek two-line handrails for safety and security



Accessibility Evaluation Report
For
Thompson Peak Charter School
995 Paiute Lane
Susanville, California



RGA Job Number: 21-752
Report Date: January 4, 2022
Revised: January 27, 2022
Site Visit Date: December 16, 2021



January 4, 2022

Nick Trover
Trover Construction Project Management
Chico, CA

RE: Accessibility review of site and tenant space for Thompson Peak Charter School at 995 Paiute Lane in Susanville, CA.

Mr. Trover,

On December 16, 2021, RGA visited the site and walked through the existing school building. The adjacent gym building was not evaluated. The school building and site were evaluated to the requirements of the 2019 California Building Code (CBC) Accessibility Standards which references the 2010 Americans with Disabilities Act standards as published by the US Department of Justice.

The site is currently occupied by Thompson Peak Charter School. The interior of the building consists of a lobby, several offices, a kitchen and dining area, a small auditorium with a stage and several classrooms.

The following list of items evaluated noting associated standards. These referenced standards used in this evaluation meet or exceed those required for compliance with the Architectural Barriers Act (ABA) Accessibility Standards.

- CBC 11B-206 – Accessible Routes
- CBC 11B-302 – Changes in Level
- CBC 11B-307 – Protrusion into circulation paths
- CBC 11B-404.2.3 – Clear Width at Doors
- CBC 11B-404.2.4.1 – Maneuvering clearance for swing doors
- CBC 11B-404.2.5 and 11B-303 – Thresholds at doors and gates
- CBC 11B-404.2.7 and 11B-309.4 – Door and gate hardware
- CBC 11B-404.2.8 and 11B-404.2.9 – Door closers and opening force
- CBC 11B-502 – Parking Spaces

- CBC 11B-505 - Handrails
- CBC 11B-504 - Stairs
- CBC 11B-405 - Ramps
- Plumbing rooms and components were evaluated to the following code sections:
 - CBC 11B-602 - Drinking Fountains
 - CBC 11B-603 - Toilet and bathing room standards
 - CBC 11B-604 - Accessible water closet stall standards
 - CBC 11B-604.5 - Grab Bars
 - CBC-11B-605 - Urinals
 - CBC 11B-606 - Accessible lavatory standards
- CBC 11B-306.3 - Accessible knee and toe clearance standards
- CBC 11B-307.5 - Accessible clear width at protruding objects
- CBC 11B-703 - Signs

Compliance Status: Findings of accessibility deficiencies follow. Deficiencies noted in this report that are barriers to accessing the facility or programs are required to be remediated to comply with Section 504 of the Federal Rehabilitation Act (FRA).

The following non-compliant conditions were noted on the walk-through. See site map for references to specific locations:

1. Path of travel:

- a. The site does not include a path of travel to the public way.
- b. The main building entrance is accessed from the paved parking area via a wood ramp on the north side of the landing or stairs from the south and west sides of the landing. None of these access elements are compliant to accessibility standards.
- c. The secondary building entrance has a non-compliant change in level and does not have a compliant landing.
- d. Provide path of travel signage directing users to the proposed accessible entrance.

2. Parking Spaces:

- a. There are no striped accessible parking spaces on the site.
- b. There is no accessible parking signage on the site.

3. Restrooms: We evaluated 4 existing multi-user restrooms in the building. None of the restrooms were found to be in compliance with accessibility standards. Below are non-compliant issues we found:

- a. The adjacency of multiple water closets and/or urinals do not allow

- for required water closet clear space.
 - b. The location of partitions encroach into required clear spaces for an accessible water closet stall.
 - c. Paper towel dispensers are located too high.
- 4. Entrances:**
- a. The main entrance door to the building has a change in level greatly exceeding the maximum allowed.
- 5. Doors and Hardware:**
- a. Door hardware in multiple locations of the facility is not lever type and is non-compliant.
 - b. Many doors throughout the facility do not provide the required 32" clear width.
- 6. Drinking Fountains:**
- a. There are 2 single drinking fountain locations in the building. They are located in alcoves along the building corridor, but neither unit meets accessibility requirements.
- 7. Miscellaneous:**
- a. Stage: The existing stage is elevated to at two levels above the auditorium floor level. There is no accessible path to either stage level.
 - b. Signage: The interior of the building lacks accessible room and egress signage.
 - c. Kitchen sink: The kitchen contains a cooktop and a kitchen sink, This combination requires that the sink meet accessibility requirements.
 - d. Protruding objects: Items protrude from the wall more than 4" is several locations in the hallway. If the bottom of protrusion is above 27" and below 80", a guard should be added below the item to provide cane detection or the item should be relocated so as not to protrude more than 4" from the wall surface.

These are my findings of the site and classroom building as currently constructed.

Remediation Recommendations:

1. Path of travel:

- a. Path to public way - **Low Priority:** The street that the facility is located on does not have a contiguous city sidewalk connecting the site to public transportation. Although it may be prudent to

design for and possibly construct the path assuming that the public transportation connection will occur in the future, this should be considered a lower priority than remediating accessibility items that will improve facility accessibility today.

- b. Path to building entrance - **Highest Priority:** Remediation will require the following changes:
 - i. Demolish the existing wood pedestrian ramp and install a new ramp that is compliant with CBC 11B-405 and CBC 11B-505. The new ramp should work should be on the path of travel from accessible parking (see item 2) and accessible main building entrance (see item 4).
 - ii. Revise at least one stair or both to meet the requirements of CBC 11B-504 and CBC 11B-505. Demolish any non-compliant stairs as necessary.

2. Parking Spaces - High Priority:

- a. Elements for accessible parking should be provided as follows:
 - i. Provide 2 spaces accessible parking spaces including one van accessible space are required based on existing parking count per CBC 11B-502.
 - ii. Provide the required parking space and parking entrance signage.

3. Restrooms - High Priority:

- a. Provide a minimum of one all-gender single user restroom meeting the requirements of CBC 11B-603 and CBC 11B-604.
- b. Provide signage at non-accessible restroom locations directing users to the location of the existing restrooms.

4. Building Entrances - Highest Priority.

- a. Elevate the exterior door landing to meet the requirements of CBC 11B-302. Provide a level landing that provides the maneuvering clearances of CBC 11B-404.2.4.1.
- b. Provide ISA signage at the accessible building entrance.
- c. Provide signage at non-complaint entrances directing users to the accessible entrance. Secondary entrance should be remediated but is not a requirement of the CBC.

5. Doors and hardware - High Priority.

- a. Doors to accessible spaces require 32" clear width. Doors that do not provide 32" clear should be replaced or an additional complaint door to the space added. If non-compliant doors

remain, signage should be provided directing users to the accessible door to the space.

- b. Replace non-compliant door hardware at doors to accessible spaces. Door hardware must be lever type complying with CBC 11B-404.2.7.

6. Drinking Fountains - Low Priority.

- a. Provide both a high-level and low-level drinking fountain meeting the requirements of CBC 11B-602. An equal number of each type is required. These could be at one location as in a high-low combo unit or at separate locations. This is listed as low priority because the existing fountains are currently disabled due to covid protocol. If made available for use, the priority would increase.

7. Miscellaneous:

- a. **Stage Access - Low Priority:** Providing permanent accessible path of travel to the multi-level stage will be challenging. As an alternate, a lift could provide access to the stage lower level.
- b. **Signage - Moderate Priority:** Provide signage at permanent spaces and exit doors complying with CBC 11B-703.
- c. **Kitchen Sink - Low Priority:** Modify sink in kitchen to meet the knee and toe clearance requirements of CBC 11B-306.3.
- d. **Protruding Objects - Moderate Priority:** Relocate or provide protection from protruding objects to meet CBC 11B-307.

I am available to discuss remediation plans and to make additional visits after remediation to verify compliance if necessary,

Best Regards,



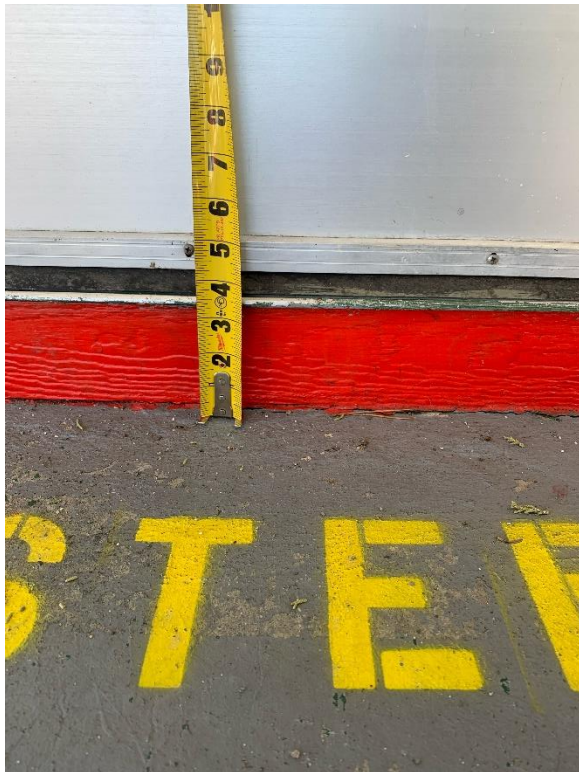
Don Russell, P.E.
CASp No. 072



Site Map



Main Entrance



Main Entrance Threshold



7 Main Entrance Landing



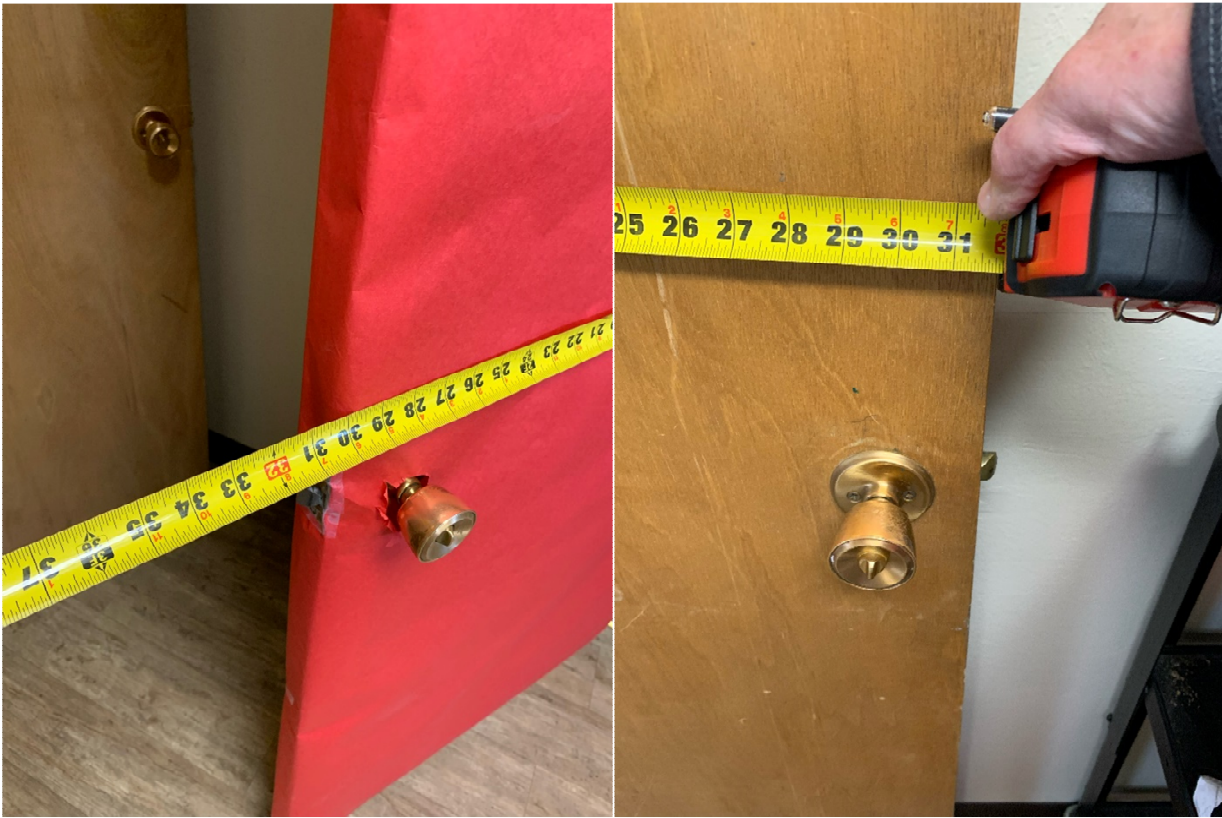
Secondary Entrance



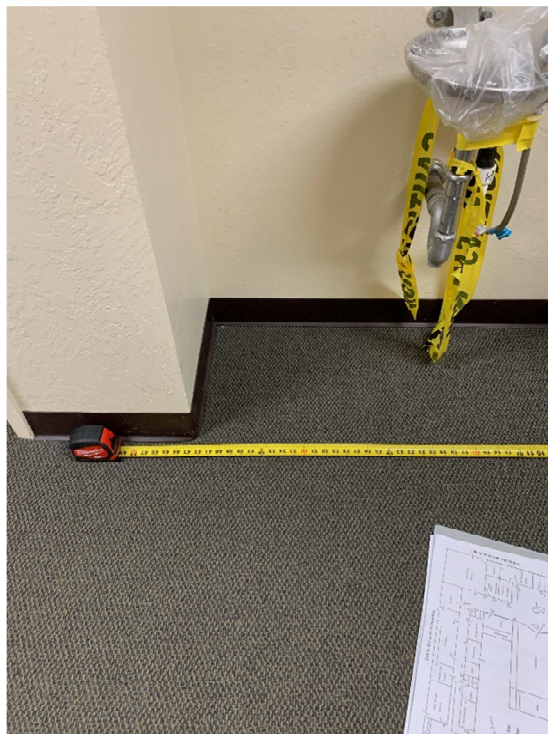
Kitchen with sink and cooktop



8 Auditorium Stage Height



Narrow Doors with non-compliant hardware



Non-compliant Fountain

**LONG VALLEY CHARTER SCHOOL
BOARD RECOMMENDATION FORM**

AGENDA ITEM: Action Item B-Change of Board Meeting Calendar

SUMMARY:

Some of the limitations to Board members:

- Shaun can't make the 2nd Thursday after this month.
- Randi's restaurant is closed on Wednesdays making her participation more consistent.
- Wilma can't meet the 2nd Wednesday of the month.
- Jason has supervisor meetings on Tuesdays.
- Stacy can't make the first Thursday of the month.

1 st week	Monday	Tuesday	Wednesday	Thursday	Friday
		No		No	
2 nd week	Monday	Tuesday	Wednesday	Thursday	Friday
		No	No	No	
3 rd week	Monday	Tuesday	Wednesday	Thursday	Friday
		No			

DIRECTOR'S RECOMMENDATION:

I recommend selecting the third Wednesday of the month for our meetings beginning December 2023.

Approve as Presented Disapprove

This action item concerns:

- Long Valley School
- Thompson Peak Charter