ACCESSIBILITY ASSESSMENT

prepared for

Oregon Department of Education
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Salem, OR 97310
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January 9-10, 2025

ADA TITLE II ASSESSMENT

OF

Two Rivers Dos Rios Elementary
1084 G Street
Springfield, OR 97477

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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 Two Rivers Dos Rios Elementary. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Two Rivers Dos Rios Elementary.

The site was visited on January 9-10, 2025. Weather conditions at the time of the on-site visit were clear, with temperatures in the 40s (°F) and negligible winds.

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.

Two Rivers Dos Rios Elementary (Site)

- Stair S-1 has open risers.
- Ramps R-1, R-3, R-4 and R-5 have running slopes greater than 8.33%.
- Ramp R-4 does not have a level landing at the bottom of the run.
- Curb ramp CR-1 and CR-2 have running slopes greater 8.33%.
- Routes throughout the property have running slopes greater than 5%, cross slopes greater than 2.08%, vertical changes in level greater than ¼", and surface gaps greater than ½".

Two Rivers Dos Rios Elementary - Main

- The building does not have elevator access to the teacher's lounge and auxiliary gym.
- The building does not have platform lift access to the stage.
- Door vision lights throughout the building are greater than 43" above the floor.
- Staff restrooms are not compliant due to limited room dimensions.
- Stairs throughout the building have handrails that are not compliant.
- The minimum number of drinking fountains are not provided throughout the school.

Two Rivers Dos Rios Elementary – Portable 1

- The classroom restroom is not compliant due to limited room dimensions.
- The minimum number of drinking fountains are not provided throughout the school.

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 Two Rivers Dos Rios Elementary. 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:

TWO RIVERS DOS RIOS ELEMENTARY - 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
Two Rivers Dos Rios Elementary	**$523,912**	48	**$70,568**	6	**$87,364**	27	**$35,854**	10			**$717,699**	92
Grand Total	**$523,912**	48	**$70,568**	6	**$87,364**	27	**$35,854**	10			**$717,699**	92

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.

Barrier Summary Report

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 Observed	Date Completed	Total
547498	2284	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity is not regulated by the ADA.	108	44.05318787534825, -123.01171057106637	North Parking	ADA	None	1	$0	EA	1		01/09/2025		$0
547470	1055	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Stairs	1	Stairs have open risers.	80	44.05291928087349, -123.0096759852848	Stair S-1	ADA	504.3	18	$1512	Riser	1		01/09/2025		$27,216
547472	1059	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	82	44.0528346873444, -123.00929803497029	Ramp R-5	ADA	405.2	6	$1191.6	LF	1		01/09/2025		$7,150
547391	1032	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	1	44.05238844589248, -123.00990244601536	South to Door D-2	ADA	303	42	$35.6832	SF	1		01/10/2025		$1,499
547394	1059	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	4	44.05249624102272, -123.00991493865776	Ramp R-1	ADA	405.2	5	$1191.6	LF	1		01/10/2025		$5,958
547395	1067	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Door	1	The gate maneuvering clearance area is not compliant.	5	44.052507927789705, -123.00950025950718	Playground Gate	ADA	404; 404.2.3, 404.2.4	1	$2250.7200000000003	EA	1		01/10/2025		$2,251
547396	1032	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	6	44.052598060502625, -123.01149947850419	Door D-9	ADA	303	25	$35.6832	SF	1		01/10/2025		$892
547397	1941	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	7	+44.052688, -123.011516	Near Door D-9	ADA	302.3	5	$35.6832	SF	1		01/10/2025		$178
547398	1048	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	8	44.05260848209455, -123.01146830613422	Near Door D-9	ADA	406.2	1	$3150	EA	1		01/10/2025		$3,150
547399	2852	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Accessible Parking	Parking Space - Car	1	OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.	9	44.05299144494904, -123.01140273495292	Accessible Parking Space P1-A	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$504	EA	1		01/09/2025		$504
547400	1794	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	10	44.05278277111639, -123.01150788037394	East of Portable Building	ADA	403.3	45	$18	SF	1		01/10/2025		$810
547401	1049	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	11	44.052942771437166, -123.01136603497028	Curb Ramp CR-1	ADA	405.2; Table 405.2; 406; 406.2	1	$3150	EA	1		01/10/2025		$3,150
547402	1049	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	12	44.05295618140265, -123.01120296197128	Curb Ramp CR-2	ADA	405.2; Table 405.2; 406; 406.2	1	$3150	EA	1		01/10/2025		$3,150

Total Barriers: 92, Total Cost: $717,699

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 Observed	Date Completed	Total
547403	1965	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The handrail height is not compliant.	**13**	44.05294207327546, -123.01125897668649	Ramp R-2	ADA	505.6	16	$293.4	LF	1		01/10/2025		$4,694
547405	2843	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Accessible Parking	Parking Space - Car	1	OREGON: The car accessible stall markings are not compliant.	**15**	44.052978975513554, -123.01140154232787	Accessible Parking Space P1-A	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(b),(c),(d),(f); ADA 502.1	1	$756	EA	1		01/09/2025		$756
547407	2847	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Accessible Parking	Parking Space-Van	1	OREGON: The access aisle at the van accessible parking space does not have compliant markings and/or signage.	**17**	44.052974554892536, -123.01136786011888	Access Aisle serving P1-A and P1-B	Oregon Accessibility Code	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.6	1	$756	EA	1		01/09/2025		$756
547408	2853	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Accessible Parking	Parking Space - Van	1	OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.	**18**	44.05299028921786, -123.01133218956663	Accessible Parking Space P1-B	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$504	EA	1		01/09/2025		$504
547409	2848	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Accessible Parking	Parking Space-Van	1	OREGON: The van accessible stall pavement markings are not compliant.	**19**	44.05297909684153, -123.01133194171618	Accessible Parking Space P1-B	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(b),(c),(d),(f); ADA 502.1	1	$756	EA	1		01/09/2025		$756
547410	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	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.	**20**	44.05250765061436, -123.01080344601536	Door D-1	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547452	1794	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	**62**	44.052928590116586, -123.01045530555726	Between Main Building and Portable Building	ADA	403.3	1060	$35.6832	SF	1		01/10/2025		$37,824
547454	1086	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Entrance to Building	Building Entrance - Door	1	The maneuvering clearance at the accessible door is not level and clear.	**64**	44.05293150641636, -123.01078272883608	Gate near D-7	ADA	305.2; 404.2	1	$2250	EA	1		01/09/2025		$2,250
547455	1059	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	**65**	44.05300896418797, -123.01060608465576	Ramp R-3	ADA	405.2	5	$1191.6	LF	1		01/10/2025		$5,958
547456	3673	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	The surfacing of the accessible route is not compliant.	**66**	44.05297300031676, -123.01061933250618	Main Building to Portable Building	ADA	302	150	$35.6832	SF	1		01/10/2025		$5,352
547457	1794	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	**67**	44.05300378341965, -123.0103090147152	Main Building to Portable Building	ADA	403.3	180	$35.6832	SF	1		01/10/2025		$6,423

Total Barriers: 92, Total Cost: $717,699

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 Observed	Date Completed	Total
547458	1061	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The ramp does not have a level landing at the top and/or bottom of each run.	68	44.053065312748686, -123.01030837301637	Ramp R-4	ADA	405.7; 405.8; 405.9	5	$1256.4	LF	1		01/10/2025		$6,282
547459	2351	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Building Entrance-Floor Surface	1	The edges of the carpet are not securely attached.	69	44.05306585576344, -123.01029913988113	Ramp R-4	ADA	302.2	1	$504	EA	1		01/10/2025		$504
547460	1059	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	70	44.053064361534524, -123.0102906791506	Ramp R-4	ADA	405.2	5	$1191.6	LF	1		01/10/2025		$5,958
547445	1086	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Entrance to Building	Building Entrance - Door	1	The maneuvering clearance at the accessible door is not level and clear.	55	44.05290386713242, -123.01087957118129	Throughout Building	ADA	305.2; 404.2	9	$2250	EA	1		01/09/2025		$20,250
547412	1123	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Stairs	1	Handrails are not compliant.	22		Office	ADA	505	40	$293.4	LF	1		01/09/2025		$11,736
547413	1925	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Elevator	1	The building does not have elevator access between stories.	23		Office	ADA	206.2.3	1	$144000	EA	1		01/09/2025		$144,000
547416	1129	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	26		Breakroom	ADA	404.2.4; Table 404.2.4.1	1	$2250	EA	1		01/09/2025		$2,250
547418	1128	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	28		Office	ADA	404.2.4; Table 404.2.4.1	1	$180	EA	1		01/09/2025		$180
547421	1134	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	31		Near Office	ADA	404.2.9	1	$658.8	EA	1		01/09/2025		$659
547422	3153	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Platform Lift	1	A platform lift is required but not provided.	32		Stage	ADA	206.7, 207.2, 410;302; 303; 309; 404.3, 410.1	1	$40545	EA	1		01/09/2025		$40,545
547423	1123	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Stairs	1	Handrails are not compliant.	33		Stage	ADA	505	12	$293.4	LF	1		01/09/2025		$3,521
547425	2393	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Stairs	1	Handrails are not compliant.	35		Mezzanine	ADA	505	28	$293.4	LF	1		01/09/2025		$8,215
547428	1129	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	38		Cafeteria	ADA	404.2.4; Table 404.2.4.1	1	$2250	EA	1		01/09/2025		$2,250
547430	2354	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	1	The edges of the carpet are not securely attached.	40		Classroom 28	ADA	302.2	42	$32.4	SF	1		01/09/2025		$1,361

Total Barriers: 92, Total Cost: $717,699

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 Observed	Date Completed	Total
547433	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	43	44.05260233761536, -123.01145425396729	Door D-9	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547447	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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	44.05277357163624, -123.01027603802872	Library Exit Door D-11	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547448	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	58	44.05251514457787, -123.0096136478157	Door D-2	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547449	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	59	44.05292054287652, -123.00973165699101	Door D-5	ADA	404.2.8	1	$0	EA	1		01/09/2025		$0
547450	3685	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	60	44.0529204941593, -123.0097364962778	Door D-5	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	1	$658.8	EA	1		01/09/2025		$659
547451	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	61	44.05269377092042, -123.00951569444274	Door D-4	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547474	1925	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Elevator	1	The building does not have elevator access between stories.	84		Classroom 9	ADA	206.2.3	1	$144000	EA	1		01/09/2025		$144,000
547475	1123	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Stairs	1	Handrails are not compliant.	85		Classroom 9	ADA	505	16	$293,4	LF	1		01/09/2025		$4,694

Total Barriers: 92, Total Cost: $717,699

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 Observed	Date Completed	Total
547476	3685	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	86		Classroom 9	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	1	$658.8	EA	1		01/10/2025		$659
547461	1094	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	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.	71	44.05302634925298, -123.01060489203071	Portable Classroom	ADA	404.2.8	1	$658.8	EA	1		01/09/2025		$659
547467	1132	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	77		Portable Classroom	ADA	309, 404.2.7	2	$527.4	EA	1		01/09/2025		$1,055
547411	1969	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Entrance to Building	Door	2	The bottom of the entry door vision light is higher than 43".	21	44.05290755376019, -123.01134588649082	Throughout Building	ADA	404.2.11	11	$4680	EA	1		01/09/2025		$51,480
547420	1972	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	30		Near D-1	ADA	404.2.11	1	$4680	EA	1		01/09/2025		$4,680
547424	1862	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Common Areas	Service Counter	2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	34		Cafeteria	ADA	904.4	3	$1082.7	LF	1		01/09/2025		$3,248
547429	1972	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	39	+44.052601, -123.011113	Classroom 28	ADA	404.2.11	1	$4680	EA	1		01/09/2025		$4,680
547431	1181	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	41		Library	ADA	306, 902.1, 902.2, 902.3, 902.4	1	$1800	EA	1		01/09/2025		$1,800
547443	1972	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	53		Classroom 23	ADA	404.2.11	1	$4680	EA	1		01/09/2025		$4,680

Total Barriers: 92, Total Cost: $717,699

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547471	2857	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary	Exterior Access Route	Stairs	3	OREGON: The stair treads do not have visual contrast of dark-on-light or light-on-dark on the leading 2" of the tread from the remaining portion of the tread surface.	**81**	44.052919242061535, -123.00969474909115	Stair S-1	IBC	2009 ANSI A117.1-504.5.1	18	$157.17600000000002	EA	1		01/09/2025		$2,829
547414	1922	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	**24**		Staff Restroom 2	ADA	603, 604, 606	1	$21600	EA	1		01/09/2025		$21,600
547415	1922	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	**25**		Staff Restroom 1	ADA	603, 604, 606	1	$21600	EA	1		01/09/2025		$21,600
547434	1284	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	**44**		Single User Restroom	ADA	606.1; 309.3	1	$360	EA	1		01/09/2025		$360
547435	3440	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Toilet Stall	3	ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	**45**		Single User Restroom	ANSI A117.1	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	1	$639	EA	1		01/09/2025		$639
547436	1999	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	**46**		Single User Restroom	ADA	609.3	1	$180	EA	1		01/09/2025		$180
547437	1207	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	**47**		Single User Restroom	ADA	604.7, 604.9, 609.3	1	$504	EA	1		01/09/2025		$504
547438	1282	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	**48**		Single User Restroom	ADA	213.3.5; 603.3	1	$360	EA	1		01/09/2025		$360
547439	1265	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	**49**		Single User Restroom	ADA	309, 404.2.7	1	$527.4	EA	1		01/09/2025		$527
547440	1284	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	**50**		Single User Restroom	ADA	606.1; 309.3	1	$360	EA	1		01/09/2025		$360
547478	1223	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	**88**		Boy's Restroom	ADA	213.3.4, 606.5	1	$117	EA	1		01/09/2025		$117
547481	1212	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not compliant.	**91**		Boy's Restroom	ADA	309, 404.2.7, 604.8.1.2	1	$900	EA	1		01/09/2025		$900
547482	1943	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	**92**		Boy's Restroom	ADA	213.3.7, 604.8.3, 308	1	$207	EA	1		01/09/2025		$207

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547483	2136	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	**93**		Boy's Restroom	ADA	604.2	1	$1134	EA	1		01/09/2025		$1,134
547484	1205	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	**94**		Boy's Restroom	ADA	604.5.1; 604.8.1.5	1	$639	EA	1		01/09/2025		$639
547485	3440	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Toilet Stall	3	ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	**95**		Boy's Restroom	ANSI A117.1	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	1	$639	EA	1		01/09/2025		$639
547486	1999	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	**96**		Boy's Restroom	ADA	609.3	1	$180	EA	1		01/09/2025		$180
547487	1194	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	**97**		Boy's Restroom	ADA	604	1	$2462.4	EA	1		01/09/2025		$2,462
547488	1214	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	**98**		Boy's Restroom	ADA	604.5.1; 604.8.1.5	1	$639	EA	1		01/09/2025		$639
547489	1207	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	**99**		Boy's Restroom	ADA	604.7, 604.9, 609.3	1	$504	EA	1		01/09/2025		$504
547490	1202	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	**100**		Boy's Restroom	ADA	604.4	1	$1134	EA	1		01/09/2025		$1,134
547491	1284	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	**101**		Boy's Restroom	ADA	606.1; 309.3	1	$360	EA	1		01/09/2025		$360
547492	1223	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	**102**		Girl's Restroom	ADA	213.3.4, 606.5	1	$117	EA	1		01/09/2025		$117
547494	3266	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	**104**		Girl's Restroom	ADA	309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	1	$4950	EA	1		01/09/2025		$4,950
547495	1284	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	**105**		Girl's Restroom	ADA	606.1; 309.3	1	$360	EA	1		01/09/2025		$360
569668	2601	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	**111**		Girl's Restroom	ADA	213.3.1, 309, 404.2.7, 604.8.2	1	$2462.4	EA	1		01/09/2025		$2,462

Total Barriers: 92, Total Cost: $717,699

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547468	1922	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	**78**		Portable Classroom Restroom	ADA	603, 604, 606	1	$21600	EA	1		01/09/2025		$21,600
547419	2366	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	**29**		Near Office	ADA	602.2	12	$64.998	SF	1		01/09/2025		$780
547426	2366	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	**36**		Cafeteria	ADA	602.2	12	$64.998	SF	1		01/09/2025		$780
547427	1157	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	**37**		Cafeteria	ADA	211.1; 211.2; 602; 309	1	$6765.12	EA	1		01/09/2025		$6,765
547441	2366	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	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.	**51**		Near Classroom 27	ADA	602.2	12	$64.998	SF	1		01/09/2025		$780
547442	1157	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	**52**		Near Classroom 27	ADA	211.1; 211.2; 602; 309	1	$6765.12	EA	1		01/09/2025		$6,765
569525	1157	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary - Main	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	**109**		Near Office	ADA	211.1; 211.2; 602; 309	1	$6765.12	EA	1		01/09/2025		$6,765

Total Barriers: 92, Total Cost: $717,699

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 Observed	Date Completed	Total
547464	1157	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	**74**		Portable Classroom	ADA	211.1; 211.2; 602; 309	1	$6765.12	EA	1		01/09/2025		$6,765
547465	1160	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	Interior Access Route	Drinking Fountain/Water Cooler	4	The controls at the accessible drinking fountain are not compliant.	**75**		Portable Classroom	ADA	602.3; 309	1	$4510.08	EA	1		01/09/2025		$4,510
547466	2366	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	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.	**76**		Portable Classroom	ADA	602.2	1	$180	EA	1		01/09/2025		$180
547444	1860	Two Rivers Dos Rios Elementary	Two Rivers Dos Rios Elementary School - Portable 1	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	**54**		Portable Classroom	ADA	306.3, 602.2	1	$1764	EA	1		01/09/2025		$1,764

Total Barriers: 92, Total Cost: $717,699

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Two Rivers Dos Rios Elementary, 1084 G Street, Springfield, OR 97477. The site was visited on January 9-10, 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) 733-0660, x7297613.

Prepared by: Danjo Ginete

Field Observer

Reviewed by:

Frank C. Pearce

frank.pearce@bureauveritas.com

4 APPENDICES

APPENDIX A: SITE PLAN

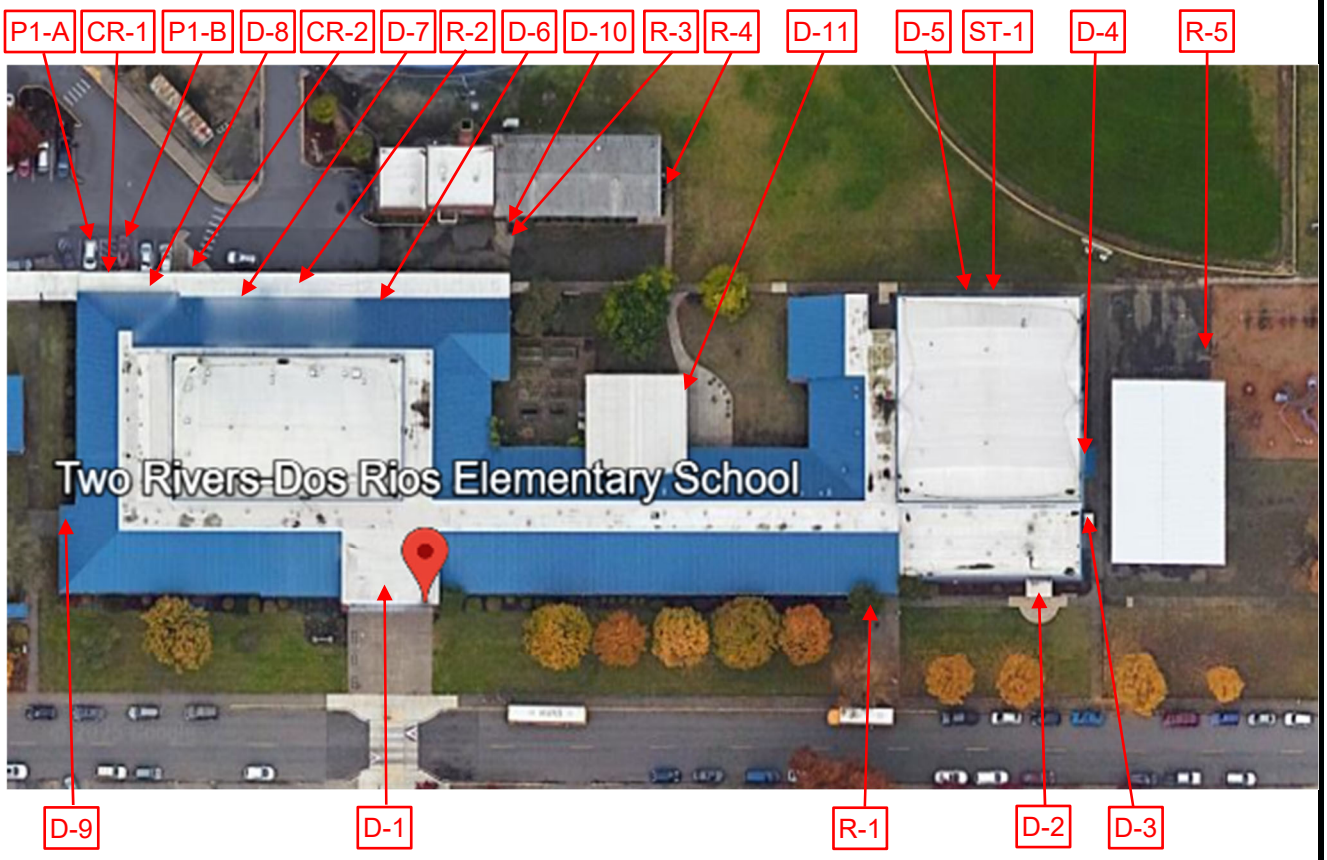
APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:

SITE PLAN

Site Plan

Parking Lot P1
4 Total Spaces
Required: 1 Van & 0 Standard Accessible Spaces
Provided: 1 Van & 1 Standard Accessible Spaces



Source:
Google Earth

Legend:
P# - Parking Lot
P#-# - Accessible Parking Space
CR-# - Curb Ramp
R-# - Ramp
ST-# - Stair

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

Project Number:
169411.24R000-140.449

Project Name:
Two Rivers Dos Rios Elementary

On-Site Date:
January 9-10, 2025

APPENDIX B:

RECORD OF INDIVIDUAL BARRIERS

Barrier ID: AX547498

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Amenity Not Evaluated
Type	Amenity Not Evaluated
ADA Standard	None
Barrier Detail	The amenity is not regulated by the ADA.
Location Description	North Parking
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The parking lot located north of the school is owned and regulated by the high school nearby.

Resolution

The amenity does not have any elements which are regulated by the ADA, and therefore the amenity was not evaluated.

Quantity	Unit Cost	Total Cost
1 EA	0.00	$ 0

Priority	0

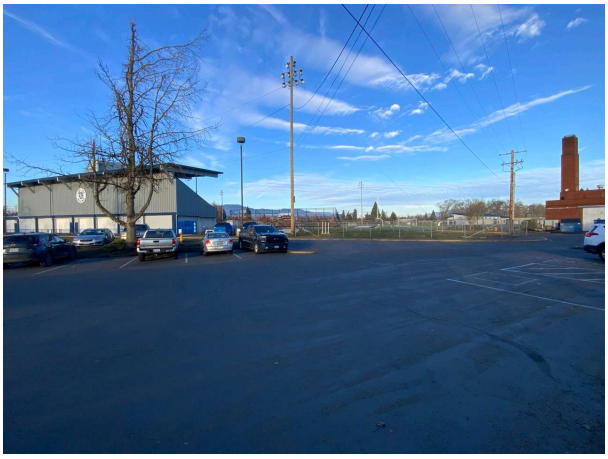
Map for Barrier ID: AX547498



108 44.05318787534825,-123.01171057106637

Photos for Barrier ID: AX547498







Barrier ID: AX547407

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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

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
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The van access aisle is diagonally striped 38" from one another, does not have "No Parking" pavement legend, and does not have access aisle signage.

Width	38"

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	756.00	$ 756

Priority	1

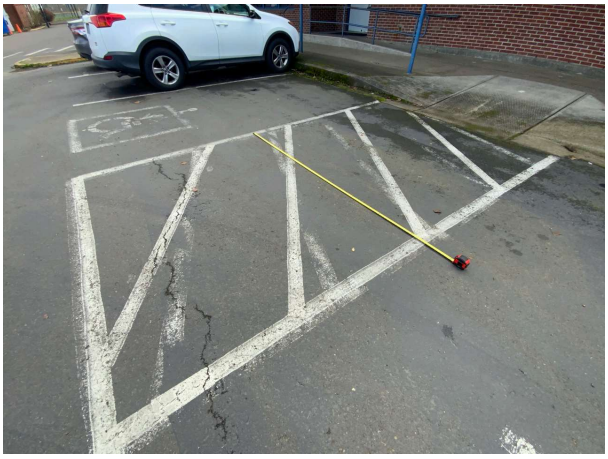
Map for Barrier ID: AX547407



17 44.052974554892536,-123.01136786011888

Photos for Barrier ID: AX547407





Barrier ID: AX547399

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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

Location Description	Accessible Parking Space P1-A
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 92-1/2” above the parking surface.

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	504.00	$ 504

Priority	1

Map for Barrier ID: AX547399



9 44.05299144494904,-123.01140273495292

Photos for Barrier ID: AX547399





Barrier ID: AX547405

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(b),(c),(d),(f); ADA 502.1
Barrier Detail	OREGON: The car accessible stall markings are not compliant.
Location Description	Accessible Parking Space P1-A
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The markings at the accessible parking space are faded and illegible.

Resolution

Provide a car stall marked with painted lines 4" wide. A car stall shall be minimum 9' (108") wide. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] Paint the International Symbol of Accessibility (ISA) on the pavement in white retroreflective paint at the entry end of the stall centered between the painted side lines. The ISA shall have minimum dimensions of 28" height and 24" width OR standard dimensions 41" height and 36" width.

Quantity	Unit Cost	Total Cost
1 EA	756.00	$ 756

Priority	1

Map for Barrier ID: AX547405



15 44.052978975513554,-123.01140154232787

Photos for Barrier ID: AX547405





Barrier ID: AX547408

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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

Barrier Detail

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

Location Description	Accessible Parking Space P1-B
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 91-1/2” above the parking surface.

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	504.00	$ 504

Priority	1

Map for Barrier ID: AX547408



18 44.05299028921786,-123.01133218956663

Photos for Barrier ID: AX547408





Barrier ID: AX547409

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	Oregon Revised Statutes 447.233-2(b),(c),(d),(f); ADA 502.1
Barrier Detail	OREGON: The van accessible stall pavement markings are not compliant.
Location Description	Accessible Parking Space P1-B
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The markings at the accessible space are faded and illegible.

Resolution

Provide a van stall marked with painted lines 4" wide. Provide a van stall which is minimum 9' (108") wide. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] Paint the International Symbol of Accessibility (ISA) on the pavement in white retroreflective paint at the entry end of the stall centered between the painted side lines. The ISA shall have minimum dimensions of 28" height and 24" width OR standard dimensions 41" height and 36" width.

Quantity	Unit Cost	Total Cost
1 EA	756.00	$ 756

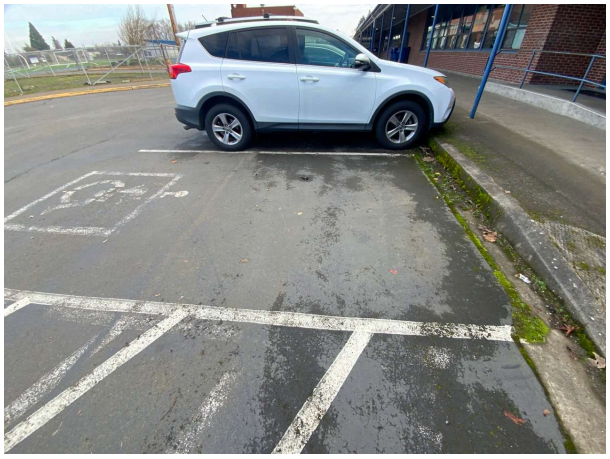
Priority	1

Map for Barrier ID: AX547409



19 44.05297909684153,-123.01133194171618

Photos for Barrier ID: AX547409





Barrier ID: AX547452

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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	Between Main Building and Portable Building
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has a cross slope of 2.3% to 3.9% for a length of 265' by 4' wide.

Highest Cross Slope	3.9%
Lowest Cross Slope	2.3%
Length	265'
Width	4'

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
1060 SF	35.68	$ 37,824

Priority	1

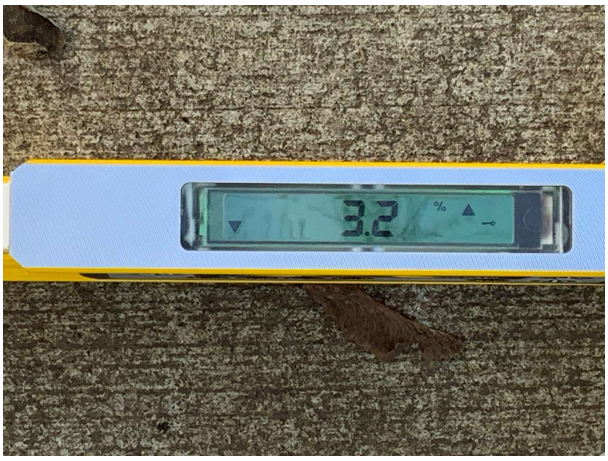
Map for Barrier ID: AX547452

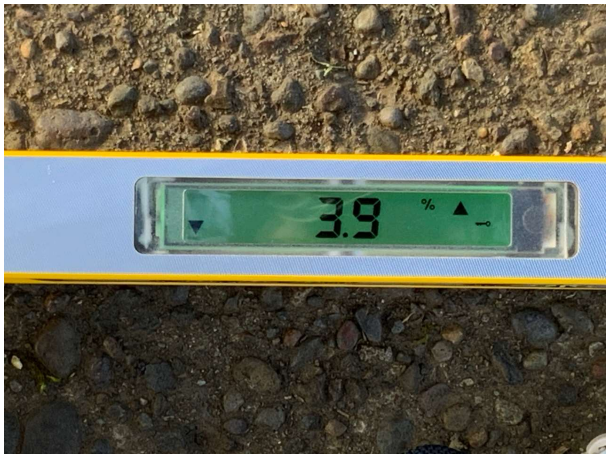


62 44.052928590116586,-123.01045530555726

Photos for Barrier ID: AX547452













Barrier ID: AX547401

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The curb ramp has a running slope of 10.2%.
Highest Running Slope	10.2%

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	3,150.00	$ 3,150

Priority	1

Map for Barrier ID: AX547401



11 44.052942771437166,-123.01136603497028

Photos for Barrier ID: AX547401





Barrier ID: AX547402

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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-2
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The curb ramp has a running slope of 9.3%.
Highest Running Slope	9.3%

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	3,150.00	$ 3,150

Priority	1

Map for Barrier ID: AX547402



12 44.05295618140265,-123.01120296197128

Photos for Barrier ID: AX547402





Barrier ID: AX547410

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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	Door D-1
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.78 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	658.80	$ 659

Priority	1

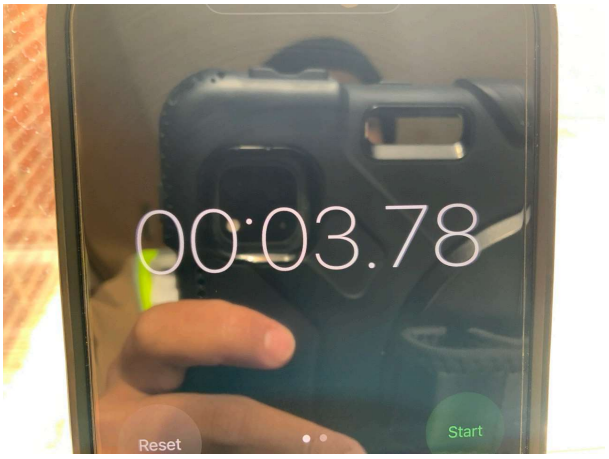
Map for Barrier ID: AX547410



20 44.05250765061436,-123.01080344601536

Photos for Barrier ID: AX547410





Barrier ID: AX547396

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

Location Description	Door D-9
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has a 1” high vertical change for an area that is 5’ long by 5' wide.

Length	5'
Width	4"

Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
25 SF	35.68	$ 892

Priority	1

Map for Barrier ID: AX547396



6 44.052598060502625,-123.01149947850419

Photos for Barrier ID: AX547396







Barrier ID: AX547400

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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	East of Portable Building
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible route has a cross slope of 8.1% for a length of 9' by 5' wide.
Highest Cross Slope	8.1%
Length	9'
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
45 SF	18.00	$ 810

Priority	1

Map for Barrier ID: AX547400



10 44.05278277111639,-123.01150788037394

Photos for Barrier ID: AX547400





Barrier ID: AX547454

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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 near D-7
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The maneuvering clearance at the accessible door has a cross slope of 2.8%.

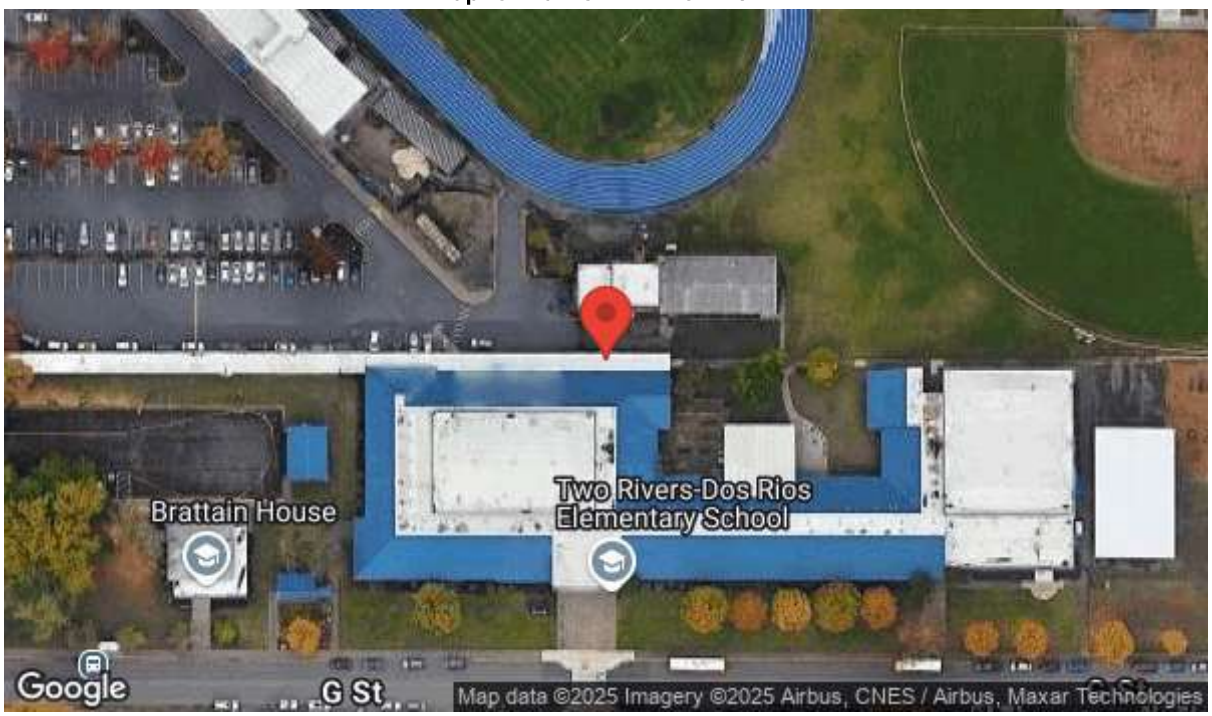
Resolution

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 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	2,250.00	$ 2,250

Priority	1

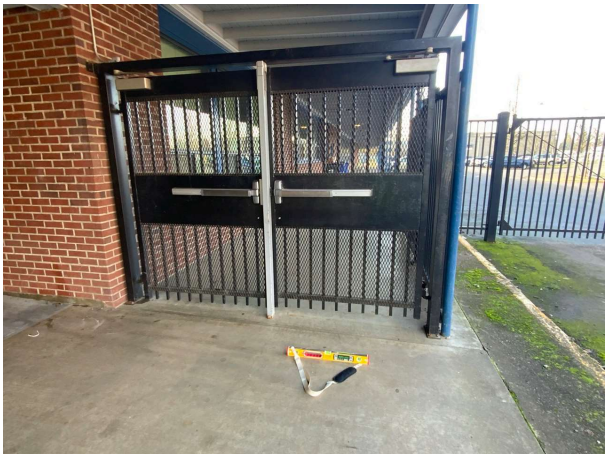
Map for Barrier ID: AX547454



64 44.05293150641636,-123.01078272883608

Photos for Barrier ID: AX547454





Barrier ID: AX547456

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302
Barrier Detail	The surfacing of the accessible route is not compliant.
Location Description	Main Building to Portable Building
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The route from the main building to the portable has damaged and missing sections of concrete and asphalt and is 30' long.

Length	30'
Width	5'

Resolution

Provide surfacing which is firm, stable, and slip resistant. [EXCEPTIONS: 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm and slip resistant. 2. Areas of sport activity shall not be required to comply.] [Advisory: A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.]

Quantity	Unit Cost	Total Cost
150 SF	35.68	$ 5,352

Priority	1

Map for Barrier ID: AX547456



66 44.05297300031676,-123.01061933250618

Photos for Barrier ID: AX547456





Barrier ID: AX547457

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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	Main Building to Portable Building
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has a cross slope of 3.0% for a length of 45’ by 3’ or 3' wide.

Highest Cross Slope	3.0%
Length	45'
Width	4'

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
180 SF	35.68	$ 6,423

Priority	1

Map for Barrier ID: AX547457



67 44.05300378341965,-123.0103090147152

Photos for Barrier ID: AX547457





Barrier ID: AX547398

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Near Door D-9
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has a 4-1/2” high vertical change that is 8’ wide at the step.

Width	8'

Resolution

Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. 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 provided, flare slopes shall be maximum 1:10 (10%). Provide a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be minimum 48" wide, and at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Quantity	Unit Cost	Total Cost
1 EA	3,150.00	$ 3,150

Priority	1

Map for Barrier ID: AX547398



8 44.05260848209455,-123.01146830613422

Photos for Barrier ID: AX547398





Barrier ID: AX547397

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Near Door D-9
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible route has gaps up to 2” wide that are 5’ long.
Length	5'
Width	2"

Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. Openings in the ground surface of the accessible route shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
5 SF	35.68	$ 178

Priority	1

Map for Barrier ID: AX547397



7 +44.052688, -123.011516

Photos for Barrier ID: AX547397





Barrier ID: AX547395

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Door
ADA Standard	404; 404.2.3, 404.2.4
Barrier Detail	The gate maneuvering clearance area is not compliant.
Location Description	Playground Gate
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The gate maneuvering clearance has a cross slope of 2.6%.
Highest Cross Slope	2.6%

Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear. The required depth of the maneuvering clearance is 60". The required side clearance of 18" on the latch side of the gate shall be provided within the maneuvering clearance area. Minimum maneuvering clearances at gates shall be provided. Maneuvering clearances shall extend the full width of the gate and the required latch side clearance. Changes in level are not permitted. [EXCEPTION: slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
1 EA	2,250.72	$ 2,251

Priority	1

Map for Barrier ID: AX547395



5 44.052507927789705,-123.00950025950718

Photos for Barrier ID: AX547395





Barrier ID: AX547394

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.2

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Ramp R-1
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The ramp has a running slope of 10.2%.
Highest Running Slope	10.2%
Vertical Rise	6"
Length	5'

Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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
5 LF	1,191.60	$ 5,958

Priority	1

Map for Barrier ID: AX547394



4 44.05249624102272,-123.00991493865776

Photos for Barrier ID: AX547394





Barrier ID: AX547403

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	505.6
Barrier Detail	The handrail height is not compliant.
Location Description	Ramp R-2
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The top of the gripping surface of the handrail is 33” above the ramp surface.
Handrail Height	33"

Resolution

The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. Provide compliant handrails on both sides of the ramp. The handrails on each side shall be a minimum 36" apart horizontally. The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. The gripping surface of handrails shall be 1.25" to 2" diameter, or a non-circular grip that has a perimeter dimension of 4" to 6.25" maximum. Handrails shall be provided on both sides of ramps. Provide a bottom rail that is maximum 4" from the ramp surface and prevents the passage of a 4" diameter sphere between the ramp surface and the rail.

Quantity	Unit Cost	Total Cost
16 LF	293.40	$ 4,694

Priority	1

Map for Barrier ID: AX547403



13 44.05294207327546,-123.01125897668649

Photos for Barrier ID: AX547403





Barrier ID: AX547455

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.2

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Ramp R-3
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The ramp has a running slope of 9.6%.
Highest Running Slope	9.6%
Length	5'

Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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
5 LF	1,191.60	$ 5,958

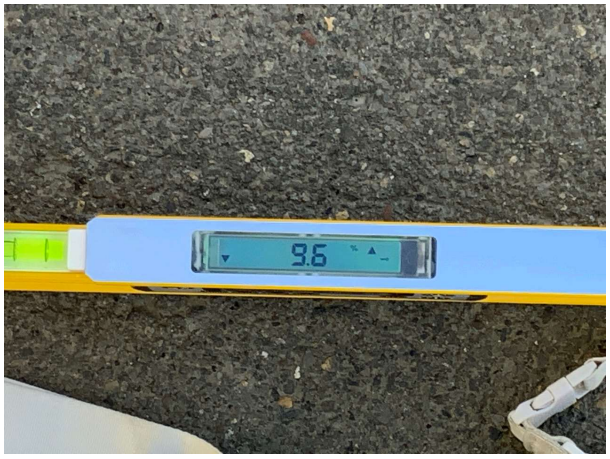
Priority	1

Map for Barrier ID: AX547455



65 44.05300896418797,-123.01060608465576

Photos for Barrier ID: AX547455





Barrier ID: AX547459

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Building Entrance-Floor Surface
ADA Standard	302.2
Barrier Detail	The edges of the carpet are not securely attached.
Location Description	Ramp R-4
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The floor mat does not have rubber beveled edges to prevent the edges from rolling up.

Length	3'
Width	4'

Resolution

Remove and replace with a carpet that is securely attached. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet pile is allowed to be 1/2" maximum high. Carpets shall have a firm cushion, pad or backing, or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.

Quantity	Unit Cost	Total Cost
1 EA	504.00	$ 504

Priority	1

Map for Barrier ID: AX547459



69 44.05306585576344,-123.01029913988113

Photos for Barrier ID: AX547459





Barrier ID: AX547458

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.7; 405.8; 405.9
Barrier Detail	The ramp does not have a level landing at the top and/or bottom of each run.
Location Description	Ramp R-4
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom landing at the ramp is comprised of grass.

Resolution

The ramp should be removed and an accessible ramp should be installed that has level landings and landings at any change of direction. Ramps shall have compliant landings at the top and the bottom of each ramp run. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] The landing clear width shall be at least as wide as the widest ramp run leading to the landing. The landing clear length shall be 60" long minimum. Ramps that change direction between runs at landings shall have a clear landing 60" minimum by 60" minimum. Where doorways are located adjacent to a ramp landing, maneuvering clearances required shall be permitted to overlap the required landing area. Ramp runs with a rise greater than 6" shall have compliant handrails. [EXCEPTION: Within employee work areas, handrails shall not be required where ramps that are part of common use circulation paths are designed to permit the installation of handrails.] Ramps not subject to the exceptions shall be designed to maintain a 36" minimum clear width when handrails are installed. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. [EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum landing area.] Edge protection shall be provided, using one of two options. Either the floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a compliant handrail or a barrier shall prevent the passage of a 4" sphere from the ramp landing surface. Option 1: The floor or ground surface of the ramp run or landing shall extend 12" minimum beyond the inside face of a compliant handrail. Option 2: A curb or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface. Landings subject to wet conditions shall be designed to prevent the accumulation of water.

Quantity	Unit Cost	Total Cost
5 LF	1,256.40	$ 6,282

Priority	1

Map for Barrier ID: AX547458



68 44.053065312748686,-123.01030837301637

Photos for Barrier ID: AX547458





Barrier ID: AX547460

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.2

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Ramp R-4
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The ramp has a running slope of 14.7%
Length	5'

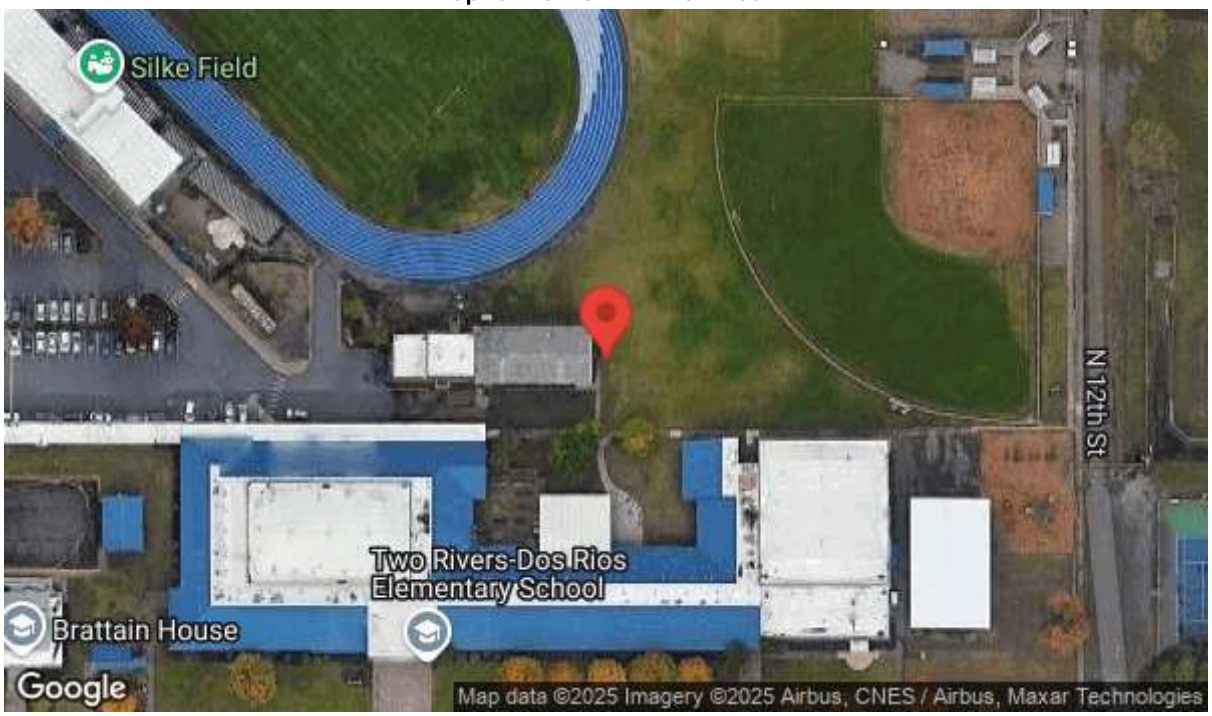
Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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
5 LF	1,191.60	$ 5,958

Priority	1

Map for Barrier ID: AX547460



70 44.053064361534524,-123.0102906791506

Photos for Barrier ID: AX547460





Barrier ID: AX547472

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	405.2

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Ramp R-5
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The ramp has a running slope of 9.6%.
Highest Running Slope	9.6%

Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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
6 LF	1,191.60	$ 7,150

Priority	1

Map for Barrier ID: AX547472



82 44.0528346873444,-123.00929803497029

Photos for Barrier ID: AX547472





Barrier ID: AX547391

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

Location Description	South to Door D-2
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible route has a 1” high vertical change that is 7’ long.
Vertical Rise	1"
Length	7'
Width	6'

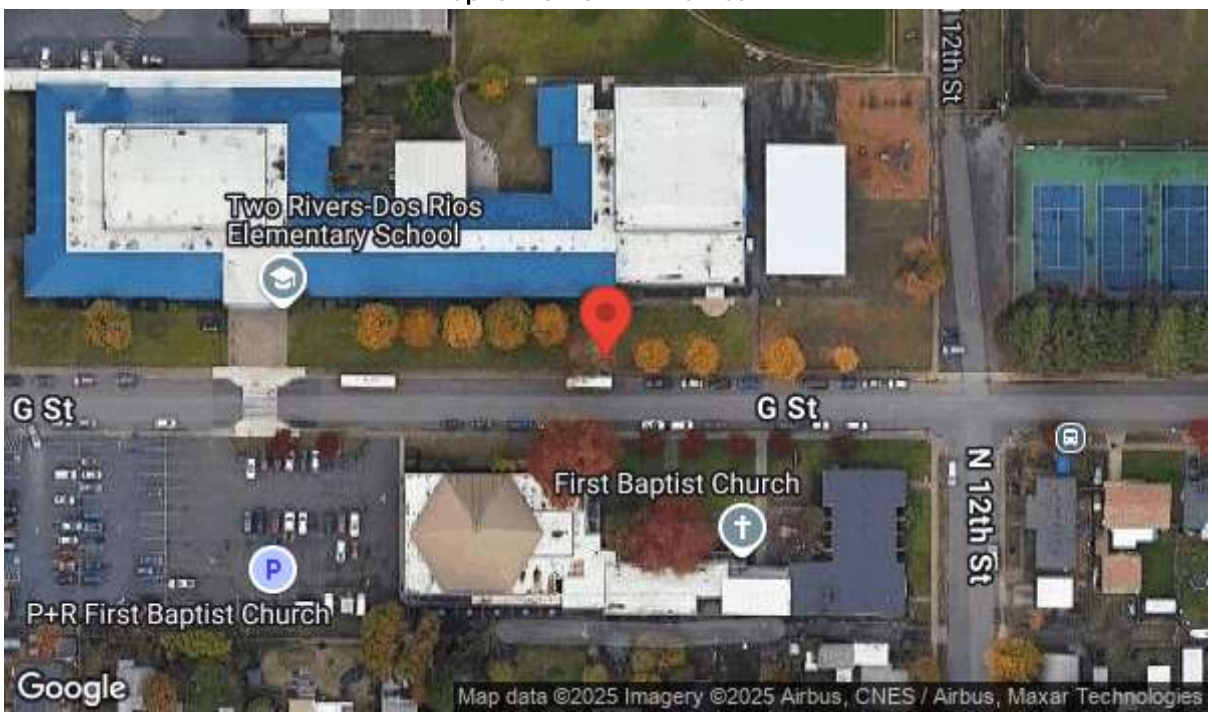
Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
42 SF	35.68	$ 1,499

Priority	1

Map for Barrier ID: AX547391



1 44.05238844589248,-123.00990244601536

Photos for Barrier ID: AX547391





Barrier ID: AX547470

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	504.3
Barrier Detail	Stairs have open risers.
Location Description	Stair S-1
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The stairs have open risers.

Resolution

Replace with compliant stairs that have closed risers. Open risers are not permitted.

Quantity	Unit Cost	Total Cost
18 Riser	1,512.00	$ 27,216

Priority	1

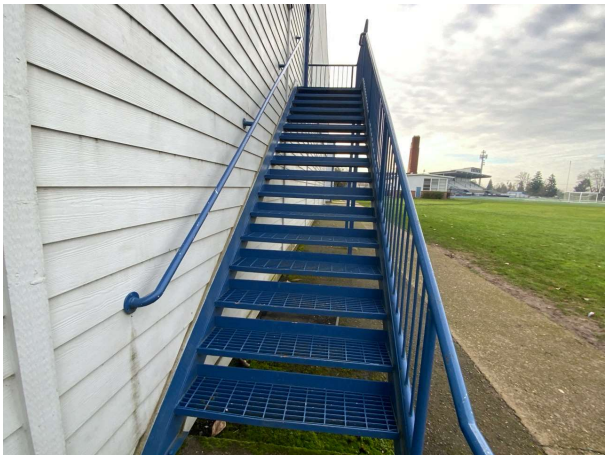
Map for Barrier ID: AX547470



80 44.05291928087349,-123.0096759852848

Photos for Barrier ID: AX547470





Barrier ID: AX547445

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

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	Throughout Building
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The maneuvering clearance is 11.4% - 13.9% at the building entrance doors.

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 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
9 EA	2,250.00	$ 20,250

Priority	1

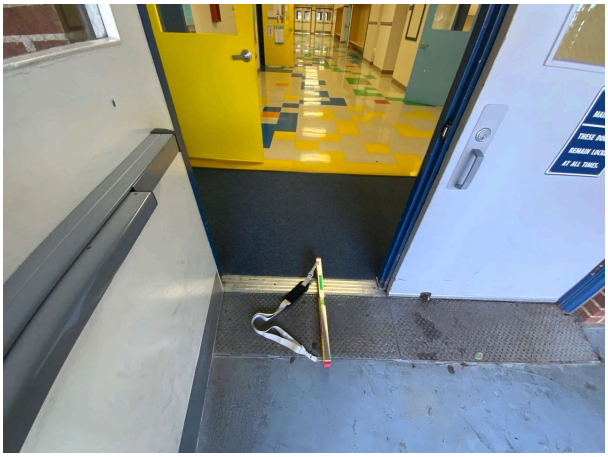
Map for Barrier ID: AX547445



55 44.05290386713242,-123.01087957118129

Photos for Barrier ID: AX547445









Barrier ID: AX547471

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	2009 ANSI A117.1-504.5.1

Barrier Detail

OREGON: The stair treads do not have visual contrast of dark-on-light or light-on-dark on the leading 2" of the tread from the remaining portion of the tread surface.

Location Description	Stair S-1
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The leading edge of the landing and treads does not have visual contrast. The stair has 18 risers

Resolution

Provide light-on-dark or dark-on-light visual contrast on the leading 2" of each tread, in contrast with the remaining portion of the tread surface.

Quantity	Unit Cost	Total Cost
18 EA	157.18	$ 2,829

Priority	3

Map for Barrier ID: AX547471



81 44.052919242061535,-123.00969474909115

Photos for Barrier ID: AX547471





Barrier ID: AX547416

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Breakroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

For a front approach on the push side of the door, the maneuvering clearance depth is 21".

Resolution

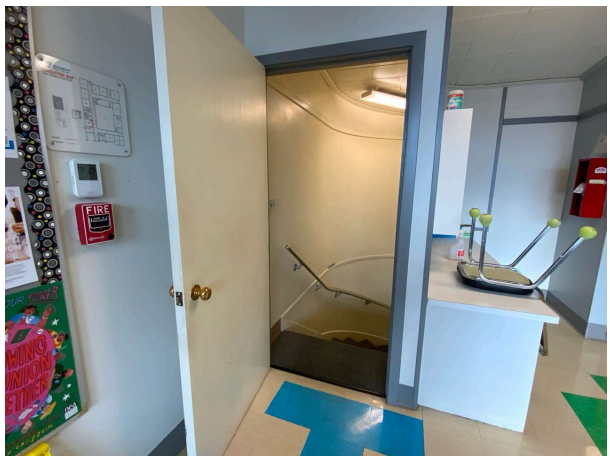
Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required 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	2,250.00	$ 2,250

Priority	1

Photos for Barrier ID: AX547416





Barrier ID: AX547428

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Cafeteria
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

For a forward approach on the push side of the door, the maneuvering clearance depth is 9" to the stairs.

Width	9"

Resolution

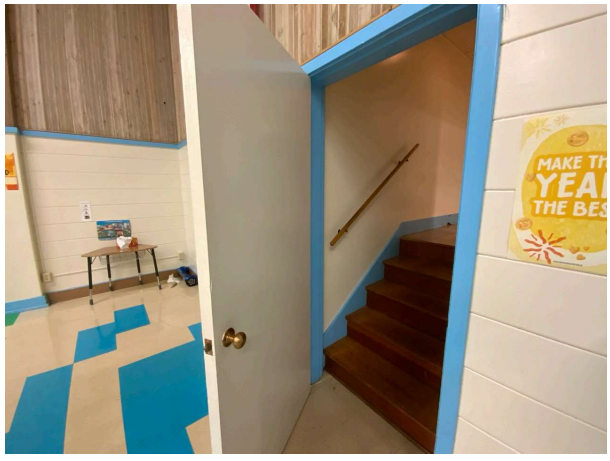
Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge 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	2,250.00	$ 2,250

Priority	1

Photos for Barrier ID: AX547428





Barrier ID: AX547430

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	302.2
Barrier Detail	The edges of the carpet are not securely attached.
Location Description	Classroom 28
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The edges of the carpet do not have rubber beveled edges to prevent the edges rolling up, and the carpet does not have rubber backing to prevent the carpet from moving.

Width	7'

Resolution

Remove and replace with a carpet that is securely attached. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet pile is allowed to be 1/2" maximum high. Carpets shall have a firm cushion, pad or backing, or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.

Quantity	Unit Cost	Total Cost
42 SF	32.40	$ 1,361

Priority	1

Photos for Barrier ID: AX547430





Barrier ID: AX547476

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.

Barrier Detail

OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate

Location Description	Classroom 9
Observed	Jan 10, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 12 pounds.

Resolution

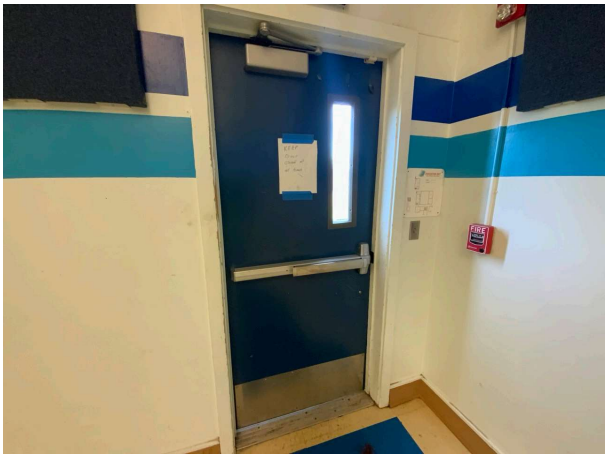
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]

Quantity	Unit Cost	Total Cost
1 EA	658.80	$ 659

Priority	1

Photos for Barrier ID: AX547476





Barrier ID: AX547474

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Elevator
ADA Standard	206.2.3
Barrier Detail	The building does not have elevator access between stories.
Location Description	Classroom 9
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The building does not have an elevator access from the storage room to the auxiliary gym.

Resolution

Provide an elevator for access to upper floors in multiple-storied buildings. Due to the length of the requirements for an elevator in the 2010 ADA Standards for Accessible Design, please refer to the separate elevator appendix of the report, which details Section 407 of the 2010 Standards for Accessible Design. 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 removing and repairing the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	144,000.00	$ 144,000

Priority	1

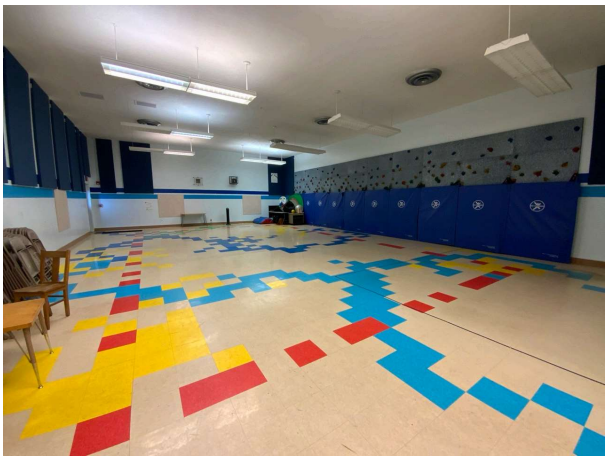
Photos for Barrier ID: AX547474

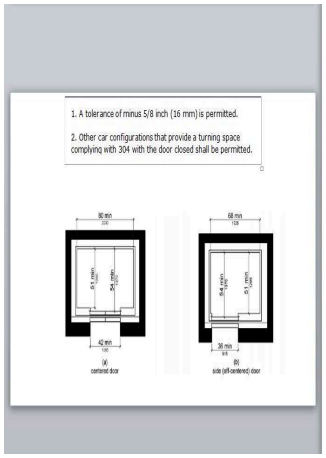
Table 407.4.1 Elevator Car Dimensions (text version)

Door Location	Minimum Dimensions: Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches [915 mm]1	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches [915 mm]1	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches [915 mm]1	60 inches [1525 mm]2	60 inches [1525 mm]2	60 inches [1525 mm]2

1. A tolerance of minus 5/8 inch (16 mm) is permitted.

2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.





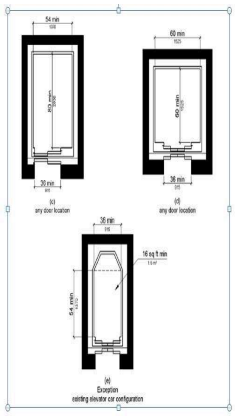


Figure 407.4.1 Elevator Car Dimensions

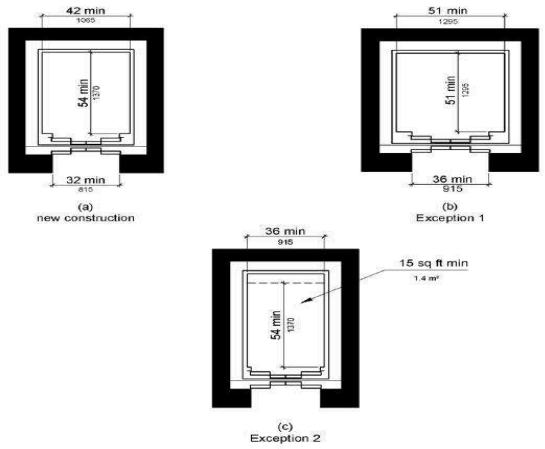
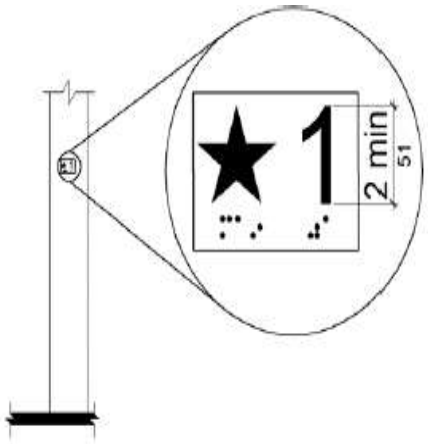
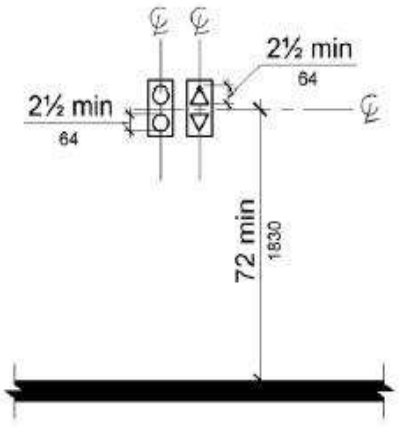


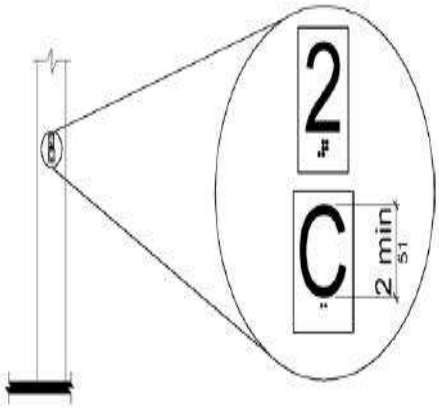
Table 407.4.7.1.3 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop		"ST"OP Three cells
Alarm		AL"AR"M Four cells
Door Open		OP"EN" Three cells
Door Close		CLOSE Five cells
Main Entry Floor		MA"IN" Three cells
Phone		PH"ONE" Four cells




1
2 min
51


2½ min
64
2½ min
64
72 min
1830


2
C
2 min
51

Barrier ID: AX547475

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Classroom 9
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The handrails do not extend beyond the top and bottom treads and landings of the stairs.

Handrail Bottom Extension Length	0"
Handrail Top Extension Length	0"

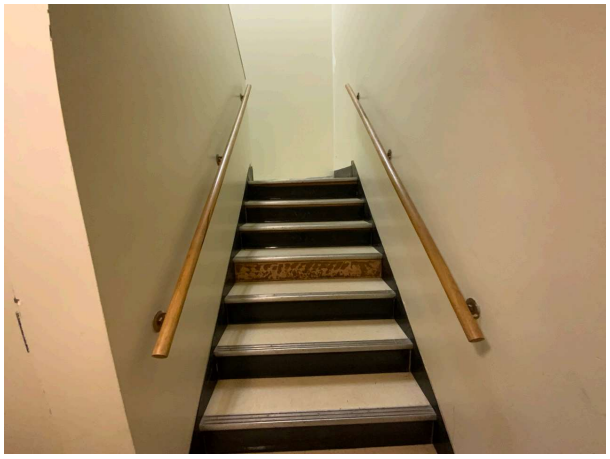
Resolution

Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTION: The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administrating local authority.

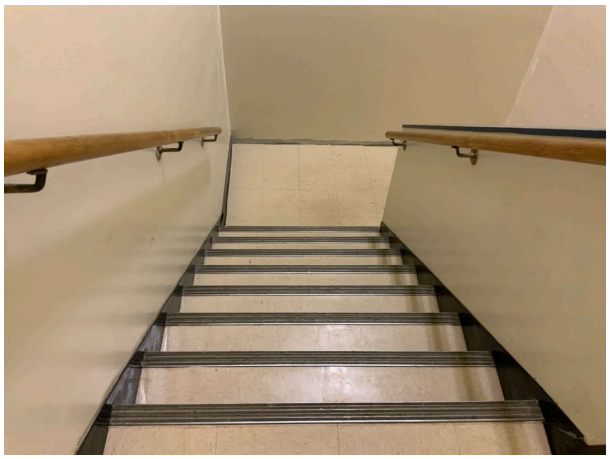
Quantity	Unit Cost	Total Cost
16 LF	293.40	$ 4,694

Priority	1

Photos for Barrier ID: AX547475







Barrier ID: AX547448

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Door D-2
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.68 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	658.80	$ 659

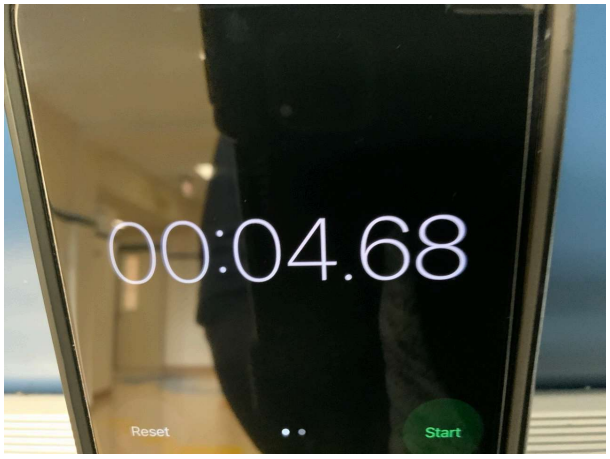
Priority	1

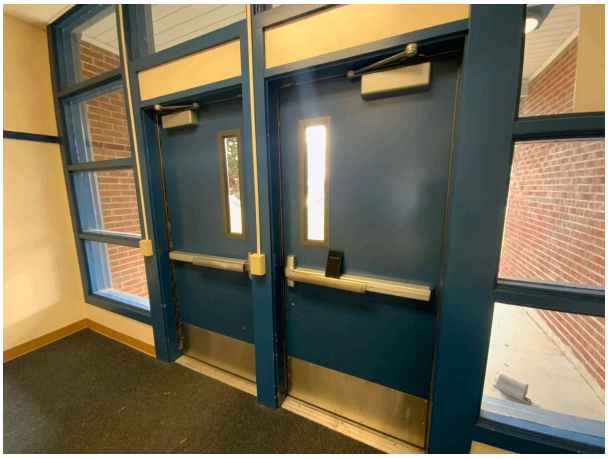
Map for Barrier ID: AX547448



58 44.05251514457787,-123.0096136478157

Photos for Barrier ID: AX547448





Barrier ID: AX547451

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Door D-4
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.55 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	658.80	$ 659

Priority	1

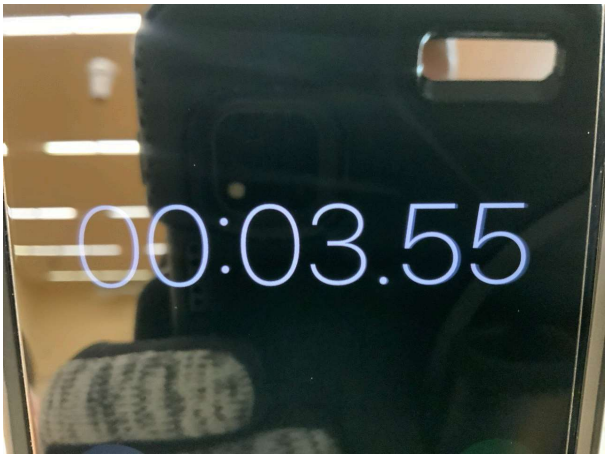
Map for Barrier ID: AX547451



61 44.05269377092042,-123.00951569444274

Photos for Barrier ID: AX547451





Barrier ID: AX547449

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Door D-5
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.26 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 547450. The cost of this barrier removal is covered under ID 547450 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

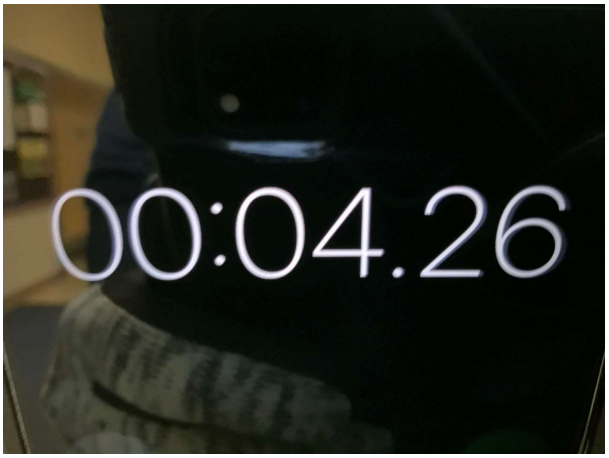
Map for Barrier ID: AX547449



59 44.05292054287652,-123.00973165699101

Photos for Barrier ID: AX547449





Barrier ID: AX547450

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.

Barrier Detail

OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate

Location Description	Door D-5
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 10 pounds.

Resolution

Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 547449. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]

Quantity	Unit Cost	Total Cost
1 EA	658.80	$ 659

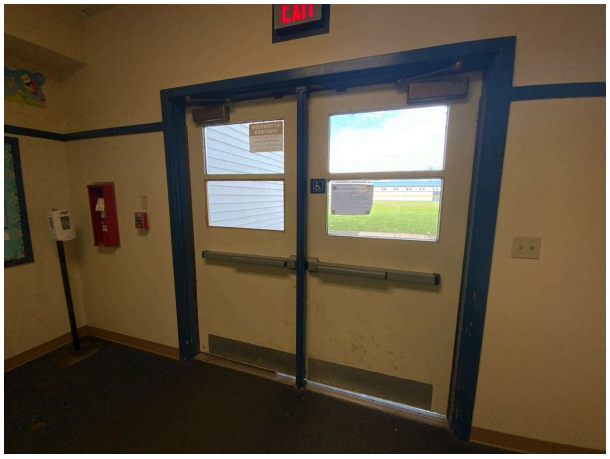
Priority	1

Map for Barrier ID: AX547450



60 44.0529204941593,-123.0097364962778

Photos for Barrier ID: AX547450





Barrier ID: AX547433

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Door D-9
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.30 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	658.80	$ 659

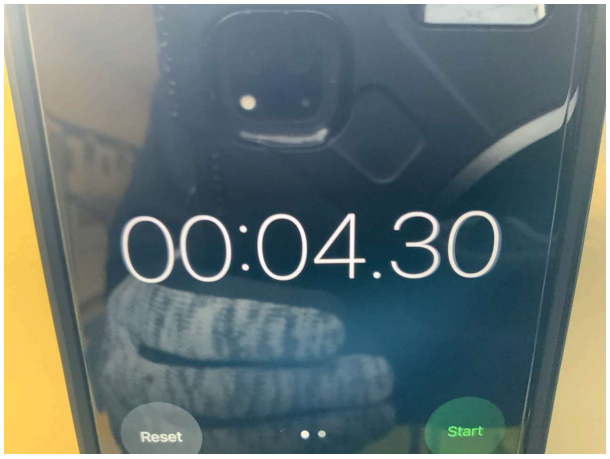
Priority	1

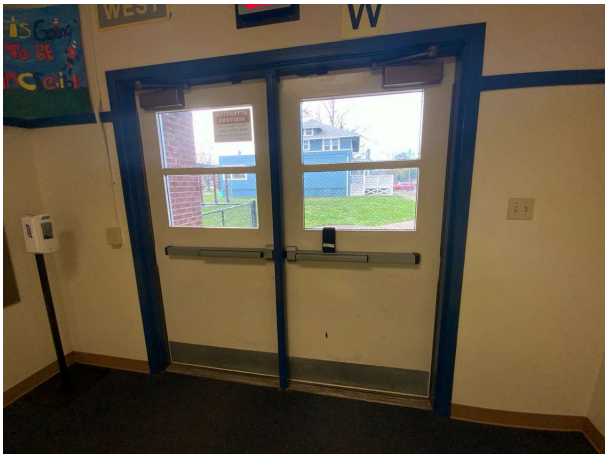
Map for Barrier ID: AX547433



43 44.05260233761536,-123.01145425396729

Photos for Barrier ID: AX547433





Barrier ID: AX547447

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Library Exit Door D-11
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.16 seconds from 90 degrees to a position 12 degrees from latch.

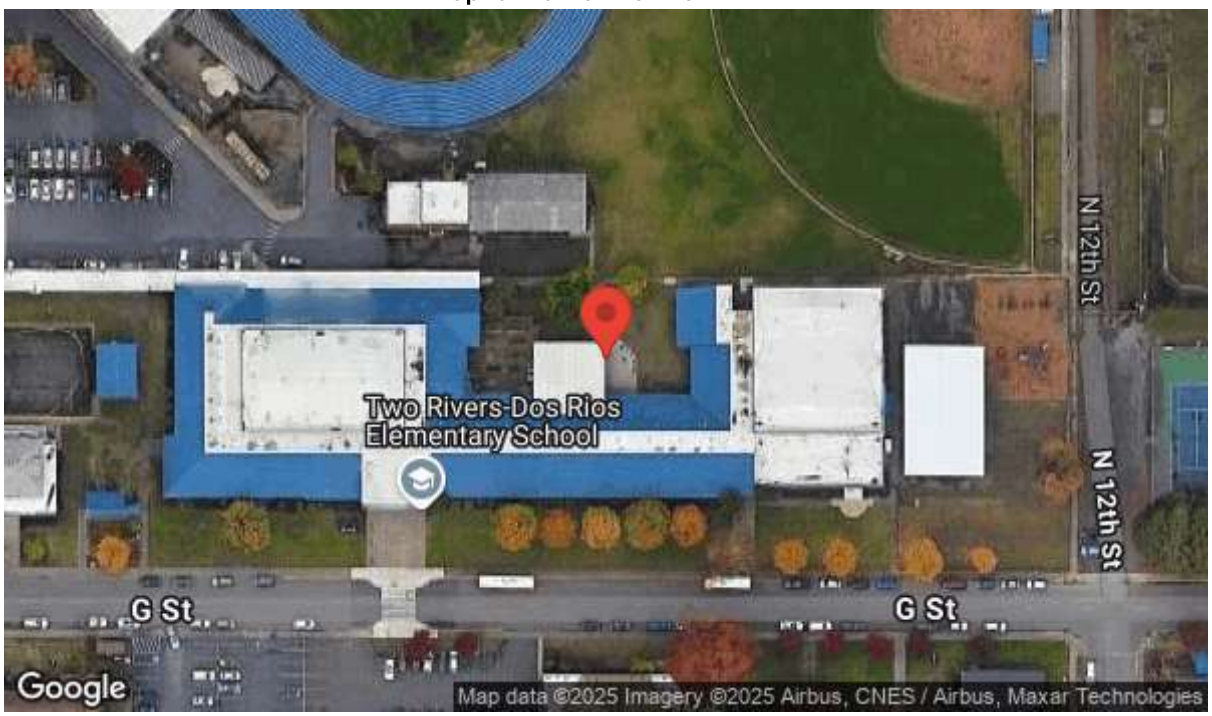
Resolution

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	658.80	$ 659

Priority	1

Map for Barrier ID: AX547447



57 44.05277357163624,-123.01027603802872

Photos for Barrier ID: AX547447





Barrier ID: AX547425

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Mezzanine
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

Handrails are only provided on one side of the stairs, and the top of the gripping surface is 33” above the nosing. The top and bottom handrail extension is 0" long.

Handrail Bottom Extension Length	0"
Handrail Top Extension Length	0"
Height	33"

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above walking surfaces, stair nosings, and ramp surfaces. If children are primary users, provide a second set of handrails with a minimum 9" between lower and higher rail, and the lower rail 28" max. from the walking surface. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed by newel posts, other construction elements, or obstructions for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4". Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

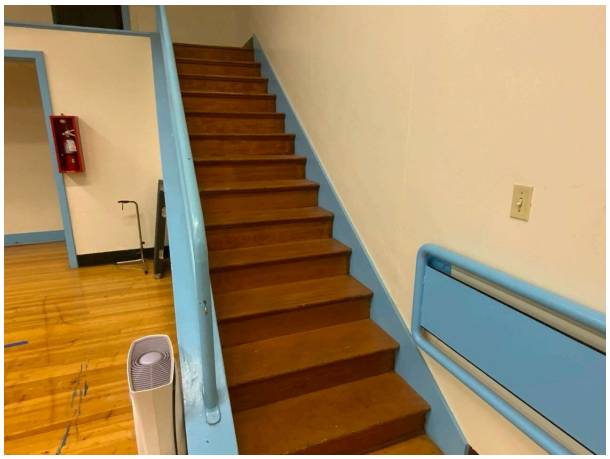
Quantity	Unit Cost	Total Cost
28 LF	293.40	$ 8,215

Priority	1

Photos for Barrier ID: AX547425







Barrier ID: AX547421

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Near Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The opening force is 10 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	658.80	$ 659

Priority	1

Photos for Barrier ID: AX547421





Barrier ID: AX547418

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

For a front approach on the pull side of the door, the maneuvering clearance depth is 43" to the furniture.

Resolution

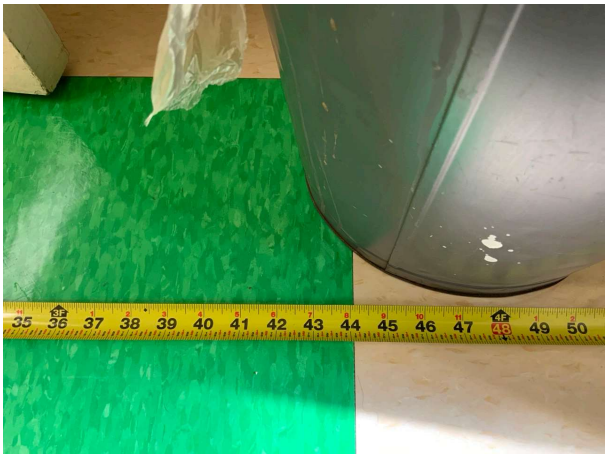
Relocate the furniture to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and 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	180.00	$ 180

Priority	1

Photos for Barrier ID: AX547418







Barrier ID: AX547413

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Elevator
ADA Standard	206.2.3
Barrier Detail	The building does not have elevator access between stories.
Location Description	Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The building does not have an elevator access from the office to the teacher's breakroom.

Resolution

Provide an elevator for access to upper floors in multiple-storied buildings. Due to the length of the requirements for an elevator in the 2010 ADA Standards for Accessible Design, please refer to the separate elevator appendix of the report, which details Section 407 of the 2010 Standards for Accessible Design. 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 removing and repairing the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	144,000.00	$ 144,000

Priority	1

Photos for Barrier ID: AX547413

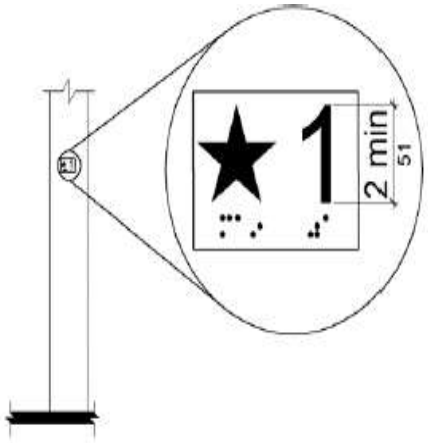


Table 407.4.7.1.3 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop	⊗	"ST"OP Three cells
Alarm	🔔	AL"AR"M Four cells
Door Open	◀▮▶	OP"EN" Three cells
Door Close	▶▮◀	CLOSE Five cells
Main Entry Floor	★	MA"IN" Three cells
Phone	📞	PH"ONE" Four cells

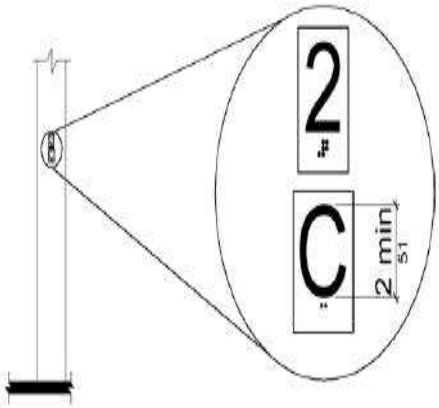
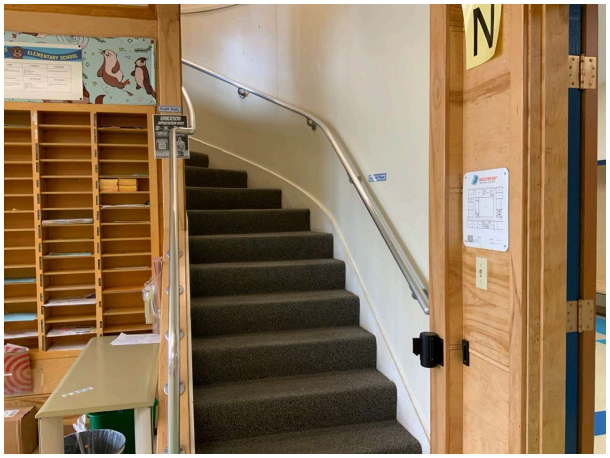


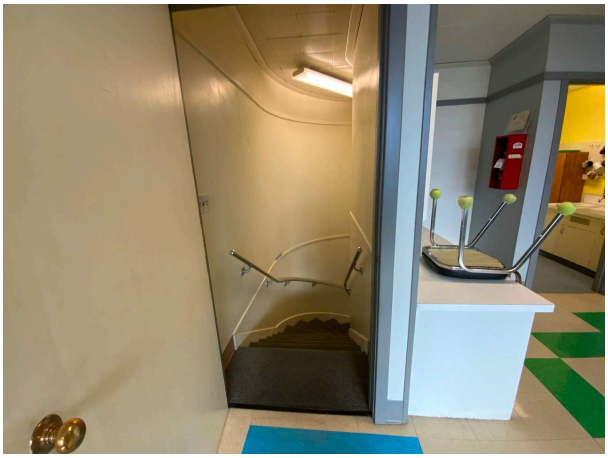
Table 407.4.1 Elevator Car Dimensions (text version)

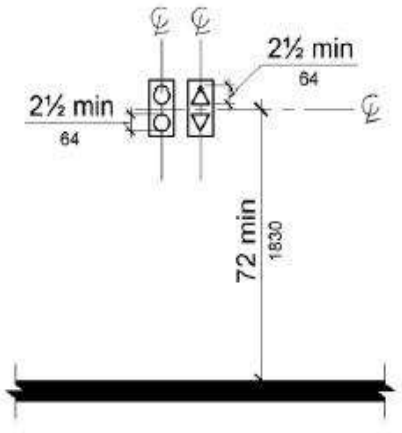
Door Location	Minimum Dimensions: Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm)1	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm)1	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm)1	60 inches (1525 mm)2	60 inches (1525 mm)2	60 inches (1525 mm)2

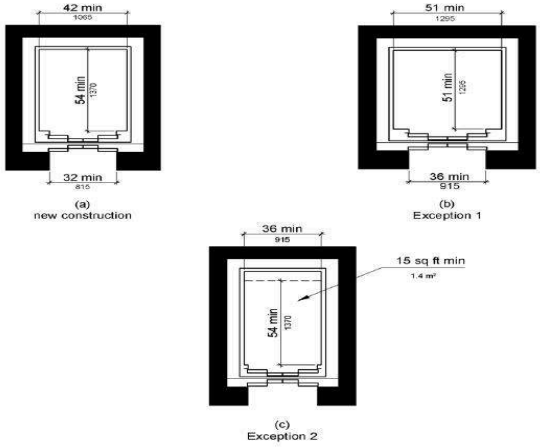
1. A tolerance of minus 5/8 inch (16 mm) is permitted.

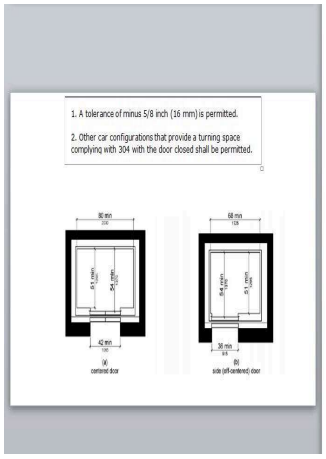
2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.











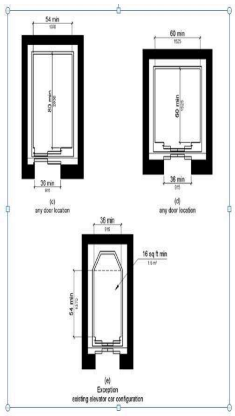


Figure 407.4.1 Elevator Car Dimensions

Barrier ID: AX547412

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The top of the gripping surface is 30-1/2” above the nosing.
Handrail Height	30-1/2"

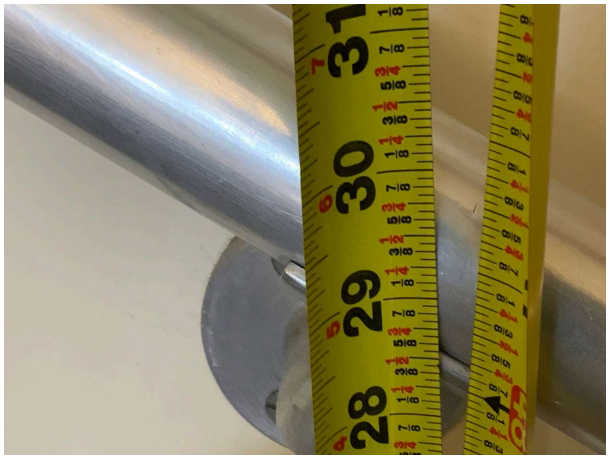
Resolution

Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTION: The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administrating local authority.

Quantity	Unit Cost	Total Cost
40 LF	293.40	$ 11,736

Priority	1

Photos for Barrier ID: AX547412





Barrier ID: AX547422

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Platform Lift
ADA Standard	206.7, 207.2, 410;302; 303; 309; 404.3, 410.1
Barrier Detail	A platform lift is required but not provided.
Location Description	Stage
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A platform lift is not provided for access to the stage.

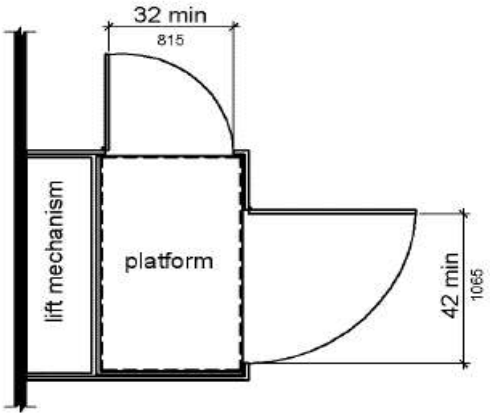
Resolution

Install a platform lift. Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift. Floor surfaces in platform lifts shall be firm, stable and slip resistant. Clear floor space in platform lifts shall be minimum 30" by minimum 48". Controls for platform lifts shall be within allowable reach ranges, and shall be operable without tight grasping, pinching, or twisting of the wrist. The force required to operate the controls shall not be greater than 5 lbs of force. Platform lifts shall have low-energy power-operated doors or gates. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32" minimum. Side doors and gates shall provide a clear width 42" minimum. [EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.] If platforms are used, they shall conform with the applicable safety regulations of administrative authorizes having jurisdiction. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition). Platform lifts shall be permitted as a component of an accessible route in an existing building. Platform lifts can be part of the accessible means of egress where standby power is provided, and in the following situations: 1. An accessible route to a performing area and speakers' platforms in occupancies in Group A; 2. An accessible route to wheelchair spaces required to comply with the wheelchair space dispersion requirements; 3. An accessible route to spaces that are not open to the general public with an occupant load of not more than five; 4. An accessible route within a dwelling or sleeping unit; 5. An accessible route to wheelchair seating spaces located in outdoor dining terraces in A-5 occupancies where the means of egress from the dining terraces to a public way are open to the outdoors. 6. An accessible route to raised judges' benches, clerks' stations, jury boxes, witness stands and other raised or depressed areas in a court; 7. An accessible route where existing exterior site constraints make use of a ramp or elevator infeasible.

Quantity	Unit Cost	Total Cost
1 EA	40,545.00	$ 40,545

Priority	1

Photos for Barrier ID: AX547422









Barrier ID: AX547423

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Stage
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

Handrails are only provided on one side of the stairs. The top handrail extension is 9-1/2” long

Handrail Top Extension Length	9-1/2"

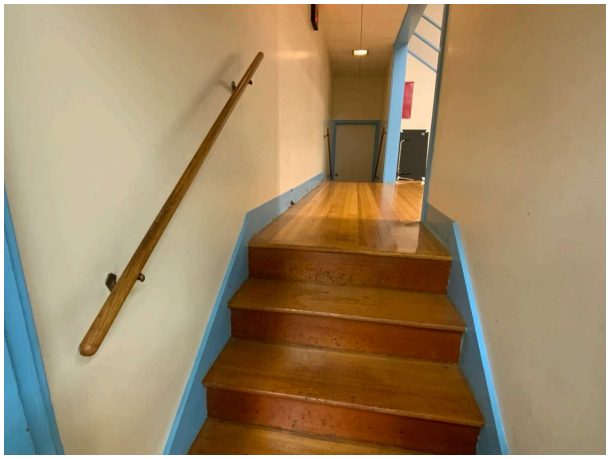
Resolution

Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTION: The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administrating local authority.

Quantity	Unit Cost	Total Cost
12 LF	293.40	$ 3,521

Priority	1

Photos for Barrier ID: AX547423





Barrier ID: AX547424

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Common Areas
Type	Service Counter
ADA Standard	904.4

Barrier Detail

The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.

Location Description	Cafeteria
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The top of the service counter is 38-1/2" above the finished floor with a width of 29-1/2".

Height	38-1/2"
Width	29-1/2"

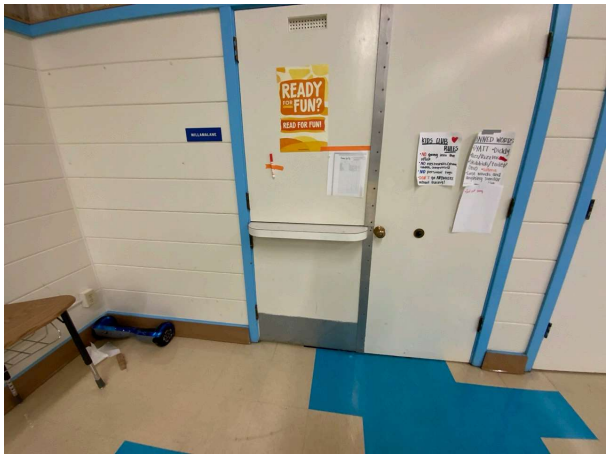
Resolution

Provide a compliant section of the counter maximum 36" height with either a compliant parallel or a compliant forward approach to the counter. For a parallel approach, a portion of service counter must be 36" minimum wide and 36" maximum above finished floor. Clear space of minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a parallel approach, with the 48" dimension centered on the compliant portion of the counter. For a forward approach, a portion of service counter must be 30" wide and 36" high maximum. Knee and toe clearance shall be provided for a forward approach. Clear floor space minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a forward approach with the 30" dimension centered on the 30" width of the compliant counter section. Clear space at the counter shall be maximum 2.08% in all directions and a firm and stable surface.

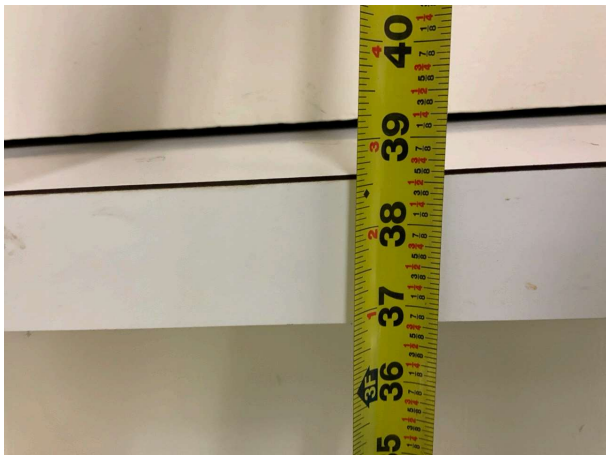
Quantity	Unit Cost	Total Cost
3 LF	1,082.70	$ 3,248

Priority	2

Photos for Barrier ID: AX547424







Barrier ID: AX547443

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Classroom 23
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the entry door vision light is 46-1/2" above the finished floor.
Height	46-1/2"

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	4,680.00	$ 4,680

Priority	2

Photos for Barrier ID: AX547443





Barrier ID: AX547429

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Classroom 28
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the entry door vision light is 46-1/2" above the finished floor.
Height	46-1/2"

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	4,680.00	$ 4,680

Priority	2

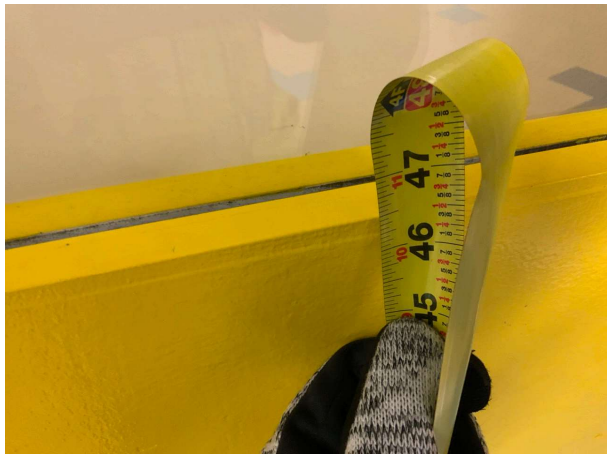
Map for Barrier ID: AX547429



39 +44.052601, -123.011113

Photos for Barrier ID: AX547429





Barrier ID: AX547431

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Common Areas
Type	Work Surface
ADA Standard	306, 902.1, 902.2, 902.3, 902.4

Barrier Detail

The work surface height is not compliant. Knee and toe clearances are not provided.

Location Description	Library
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The library computer workstation has a clear space width of 27-1/2”.
Width	27-1/2"

Resolution

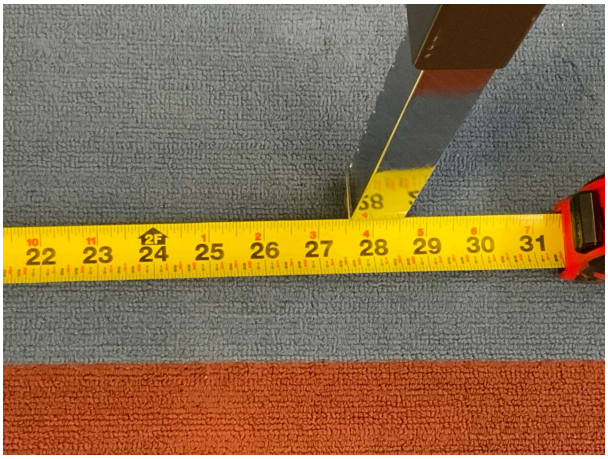
Provide work surface tables at a compliant height. The tops of work surfaces shall be 28" minimum and 34" maximum above the finish floor or ground. A clear floor space 30" minimum by 48" minimum, positioned for a forward approach with the 30" dimension paralleling the edge of the work surface, shall be provided. Knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing, other tables or fixtures for personal grooming.

Quantity	Unit Cost	Total Cost
1 EA	1,800.00	$ 1,800

Priority	2

Photos for Barrier ID: AX547431





Barrier ID: AX547420

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Near D-1
Observed	Jan 9, 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	4,680.00	$ 4,680

Priority	2

Photos for Barrier ID: AX547420





Barrier ID: AX547411

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Entrance to Building
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the entry door vision light is higher than 43".
Location Description	Throughout Building
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The bottom of the entry door vision lights ranges from 46" to 47-1/2" above the finished floor.

Height	46" - 47-1/2"

Resolution

Provide a door with the bottom of at least one of the glazing panels that permit viewing through the panels located 43" maximum above the finish floor. [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
11 EA	4,680.00	$ 51,480

Priority	2

Map for Barrier ID: AX547411



21 44.05290755376019,-123.01134588649082

Photos for Barrier ID: AX547411







Barrier ID: AX547491

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The height of the feminine product dispenser is 49-1/2" above the finished floor.

Height	49-1/2"

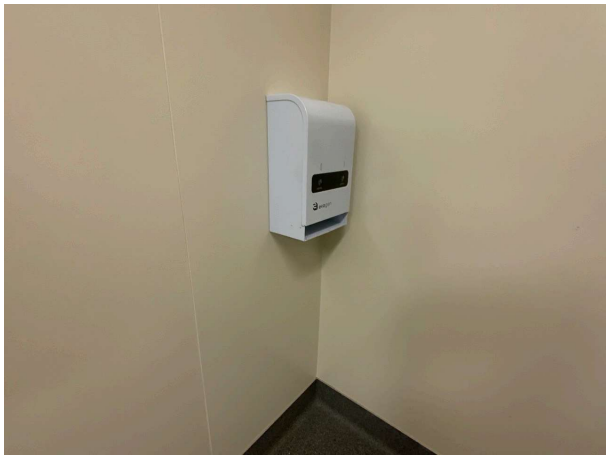
Resolution

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	360.00	$ 360

Priority	3

Photos for Barrier ID: AX547491





Barrier ID: AX547486

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the side grab bar and the toilet paper dispenser is 2-1/4”.
Width	2-1/4"

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	180.00	$ 180

Priority	3

Photos for Barrier ID: AX547486





Barrier ID: AX547482

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Coat Hook
ADA Standard	213.3.7, 604.8.3, 308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The coat hook is 67” above the floor.

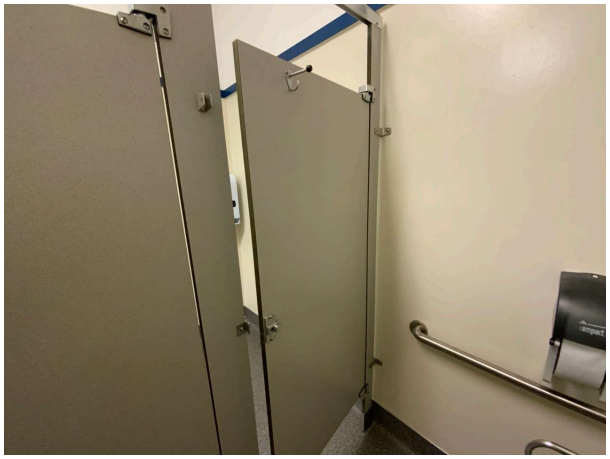
Resolution

Install the coat hook within an allowable reach range. 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	207.00	$ 207

Priority	3

Photos for Barrier ID: AX547482





Barrier ID: AX547478

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The lavatory drainpipe and water supply lines are not fully insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity	Unit Cost	Total Cost
1 EA	117.00	$ 117

Priority	3

Photos for Barrier ID: AX547478





Barrier ID: AX547481

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The wheelchair stall door is not self-closing and does not have a door pull on both sides.

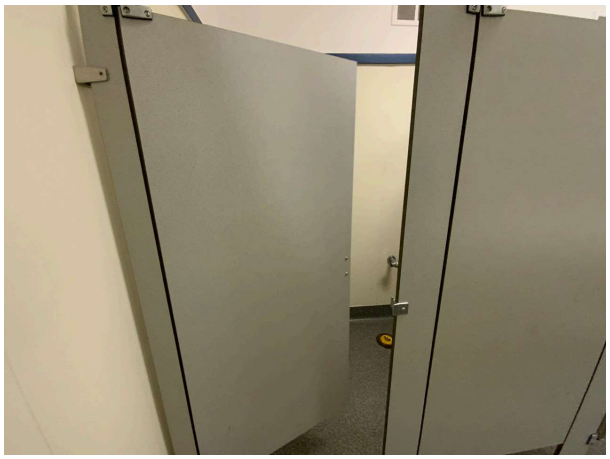
Resolution

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	900.00	$ 900

Priority	3

Photos for Barrier ID: AX547481





Barrier ID: AX547484

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The rear grab bar in the wheelchair stall is missing.

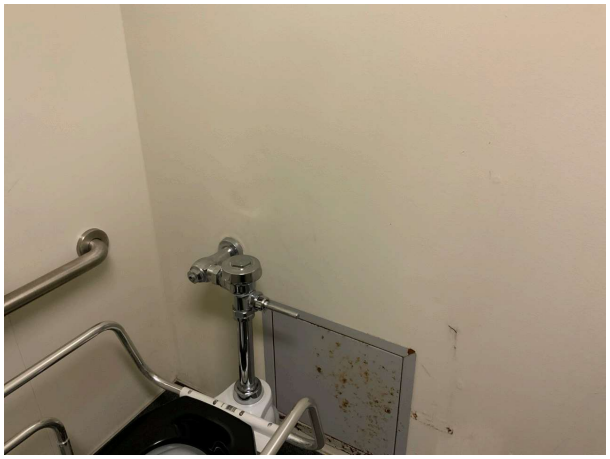
Resolution

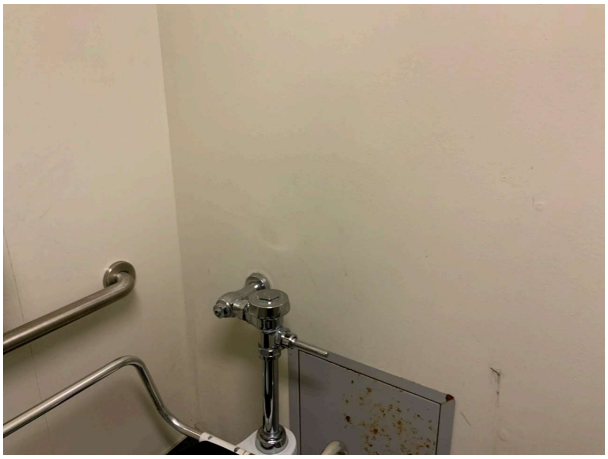
Remove and install a compliant rear grab bar in the wheelchair stall. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, 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	639.00	$ 639

Priority	3

Photos for Barrier ID: AX547484





Barrier ID: AX547485

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The vertical side grab is missing in the wheelchair stall.

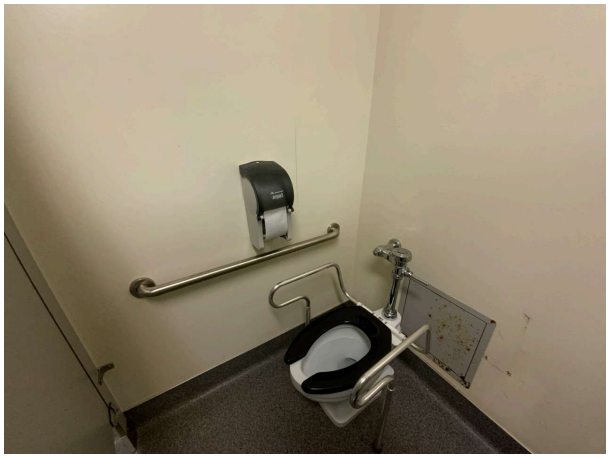
Resolution

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	639.00	$ 639

Priority	3

Photos for Barrier ID: AX547485





Barrier ID: AX547488

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	604.5.1; 604.8.1.5
Barrier Detail	The side grab bar is not compliant in the wheelchair stall.
Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The side grab bar extends 44” from the rear wall.

Resolution

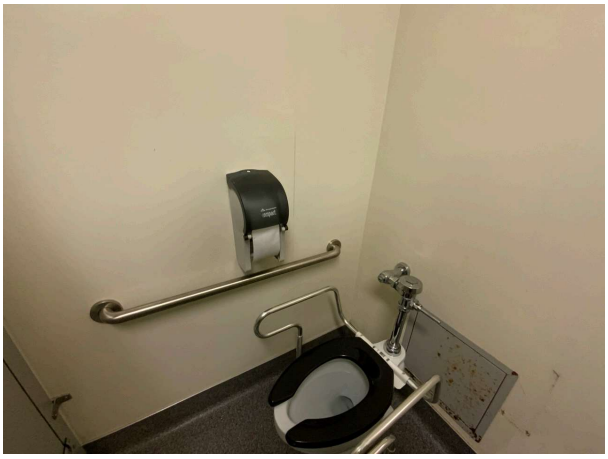
Remove and install a compliant side grab bar in the wheelchair stall. The top of the gripping surface of horizontal grab bars shall be located minimum 33" and maximum 36" above the finished floor. The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. A continuous grab bar is allowable in lieu of two grab bars (one side and one rear). .[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"].

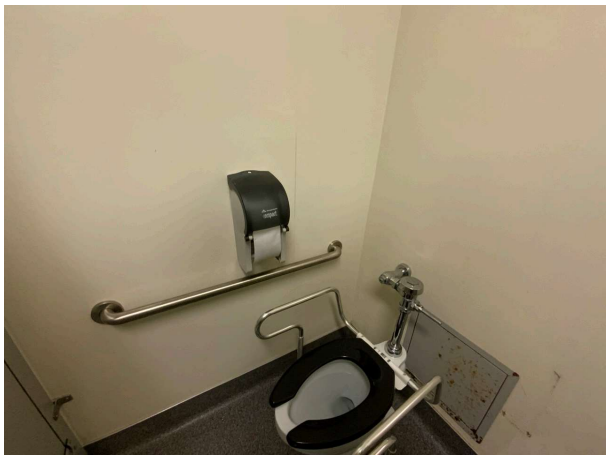
Quantity	Unit Cost	Total Cost
1 EA	639.00	$ 639

Priority	3

Photos for Barrier ID: AX547488







Barrier ID: AX547483

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The centerline of the water closet in the wheelchair stall is 15” 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	1,134.00	$ 1,134

Priority	3

Photos for Barrier ID: AX547483





Barrier ID: AX547487

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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

Barrier Detail

The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.

Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The clear space at the water closet is 51-1/2” measured perpendicular from the rear wall to the toilet stall door.

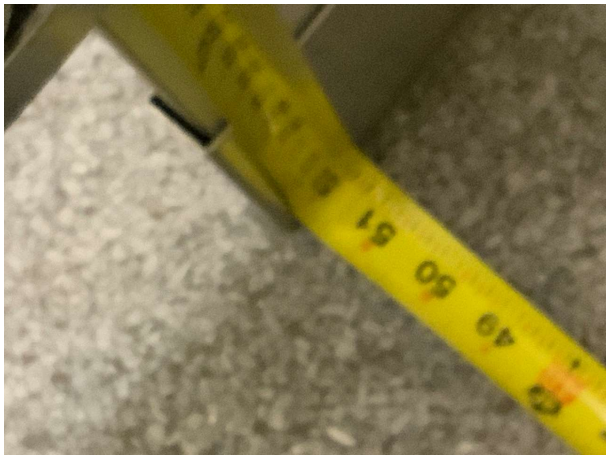
Resolution

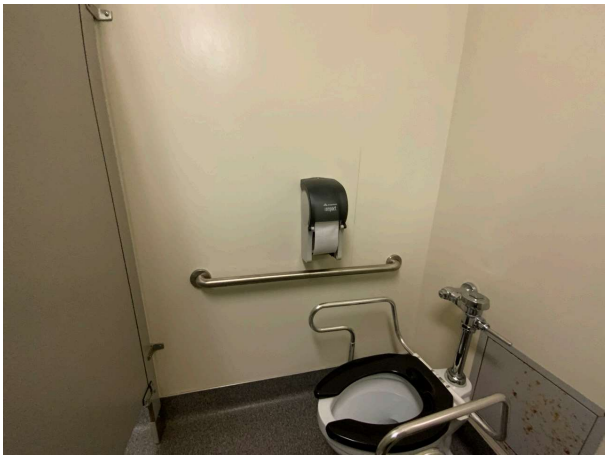
Redesign to provide the required clearance at the water closet. The water closet shall be positioned with a wall or partition to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required water closet 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 shall be located within the required water closet clearance. The wheelchair stall size for a floor mounted water closet shall be minimum 60" wide and minimum 59" deep. The wheelchair stall size for a wall-hung water closet shall be minimum 60" wide and minimum 56" deep. The wheelchair stall in multi-stall restrooms primarily for children's use ages 3 to 12 shall be minimum 60" wide and minimum 59" deep for both wall-hung and floor mounted water closets. 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. [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	2,462.40	$ 2,462

Priority	3

Photos for Barrier ID: AX547487





Barrier ID: AX547489

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Boy's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 5" behind the water closet.

Resolution

Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [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	504.00	$ 504

Priority	3

Photos for Barrier ID: AX547489





Barrier ID: AX547490

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The top of the water closet seat is 16” 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	1,134.00	$ 1,134

Priority	3

Photos for Barrier ID: AX547490





Barrier ID: AX547495

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Girl's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The height of the feminine product dispenser is 49-1/2" above the finished floor.

Height	49-1/2"

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	360.00	$ 360

Priority	3

Photos for Barrier ID: AX547495





Barrier ID: AX547492

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Girl's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The lavatory drainpipe and water supply lines are not fully insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity	Unit Cost	Total Cost
1 EA	117.00	$ 117

Priority	3

Photos for Barrier ID: AX547492





Barrier ID: AX547494

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall

ADA Standard

309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3

Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Girl's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

A wheelchair stall is not provided in the restroom, and the restroom has 6 total toilet stalls.

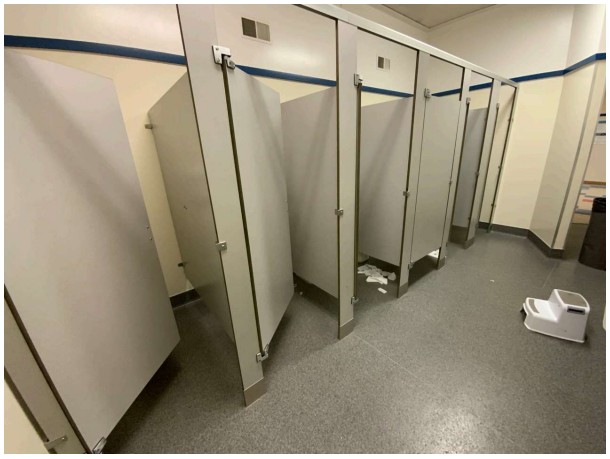
Resolution

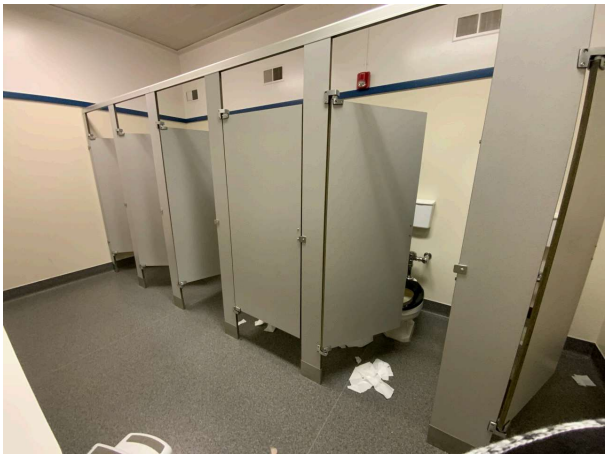
Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments with wall mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 56" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use (ages 3 through 12) shall be 60" wide minimum measured perpendicular to the side wall, and 59" deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.In addition, clear space of minimum 30" by 48" must be provided within the clearance area for transfer from a wheelchair. 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. 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. Install a flush control on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Install compliant grab bars. 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. 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.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [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"]. 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 wheelchair stall 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.Install door pulls near the latch on each side of wheelchair stall door. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.

Quantity	Unit Cost	Total Cost
1 EA	4,950.00	$ 4,950

Priority 3

Photos for Barrier ID: AX547494







Barrier ID: AX569668

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	213.3.1, 309, 404.2.7, 604.8.2

Barrier Detail

The ambulatory stall size is not compliant, or an ambulatory stall is not provided.

Location Description	Girl's Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

An ambulatory stall is not provided, and the restroom has 6 total stalls existing.

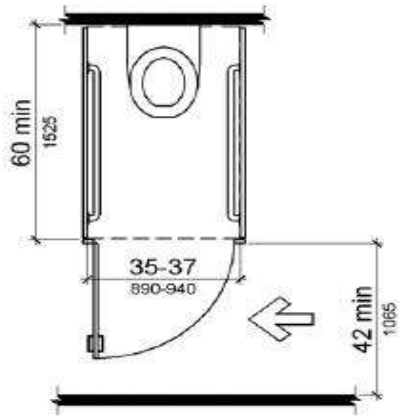
Resolution

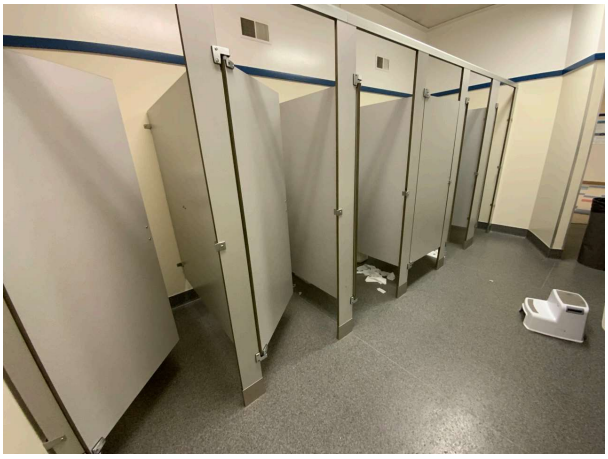
Provide a compliant ambulatory stall, where six or more toilet compartments are provided or where the combination of urinals and water closets totals six or more fixtures. An ambulatory stall is minimum 60" deep and the width is minimum 35" and maximum 37". Grab bars shall be provided on both sides of the compartment. The side grab bars shall be 33" minimum to 36" maximum above finish floor to the top of the gripping surface, except in children's (ages 3-12) water closets where horizontal grab bars shall be 18" minimum and 27" maximum above the finish floor to the top of the gripping surface. Horizontal grab bars should be installed at a consistent height. The side wall grab bars shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. The centerline of the toilet shall be minimum 17" to maximum 19" from the side wall. Toilet compartment doors for ambulatory stalls shall be minimum 32" wide when open 90 degrees and have minimum 80" high clearance. If the approach is to the latch side of the compartment door, clearance between the exterior side of the door of the compartment and any obstruction shall be 42" minimum. 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. [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	2,462.40	$ 2,462

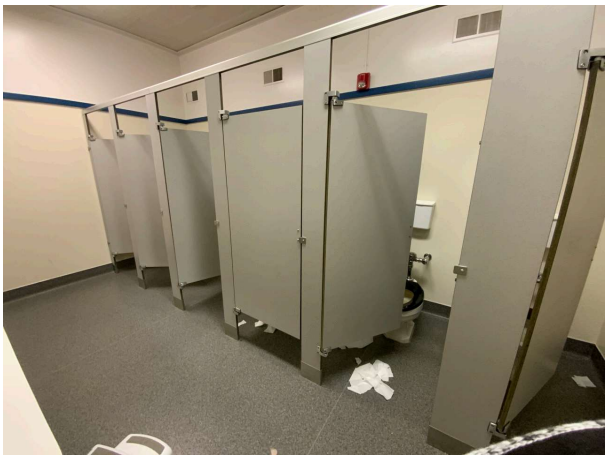
Priority	3

Photos for Barrier ID: AX569668









Barrier ID: AX547434

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The height of the paper towel is 50" above the finished floor.
Height Of Bottom Of Object	50"

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	360.00	$ 360

Priority	3

Photos for Barrier ID: AX547434





Barrier ID: AX547440

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The height of the light switch is 50-1/2" above the finished floor.
Height	50-1/2"

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	360.00	$ 360

Priority	3

Photos for Barrier ID: AX547440





Barrier ID: AX547436

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the side grab bar and the toilet paper dispenser is 6”.
Height	6"

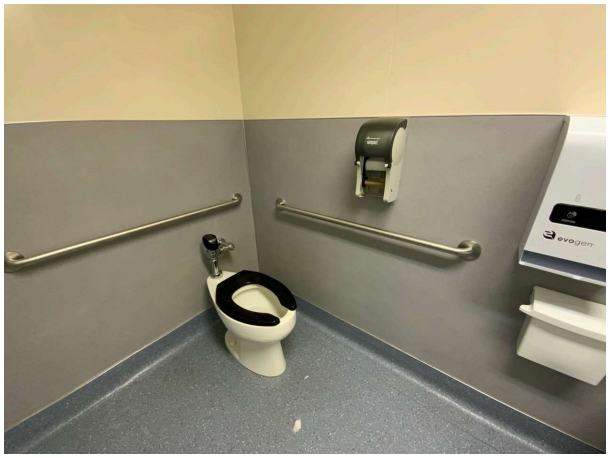
Resolution

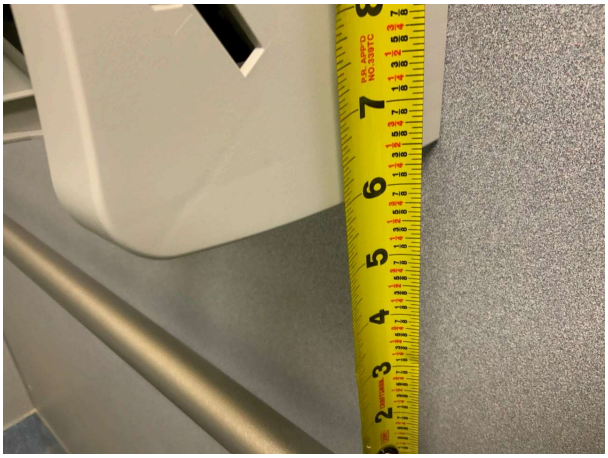
Move the projecting object above the grab bar to 12" minimum from the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	180.00	$ 180

Priority	3

Photos for Barrier ID: AX547436





Barrier ID: AX547439

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	309, 404.2.7

Barrier Detail

The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate

Location Description	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The hardware locking mechanism requires pinching and twisting of the wrist to operate.

Resolution

Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
1 EA	527.40	$ 527

Priority	3

Photos for Barrier ID: AX547439





Barrier ID: AX547438

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the reflective surface of the mirror is 48” above the floor.

Resolution

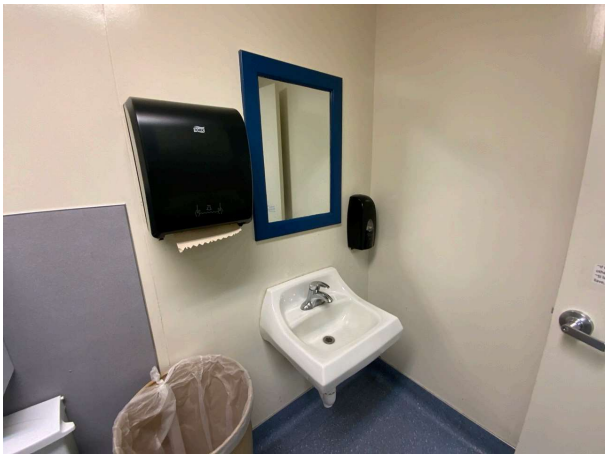
Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	360.00	$ 360

Priority	3

Photos for Barrier ID: AX547438





Barrier ID: AX547435

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The vertical side grab is missing in the wheelchair stall.

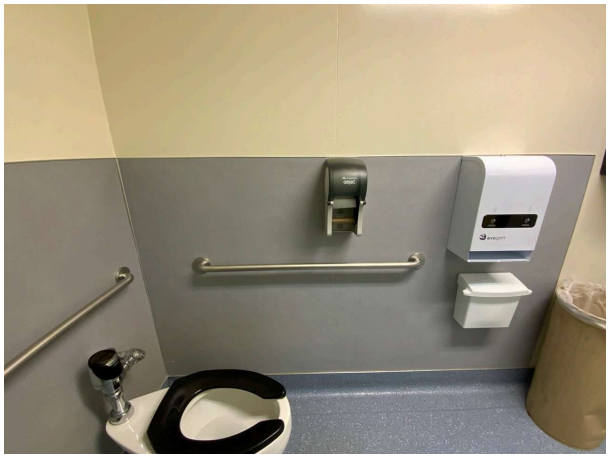
Resolution

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	639.00	$ 639

Priority	3

Photos for Barrier ID: AX547435





Barrier ID: AX547437

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Single User Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 10" in front of the water closet.

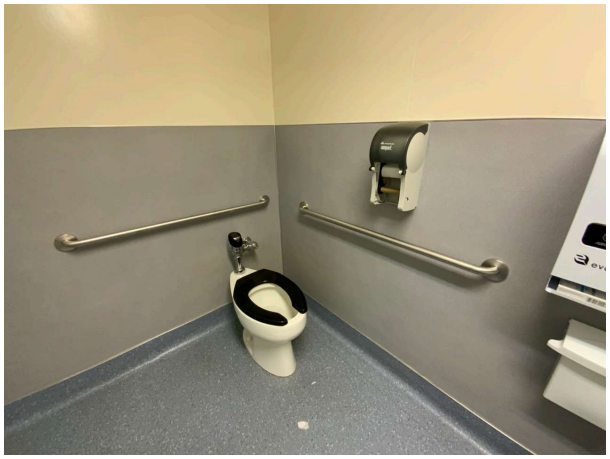
Resolution

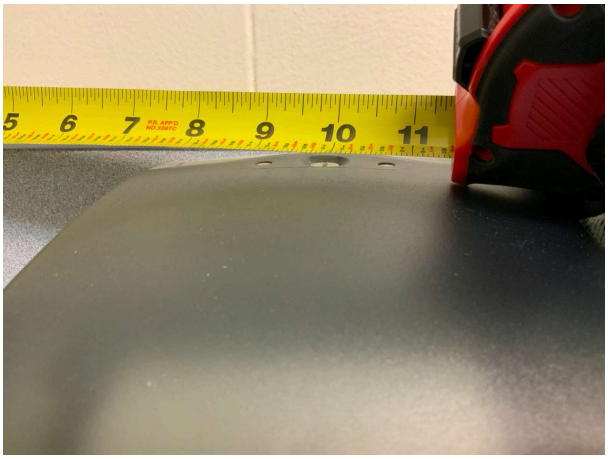
Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [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	504.00	$ 504

Priority	3

Photos for Barrier ID: AX547437





Barrier ID: AX547415

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Staff Restroom 1
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The restroom is 34-1/2" wide.
Width	34-1/2"

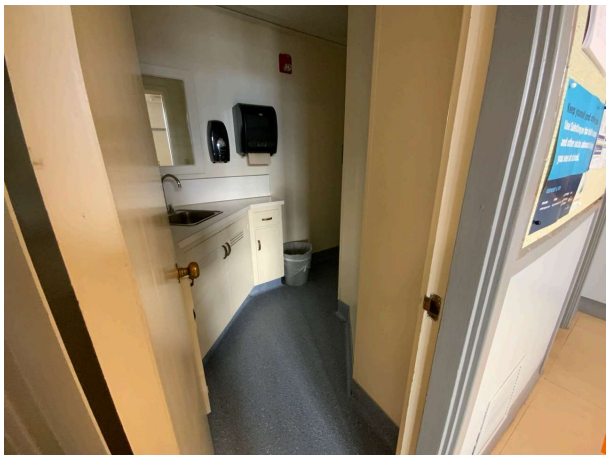
Resolution

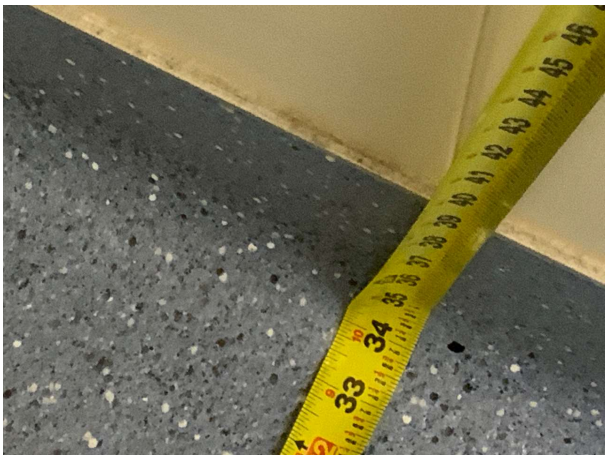
Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal 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. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T- shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

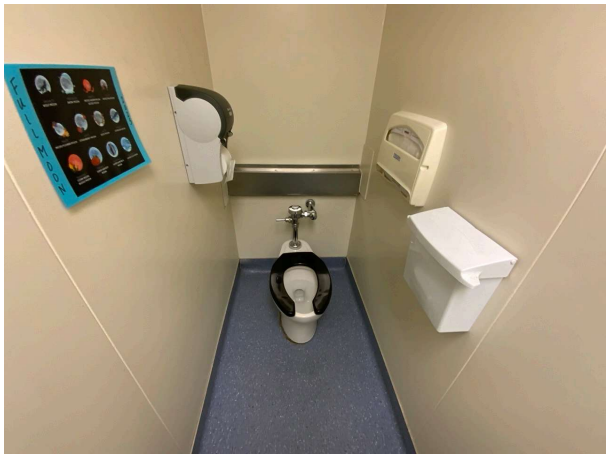
Quantity	Unit Cost	Total Cost
1 EA	21,600.00	$ 21,600

Priority 3

Photos for Barrier ID: AX547415









Barrier ID: AX547414

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Staff Restroom 2
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The restroom is 35" long by 72" wide.
Length	35"
Width	72"

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal 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. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T- shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	21,600.00	$ 21,600

Priority 3

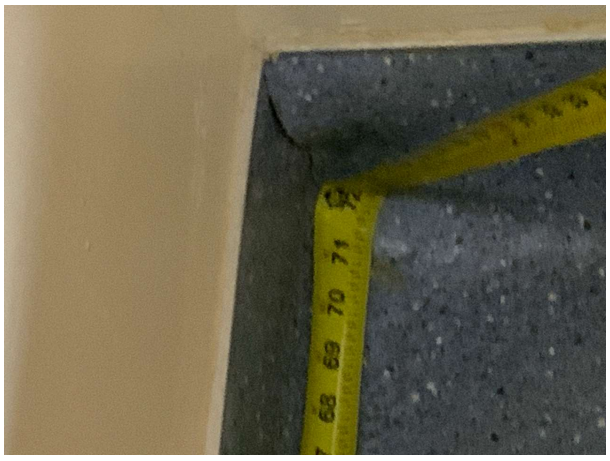
Photos for Barrier ID: AX547414











Barrier ID: AX547426

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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	Cafeteria
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The clear space width at the recessed drinking fountain is 23-1/2".
Width	23-1/2"

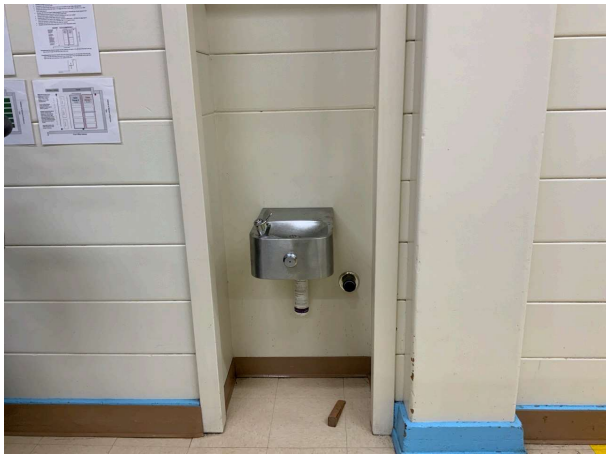
Resolution

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	65.00	$ 780

Priority	4

Photos for Barrier ID: AX547426





Barrier ID: AX547427

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Cafeteria
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A standing height drinking fountain is not provided.

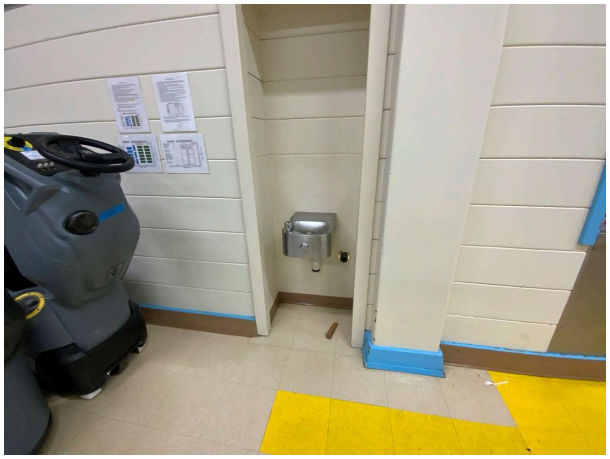
Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) 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.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	6,765.12	$ 6,765

Priority	4

Photos for Barrier ID: AX547427





Barrier ID: AX547441

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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 Classroom 27
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The clear space at the recessed drinking fountain has a width of 23-1/2".
Width	23-1/2"

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	65.00	$ 780

Priority	4

Photos for Barrier ID: AX547441





Barrier ID: AX547442

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Near Classroom 27
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A standing height drinking fountain is not provided.

Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) 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.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	6,765.12	$ 6,765

Priority	4

Photos for Barrier ID: AX547442





Barrier ID: AX547419

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

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 Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The clear space at the recessed drinking fountain has a width of 22-1/2".
Width	22-1/2"

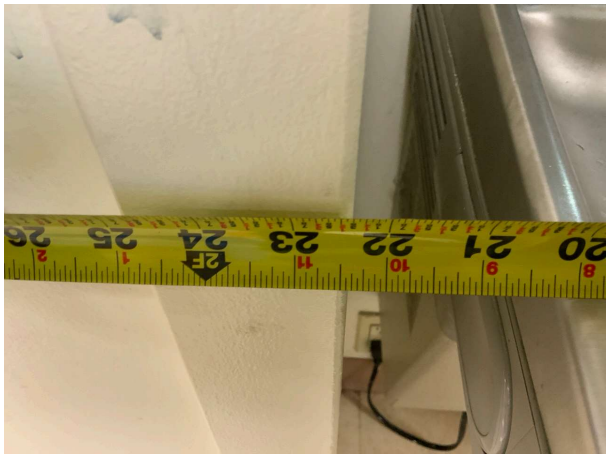
Resolution

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	65.00	$ 780

Priority	4

Photos for Barrier ID: AX547419





Barrier ID: AX569525

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary - Main

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Near Office
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A standing height drinking fountain is not provided.

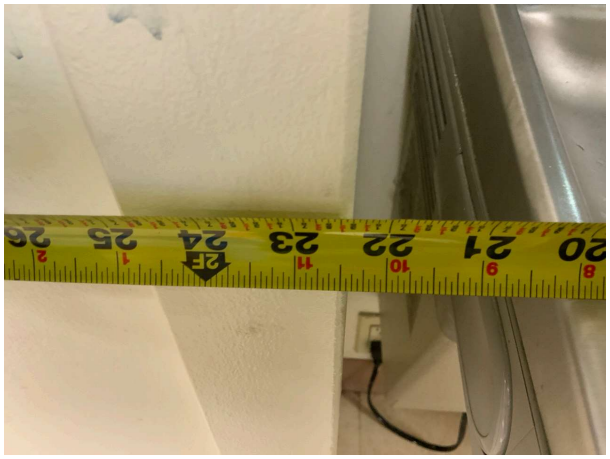
Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) 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.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	6,765.12	$ 6,765

Priority	4

Photos for Barrier ID: AX569525





Barrier ID: AX547461

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

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	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.25 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	658.80	$ 659

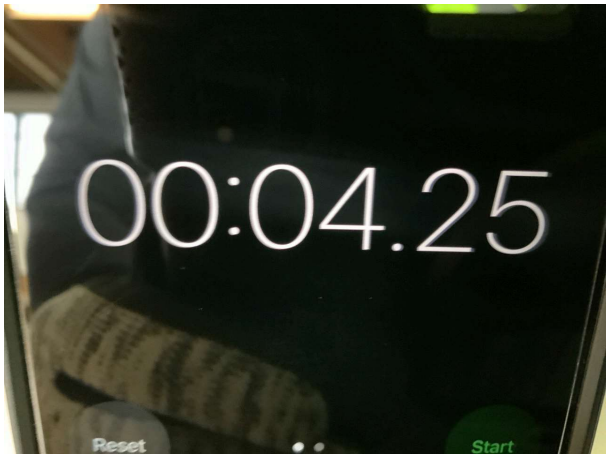
Priority	1

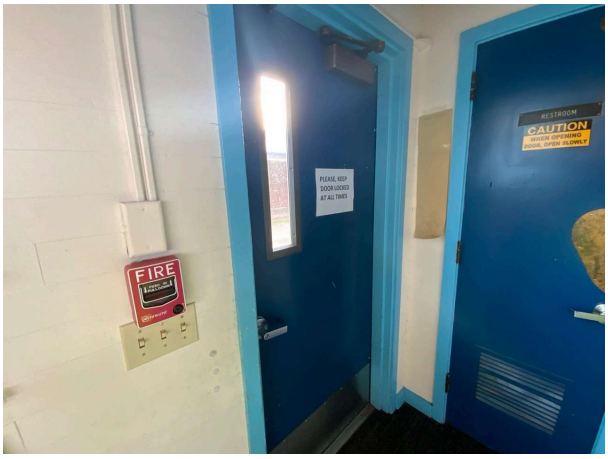
Map for Barrier ID: AX547461



71 44.05302634925298,-123.01060489203071

Photos for Barrier ID: AX547461





Barrier ID: AX547467

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

Assembly	Interior Access Route
Type	Door
ADA Standard	309, 404.2.7

Barrier Detail

The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".

Location Description	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The hardware is a knob that requires tight grasping and twisting of the wrist to operate.

Resolution

Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
2 EA	527.40	$ 1,055

Priority	1

Photos for Barrier ID: AX547467





Barrier ID: AX547468

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Portable Classroom Restroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The restroom width is 52".
Width	52"

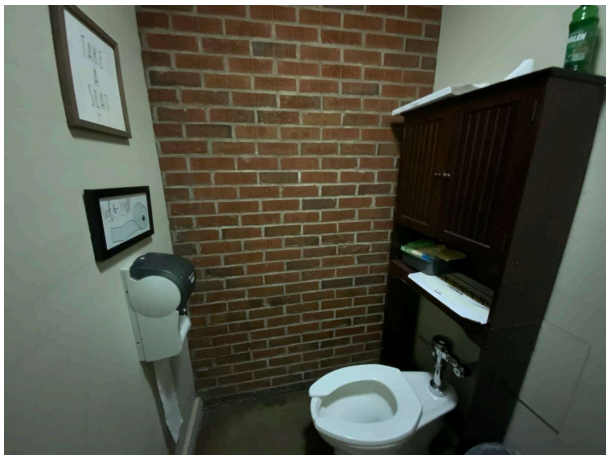
Resolution

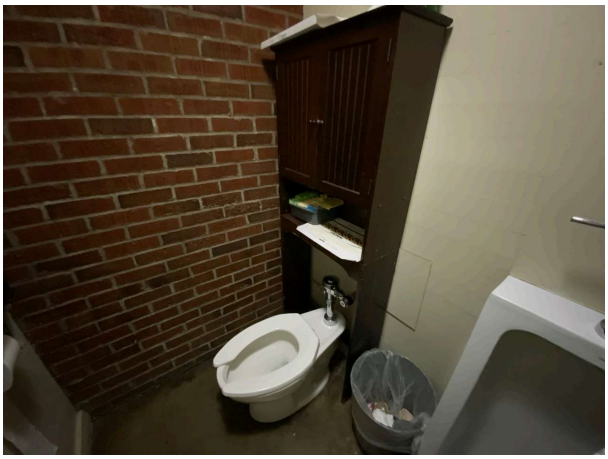
Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal 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. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T- shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	21,600.00	$ 21,600

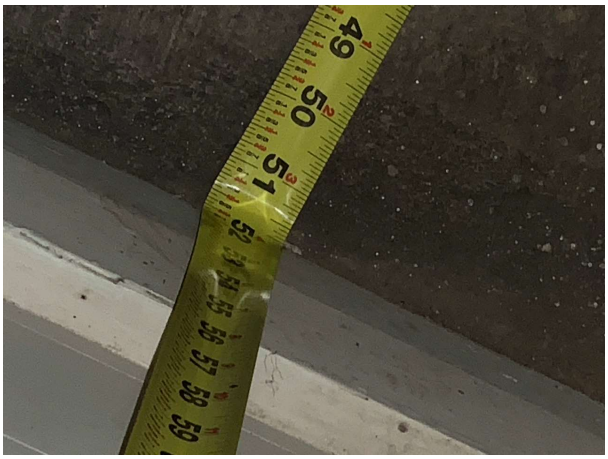
Priority 3

Photos for Barrier ID: AX547468

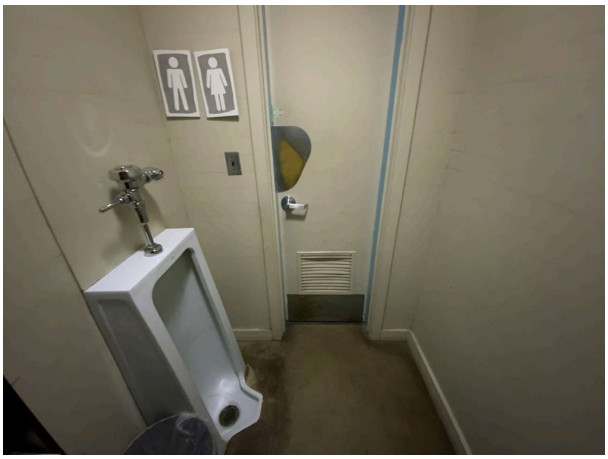












Barrier ID: AX547444

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	306.3, 602.2
Barrier Detail	Knee and toe clearance is not provided at the lower level fountain.
Location Description	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the drinking fountain is 18-1/2" above the finished floor.
Knee Clearance	18-1/2"

Resolution

Relocate or replace the lower level unit to provide knee and toe clearance. Lower level units shall have a clear floor or ground space minimum 30" by minimum 48" positioned for a forward approach, with the 30" dimension centered on the unit. Knee and toe clearance shall be provided. [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.] For a parallel approach, the 48" dimension shall be centered on the unit. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.

Quantity	Unit Cost	Total Cost
1 EA	1,764.00	$ 1,764

Priority	4

Photos for Barrier ID: AX547444





Barrier ID: AX547464

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A standing height drinking fountain is not provided.

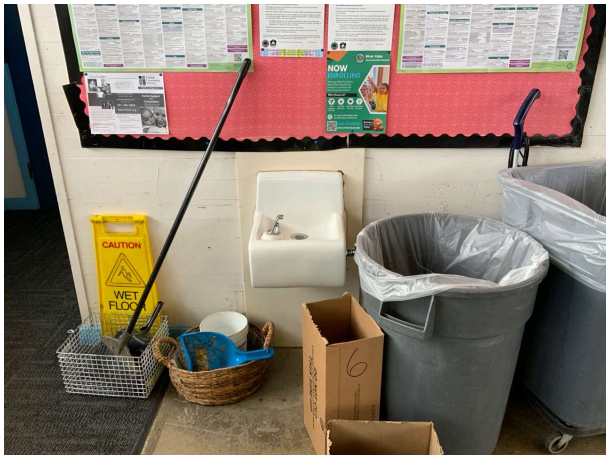
Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) 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.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	6,765.12	$ 6,765

Priority	4

Photos for Barrier ID: AX547464





Barrier ID: AX547465

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	602.3; 309
Barrier Detail	The controls at the accessible drinking fountain are not compliant.
Location Description	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The controls at the accessible drinking fountain required tight grasping and twisting of the wrist.

Resolution

Replace with a compliant drinking fountain that has a front or side mounted control. A compliant clear floor or ground space is required. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	4,510.08	$ 4,510

Priority	4

Photos for Barrier ID: AX547465





Barrier ID: AX547466

Two Rivers Dos Rios Elementary Two Rivers Dos Rios Elementary School - Portable 1

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	Portable Classroom
Observed	Jan 9, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The clear space at the drinking fountain is obstructed by stored items.

Resolution

Relocate the stored items to provide 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
1 EA	180.00	$ 180

Priority	4

Photos for Barrier ID: AX547466



