SENECA

COUNTY

DLZ

ARCHITECTURE • ENGINEERING • PLANNING
SURVEYING • CONSTRUCTION SERVICES

COUNTY SERVICE BUILDING

ADA COMPLIANCE IMPROVEMENTS

The project involves developing concepts for a new entry for the Seneca County Health Department and replacement solutions for the decaying stucco façade on the north side of the building. The DLZ team evaluated and presented several options which ranged from façade murals to ideas that were a little more substantial in terms of effort and materials. The existing East Perry Street façade was never developed to be a primary façade and historically was a brick end wall that abutted the south wall of the old hardware store that sat in the current parking area location. The stucco was added to improve the look of the random masonry and has reached the end of its useful life due to moisture infiltration and spalling. In conversations with the County, there has been reluctance toward utilizing materials that have similar limited lifespans.

The proposed concepts that developed the most consensus where schemes that built off the limestone panels of the South Washington Street façade and utilized them to wrap the corner facing East Perry Street rather than changing to a different material at the corner. By utilizing the expanded role of limestone as the predominant street façade material, the visual cohesion of the building is enriched. As shown, the limestone panels dovetail with new brick masonry that would be similar in color to brick used on the rear of the building. The composition includes subtle accent materials and insulated metal panels that refine the juncture of the limestone and brick and the top edge of the South Washington Street façade. The existing entry has been enhanced by enlarging the existing doorway opening both vertically and horizontally. The larger scale of the entry helps improve its visibility and some of its entry cover is accomplished by recessing the entry doors into the existing building footprint.

The existing parking lot has 20 spaces, which requires that 1 van-accessible space be provided. There are currently 2 accessible spaces that have van-accessible signs and share an access aisle. The existing van spaces have compliance issues, including slopes of spaces and access aisle that exceed 2% maximum allowed and signs that are too low (60” min. to bottom sign required, both are at 54-3/4”). The slopes can only be addressed by pavement work, which would normally include milling and resurfacing to provide compliant slopes for the spaces and access aisle, as well as the accessible route to the building. The existing ramp entry to the building has several compliance issues, including slopes up to 14.6% (8.33% maximum allowed) and no level, compliant landings at the top and bottom of the ramp (60” minimum outside the door swing required). The power door activator is outside the door swing but not positioned at a level location (30”x48” level area required adjacent to the activator). We recommend revising the ADA ramp to run parallel to the building (toward the alley) and utilizing the area between the new entry and the rear alley for ADA compliant parking.

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Existing

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Historical Mural

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Park Mural with Canopy

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Option A

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Option B

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Option C

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Option D

Seneca County Service Building - ADA Compliance Improvements

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Per our discussions, the estimate includes a construction scope to excavate and install a foundation to support a new masonry wall to resolve the gravity loads of both the new brick masonry and the new limestone panels shown. The proposed new wall construction includes insulation to improve energy efficiency and a drainage cavity to prevent moisture from infiltrating the existing masonry and route it to weep holes near the ground plane. The estimate includes the re-installation of the parking asphalt/base where removed to facilitate the new foundations, but it does not include replacement of the entire parking area in the base bid estimate. That should be a discussion item if the project moves forward as the storm drainage system could be revised, possibly adding additional catch basins to reduce slope throughout the parking area. Four replacement schemes are shown which vary slightly and all could be accomplished with the same estimate of probable cost.

BASE BID

Description	Quantity	Units	Unit Price	Total	Subtotals
SUMMARY					
DIV. 03 - CONCRETE					$158,680.00
DIV. 04 - MASONRY					$183,500.00
DIV. 05 - METALS					$18,850.00
DIV. 06 - WOODS, PLASTICS, and COMPOSITES					$0.00
DIV. 07 - THERMAL AND MOISTURE PROTECTION					$27,300.00
DIV. 08 - OPENINGS					$21,660.00
DIV. 09 - FINISHES					$2,160.00
DIV. 10 - SPECIALTIES					$0.00
DIV. 11 - EQUIPMENT					$0.00
DIV. 12 - FURNISHINGS					$0.00
DIV. 13 - SPECIAL CONSTRUCTION					$0.00
DIV. 14 - CONVEYING EQUIPMENT					$0.00
DIV. 21 - FIRE PROTECTION					$2,000.00
DIV. 22 - PLUMBING					$0.00
DIV. 23 - HEATING, VENTILATING, AND AIR CONDITIONING					$1,200.00
DIV. 26 - ELECTRICAL					$56,600.00
DIV. 27 - COMMUNICATIONS					$0.00
DIV. 28 - ELECTRONIC SAFETY AND SECURITY					$6,980.00
DIV. 31 - EARTHWORK					$20,000.00
DIV. 32 - SITE IMPROVEMENTS					$18,060.00
DIV. 33 - SITE UTILITIES					$0.00
Subtotal All Divisions					$516,990.00
Prime Contractor OH&P				2.0%	$10,340.00
General Conditions, Bonds, Insurances				5.0%	$25,840.00
Escalation (construction midpoint, March 2021)				2.5%	$12,920.00
Design Contingency				25.0%	$129,250.00
					$695,340.00