

ACCESSIBILITY ASSESSMENT



prepared for

Oregon Department of Education
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Salem, Oregon 97310
Adam Krein



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BUREAU VERITAS PROJECT #:
169411.24R000-120.449

DATE OF REPORT:
March 4, 2025

ON-SITE DATE:
January 23-24, 2025

ADA TITLE II ASSESSMENT

OF

Riverbend Elementary School
320 51st Street
Springfield, Oregon 97478

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Riverbend Elementary School. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Riverbend Elementary School.

The site was visited on January 23-24, 2025. Weather conditions at the time of the on-site visit were partly cloudy, with temperatures in the 30s (°F) and with mild winds and occasional gusts.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further compliant detail is provided in Section 2 and Appendix B of the report.

Site

- The exterior routes throughout the school contain cross slopes greater than 2.08%.
- Curb Ramp CR-1 has a running slope greater than 8.33%.
- Gate G-2 maneuvering clearance contains slopes greater than 2.08%.

Riverbend Elementary School

- The water closet in the Staff and Health Restrooms do not have the required maneuvering clearance.
- Doors require greater than allowable pressure to operate and/or have closing speeds of less than 5 seconds.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Riverbend Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

RIVERBEND ELEMENTARY SCHOOL - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility/Building	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Riverbend Elementary School	\$142,787	24	\$11,153	5	\$19,034	25	\$747	1			\$173,721	55
Grand Total	\$142,787	24	\$11,153	5	\$19,034	25	\$747	1			\$173,721	55

Order of magnitude costs to address those elements are described individually in Appendix B.

1.3 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992 – elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present – new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions -

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements." Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner's representative that could supplement the consultant's knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Restrooms (sample set to include 1 classroom restroom, 1 teacher's restroom, 1 men's restroom, 1 women's restroom)
- Classrooms (1 sample classroom for K-8, sampling of High School specialized classes such as science, health education, shop)
- Cafeterias
- Drinking Fountains (sample set up to 3 fountains)
- Office and Employee Only Spaces (sample)
- Multi-Media Room
- Locker Rooms (High Schools only)
- Auditorium (High Schools only)
- Gymnasium (High Schools only)

Exclusions:

- Playgrounds, Athletic Fields, Exterior Amenities such as benches, tables I courtyard furniture
- Employee-only work areas
- Alarms, signage, public telephones, switches and outlets
- Space allowance and reach ranges
- Protruding objects

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCalc™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

1.5 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 & 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.

1.6 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered "employee work areas." Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1:

Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp.

At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route – Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities – Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

2 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

2.1 BARRIER SUMMARY TABLE

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix B.

[illegible]

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date	Date	Total
																		Observed	Completed	
555521	1794		Riverbend Elementary School	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	11	44.04832181599182, -122.94302139942923	Near Parking Lot	ADA	403.3	70	\$34.1964000000000004	SF	1		01/24/2025		\$2,394
555522	1794		Riverbend Elementary School	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	12	44.04840309446296, -122.9435711165676	Near Flagpole	ADA	403.3	50	\$34.1964000000000004	SF	1		01/24/2025		\$1,710
555523	1133		Riverbend Elementary School	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	13		Office	ADA	404.2.8	1	\$631.35	EA	1		01/24/2025		\$631
555537	1094		Riverbend Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	27	+44.048701, -122.943365	Classroom C106	ADA	404.2.8	1	\$631.35	EA	1		01/24/2025		\$631
Total Barriers: 55, Total Cost: \$173,721																				

																		Date	Date	
ID	ADA Master Cost ID	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Observed	Completed	Total
555538	1094		Riverbend Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	28	44.049040293246,-122.94395127112301	Near Classroom B103	ADA	404.2.8	1	\$631.35	EA	1		01/24/2025		\$631
555539	1094		Riverbend Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	29	44.04845898531904,-122.9441490055399	Near Boiler Room	ADA	404.2.8	1	\$631.35	EA	1		01/24/2025		\$631
555540	1134		Riverbend Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	30		Cafeteria	ADA	404.2.9	1	\$631.35	EA	1		01/24/2025		\$631
555541	1094		Riverbend Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	31	44.04828059686938,-122.94367683626929	Cafeteria	ADA	404.2.8	1	\$631.35	EA	1		01/24/2025		\$631
Total Barriers: 55, Total Cost: \$173,721																				

	ADA Master Cost																				
Id	Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity		Cost	Unit	Region	Manager	Date Observed	Date Completed	Total
555567	1094		Riverbend Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	57	44.04799337972835, -122.94363075768949	Gate G-3	ADA	404.2.8	1		\$0	EA	1		01/24/2025		\$0
555524	1878		Riverbend Elementary School	Restroom	Restroom/Bathroom - Unisex	2	The slope of the floor surface is greater than 2% cross or 5% running	14		Health Room Restroom	ADA	403.3	25	\$58.843199999999996	SF	1			01/24/2025		\$1,471
555528	1878		Riverbend Elementary School	Restroom	Restroom/Bathroom - Unisex	2	The slope of the floor surface is greater than 2% cross or 5% running	18		Staff Restroom	ADA	403.3	25	\$58.843199999999996	EA	1			01/24/2025		\$1,471
555543	1972		Riverbend Elementary School	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	33		Gym	ADA	404.2.11	1		\$4485	EA	1		01/24/2025		\$4,485
555545	1876		Riverbend Elementary School	Restroom	Protruding Object	2	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	35		Girl's Restroom	ADA	307.2	3		\$621	EA	1		01/24/2025		\$1,863
Total Barriers: 55, Total Cost: \$173,721																					

[illegible]

	ADA Master Cost																	Date	Date	
Id	Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Observed	Completed	Total
555530	1205		Riverbend Elementary School	Restroom	Restroom/Bathroom - Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	20		Staff Restroom	ADA	604.5.1; 604.8.1.5	1	\$612.375	EA	1		01/24/2025		\$612
555531	1270		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	21		Staff Restroom	ADA	604	1	\$2359.8	EA	1		01/24/2025		\$2,360
555532	2136		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	22		Staff Restroom	ADA	604.2	1	\$1086.75	EA	1		01/24/2025		\$1,087
555533	3440		Riverbend Elementary School	Restroom	Restroom/Bathroom-Toilet Stall	3	ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	23		Staff Restroom	ANSI A117.1	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	1	\$612.375	EA	1		01/24/2025		\$612
555534	1270		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	24		Health Room Restroom	ADA	604	1	\$2359.8	EA	1		01/24/2025		\$2,360
Total Barriers: 55, Total Cost: \$173,721																				

[illegible]

	ADA Master Cost																			
Id	Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed	Date Completed	Total
555553	1261		Riverbend Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	43		Girl's Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/24/2025		\$173
555554	1267		Riverbend Elementary School	Restroom	Restroom/Bathroom- Door	3	The force required to open the interior, hinged, non- fire door is more than 5 pounds.	44		Girl's Restroom	ADA	404.2.9	1	\$631.35	EA	1		01/24/2025		\$631
555556	1212		Riverbend Elementary School	Restroom	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not compliant.	46		Boy's Restroom	ADA	309, 404.2.7, 604.8.1.2	1	\$862.5	EA	1		01/24/2025		\$863
555557	3440		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	ANSI A117.1- 2009 : A vertical side grab bar is not present in the wheelchair stall.	47		Boy's Restroom	ANSI A117.1	2009 ANSI A117.1- 604.5.1 and A117.1- 604.9.6	1	\$612.375	EA	1		01/24/2025		\$612
555558	1977		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	48		Boy's Restroom	ADA	609.3	1	\$172.5	EA	1		01/24/2025		\$173
555559	3688		Riverbend Elementary School	Restroom	Restroom/Bathroom- Water Closet	3	Oregon: The toilet paper dispenser location is not compliant.	49		Boy's Restroom	State of Oregon Building Code	ADA 604.7, 609.3; 2009 ANSI A117.1- 604.7	1	\$505.425	EA	1		01/24/2025		\$505
Total Barriers: 55, Total Cost: \$173,721																				

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location		Ref. Number	Quantity	Cost	Unit	Region	Manager	Date	Date	Total
										Description	ADA							Observed	Completed	
555560	1198		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The rear grab bar at the water closet is not compliant.	50		Boy's Restroom	ADA	604.5.2	1	\$612.375	EA	1		01/24/2025		\$612
555561	1202		Riverbend Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	51		Boy's Restroom	ADA	604.4	1	\$1086.75	EA	1		01/24/2025		\$1,087
555562	1261		Riverbend Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	52		Boy's Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/24/2025		\$173
555563	1267		Riverbend Elementary School	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non- fire door is more than 5 pounds.	53		Boy's Restroom	ADA	404.2.9	1	\$631.35	EA	1		01/24/2025		\$631
555535	2366		Riverbend Elementary School	Interior Access Route	Drinking Fountain/Water Cooler	4	A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.	25		Near Breakroom	ADA	602.2	12	\$62.289750000000005	SF	1		01/24/2025		\$747
Total Barriers: 55, Total Cost: \$173,721																				

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Riverbend Elementary School, 320 51st Street, Springfield, Oregon 97478. The site was visited on January 23-24, 2025.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Program Manager Matt Anderson at Matt.Anderson@bureauveritas.com or at (800) 766-0660, x7297613.

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4 APPENDICES

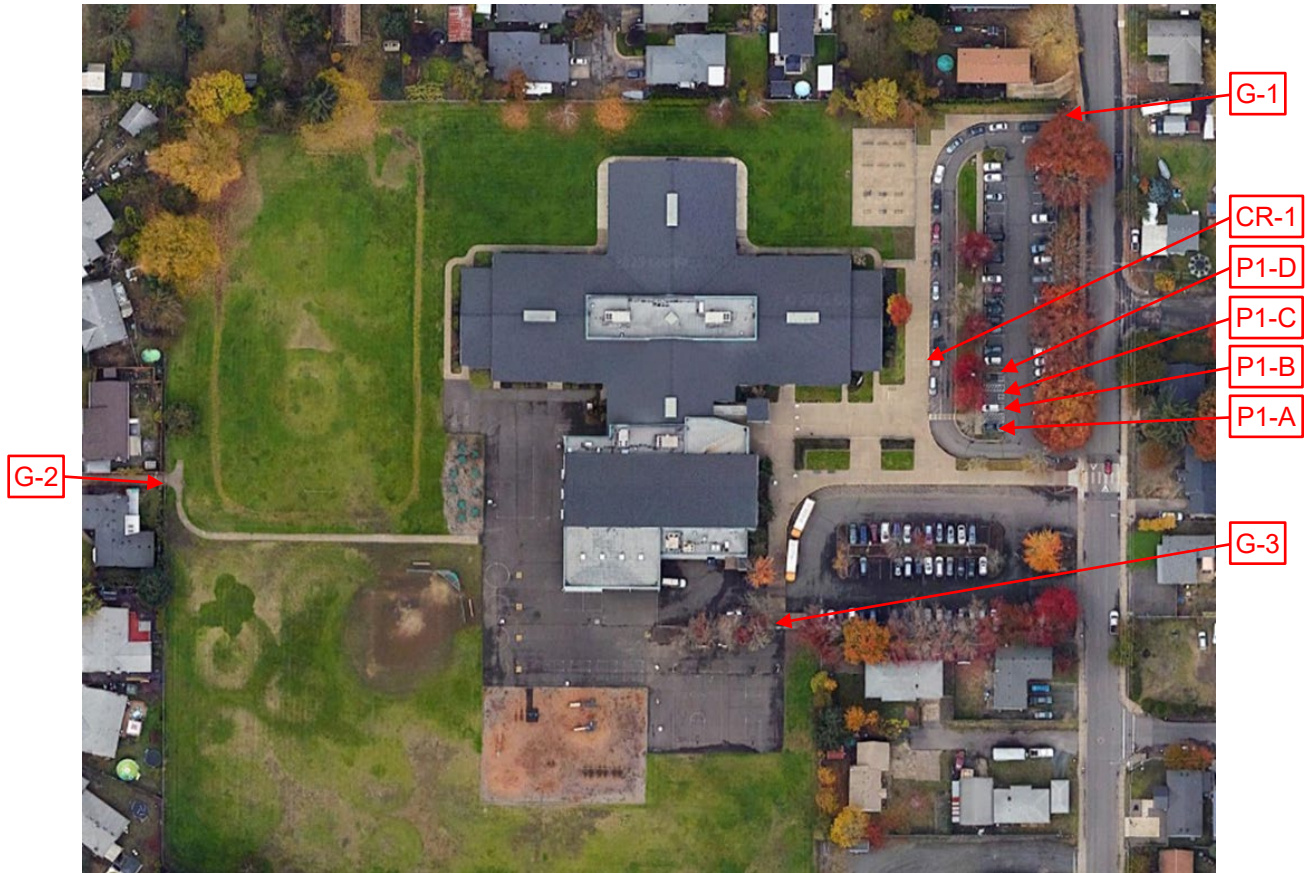
APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:

SITE PLAN

Site Plan



Parking Lot P1
97 Total Spaces
Required: 1 Van & 3 Standard Accessible Spaces
Provided: 1 Van & 3 Standard Accessible Spaces



Source:

Google Earth

Legend:

P# - Parking Lot
P#-# - Accessible Parking Space
CR-# - Curb Ramp
G-# - Gate



The north arrow indicator is an approximation of 0° North.

Project Number:

169411.24R000-120.449

Project Name:

Riverbend Elementary School

On-Site Date:

January 23-24, 2025

APPENDIX B:

RECORD OF INDIVIDUAL BARRIERS

Riverbend Elementary School

Assembly	Accessible Parking
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Type	Parking Space-Van
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ADA Standard	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.6
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Barrier Detail

OREGON: The access aisle at the van accessible parking space does not have compliant markings and/or signage.

Location Description	Access Aisle serving P1-A and P1-B
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The diagonal striping on the van access aisle is 21" on center. The words "NO PARKING" are not provided on the surface of the van access aisle. The van access aisle is missing the accessible van access aisle signage.

Width	21"
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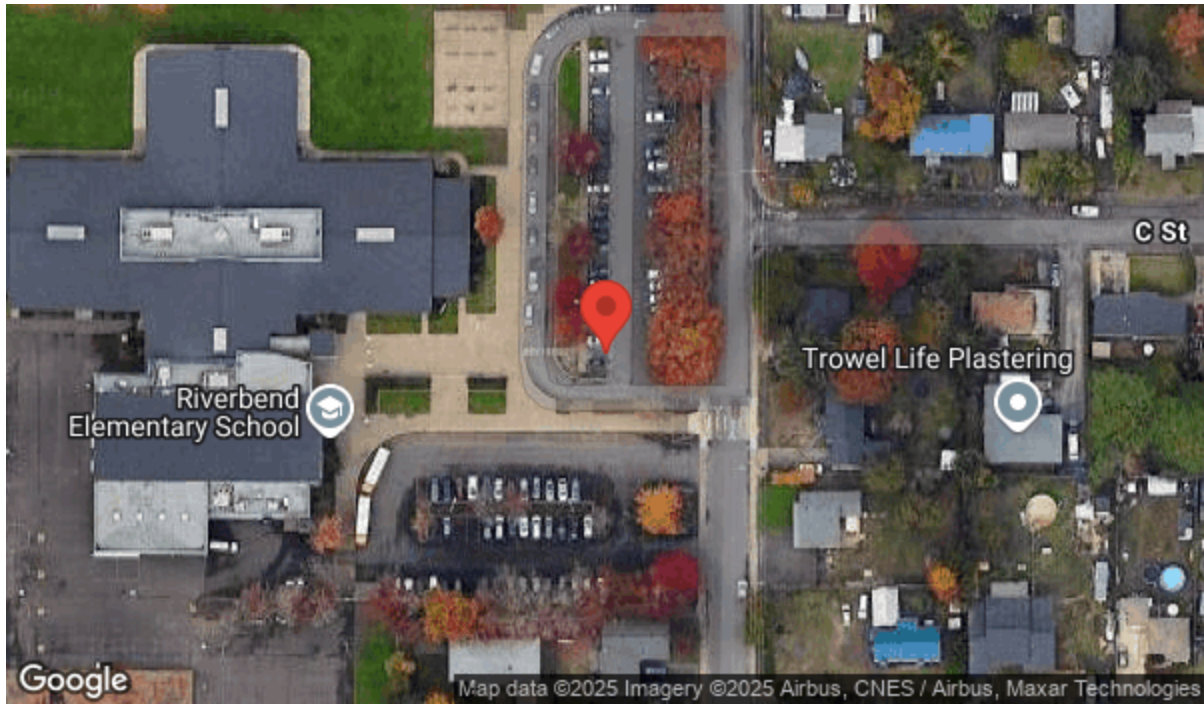
Resolution

Provide an access aisle with compliant striping, markings and signage. The access aisle must be minimum 8 feet wide (96 inches) measured to the centerline of the stripes. Pavement stripes shall be 4" wide white lines and should be retroreflective. The access aisle shall be diagonally striped with 4" wide white lines 2 feet on center at a 36 degree angle. The "No Parking" pavement legend shall be either white or yellow (for added contrast) and should be retroreflective. Where the "No Parking" pavement markings may not be visible regularly due to snow or sand, also install compliant signage. Install signage on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post may be located immediately adjacent to the access aisle at the head of the stall it serves with an arrow sign or on the far side of the accessible route from the access aisle. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	724.50	\$ 725

Priority	1
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Map for Barrier ID: AX555517



7 44.04844892513718,-122.94292514289864

Photos for Barrier ID: AX555517



Riverbend Elementary School

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statute 447.233-2(c) and 2(f); ADA 502.1
Barrier Detail	OREGON: The car access aisle dimensions are not compliant.
Location Description	Access Aisle serving P1-C and P1-D
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

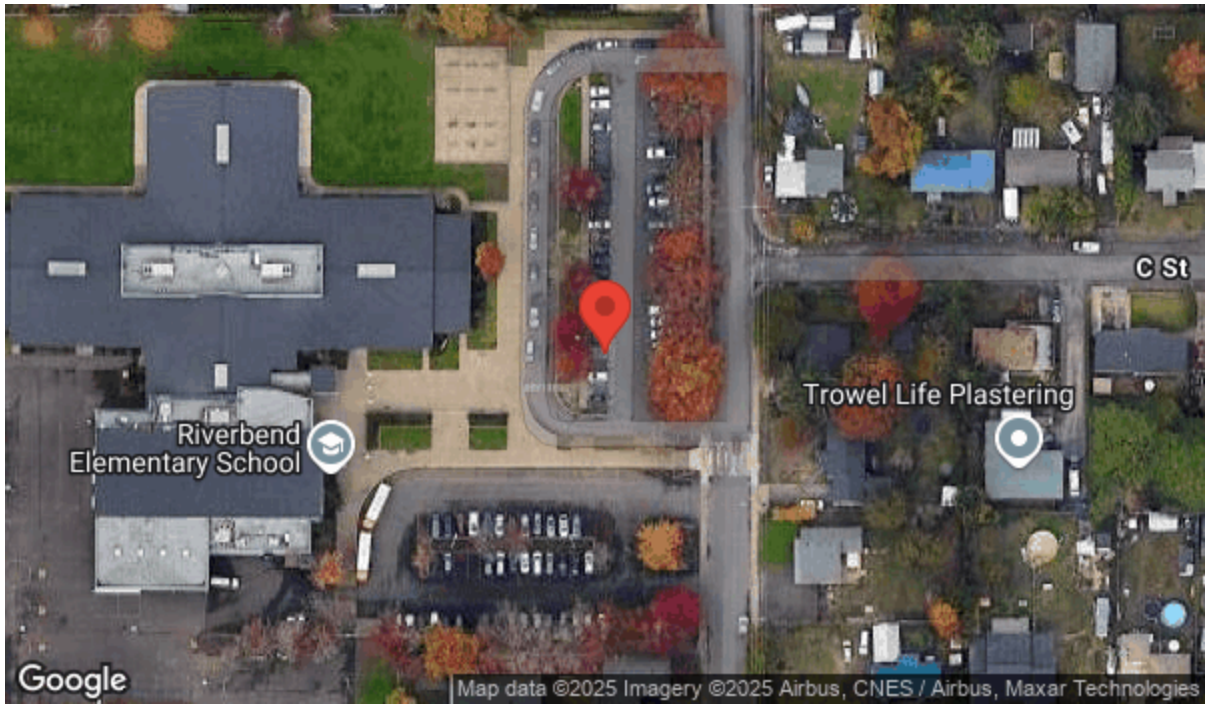
The words "NO PARKING" are not provided on the surface of the access aisle. The access aisle is 70" wide.

Resolution

Provide a compliant car access aisle with minimum 72" width. Each aisle associated with a car stall shall be 72" wide minimum. The car access aisle shall be marked in white painted lines 4" wide. The car access aisle shall be diagonally striped, with striping at 36 degree angles spaced every 2 feet. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to accessible stalls and aisles, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.]

Quantity	Unit Cost	Total Cost
1 EA	724.50	\$ 725
Priority	1	

Map for Barrier ID: AX555516



6 44.048518064469995,-122.9429267901783

Photos for Barrier ID: AX555516



Riverbend Elementary School

Assembly	Accessible Parking
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Type	Parking Space - Car
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ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
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Barrier Detail

OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.

Location Description	Access Aisle serving P1-C and P1-D
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The diagonal striping on the access aisle is 22 1/2" on center. The words "NO PARKING" is not provided on the surface of the access aisle.

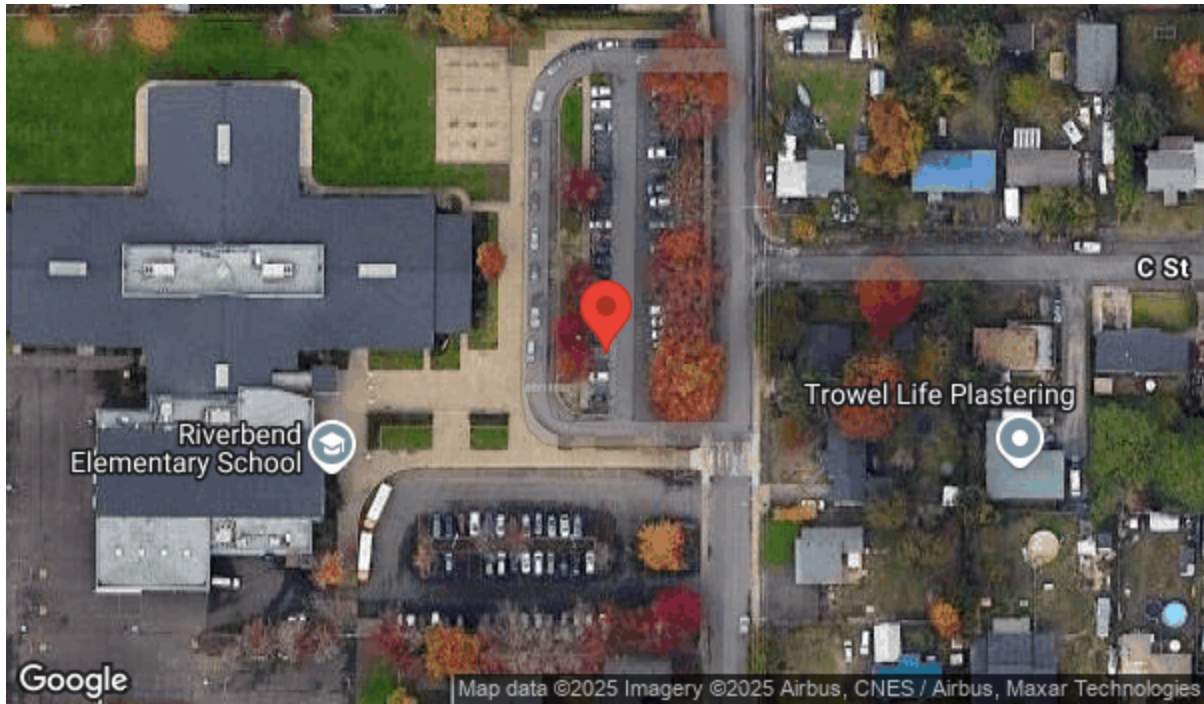
Resolution

Provide compliant signage and markings for the standard accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483

Priority	1
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Map for Barrier ID: AX555518



8 44.04851755708051,-122.94292665893643

Photos for Barrier ID: AX555518



Riverbend Elementary School

Assembly	Accessible Parking
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Type	Parking Space-Van
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ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
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Barrier Detail

OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.

Location Description	Accessible Parking Space P1-A
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The sign does not contain the wording "Van Accessible". The bottom of the lowest sign is 44 1/2" above the parking surface.

Signage Height	44 1/2"
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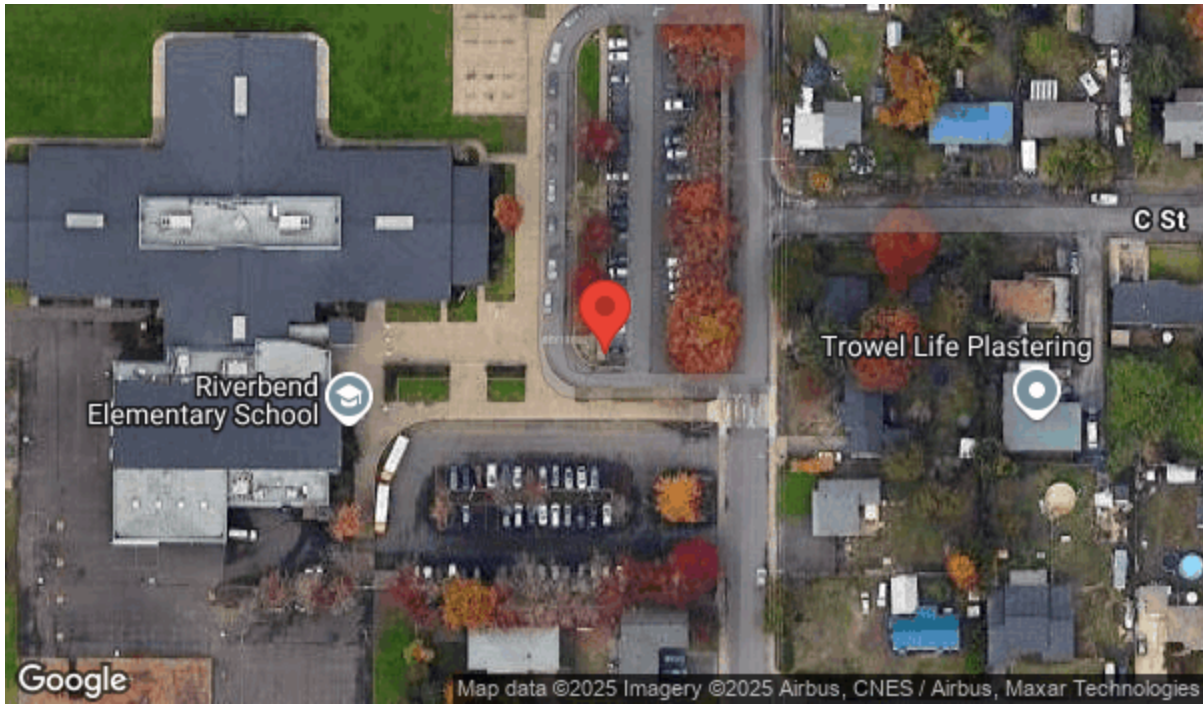
Resolution

Provide compliant signage and pavement markings for the van accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van accessible spaces shall contain the designation "van accessible". Where 5 or more accessible parking spaces are required, van stall signage shall designate one van accessible stall "wheelchair use only" in addition to "van accessible". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483

Priority	1
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Map for Barrier ID: AX555512



2 44.048425776062885,-122.94297472883606

Photos for Barrier ID: AX555512



Riverbend Elementary School

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	OREGON: Signage is not compliant for the standard accessible space.
Location Description	Accessible Parking Space P1-B
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 47" above the parking surface.

Resolution

Provide compliant signage for the standard accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility, and "Reserved Parking". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

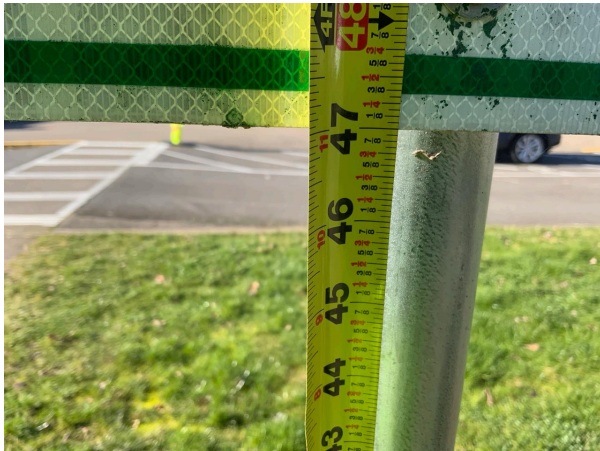
Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX555513



3 44.04847405951101,-122.94297350735758

Photos for Barrier ID: AX555513



Riverbend Elementary School

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	OREGON: Signage is not compliant for the standard accessible space.
Location Description	Accessible Parking Space P1-C
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 45 1/2" above the parking surface.

Resolution

Provide compliant signage for the standard accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility, and "Reserved Parking". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX555514



4 44.04849837795491,-122.94298263558196

Photos for Barrier ID: AX555514



Riverbend Elementary School

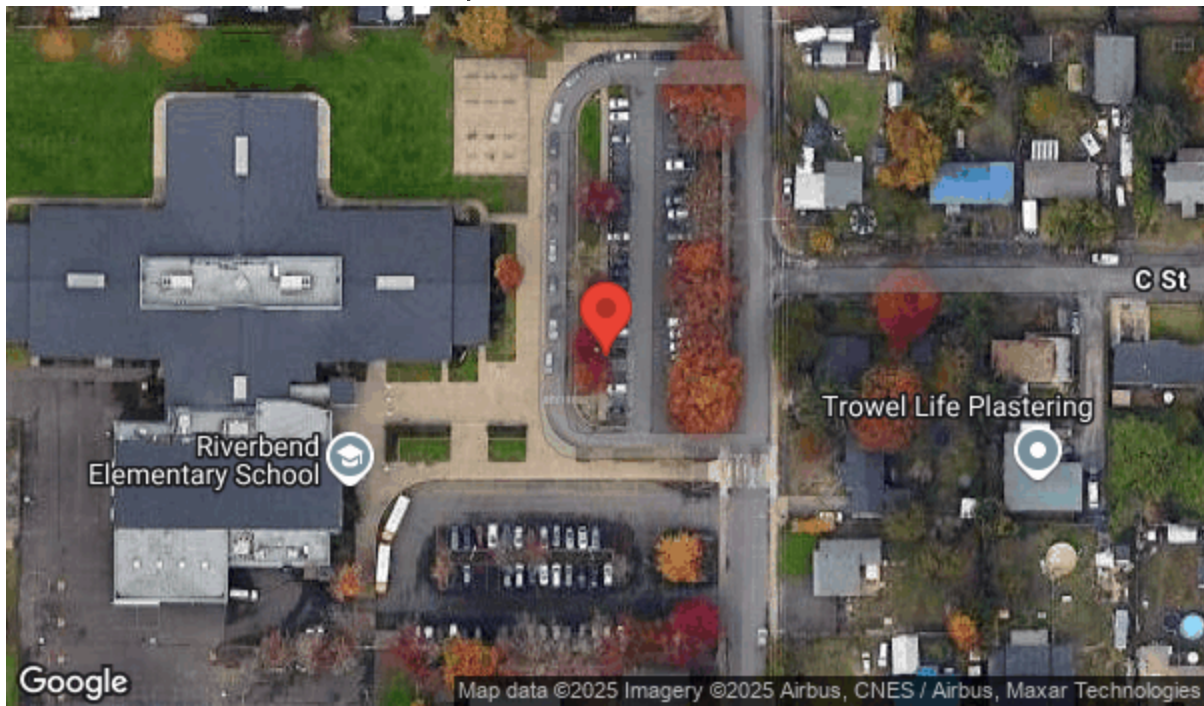
Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	OREGON: Signage is not compliant for the standard accessible space.
Location Description	Accessible Parking Space P1-D
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 43" above the parking surface.

Resolution

Provide compliant signage for the standard accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility, and "Reserved Parking". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX555515



5 44.048537223919624,-122.94297879270069

Photos for Barrier ID: AX555515



Riverbend Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Cafeteria
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

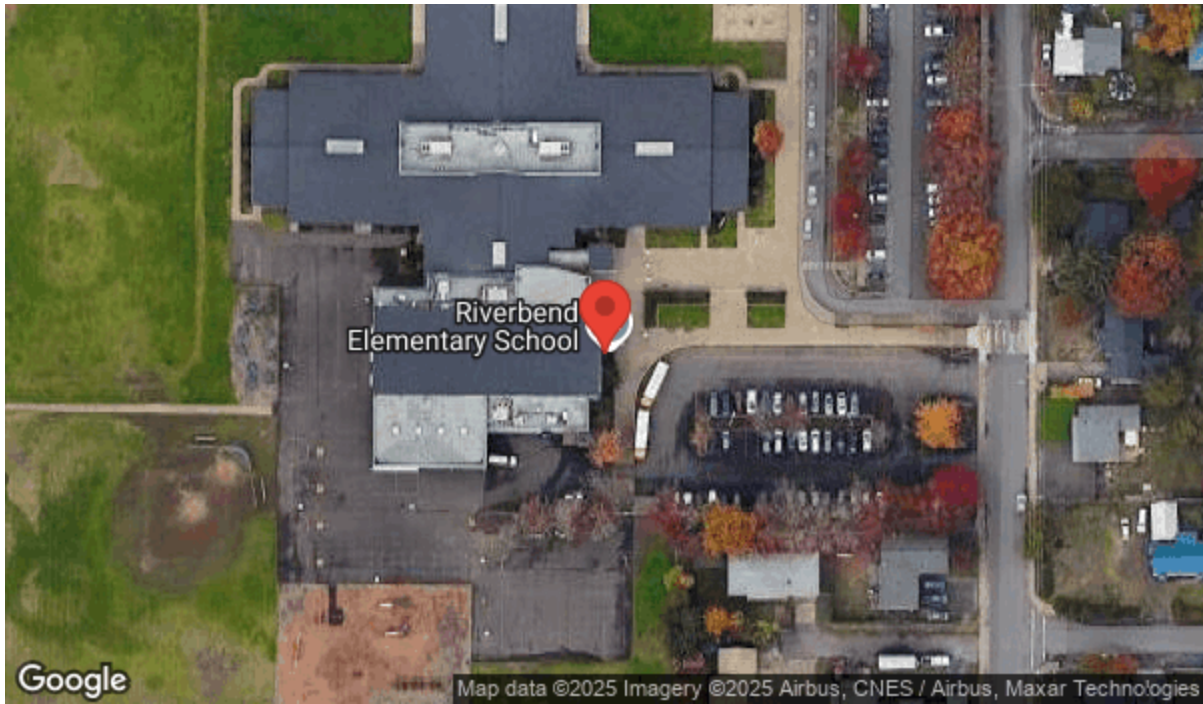
The closing speed is 4.86 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

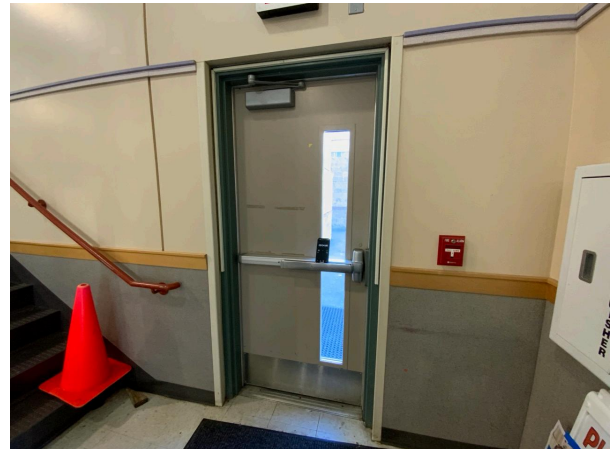
Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX555541



31 44.04828059686938,-122.94367683626929

Photos for Barrier ID: AX555541



Riverbend Elementary School

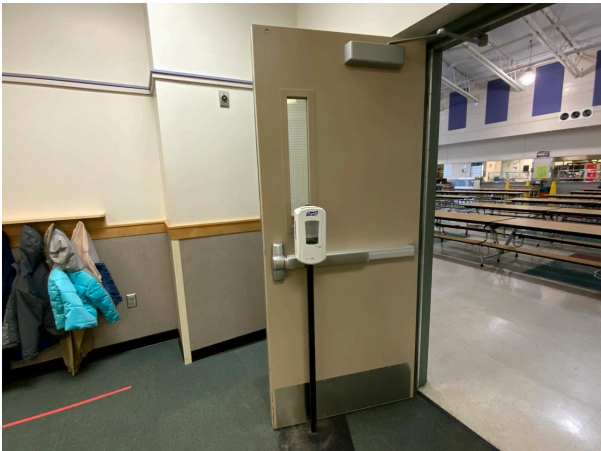
Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.9
Barrier Detail	
The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	
Location Description	Cafeteria
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 11 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Photos for Barrier ID: AX555540



Riverbend Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Classroom C106
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

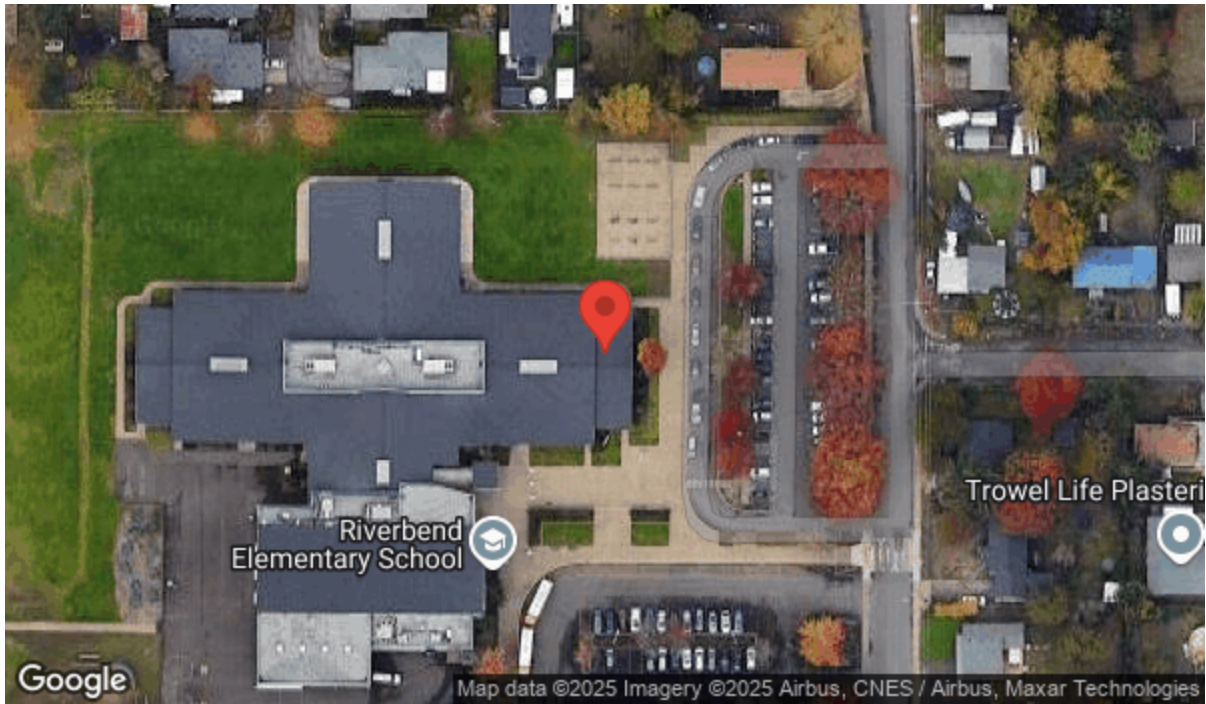
The closing speed is 3.68 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX555537



27 +44.048701, -122.943365

Photos for Barrier ID: AX555537



Riverbend Elementary School

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR-1
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The curb ramp contains a running slope of 8.9% to 9.6%.
Highest Running Slope	9.6%

Resolution

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.]

Quantity	Unit Cost	Total Cost
1 EA	3,018.75	\$ 3,019
Priority	1	

Map for Barrier ID: AX555520



10 44.0485873134759,-122.94316422147845

Photos for Barrier ID: AX555520



Riverbend Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Gate G-2
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The maneuvering clearance at the accessible door has a slope of 7.6%.

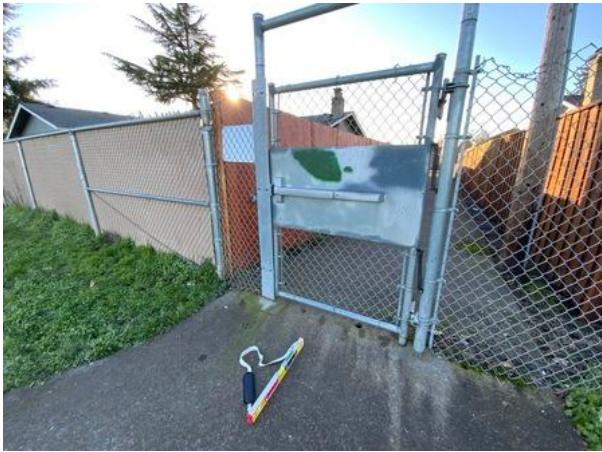
Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,156.25	\$ 2,156
Priority	1	

Map for Barrier ID: AX555565





Riverbend Elementary School

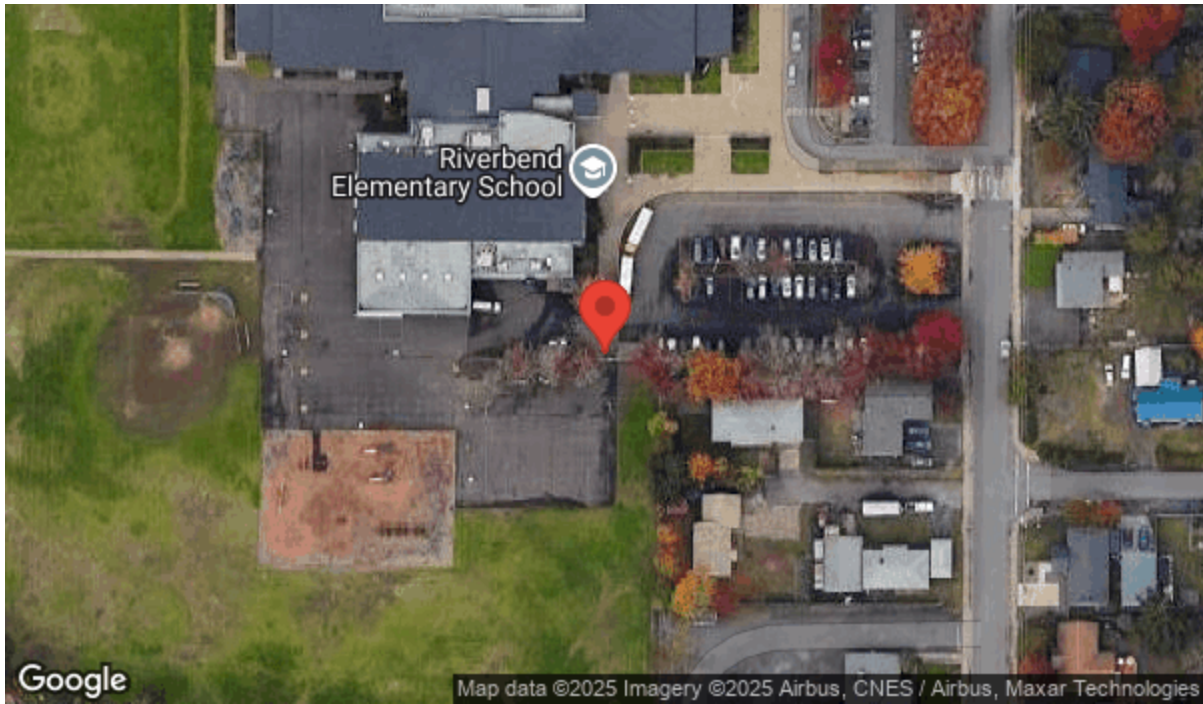
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9
Barrier Detail	
The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	
Location Description	Gate G-3
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 11 pounds.

Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX555566



56 44.04798596323208,-122.94363266749382

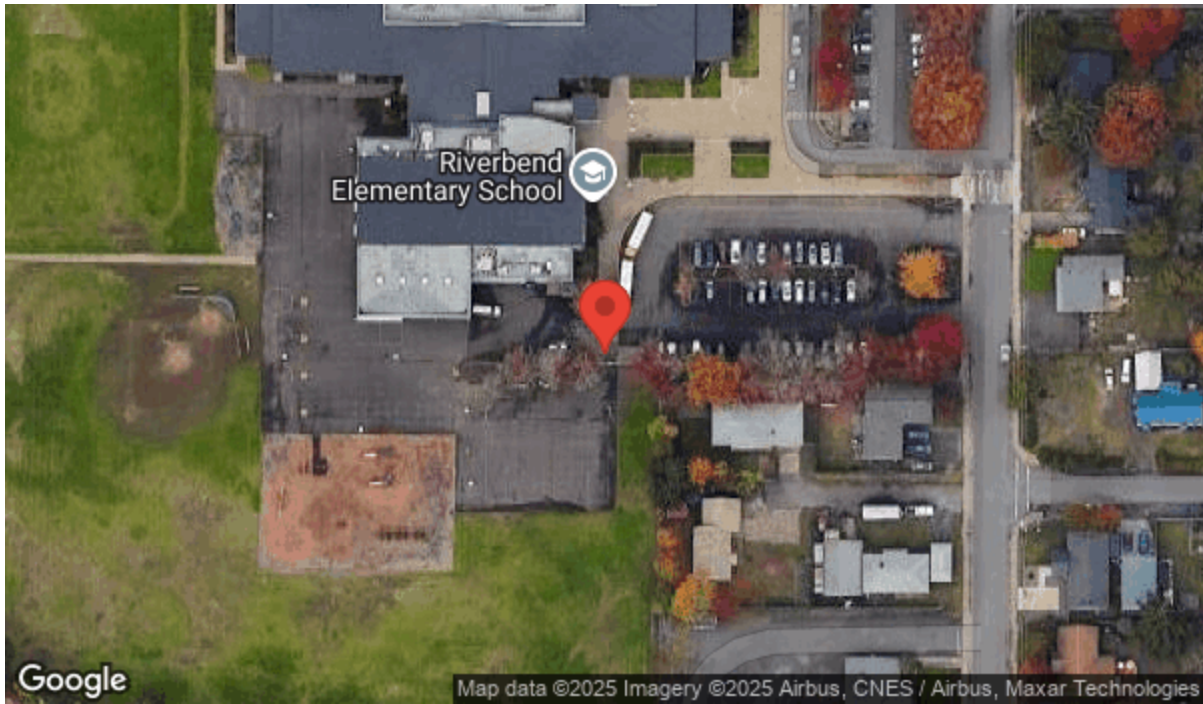
Photos for Barrier ID: AX555566



Riverbend Elementary School

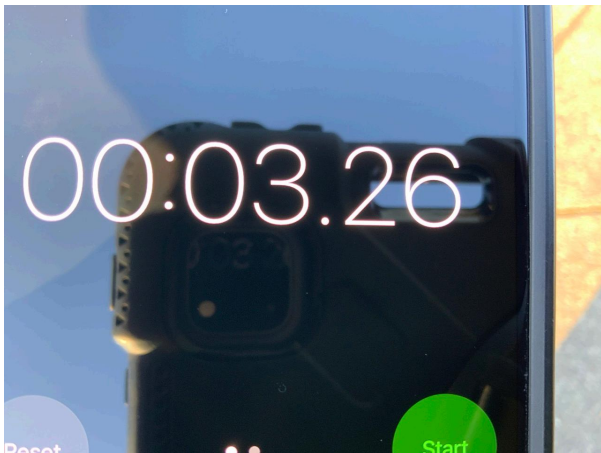
Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.8	
Barrier Detail		
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.		
Location Description	Gate G-3	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The closing speed is 3.26 seconds from 90 degrees to a position 12 degrees from latch.		
Resolution		
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 555566. The cost of this barrier removal is covered under ID 555566 and therefore, the cost of this ID is shown as \$0. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.		
Quantity	Unit Cost	Total Cost
1 EA	0.00	\$ 0
Priority	1	

Map for Barrier ID: AX555567



57 44.04799337972835,-122.94363075768949

Photos for Barrier ID: AX555567



Riverbend Elementary School

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Gate G-3 to Field
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.3% to 3.9% for a length of 240' by 7' wide.

Highest Cross Slope	3.9%
Lowest Cross Slope	2.3%
Length	240'
Width	7'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1680 SF	34.20	\$ 57,450
Priority	1	

Map for Barrier ID: AX555564



54 44.0481848208169,-122.9450613528022



Riverbend Elementary School

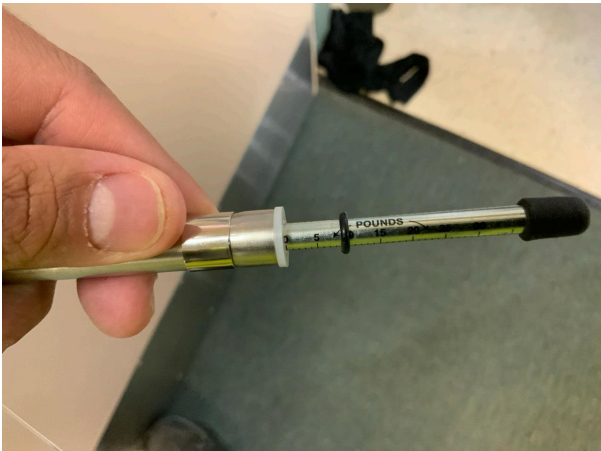
Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.9
Barrier Detail	
The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	
Location Description	Gym
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 9 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Photos for Barrier ID: AX555542



Riverbend Elementary School

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Gym
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.38 seconds from 90 degrees to a position 12 degrees from latch.

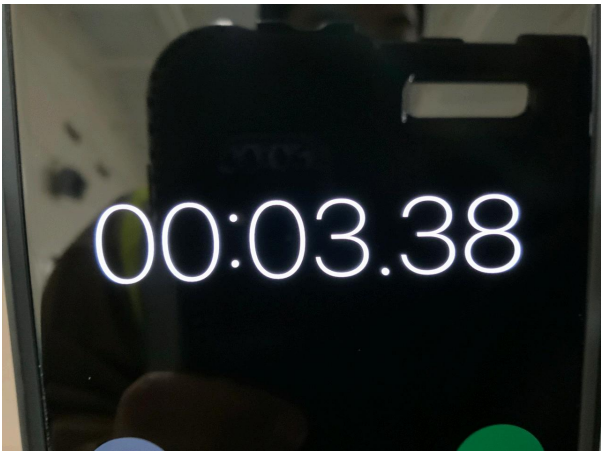
Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631

Priority	1
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Photos for Barrier ID: AX555544



Riverbend Elementary School

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Near Bike Rack
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.2% to 2.9% for a length of 81' by 20' wide.

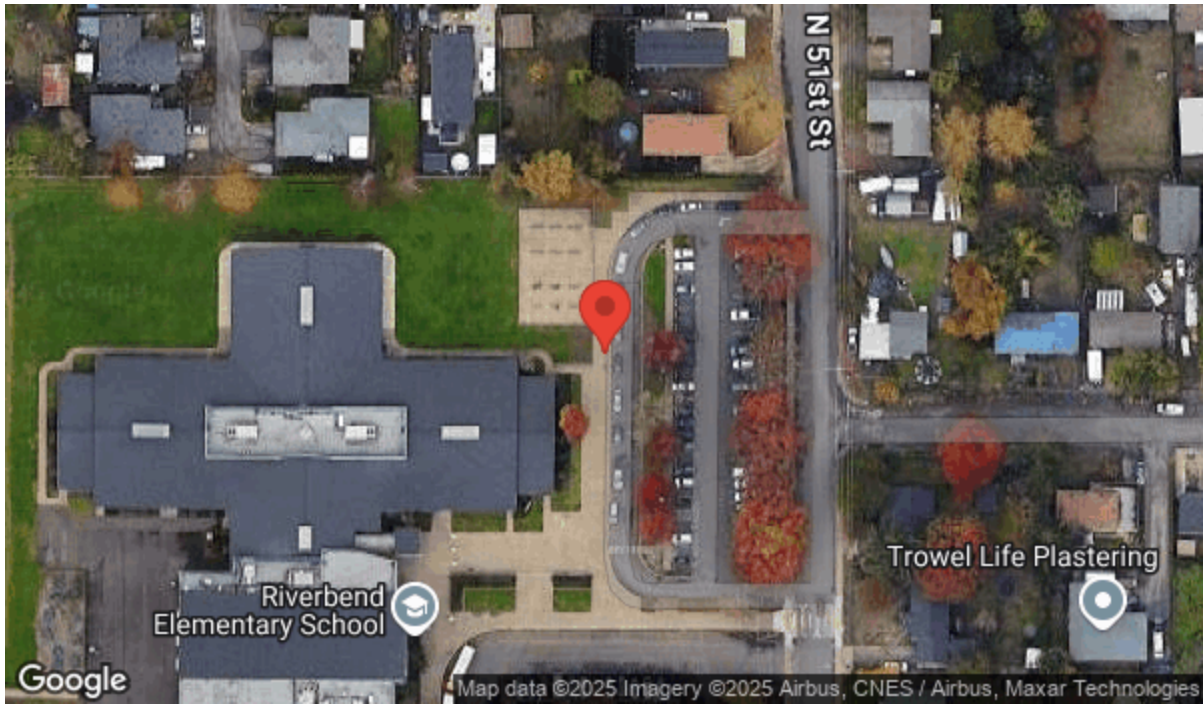
Highest Cross Slope	2.9%
Lowest Cross Slope	2.2%
Length	81'
Width	20'

Resolution

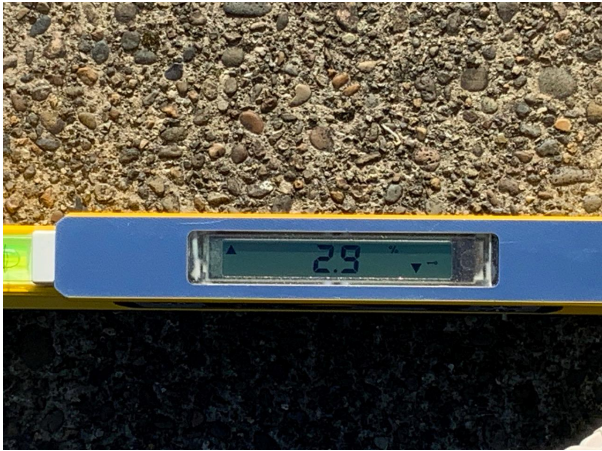
The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1620 SF	34.20	\$ 55,398
Priority	1	

Map for Barrier ID: AX555519



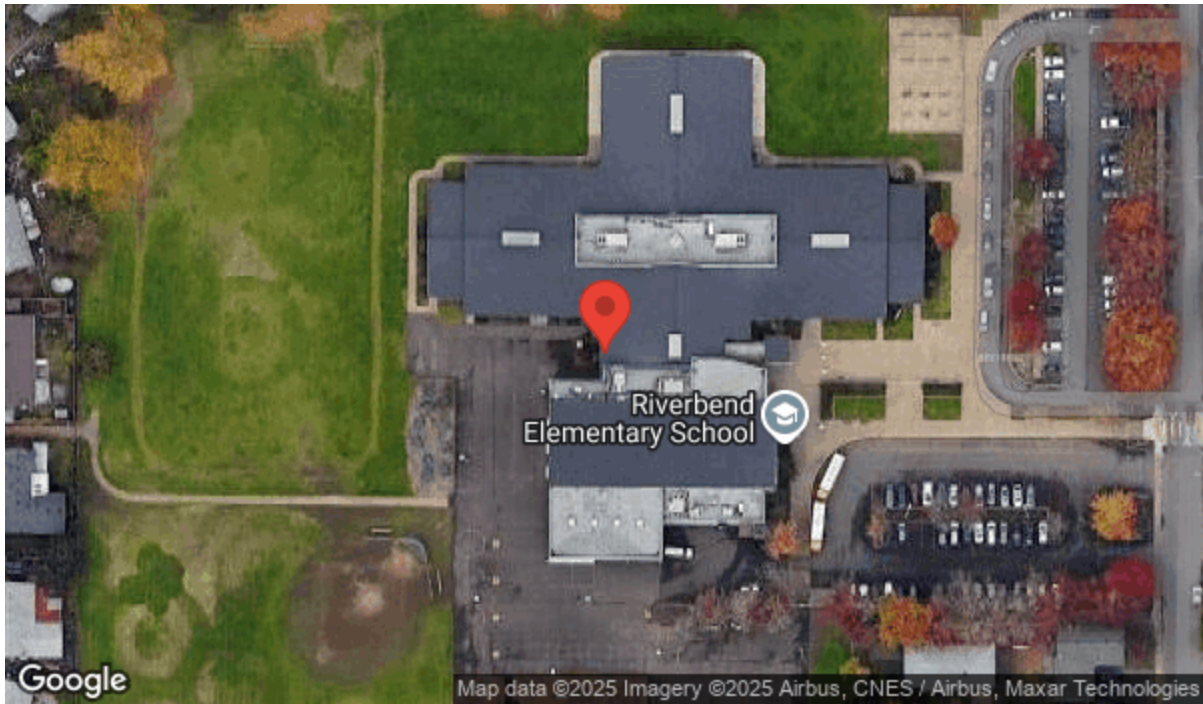
9 44.04883050249719,-122.94315579575911



Riverbend Elementary School

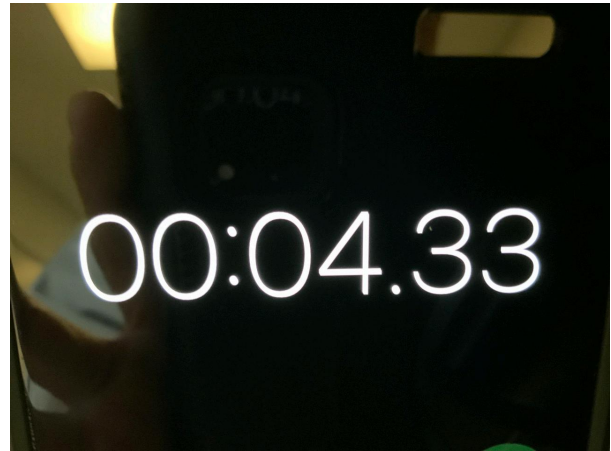
Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.8	
Barrier Detail		
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.		
Location Description	Near Boiler Room	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The closing speed is 4.33 seconds from 90 degrees to a position 12 degrees from latch.		
Resolution		
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.		
Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX555539



29 44.04845898531904,-122.9441490055399

Photos for Barrier ID: AX555539



Riverbend Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Near Classroom B103
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 2.75 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

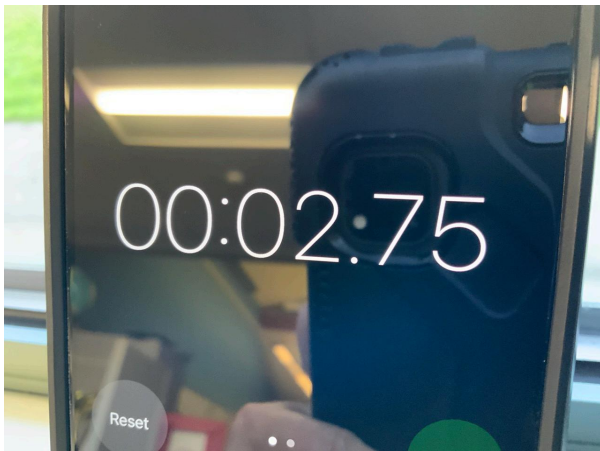
Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX555538



28 44.049040293246,-122.94395127112301

Photos for Barrier ID: AX555538



Riverbend Elementary School

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Near Flagpole
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.1% to 2.3% for a length of 10' by 5' wide.

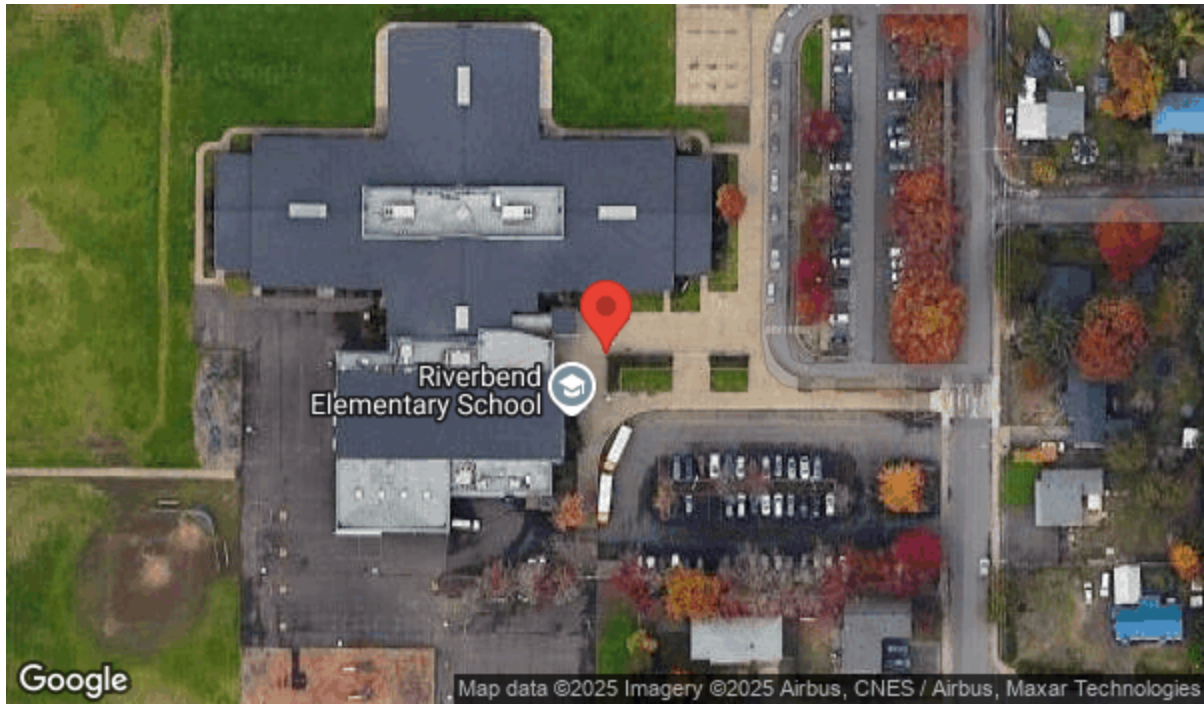
Highest Cross Slope	2.3%
Lowest Cross Slope	2.1%
Length	10'
Width	5'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
50 SF	34.20	\$ 1,710
Priority	1	

Map for Barrier ID: AX555522



12 44.04840309446296,-122.9435711165676

Photos for Barrier ID: AX555522



Riverbend Elementary School

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Near Gate G-1
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.7% to 5.7% for a length of 65' by 5' wide.

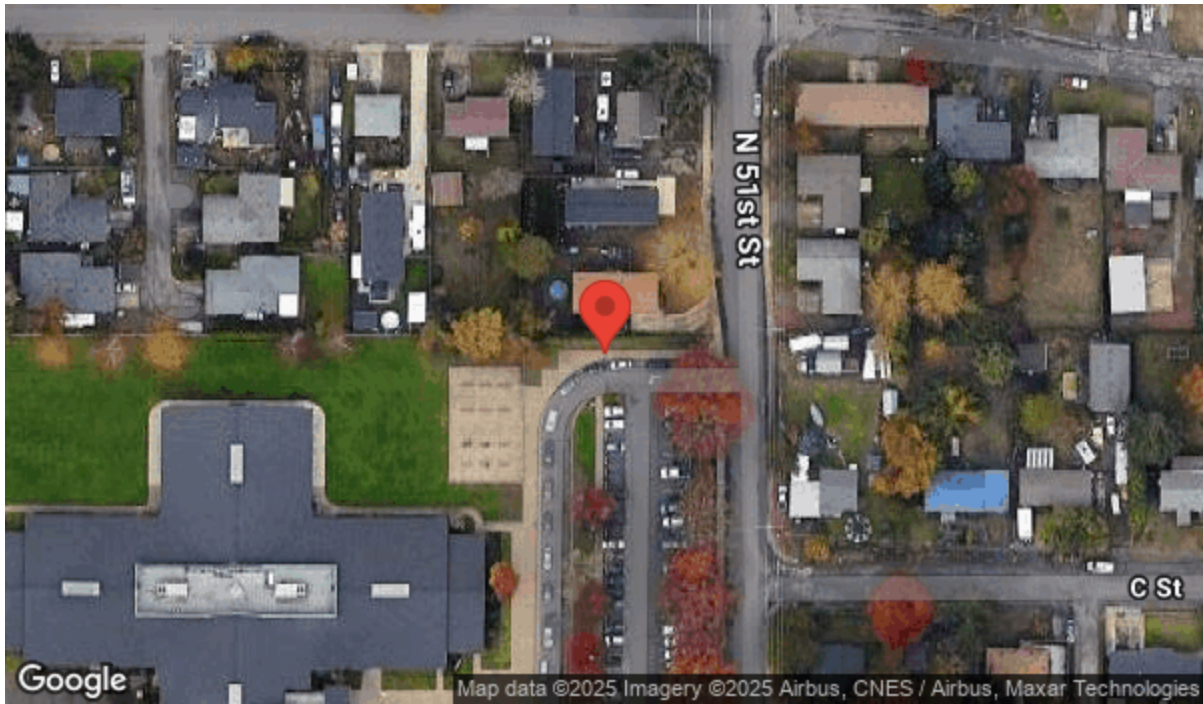
Highest Cross Slope	5.7%
Lowest Cross Slope	2.7%
Length	65'
Width	5'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
325 SF	34.20	\$ 11,114
Priority	1	

Map for Barrier ID: AX555511



1 44.04913251268652,-122.94296592088413



Riverbend Elementary School

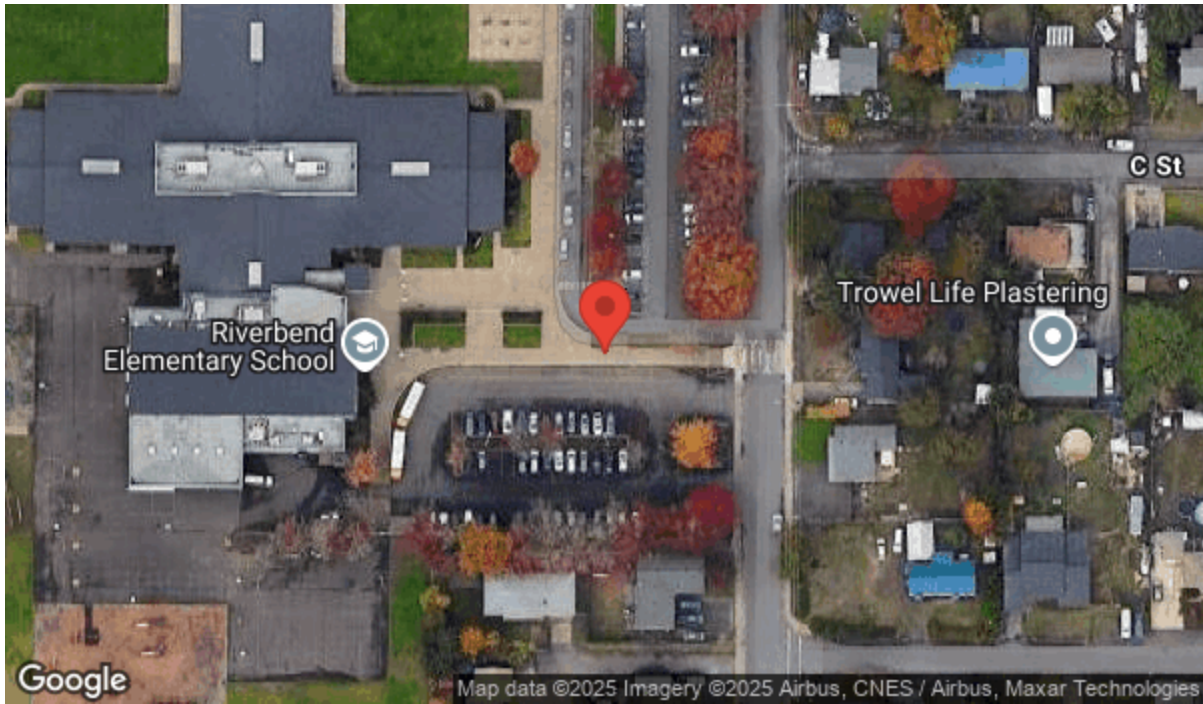
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Near Parking Lot
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible route has cross slopes of 2.4% for a length of 10' by 7' wide.
Highest Cross Slope	2.4%
Length	10'
Width	7'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
70 SF	34.20	\$ 2,394
Priority	1	

Map for Barrier ID: AX555521



11 44.04832181599182,-122.94302139942923

Photos for Barrier ID: AX555521



Riverbend Elementary School

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Office
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.91 seconds from 90 degrees to a position 12 degrees from latch.

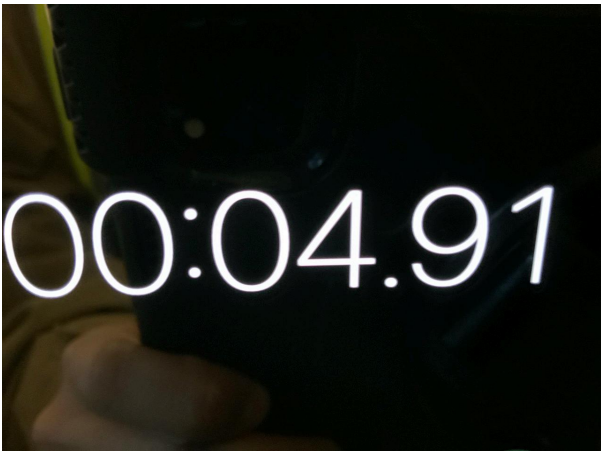
Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631

Priority	1
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Photos for Barrier ID: AX555523



Riverbend Elementary School

Assembly	Restroom
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Type	Protruding Object
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ADA Standard	307.2
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Barrier Detail

The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Location Description	Boy's Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The hand dryer and feminine product dispenser protrudes 9 1/4" into the circulation path at 34-3/4" to 36" above the floor.

Horizontal Protrusion Dimension	9 1/4"
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Height Of Bottom Of Object	34 3/4"
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Resolution

Provide a restroom circulation path which does not have objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Quantity	Unit Cost	Total Cost
3 EA	621.00	\$ 1,863

Priority	2
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Riverbend Elementary School

Assembly	Restroom
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Type	Protruding Object
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ADA Standard	307.2
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Barrier Detail

The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Location Description	Girl's Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The hand dryer and feminine product dispenser protrudes 6-1/2" to 9" into the circulation path at 35" to 37" above the floor.

Horizontal Protrusion Dimension	9"
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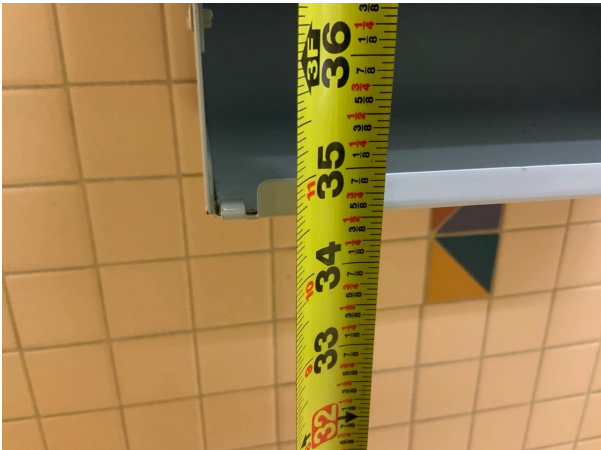
Height Of Bottom Of Object	35"
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Resolution

Replace the hand dryer and feminine product dispenser with a hand dryer and feminine product dispenser with a maximum of 4" deep to provide a restroom circulation path which does not have objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Quantity	Unit Cost	Total Cost
3 EA	621.00	\$ 1,863

Priority	2
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Riverbend Elementary School

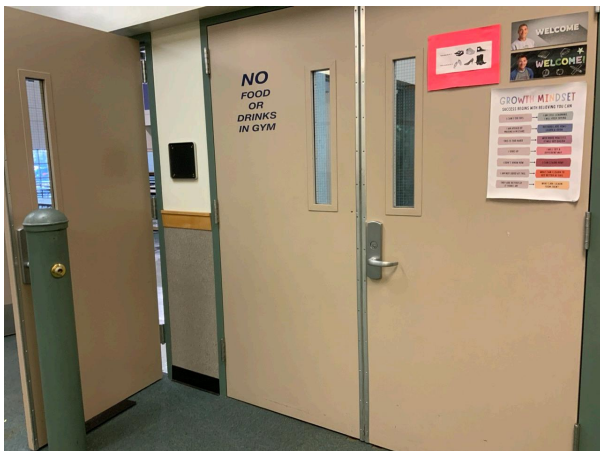
Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	Gym
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the entry door vision light is 47" above the finished floor.
Height	47"

Resolution

Provide a door with the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part more than 66" from the finish floor or ground are not required to comply.]

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	\$ 4,485
Priority	2	

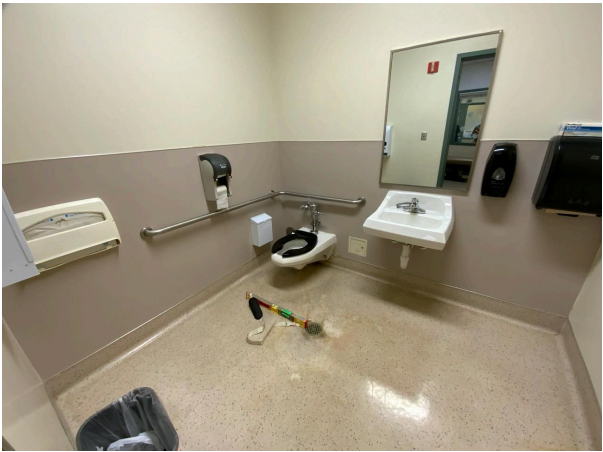
Photos for Barrier ID: AX555543



Riverbend Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Unisex	
ADA Standard	403.3	
Barrier Detail	The slope of the floor surface is greater than 2% cross or 5% running	
Location Description	Health Room Restroom	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The floor surface contains a slope of 4.7%.	
Resolution	Provide a floor surface with slopes no greater than 2% cross or 5% running. Ensure compliant thresholds.	
Quantity	Unit Cost	Total Cost
25 SF	58.84	\$ 1,471
Priority	2	

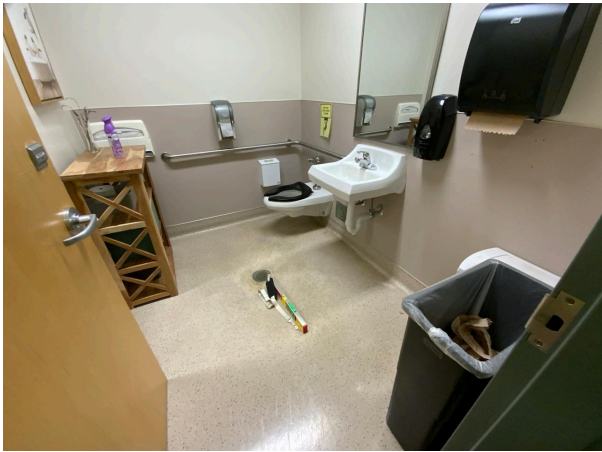
Photos for Barrier ID: AX555524



Riverbend Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Unisex	
ADA Standard	403.3	
Barrier Detail	The slope of the floor surface is greater than 2% cross or 5% running	
Location Description	Staff Restroom	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The floor surface contains a slope of 3.6%.	
Resolution	Provide a floor surface with slopes no greater than 2% cross or 5% running. Ensure compliant thresholds.	
Quantity	Unit Cost	Total Cost
25 EA	58.84	\$ 1,471
Priority	2	

Photos for Barrier ID: AX555528



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1
Barrier Detail	
The pull side of the accessible door does not have the required maneuvering clearances.	
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The trash can is in the required maneuvering clearance at the door.

Resolution

Relocate waste bin to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX555562



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 8 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	3	

Photos for Barrier ID: AX555563



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

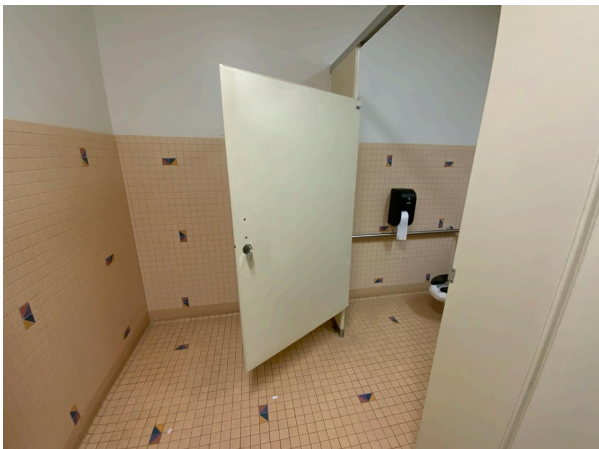
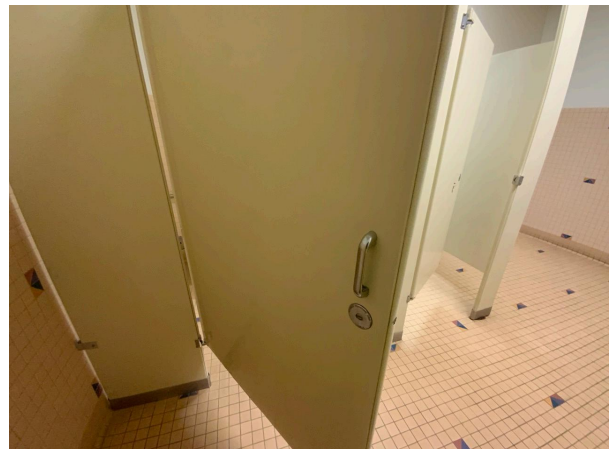
The wheelchair stall door is not self-closing and does not have a door pull on the interior side.

Resolution

Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	862.50	\$ 863
Priority	3	

Photos for Barrier ID: AX555556

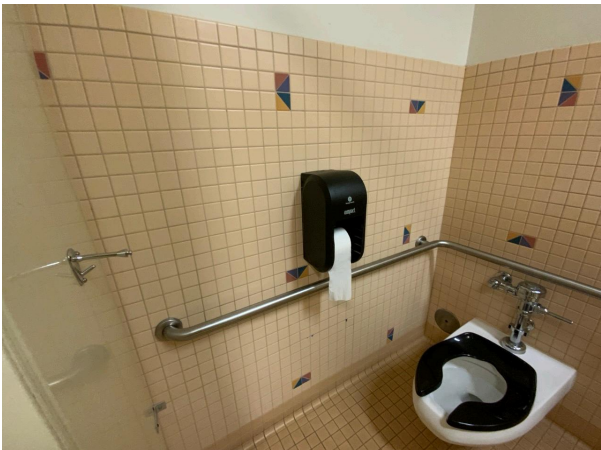


Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX555557



Riverbend Elementary School

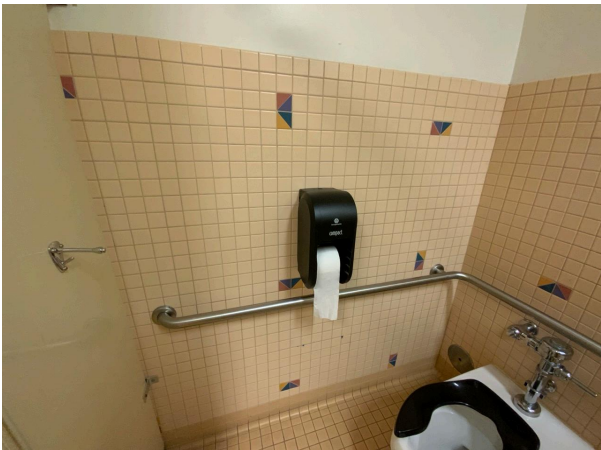
Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the side grab bar and the toilet paper dispenser is 3 1/2".

Resolution

Move the projecting object above the grab bar to 12" minimum from the top of the gripping surface of the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX555558



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The rear grab bar at the water closet is not compliant.
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

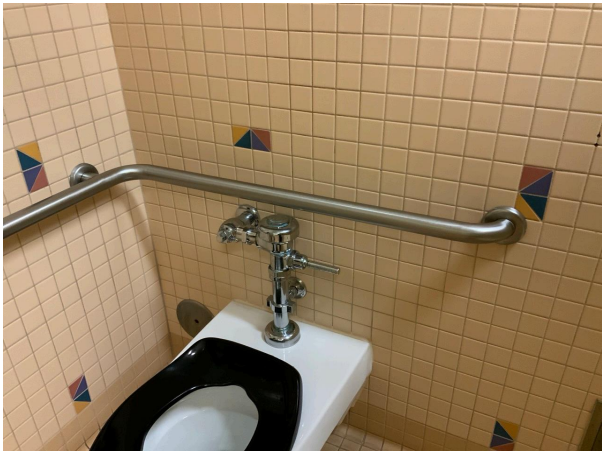
Site Conditions

The rear grab bar extends 19" from the centerline of the water closet on the open side.

Resolution

Remove and install a compliant rear grab bar. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on the closed side and 24" minimum on the open side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	



Riverbend Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604.4	
Barrier Detail		
The height of the water closet is not 17" minimum to 19" maximum above finished floor.		
Location Description	Boy's Restroom	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The top of the water closet seat is 15 1/4" above the floor.	
Resolution		
Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].		
Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087
Priority	3	



Riverbend Elementary School

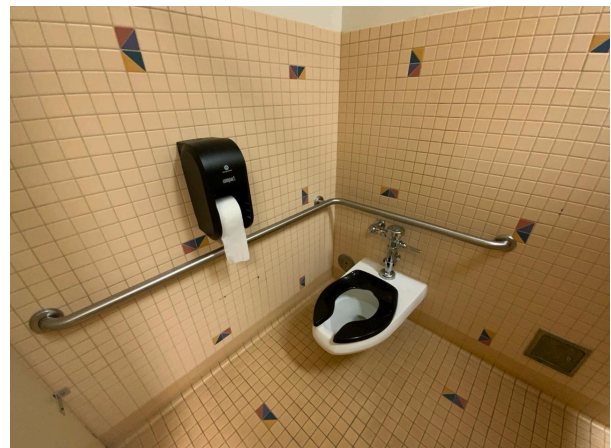
Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	ADA 604.7, 609.3; 2009 ANSI A117.1-604.7
Barrier Detail	Oregon: The toilet paper dispenser location is not compliant.
Location Description	Boy's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 5" in front of the water closet.

Resolution

Relocate the toilet paper dispenser. The centerline of the toilet paper dispenser shall be 7"- 9" in front of the water closet. Toilet paper dispenser outlets shall be 18" minimum to 48" maximum above finish floor, with the outlets not located behind grab bars. The space between a grab bar and projecting objects above the top of the gripping surface of the grab bar shall be 12" minimum, and the space below the grab bar and projecting objects below the bottom of the grab bar shall be minimum 1-1/2" from the grab bar. Projecting toilet paper dispensers located above the horizontal side grab bar shall be minimum 12" from the top gripping surface of the side grab bar. Projecting toilet paper dispensers located below the grab bar shall be minimum 1-1/2" from the bottom of the horizontal side grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48" maximum above the finish floor and the top of the gripping surface of the grab bar must be 33" minimum and 36" maximum above the finish floor.]

Quantity	Unit Cost	Total Cost
1 EA	505.43	\$ 505
Priority	3	

Photos for Barrier ID: AX555559



Riverbend Elementary School

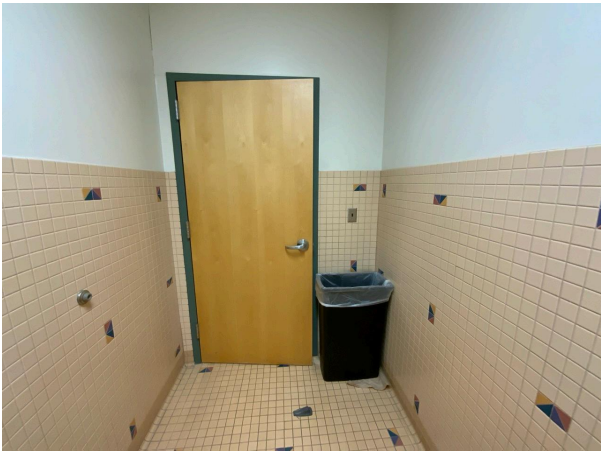
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1
Barrier Detail	
The pull side of the accessible door does not have the required maneuvering clearances.	
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The trash can is in the required maneuvering clearance at the door.

Resolution

Relocate waste bin to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX555553



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

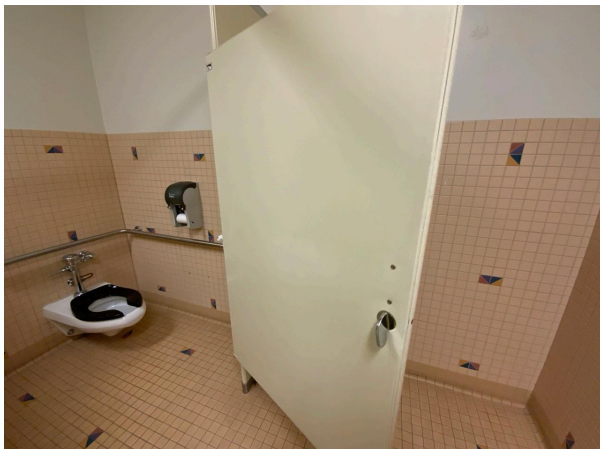
The wheelchair stall door is not self-closing and does not have a door pull on the interior side.

Resolution

Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	862.50	\$ 863
Priority	3	

Photos for Barrier ID: AX555546



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the side grab bar and the toilet dispenser is 3 3/4".

Resolution

Move the projecting object above the grab bar to 12" minimum from the top of the gripping surface of the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX555547



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.2

Barrier Detail

The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.

Location Description	Girl's Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

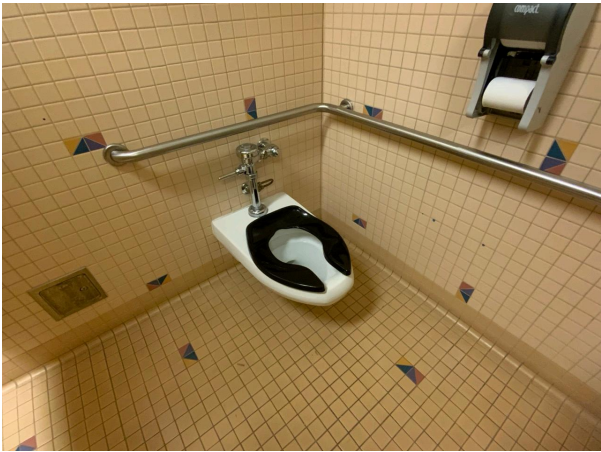
The centerline of the water closet in the wheelchair stall is 18 1/2" from the side wall.

Resolution

Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, personal product disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087

Priority	3
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Riverbend Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.4
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Barrier Detail

The height of the water closet is not 17" minimum to 19" maximum above finished floor.

Location Description	Girl's Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions	The top of the water closet seat is 15 1/2" above the floor.
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Resolution

Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087

Priority	3
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Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The rear grab bar at the water closet is not compliant.
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The rear grab bar extends 18" from the centerline of the water closet on the open side.

Resolution

Remove and install a compliant rear grab bar. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on the closed side and 24" minimum on the open side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 8 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	3	

Photos for Barrier ID: AX555554



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	ADA 604.7, 609.3; 2009 ANSI A117.1-604.7
Barrier Detail	Oregon: The toilet paper dispenser location is not compliant.
Location Description	Girl's Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 6" in front of the water closet.
Length	6"

Resolution

Relocate the toilet paper dispenser. The centerline of the toilet paper dispenser shall be 7"- 9" in front of the water closet. Toilet paper dispenser outlets shall be 18" minimum to 48" maximum above finish floor, with the outlets not located behind grab bars. The space between a grab bar and projecting objects above the top of the gripping surface of the grab bar shall be 12" minimum, and the space below the grab bar and projecting objects below the bottom of the grab bar shall be minimum 1-1/2" from the grab bar. Projecting toilet paper dispensers located above the horizontal side grab bar shall be minimum 12" from the top gripping surface of the side grab bar. Projecting toilet paper dispensers located below the grab bar shall be minimum 1-1/2" from the bottom of the horizontal side grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48" maximum above the finish floor and the top of the gripping surface of the grab bar must be 33" minimum and 36" maximum above the finish floor.]

Quantity	Unit Cost	Total Cost
1 EA	505.43	\$ 505

Priority	3
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Photos for Barrier ID: AX555549



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Health Room Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the side grab bar and the toilet paper dispenser is 3 3/4".
Height	3 3/4"

Resolution		
Move the projecting object above the grab bar to 12" minimum from the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]		
Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX555525



Riverbend Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.4
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Barrier Detail

The height of the water closet is not 17" minimum to 19" maximum above finished floor.

Location Description	Health Room Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions	The top of the water closet seat is 16 1/4" above the floor.
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Resolution

Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087

Priority	3
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Riverbend Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604
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Barrier Detail

The water closet in a single user / unisex restroom does not have the required clearance.

Location Description	Health Room Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The clear space at the water closet is 43" measured perpendicular from the side wall to the lavatory.

Resolution

Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	2,359.80	\$ 2,360

Priority	3
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Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Health Room Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution

Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX555526



Riverbend Elementary School

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Staff Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

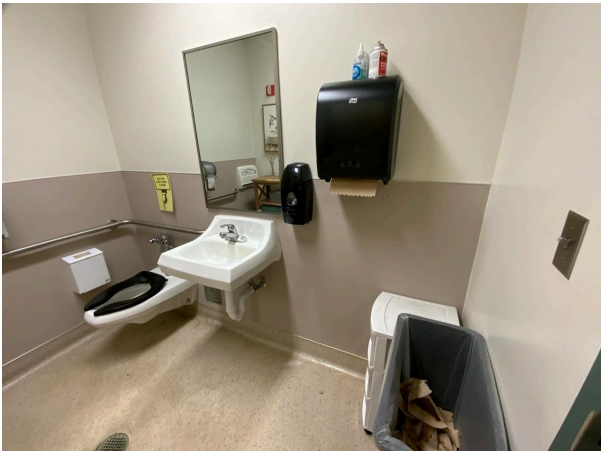
The height of the controls for the paper towel dispenser is 49" above the finish floor.

Height	49"
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Resolution

Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	345.00	\$ 345
Priority	3	



Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	604.5.1; 604.8.1.5
Barrier Detail	The rear grab bar in the wheelchair stall is not compliant.
Location Description	Staff Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com

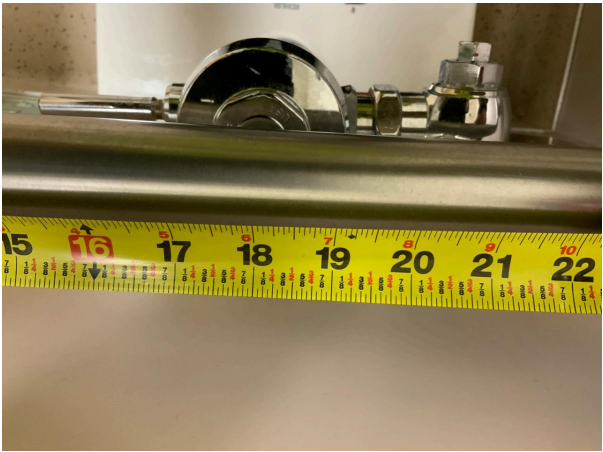
Site Conditions

The rear grab bar extends 18" from the centerline of the water closet on the open side.

Resolution

Remove and install a compliant rear grab bar in the wheelchair stall. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Horizontal grab bars shall be installed at a consistent height above finish floor to the top of the gripping surface. The top of the gripping surface shall be minimum 33" and maximum 36" above finish floor. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	



Riverbend Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604	
Barrier Detail		
The water closet in a single user / unisex restroom does not have the required clearance.		
Location Description	Staff Restroom	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The clear space at the water closet is 38” measured perpendicular from the side wall to the lavatory.		
Resolution		
Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].		
Quantity	Unit Cost	Total Cost
1 EA	2,359.80	\$ 2,360
Priority	3	



Riverbend Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.2
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Barrier Detail

The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.

Location Description	Staff Restroom
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Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions

The centerline of the water closet in the wheelchair stall is 18 1/2" from the side wall.

Resolution

Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, personal product disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087

Priority	3
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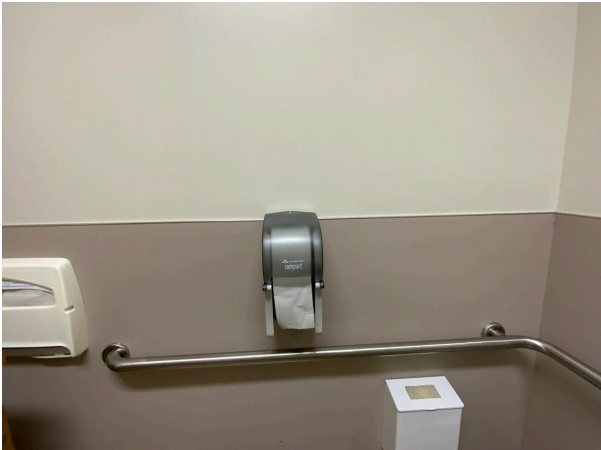


Riverbend Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Staff Restroom
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX555533



Riverbend Elementary School

Assembly	Interior Access Route	
Type	Drinking Fountain/Water Cooler	
ADA Standard	602.2	
Barrier Detail		
A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.		
Location Description	Near Breakroom	
Observed	Jan 24, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
For a forward approach, the centerline of the drinking fountain is 12.5" measured perpendicular from the side wall.		
Width	12 1/2"	
Resolution		
Install the accessible drinking fountain(s) at a location with a clear space positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", with the 30" dimension centered on the lower level drinking fountain. Clear space shall slope maximum 2.08% in all directions and be a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.]		
Quantity	Unit Cost	Total Cost
12 SF	62.29	\$ 747
Priority	4	

