



June 22, 2011

Trey Fletcher, AICP
Managing Director of Operations
City of Pflugerville
100 East Main Street
Pflugerville, Texas 78691

Re: Construction Cost Analysis for
City of Pflugerville Facilities

Dear Mr. Fletcher:

H.R. Gray is pleased to present our Construction Cost Analysis for City of Pflugerville Facilities report. This report was generated based on information obtained from the City of Pflugerville, our analysis conducted in conjunction with our sub-consultant, Architecture Plus and our discussions with you and city staff. As requested, five (5) report copies and a CD containing the electronic file of the entire document have been provided for your use.

If you should have any questions or comments concerning this report, please do not hesitate to contact me at 340-0680.

Columbus
3770 Ridge Mill Drive
Columbus, OH 43026
614.487.1335

Akron
12 E. Exchange Street
4th Floor
Akron, OH 44308
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Lexington, KY 40515
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Austin
7320 North Mopac Expressway
Suite 308
Austin, TX 78731
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Sincerely,

Alex Gonzales, P.E., LEED A.P.
Project Manager

Cc: Scott Swiderski, P.E.
Betty Trent, AIA, Architecture Plus

June 22, 2011

CITY OF PFLUGERVILLE

**Facilities – Construction Cost
Analysis**

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Section 1 Introduction

In May of 2008, the City of Pflugerville (City) held a bond election for proposed projects to alleviate work inefficiencies, staff crowding and inadequate building functionality for City Departments. Of the many projects under consideration, one of them was a New City Hall, including site acquisition and related infrastructure costs. The New City Hall project did not pass the 2008 bond elections.

As a result the City contracted with H.R. Gray in February 2011, to review their City Hall Campus facilities (5 buildings) as well as two Travis County ESD #2 facilities (Administration Building and Conference and Education Center) that could be considered for utilization by the City to alleviate crowding and inefficiencies.

The following facilities were reviewed for possible utilization, minor modifications and/or reconfigurations to house City departments as efficiently as possible while providing the best service to the Citizens of Pflugerville.

FACILITY NAME	ADDRESS
City Hall Complex (Suite/Building 100, 200, 300, 400 and 500)	100 E. Main Street Pflugerville, Texas 78660
Travis County Emergency Services' District No. 2 - Conference and Education Center-1 st Floor	203 E. Pecan Street Pflugerville, Texas 78660
Travis County Emergency Services' District No. 2 - Facility – 2 nd Floor	203 E. Pecan Street Pflugerville, Texas 78660
Pflugerville Justice Center	1611 Pfennig Lane Pflugerville, Texas 78660

Section 2 *Goals & Objectives*

H.R. Gray was retained by the City of Pflugerville to produce a Construction Cost Analysis report for various options to provide possible reconfigurations/change of use for the identified existing facilities. The purpose of this effort is to identify options for the City's consideration in order to alleviate overcrowding at the existing City Hall Complex, as well as achieve improved functionality of the various departments affected.

The objectives of this study are:

- ◆ To evaluate the conditions/characteristics of the existing facilities, in terms of department adjacencies/efficiencies and ADA accessibility,
- ◆ Assess the potential space availability by relocating certain departments and staff,
- ◆ Develop various options including the potential scopes of work and projected costs for each, and
- ◆ Present our findings in a report to City Management and/or City Council.

Section 3 *Summary of Preferred Option*

Based on the Space Utilization Options 1 through 5 that were provided, the City considered the respective information and developed Option 6 as the desired option that would achieve its primary objectives for:

- ◆ reducing staff crowding,
- ◆ improving departmental efficiencies,
- ◆ providing greater ADA accessibility and
- ◆ be the most cost-effective solution

Based upon the proposed scope of work included in Option 6, and including an Owners typical contingency of 15% for this type of work at this stage of preliminary planning, we believe the order of magnitude costs has a range between \$270,000 and \$310,000, one-time costs, and recurring yearly lease costs of at least \$122,551 (based on information provided by the City).

Other issues the City should consider during the development of Option 6 include:

- ◆ target scheduling – detailed scheduling should consider phasing of the work in order to minimize disruptions and costs,
- ◆ estimated construction budget – dependent upon a well defined scope of work,
- ◆ construction delivery method – the use of Job Order Contracting, allowed by local governmental law, and available through the State of Texas seems fit for this scope of work – the scope documents could be prepared by an Architect/Engineer familiar with the JOC delivery method,

- ◆ acceptable degrees of service interruption to the various affected departments – be a part of the detailed scheduling/phasing and scope of work definition effort,
- ◆ logistics and costs for relocation and moving expenses – consider contracted vs. self-performed efforts and evaluate for risks and costs versus benefits,
- ◆ use of a Project Management consulting firm to plan and execute the overall effort,
- ◆ evaluation and implementation of a comprehensive document management and digital archiving system

Section 4 *Facility Assessments*

H.R. Gray and our sub-consultant, Architecture Plus made site visits to each facility and interviewed key staff on February 7, 2011, March 22 and March 23, 2011, and April 14, 2011 as well as requested information from each building’s occupants, relevant to our evaluation efforts.

The existing campus located at 100 E. Main Street consists of a site with 4 buildings (3 one-story and 1 two-story), one 40 space parking lot and 47 parking spaces on E. Main Street, North 1st Street and Walnut Street. The existing City Hall Complex contains the following departments, per building/suite:

Suite 100	Finance, Utility Billing, Human Resources
Suite 200	Engineering, Building Inspection/Permits,
Suite 300	City Manager’s Office, City Secretary’s Office, Public Information, Information Technology
Suite 400	Planning
Suite 500	Council Chambers, Training Center

Existing Pflugerville City Hall Campus (Site Related)

Based on our site walk through and information provided by staff (see *Exhibit 1 Photographs*) the following tables present a summary of observations for the Existing Pflugerville City Hall Campus including the site and all buildings.

For reference see *Plan A – Existing Site Plan Pflugerville City Hall Campus*

Table A – Site

ADA Compliance	<p>There are 3 ADA Parking Spaces identified by striping in the north parking lot, but none are van accessible.</p> <p>There are several sidewalk pathways up to and around the various buildings. Several locations have stairs/steps or changes in elevation at entrances to buildings or at various sidewalk locations.</p> <p>Street parking occurs along East Main St., North 1st St. and Walnut St. There is no ADA Accessible parking from the street parking spaces.</p> <p>There is no ADA Accessible Path signage from parking to all the buildings. No accessible path links all of the buildings.</p>
Conditions / Characteristics /	<p>Overall condition of the parking lot appears good.</p> <p>There are 40 parking spaces in the north parking lot.</p> <p>There are 47 street parking spaces along East Main Street, North 1st St. and Walnut St.</p>

For reference see *Plan A.1 – City Hall Suite 100*

Table A.1 – Suite 100

ADA Compliance	<p>Front public entrance (Automatic Sliding Door) is compliant.</p> <p>Compliant public restroom located near front entrance.</p> <p>Non-compliant door access to SE Office.</p> <p>Non-compliant staff restroom in NW area of building.</p> <p>Non-compliant break area counters.</p> <p>Non-compliant exterior doors at NW and NE corners of building.</p>
Conditions / Characteristics / Crowding	<p>Building is approximately 27 years old, built in 1984.</p> <p>As of January 30, 2008 the appraised value was \$277,000 (See Exhibit 2 AEGIS Group Appraisal)</p> <p>Roof leaks reported.</p> <p>Crowded inefficient work space.</p> <p>Exterior soffit deterioration observed.</p> <p>Currently there are 13 Full-time Equivalent (FTE) positions from 3 departments – Finance, Utility and Human Resources.</p> <p>Gross utilization is approximately 182 S.F./FTE</p>

Adjacencies / Efficiencies	Human Resources offices are not adjacent to each other. Substantial space taken up for filing cabinets Disparate work spaces created from previous build-outs do not accommodate staff in equal efficient space. Human Resources has been identified as a department (4 FTEs) which could relocate. Utility and Finance should remain at this location due to their work interaction and access to the public for bill paying.
Potential Space Availability	Office Space - 4 Human Resources FTEs which are located at opposite corners of the building could be available for Utility and Finance if Human Resources could be relocated.

For reference see *Plan A.2- City Hall Suite 200*,

Table A.2 – City Hall Suite 200

ADA Compliance	Front public entrance is compliant. Compliant public restroom located near front entrance. Non-compliant staff restroom in dispatch area of building Non-compliant staff restroom in back area of building Non-compliant break area counter Non-compliant interior doors at several offices as shown on Plan A.2 Non-compliant exterior door at NW corner of building.
Conditions / Characteristics / Crowding	Building is approximately 27 years old, built in 1984. As of January 30, 2008, the appraised value was \$377,000 (See Exhibit 2 AEGIS Group Appraisal). Roof leaks reported and repairs have been performed Crowded inefficient work space Exterior soffit deterioration observed. Roof gutters needed Based on visual observations, the space is generally the poorest occupiable condition on this campus, divided into odd random spaces with the remainder of old jail spaces still visible Currently there are 14 FTE positions from 3 departments –Engineering, Building Official/Inspections, Permits Gross utilization is approximately 214 S.F./FTE
Adjacencies / Efficiencies	Substantial space taken up for filing cabinets Work spaces created from previous build outs do not accommodate staff in equal, efficient space

Potential Space Availability	Engineering and Inspections function together in such a manner that both departments would need to vacate the entire building in order to create space availability.
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For reference see *Plan A.3 - City Hall Suite 300*,

Table A.3 – City Hall Suite 300

ADA Compliance	<p>Front public entrance is compliant. Non-compliant public/staff restroom located in NE area of building Non-compliant door access to NW Office. Non-compliant east exit door – due to steps No accessible path to Main Street or other buildings on campus Interior door to current PIO office is non-compliant – due to width East Stairs are non-compliant – due to lack of protrusion protection (refer to Exhibit 3 - Excerpts from ADA Accessibility Guidelines - Section 307 Protruding Objects)</p>
Conditions / Characteristics / Crowding	<p>Two Story Building (which includes Suites 300 and 400) is approximately 27 years old, built in 1984. As of January 30, 2008, the appraised value (Suites 300 and 400) was \$450,000 (See Exhibit 2 AEGIS Group Appraisal). Exterior soffit deterioration observed. Roof gutters needed Currently there are 8 FTE positions from 3 departments – Public Information Office, City Manager and Administration Inadequate file storage No separate public restroom HVAC Ductwork repairs were performed in April 2011. Gross utilization is approximately 232 S.F./FTE</p>
Adjacencies / Efficiencies	<p>No conference room available Disparate work spaces created from previous build outs do not accommodate staff in equal efficient space Inefficient reception area (previous doctors office counter)</p>
Potential Space Availability	<p>Reconfiguration of counter in the reception area could allow for additional hard walled office/conference room</p> <p>IT Staff Office has been identified as a space (1 FTE) which could be relocated to free up approximately 90 s.f. for work space or other use.</p>

For reference see *Plan A.4- City Hall Suite 400*,

Table A.4 – City Hall Suite 400

ADA Compliance	As the only second floor space at the campus, Suite 400 entrance is non-compliant-due to lack of elevator. Non-compliant public/staff restrooms Non-compliant break area counter Non-compliant door access to conference room Non-compliant door access to Offices at NW and NE area of building
Conditions / Characteristics / Crowding	Two Story Building (which includes suites 300 and 400) is approximately 27 years old, built in 1984. As of January 30, 2008, the appraised value (Suites 300 and 400) was \$450,000 (See Exhibit 2 AEGIS Group Appraisal). Roof leaks reported and repairs have been performed. Exterior soffit deterioration observed. Work spaces created from previous build outs do not accommodate staff in equal, efficient space Gross utilization is approximately 206 S.F./FTE
Adjacencies / Efficiencies	Inefficient conference room Substantial space taken up for filing cabinets
Potential Space Availability	Until public and staff ADA accessible entry to this floor is provided by elevator, this space could be utilized as redundant space or storage space. However, the City has the option to provide alternate solutions (Refer to Exhibit 3 – Excerpts from ADA Accessibility Guidelines 2010, section ADA 103 - “Equivalent Facilitation”) for accessibility to this space and services elsewhere, in order for Planning (or another department) to remain at this location.

For reference see *Plan A.5- City Hall Suite 500*

Table A.5 – City Hall Suite 500

ADA Compliance	Front public entrance is compliant. Two restrooms are compliant No accessible path connecting buildings on campus
Conditions / Characteristics / Crowding	Facility is the newest construction on the City Hall campus - approximately 15 years old, built in 1996. As of January 30, 2008, the appraised value was \$263,000 (See Exhibit 2 AEGIS Group Appraisal). Serves as a Training Center as well as City Council Chambers, meeting space

	<p>for other City Boards such as Planning and Zoning, PARD, etc. As council chambers, it lacks a vestibule area for people to gather inside without disrupting meetings. Little to no sound attenuation for conference room (when used as Executive Session Conference Room) Water fountains (required by code) are poorly placed and tend to be noisy.</p>
Adjacencies / Efficiencies	<p>Good sized conference room Open configuration for council chambers use and flexible training meeting use.</p>
Potential Space Availability	<p>At approximately 2000 s.f., this building could possibly accommodate the planning department if an alternate location for City Council Chambers and Training Center functions can be found.</p>

Facilities Considered For Utilization

The following tables present a summary of observations for the Travis County ESD#2 Facilities and the Pflugerville Justice Center.

For reference see *Plan B - Travis County ESD #2, Conference and Education Center, First Floor*

Table B – Travis County ESD #2 Conference and Education Center, First Floor,

ADA Compliance	<p>Compliant entrance Compliant restrooms</p>
Conditions / Characteristics / Crowding	<p>This area is currently occupied by PISD. We understand that the space becomes available August 2011. The facility was recently constructed and is in excellent condition. Appears to have sufficient employee/visitor parking No secured area for parking of fleet vehicles.</p>
Adjacencies / Efficiencies	<p>There are two large suites available on either side of a central hallway.</p>
Potential Space Availability	<p>The larger suite on the east half of the first floor would provide approximately 2496 net s.f., adequate for Engineering and Inspection in work stations if no renovation of the existing open office space is desired. The smaller suite, on the west half of the first floor, would provide only 2009 net s.f., which would accommodate the Planning department, but not adequate for the Engineering and Inspection department.</p>

For reference see *Plan C- Travis County ESD #2, Admin. Bldg, Second Floor*

Table C – Travis County ESD #2, Admin. Bldg, Second Floor

ADA Compliance	Compliant entrance, elevator access. There are no compliant restrooms within the space at this time – restrooms would need to be constructed.
Conditions / Characteristics / Crowding	Unfinished shell – interior finish-out work would be required before use A substantial portion of 5250 sq. ft. could be available, but would need to be negotiated and approved by Travis County ESD# 2. The facility was recently constructed and is in good condition. Combination of hard-walled office(s) and/or workstations and restrooms are possible. Appears to have sufficient employee/visitor parking No secured area for parking of fleet vehicles.
Adjacencies / Efficiencies	Open unfinished floor plan would provide opportunity for efficient work space configurations.
Potential Space Availability	Finish-out of the space will provide approximately 3000 s.f. (gross), 2500 s.f. (net) of space, adequate for Engineering and Inspection at 170 s.f. net/FTE.

For reference see *Plan D - Justice Center Site Plan*

Table D – Justice Center

ADA Compliance	Compliant entrance/parking Compliant restrooms
Conditions / Characteristics / Crowding	This facility was recently constructed and is in excellent condition. Access to the courtroom is convenient and off a central public lobby. Public parking is limited and is not adequate to host City Council meetings at this site.
Potential Space Availability	A temporary shared use of the courtroom is possible if the City is willing to partition off the court dais and use a temporary dais for the City Council at the court dais side to maintain the current entry off the lobby. A second option is to close off the current entry from the lobby, use the side entrance for both court and the council, building an AV equipped council dais at the current entry side of the room. To utilize either courtroom or City Council function, the City could use temporary partitions at either end of the room to screen off the non-used courtroom dais.

	<p>The permanent option would be to construct an addition to the courtroom wing providing all council functions. Access for the public would be along the side corridor from the lobby.</p> <p>Either option would require the City to provide +/- 100 parking spaces for the public in order to meet the parking requirements for council meetings. In order to provide this amount of parking, enough adjacent property would need to be purchased to provide both parking and a water quality pond required for adding impervious cover (parking).</p>
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Section 5 Options for Improvements

Based upon our observations of the existing City Hall Campus conditions, existing office configurations, departments affected within each building, constraints identified by key staff, as well as the available spaces at the Travis County ESD #2 Facilities and the Pflugerville Justice Center, the following options 1 through 5 were presented for consideration.

Option 1 - Improvements of existing campus (Base Option w/ no moving out)

Opportunities	<ol style="list-style-type: none"> 1. Implement document management and digital archiving for storage needs to reduce floor space used for files and storage. 2. Provide ADA compliant accessibility for campus and each building (100, 200, 300, 400 and 500). 3. Implement possible low cost rearrangements that could improve functionality. 4. Eliminate the ongoing roof leaks and associated water damage
Considerations	<ol style="list-style-type: none"> 1. Hire a document management consultant to evaluate and recommend an integrated digital archiving system in order to reduce the number of paper files/file cabinets. 2. Structural improvements to deck and column supports for Building 300/400 are under Contractor procurement phase. 3. The existing roofs have reached their life expectancy and require replacement. Roof replacements (Buildings 100, 200 and 300/400) will improve the building envelope and lengthen the remaining life of each building. 4. Installing a passenger elevator in the central courtyard area, this would provide access to the 2nd Floor deck of Building 300/400 to provide ADA accessibility to Suite 400.
Proposed Scope	<p>Refer to <i>Plan E - Proposed Improvements Proposed Pflugerville City Hall Complex</i>. Per ADA requirements – 40 and 47 parking spaces require 2 accessible parking spaces (for each parking facility) and a minimum of one ADA van accessible parking spot for every eight accessible spaces. In order to meet these requirements it is proposed:</p> <ol style="list-style-type: none"> 1. to remove the non-compliant ramp PO2 – PO1 would not need to be removed since it would become a driveway crossing. 2. install 4 ADA compliant ramps (west side of Building 300/400 and SW corner of Building 100) 3. add 2 ADA van accessible spaces along North 1st Street 4. widen the loading aisle immediately in front of Building 500 to be van accessible spaces. 5. Provide required signage for all ADA accessible spaces

	6. provide ramps at step locations on the internal courtyard sidewalks between buildings. Other work: 7. Replace roof – copper, standing seam, like-in-kind 8. Interior renovation for restrooms only 9. Add elevator for ADA access to Suite 400
Potential Costs	1. Roof Replacement – Suite 100 \$ 40,000 2. Roof Replacement – Suite 200 \$ 55,000 3. Roof Replacement – Suite 300/400 \$ 35,000 4. ADA Improvements–Ramps/Striping \$ 10,000 5. ADA Improvements–Courtyard..... \$ 5,000* 6. ADA Improvements– Suite 100 \$ 5,000* 7. ADA Improvements– Suite 200 \$ 5,000* 8. ADA Improvements– Suite 300 \$ 10,000 9. ADA Improvements– Suite 400 \$ 10,000 10. ADA Improvements– Elevator to 400 \$100,000* OPTION 1 TOTAL ORDER OF MAGNITUDE COSTS \$275,000 OPTION 1A TOTAL ORDER OF MAGNITUDE COSTS \$175,000 without elevator *Improvements could be optional since they would not be required by ADA due to “Equivalent Facilitation” being available.

Option 2 - Utilization of Travis County ESD #2, Conference and Education Center and Renovation of Existing City Hall Campus

Opportunities	1. Relocate Engineering and Inspections to a newer facility at 203 E. Pecan Street, a few blocks from City Hall Campus. 2. Renovate Building 200 for Planning department and IT. 3. Renovate Suite 400 for City Managers department and PIO. 4. Renovate Suite 300 for Human Resources and Administration and optionally – IT department. 5. Renovate Building 100 for Utility and Finance Department
Considerations	1. Relocate Engineering and Inspection to TCC&EC (1/2 first floor, approximately 2496 sf). Configure space with work stations. 2. Planning Department will gain more efficient space in Suite 200. 3. An exterior passenger elevator could be constructed in the courtyard area, just south of Building 300/400. 4. City Administration & City Manager’s Office could gain more

	<p>efficient space in Suite 400.</p> <ol style="list-style-type: none"> 5. Finance/ utility could gain more efficient space. 6. Human Resources could gain more efficient space. 																								
<p>Proposed Scope</p>	<ol style="list-style-type: none"> 1. Relocate Engineering and Inspection to TCC&EC (1/2 first floor, approximately 2496 s.f.). Configure space with work stations. 2. Move 9 Planning FTEs from Suite 400 and 1 IT FTE from Suite 400 into Building 200 3. Remodel 2nd floor Suite 400 to comply with ADA including restrooms, break area and passenger elevator. 4. Move City Admin & Manager’s Office into Bldg 400 after renovation w/elevator. Improves City Administration function and adds new facilities: Conference Room and ADA accessible restroom 5. Remodel 1st floor Suite 300, improve functionality and add new facilities: Conference Room and ADA accessible restroom 6. Move HR (4 FTEs) into Bldg 300 7. Remodel vacated spaces in Bldg 100 to provide ADA staff toilet 8. Expand finance/ utility into vacated spaces in Bldg 100 																								
<p>Potential Costs</p>	<p>Estimated annual lease Costs of \$122,551 (included one-time for estimating)</p> <table border="0" style="width: 100%;"> <tr><td>1. Lease (assume 1 year)</td><td style="text-align: right;">\$122,551</td></tr> <tr><td>2. Purchase work stations</td><td style="text-align: right;">\$ 50,000</td></tr> <tr><td>3. Roof Replacement – Building 100</td><td style="text-align: right;">\$ 40,000</td></tr> <tr><td>4. Roof Replacement – Building 200</td><td style="text-align: right;">\$ 55,000</td></tr> <tr><td>5. Roof Replacement – Building 300/400</td><td style="text-align: right;">\$ 35,000</td></tr> <tr><td>6. ADA Improvements–Ramps/Striping</td><td style="text-align: right;">\$ 10,000</td></tr> <tr><td>7. ADA Improvements–Courtyard.....</td><td style="text-align: right;">\$ 5,000*</td></tr> <tr><td>8. Building 100 Renovation, minimal work</td><td style="text-align: right;">\$ 25,000</td></tr> <tr><td>9. Building 200 Renovation, minimal work</td><td style="text-align: right;">\$ 50,000</td></tr> <tr><td>10. Building 300 Renovation, partial gut, \$30/S.F.</td><td style="text-align: right;">\$ 60,000</td></tr> <tr><td>11. Building 400 Renovation, complete gut, \$50/S.F.....</td><td style="text-align: right;">\$150,000</td></tr> <tr><td>12. ADA Improvements– Elevator to 400.....</td><td style="text-align: right;">\$100,000*</td></tr> </table> <p>OPTION 2 TOTAL ORDER OF MAGNITUDE COSTS (one-time)\$580,000 (recurring lease costs per year) \$122,551</p> <p>*Improvements could be optional since they would not be required by ADA due to “Equivalent Facilitation” being available.</p>	1. Lease (assume 1 year)	\$122,551	2. Purchase work stations	\$ 50,000	3. Roof Replacement – Building 100	\$ 40,000	4. Roof Replacement – Building 200	\$ 55,000	5. Roof Replacement – Building 300/400	\$ 35,000	6. ADA Improvements–Ramps/Striping	\$ 10,000	7. ADA Improvements–Courtyard.....	\$ 5,000*	8. Building 100 Renovation, minimal work	\$ 25,000	9. Building 200 Renovation, minimal work	\$ 50,000	10. Building 300 Renovation, partial gut, \$30/S.F.	\$ 60,000	11. Building 400 Renovation, complete gut, \$50/S.F.....	\$150,000	12. ADA Improvements– Elevator to 400.....	\$100,000*
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12. ADA Improvements– Elevator to 400.....	\$100,000*																								

Option 3A - Utilization of ESD #2 Admin 2nd Floor for 2 departments

Considerations	Relocate Engineering and Inspection to ESD #2 Admin 2nd floor Remaining phase same as option 2
Proposed Scope	Engineering and Inspection could be located at the ESD #2 Admin Building, 2 nd Floor to provide a "one-stop shop" for permitting and inspections. Approximately 3000 s.f. would be required. Site Improvements plus Buildings 100-400 costs – Same as Option 1 above
Potential Costs	Lease Costs \$ Not Provided 1. Finish-out approximately 3000 S.F. including restroom facilities at \$60/s.f. \$180,000 2. Option 1 (Base Option Only) \$275,000 OPTION-3A ORDER OF MAGNITUDE COSTS(one-time) \$455,000 (recurring lease costs per year) \$Not Provided

Option 3B - Utilization of ESD #2 Admin 2nd Floor for 2 departments

Considerations	Relocate Engineering and Inspection to ESD #2 Admin 2nd floor Remaining phase same as option 2
Proposed Scope	Engineering and Inspection could be located at the ESD #2 Admin Building, 2 nd Floor to provide a "one-stop shop" for permitting and inspections. Approximately 3000 s.f. would be required. Site Improvements plus Buildings 100-400 costs – Same as Option 2 above
Potential Costs	Lease Costs \$ Not Provided 1. Finish-out approximately 3000 S.F. including restroom facilities at \$60/s.f. \$180,000 2. Option 2 (Renovation of City Hall Campus)..... \$530,000 OPTION-3B ORDER OF MAGNITUDE COSTS(one-time) \$710,000 (recurring lease costs per year) \$Not Provided

Option 4A - Utilization of ESD #2 Admin 2nd Floor for 3 departments

Considerations	Relocate Engineering, Inspection and Planning to either ESD #2 Admin second floor (approximately 4800 s.f. required) or to TCC&EC approximately 4,800 s.f. would require entire first floor space of 7700 s.f. available.
Proposed Scope	Suites 100-400 costs – Same as Option 1
Potential Costs	Lease Costs - assumed yearly costs (not included below) \$ Not Provided Purchase Work Stations \$ 85,000 Option 1 (Base Option Only)..... \$275,000 Finish out at ESD #2 Admin Building \$288,000 OPTION 4A TOTAL ORDER OF MAGNITUDE COSTS \$648,000

Option 4B - Utilization of ESD #2 Admin 2nd Floor for 3 departments

Considerations	Relocate Engineering, inspection and planning to either ESD #2 Admin second floor (approximately 4800 s.f. required) or to TCC&EC approximately 4,800 s.f. would require entire first floor space of 7700 available.
Proposed Scope	Suites 100-400 costs – Same as Option 2
Potential Costs	Lease Costs - assumed yearly costs (not included below) \$ Not Provided Purchase Work Stations \$ 85,000 Option 2 (Renovation of City Hall Campus)..... \$530,000 Finish out at ESD #2 Admin Building \$288,000 OPTION 4B TOTAL ORDER OF MAGNITUDE COSTS \$903,000

Option 5A - Utilization of Justice Center and Base Option for City Hall Campus

Considerations	<ul style="list-style-type: none"> A. Move Council Chamber to Justice Center B. More CM offices to Justice Center C. Remodel Bldg 500 & add Expansion D. Relocate Planning into Bldg 500 E. Abandon Bldg 400 to be storage (non-staff uses only) 																												
Proposed Scope	<p>An addition to the existing Justice Center (5A.1) OR Adaptive reuse of existing courtroom – with minor work to allow joint use as Council Chambers (5A.2)</p>																												
Potential Costs	<p>Construction of Council Chambers</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Lease Costs</td> <td style="text-align: right;">\$ None</td> </tr> <tr> <td>Costs at \$192/s.f.</td> <td style="text-align: right;">\$575,000</td> </tr> <tr> <td>Land Acquisition for parking:</td> <td style="text-align: right;">\$150,000</td> </tr> <tr> <td>Parking Lot and Water Quality Pond</td> <td style="text-align: right;">\$160,000</td> </tr> <tr> <td>Purchase Work Stations for Planning</td> <td style="text-align: right;">\$ 35,000</td> </tr> <tr> <td>Building 500 Renovation / Expansion (approx. 1,300 s.f. at \$165/s.f.)</td> <td style="text-align: right;">\$214,500</td> </tr> <tr> <td>IT Infrastructure</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td>Option 1 costs (without elevator)</td> <td style="text-align: right;">\$175,000</td> </tr> <tr> <td>OPTION 5A.1 TOTAL ORDER OF MAGNITUDE COSTS</td> <td style="text-align: right;">\$1,359,500</td> </tr> </table> <p>OR</p> <p>OPTION 5A.2 Joint-Use Option - Minor Renovation to Justice Center</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Courtroom</td> <td style="text-align: right;">\$120,000</td> </tr> <tr> <td>Parking Lot and Water Quality Pond</td> <td style="text-align: right;">\$160,000</td> </tr> <tr> <td>Building 500 Renovation</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td>Option 1 costs</td> <td style="text-align: right;">\$275,000</td> </tr> <tr> <td>OPTION 5.2A TOTAL ORDER OF MAGNITUDE COSTS</td> <td style="text-align: right;">\$605,000</td> </tr> </table>	Lease Costs	\$ None	Costs at \$192/s.f.	\$575,000	Land Acquisition for parking:	\$150,000	Parking Lot and Water Quality Pond	\$160,000	Purchase Work Stations for Planning	\$ 35,000	Building 500 Renovation / Expansion (approx. 1,300 s.f. at \$165/s.f.)	\$214,500	IT Infrastructure	\$ 50,000	Option 1 costs (without elevator)	\$175,000	OPTION 5A.1 TOTAL ORDER OF MAGNITUDE COSTS	\$1,359,500	Courtroom	\$120,000	Parking Lot and Water Quality Pond	\$160,000	Building 500 Renovation	\$ 50,000	Option 1 costs	\$275,000	OPTION 5.2A TOTAL ORDER OF MAGNITUDE COSTS	\$605,000
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Option 5B - Utilization of Justice Center & Renovation Option for City Hall Campus

Considerations	A. Move Council Chamber to Justice Center B. Remodel Bldg 500 C. Relocate Planning into Bldg 500 D. Abandon Bldg 400 to be storage (non-staff uses only)																																				
Proposed Scope	An addition to the existing Justice Center (5B.1) OR Adaptive reuse of existing courtroom – with minor work to allow joint use as Council Chambers (5B.2)																																				
Potential Costs	<table border="0"> <tr> <td colspan="2">Construction of Council Chambers</td> </tr> <tr> <td>Lease Costs</td> <td>\$ None</td> </tr> <tr> <td>Costs at \$192/s.f.</td> <td>\$575,000</td> </tr> <tr> <td>Land Acquisition for parking:</td> <td>\$150,000</td> </tr> <tr> <td>Parking Lot and Water Quality Pond</td> <td>\$160,000</td> </tr> <tr> <td>Purchase Work Stations for Planning</td> <td>\$ 35,000</td> </tr> <tr> <td>Building 500 Renovation / Expansion (approx. 1,300 s.f. at \$125/s.f.)</td> <td>\$162,500</td> </tr> <tr> <td>IT Infrastructure</td> <td>\$ 50,000</td> </tr> <tr> <td>Option 2 costs</td> <td>\$530,000</td> </tr> <tr> <td>OPTION 5B.1 TOTAL ORDER OF MAGNITUDE COSTS</td> <td>\$1,662,500</td> </tr> <tr> <td colspan="2">OR</td> </tr> <tr> <td colspan="2">OPTION 5B.2</td> </tr> <tr> <td colspan="2">Joint-Use Option - Minor Renovation to Justice Center</td> </tr> <tr> <td> Courtroom</td> <td>\$120,000</td> </tr> <tr> <td> Parking Lot and Water Quality Pond</td> <td>\$160,000</td> </tr> <tr> <td> Building 500 Renovation</td> <td>\$ 50,000</td> </tr> <tr> <td> Option 2 costs</td> <td>\$530,000</td> </tr> <tr> <td>OPTION 5B.2 TOTAL ORDER OF MAGNITUDE COSTS</td> <td>\$860,000</td> </tr> </table>	Construction of Council Chambers		Lease Costs	\$ None	Costs at \$192/s.f.	\$575,000	Land Acquisition for parking:	\$150,000	Parking Lot and Water Quality Pond	\$160,000	Purchase Work Stations for Planning	\$ 35,000	Building 500 Renovation / Expansion (approx. 1,300 s.f. at \$125/s.f.)	\$162,500	IT Infrastructure	\$ 50,000	Option 2 costs	\$530,000	OPTION 5B.1 TOTAL ORDER OF MAGNITUDE COSTS	\$1,662,500	OR		OPTION 5B.2		Joint-Use Option - Minor Renovation to Justice Center		Courtroom	\$120,000	Parking Lot and Water Quality Pond	\$160,000	Building 500 Renovation	\$ 50,000	Option 2 costs	\$530,000	OPTION 5B.2 TOTAL ORDER OF MAGNITUDE COSTS	\$860,000
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Based upon the information provided in Options 1 through 5 above and further considerations by the City, including the desire to keep the Planning, Engineering and Building Inspection departments together in one facility, the following Option No. 6 was developed.

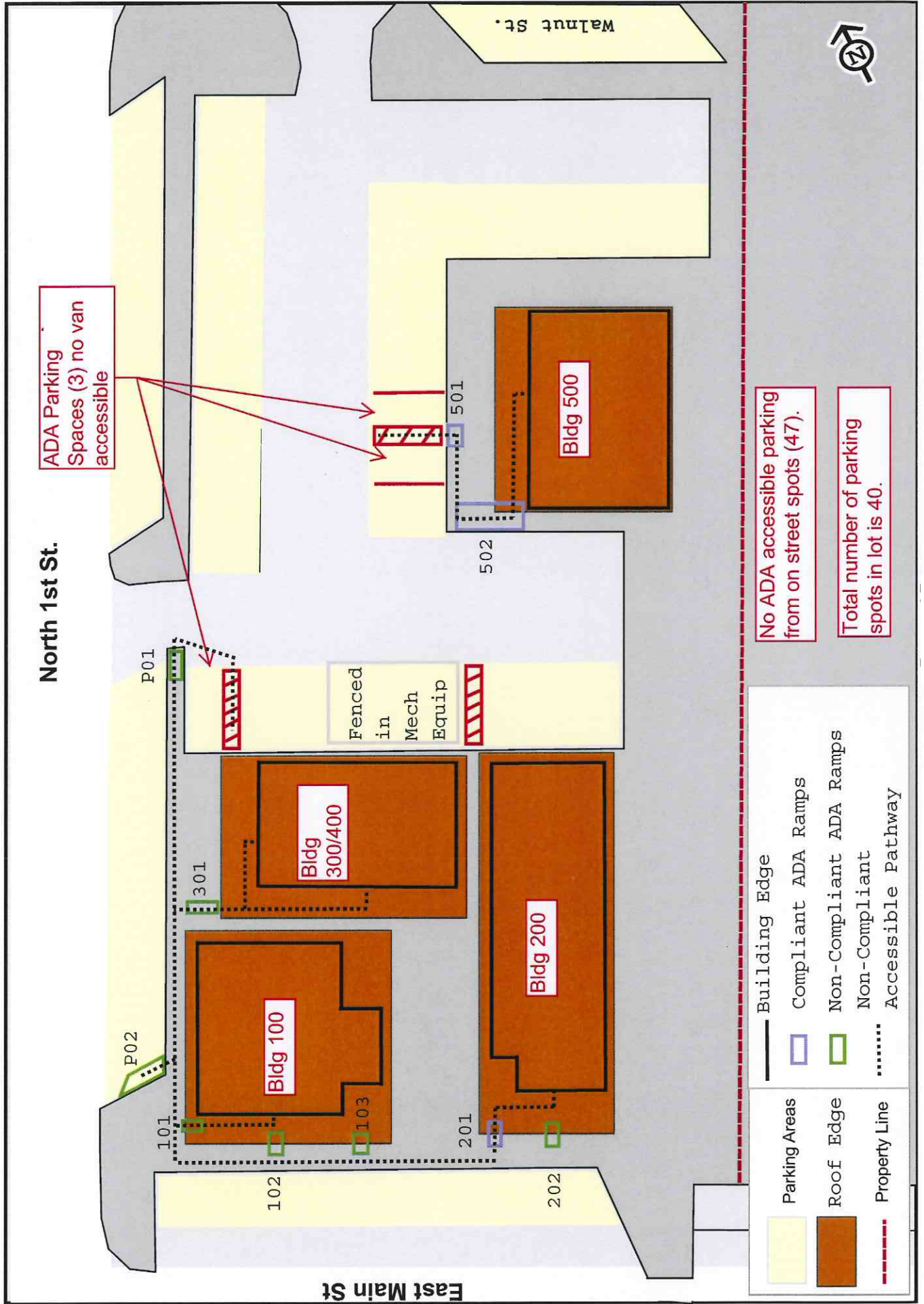
Option 6 - Utilization of Travis County ESD #2, Conference and Education Center and Renovation of Existing City Hall Campus

Opportunities	<ol style="list-style-type: none"> 1. Relocate Engineering, Building Inspections and Planning to a newer facility at 203B E. Pecan Street, a few blocks from City Hall Campus. 2. Repurpose Suite 200 to suit City needs. 3. Repurpose Suite 400 to suit City needs. 4. Renovate Building 100 for Utility and Finance Department 																				
Considerations	<ol style="list-style-type: none"> 1. Relocate Engineering, Building Inspections and Planning to TCC&EC (entire 1st floor, approximately 4,505 s.f.). Configuring open office spaces with work stations will minimize one-time costs. 2. Engineering, Building Inspections and Planning Departments will gain more efficient space. 3. Finance/ utility could gain more efficient space. 4. Human Resources could gain more efficient space. 																				
Proposed Scope	<ol style="list-style-type: none"> 1. Relocate Engineering, Building Inspections and Planning to TCC&EC (entire 1st floor, approximately 4,505 s.f.) Configure space with work stations. 2. Minor renovations to Suites 100, 200 and 300. 3. Revise 2nd floor Suite 400 to storage only. 																				
Potential Costs	<p>Estimated annual lease Costs of \$122,551 (included one-time for estimating)</p> <table border="0" style="width: 100%;"> <tr> <td style="padding-left: 20px;">1. Lease (assume 1 year)</td> <td style="text-align: right;">\$122,551</td> </tr> <tr> <td style="padding-left: 20px;">2. Purchase work stations</td> <td style="text-align: right;">\$ 50,000</td> </tr> <tr> <td style="padding-left: 20px;">3. Roof Replacement – Building 100</td> <td style="text-align: right;">\$ 40,000</td> </tr> <tr> <td style="padding-left: 20px;">4. Roof Replacement – Building 200</td> <td style="text-align: right;">\$ 55,000</td> </tr> <tr> <td style="padding-left: 20px;">5. Roof Replacement – Building 300/400</td> <td style="text-align: right;">\$ 35,000</td> </tr> <tr> <td style="padding-left: 20px;">6. ADA Improvements–Ramps/Striping</td> <td style="text-align: right;">\$ 10,000</td> </tr> <tr> <td style="padding-left: 20px;">7. ADA Improvements–Courtyard.....</td> <td style="text-align: right;">\$ 5,000*</td> </tr> <tr> <td style="padding-left: 20px;">8. Building 100 Renovation, minimal work</td> <td style="text-align: right;">\$ 25,000</td> </tr> <tr> <td style="padding-left: 20px;">9. Building 200 Renovation, minimal work</td> <td style="text-align: right;">\$ 25,000</td> </tr> <tr> <td style="padding-left: 20px;">10. Building 300 Renovation, minimal work</td> <td style="text-align: right;">\$ 25,000</td> </tr> </table> <p>OPTION 6 TOTAL ORDER OF MAGNITUDE COSTS (one-time)\$270,000 (recurring lease costs per year) \$122,551</p> <p>*Improvements could be optional since they would not be required by ADA due to "Equivalent Facilitation" being available.</p>	1. Lease (assume 1 year)	\$122,551	2. Purchase work stations	\$ 50,000	3. Roof Replacement – Building 100	\$ 40,000	4. Roof Replacement – Building 200	\$ 55,000	5. Roof Replacement – Building 300/400	\$ 35,000	6. ADA Improvements–Ramps/Striping	\$ 10,000	7. ADA Improvements–Courtyard.....	\$ 5,000*	8. Building 100 Renovation, minimal work	\$ 25,000	9. Building 200 Renovation, minimal work	\$ 25,000	10. Building 300 Renovation, minimal work	\$ 25,000
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Appendices

Plan A – Plan E

PLAN A - EXISTING SITE PLAN
 PFLUGERVILLE CITY HALL CAMPUS



ADA Parking
 Spaces (3) no van
 accessible

No ADA accessible parking
 from on street spots (47).

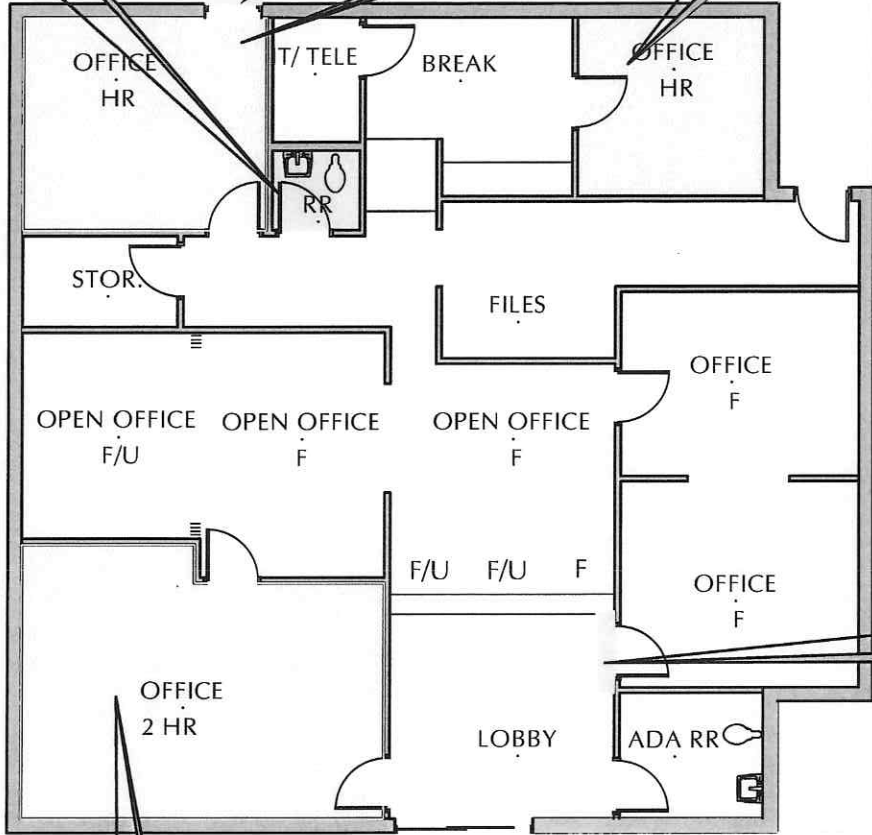
Total number of parking
 spots in lot is 40.

	Parking Areas
	Roof Edge
	Property Line
	Building Edge
	Compliant ADA Ramps
	Non-Compliant ADA Ramps
	Non-Compliant Accessible Pathway

ADA:
NON-COMPLIANT
RESTROOM

ADA:
NON-COMPLIANT
DOOR ACCESS

RELOCATE:
AREAS AVAILABLE
FOR EXPANSION



ADA:
NON-COMPLIANT
DOOR ACCESS

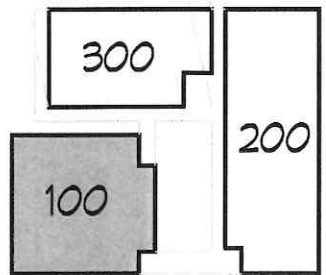
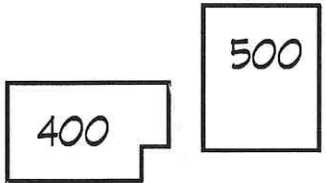
RELOCATE:
AREA AVAILABLE
FOR EXPANSION

CITY HALL BLDG 100

CURRENTLY: UTILITY, HR & FINANCE
FTE = 13
GROSS SF = 2,377

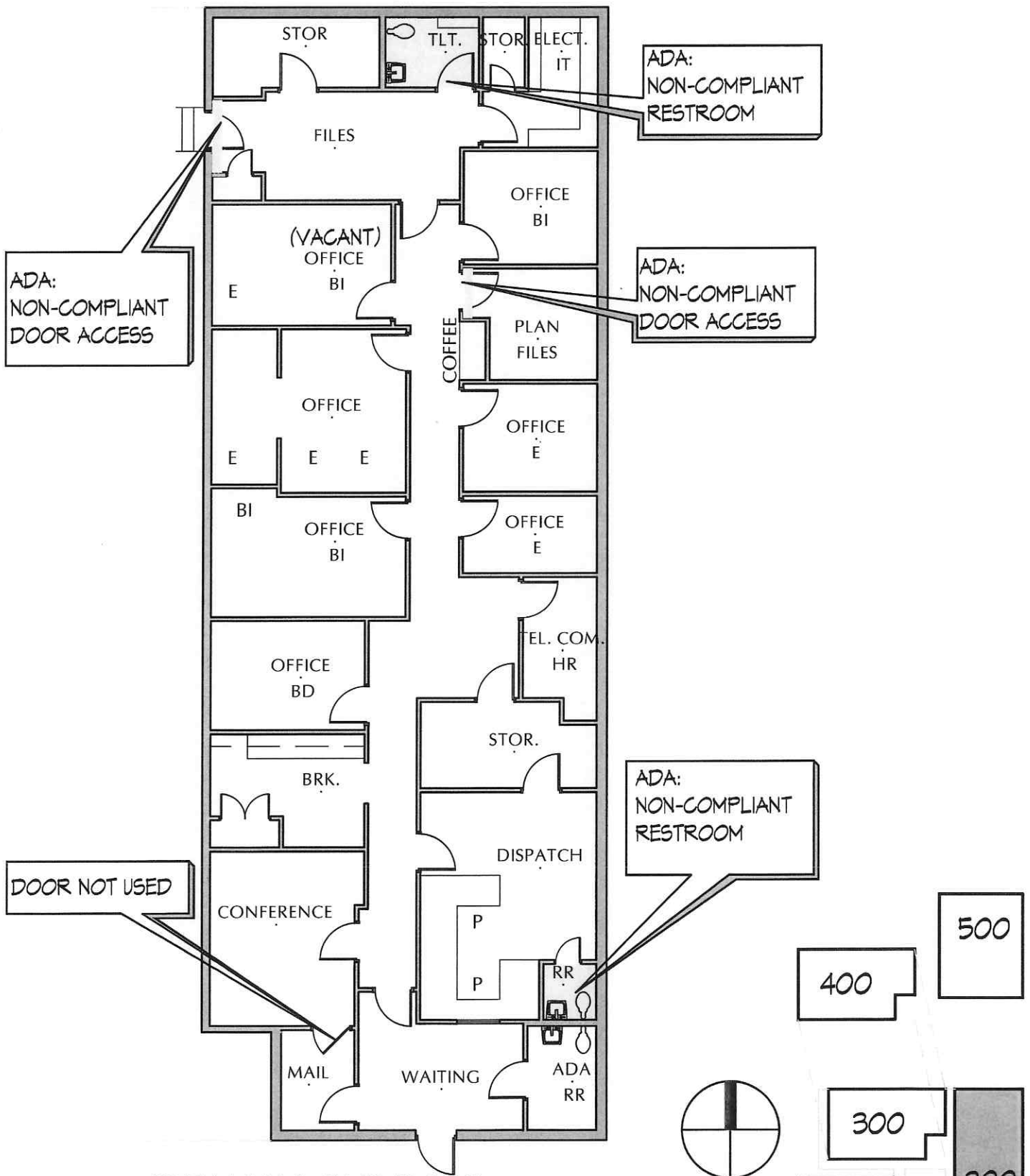


PLAN NORTH



KEY PLAN

PLAN A.1



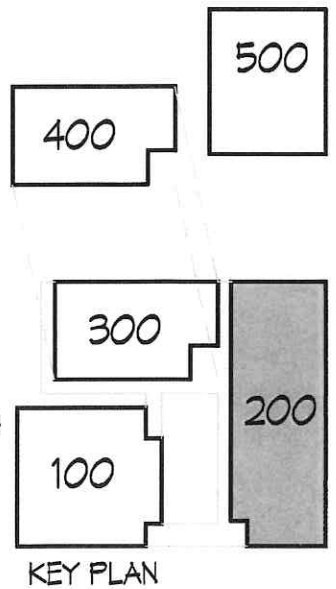
CITY HALL BLDG 200

CURRENTLY: ENGINEERING & BUILDING INSPECTION

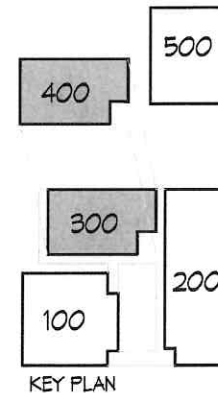
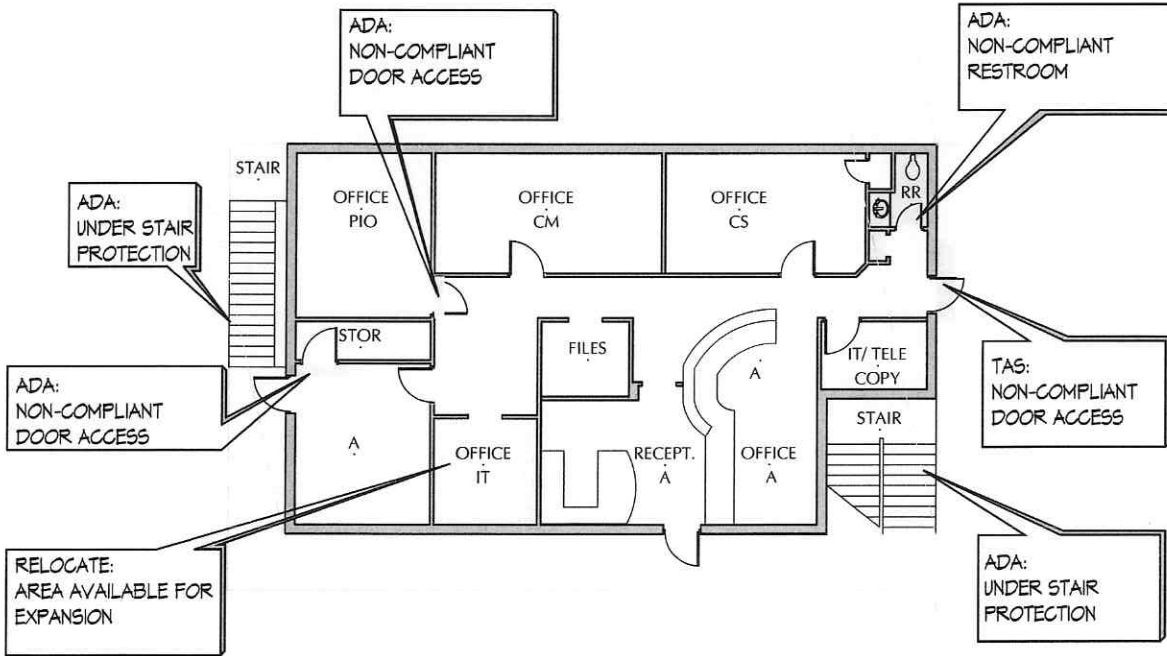
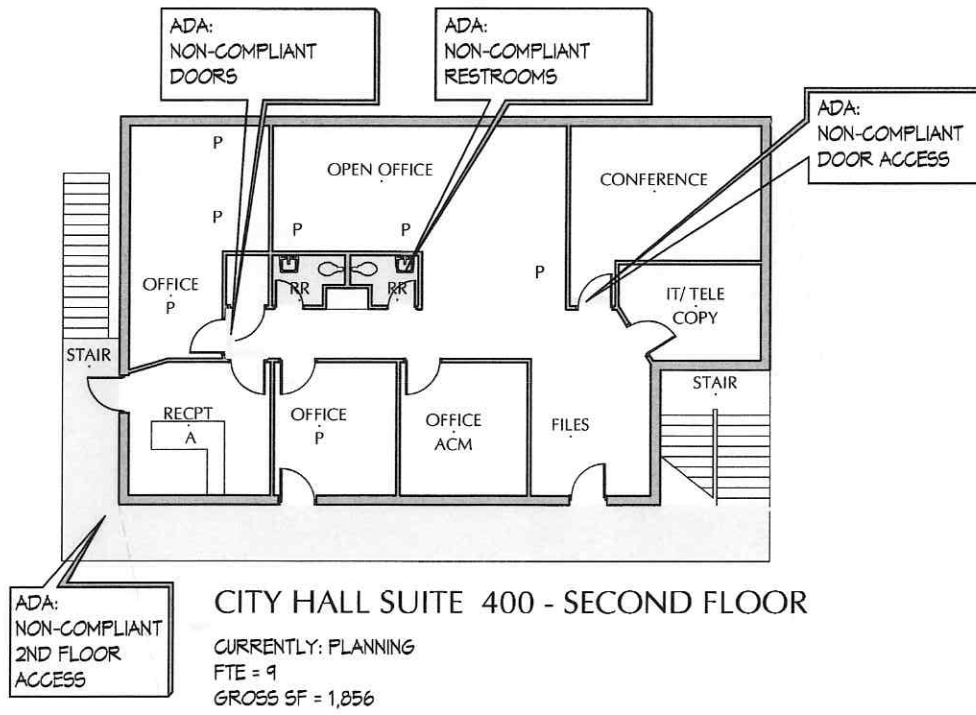
FTE = 14

GROSS SF = 3,041

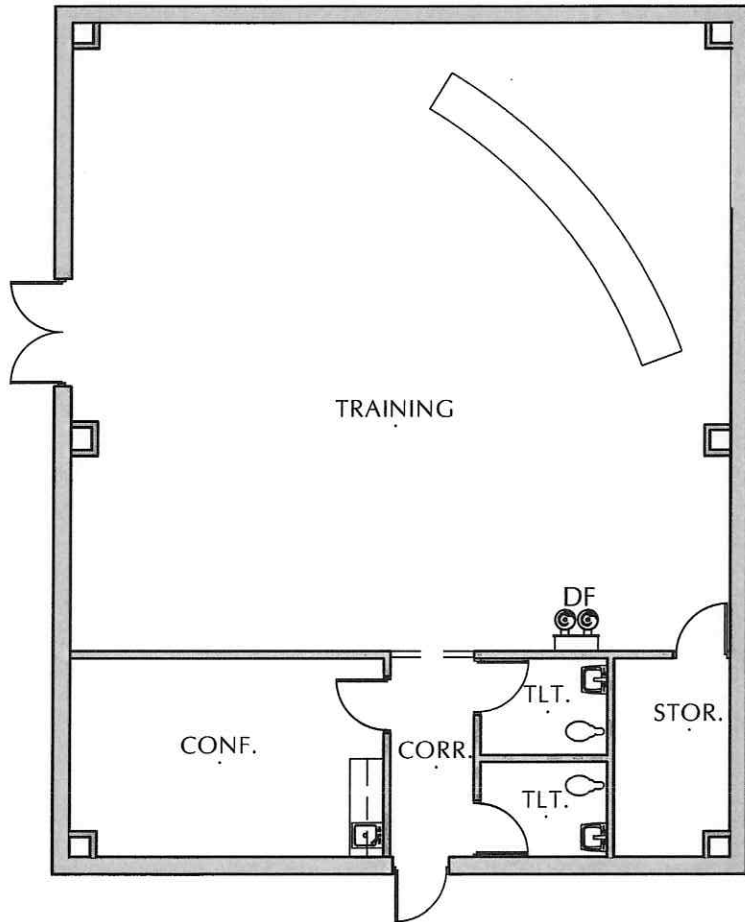
PLAN A.2



KEY PLAN



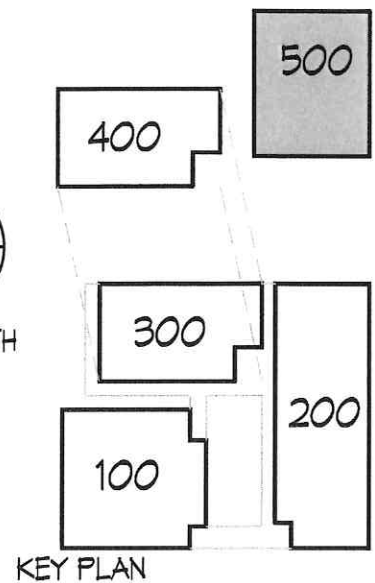
PLAN A.3/A.4

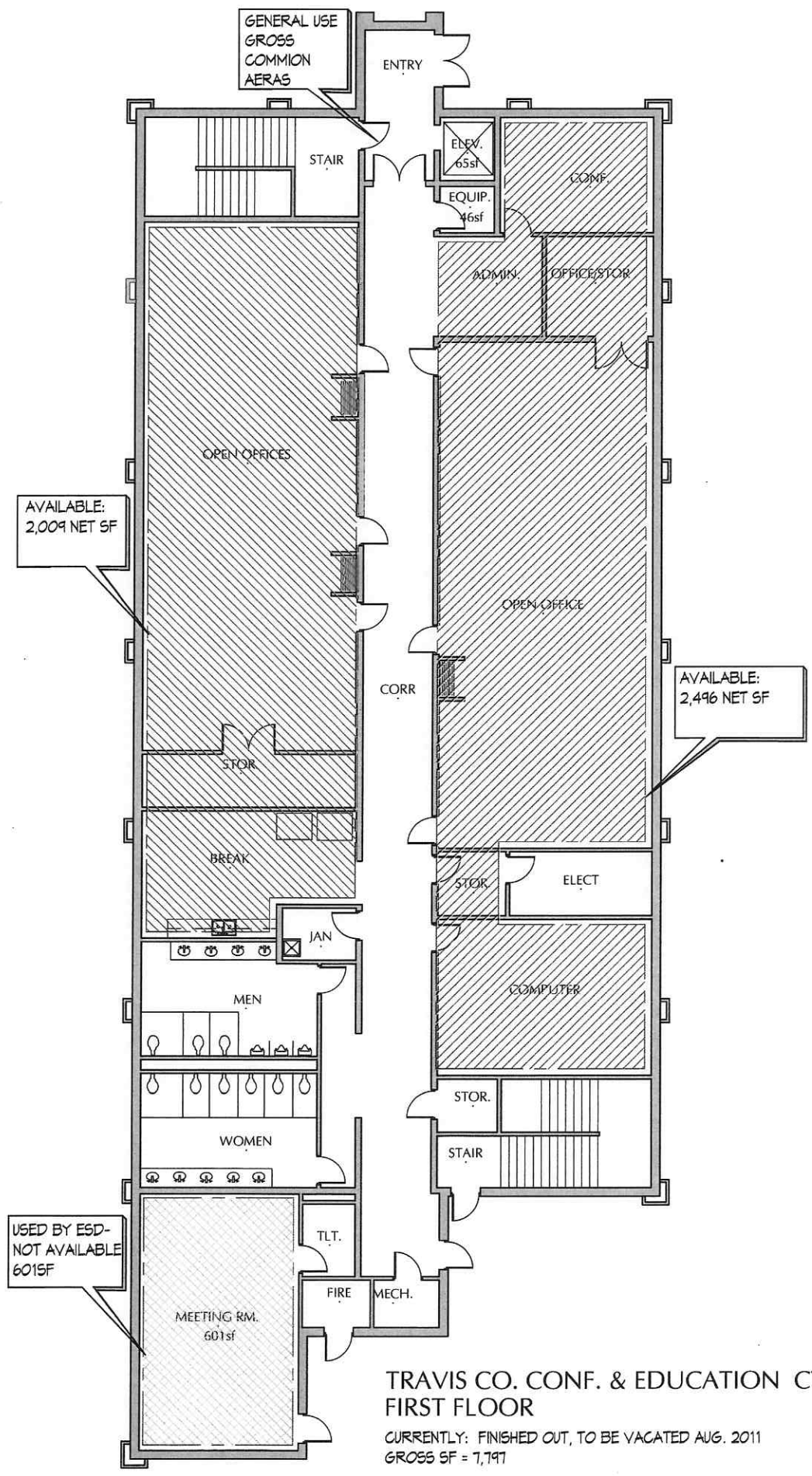


CITY HALL - CITY COUNCIL/
CHAMBERS AND TRAINING
BLDG. 500 - FIRST FLOOR

CURRENTLY: CITY COUNCIL CHAMBERS &
TRAINING
GROSS SF = 2,091

PLAN A.5





GENERAL USE
GROSS
COMMON
AREAS

ENTRY

ELEV.
65sf

EQUIP.
46sf

CONF.

ADMIN.

OFFICE/STOR

OPEN OFFICES

OPEN OFFICE

CORR

AVAILABLE:
2,496 NET SF

STOR

BREAK

JAN

MEN

WOMEN

STOR

ELECT

COMPUTER

STOR.

STAIR

AVAILABLE:
2,009 NET SF

USED BY ESD -
NOT AVAILABLE
601SF

TLT.

FIRE

MECH.

MEETING RM.
601sf

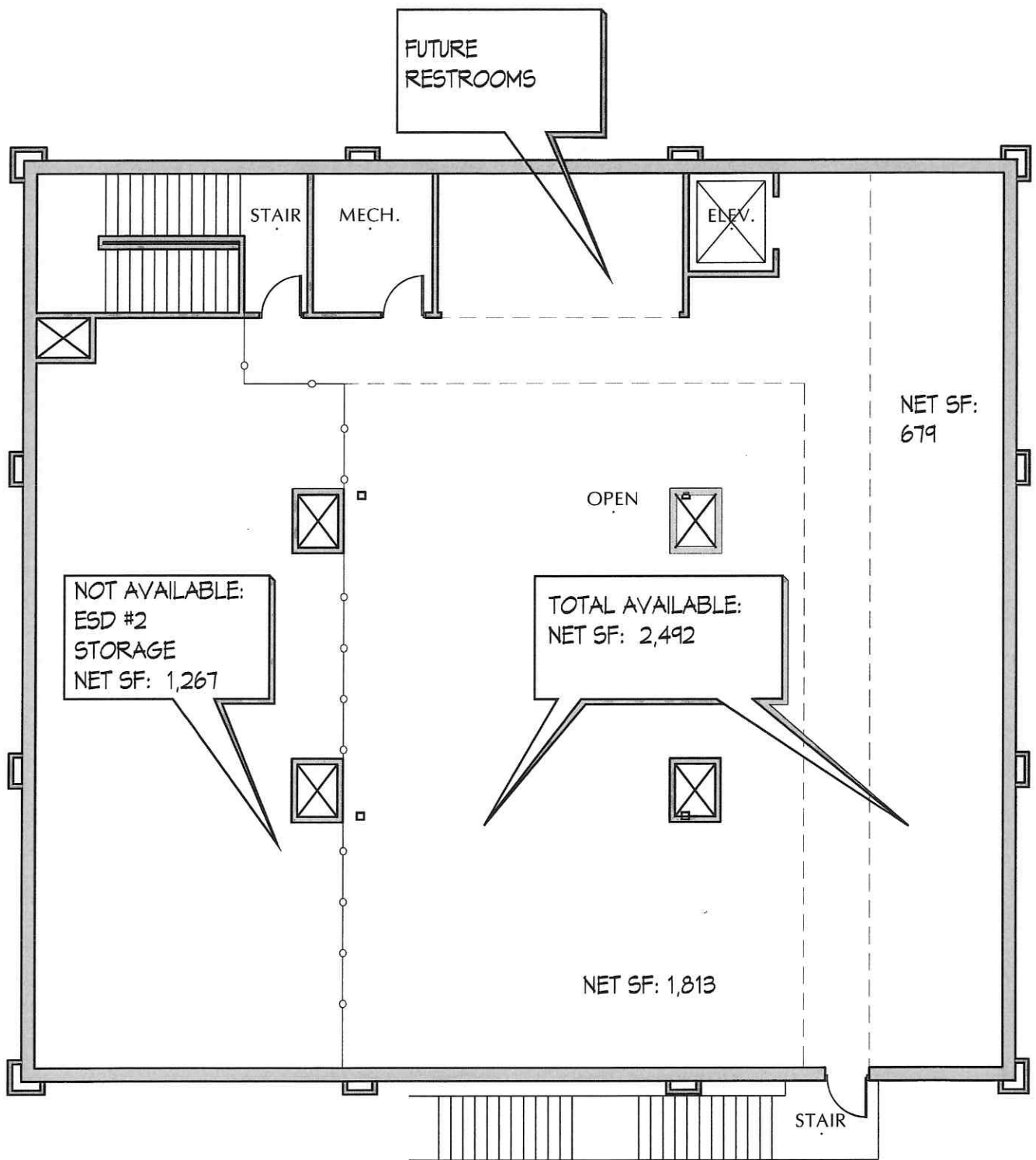
TRAVIS CO. CONF. & EDUCATION CTR. -
FIRST FLOOR

CURRENTLY: FINISHED OUT, TO BE VACATED AUG. 2011
GROSS SF = 7,797



PLAN NORTH

PLAN B

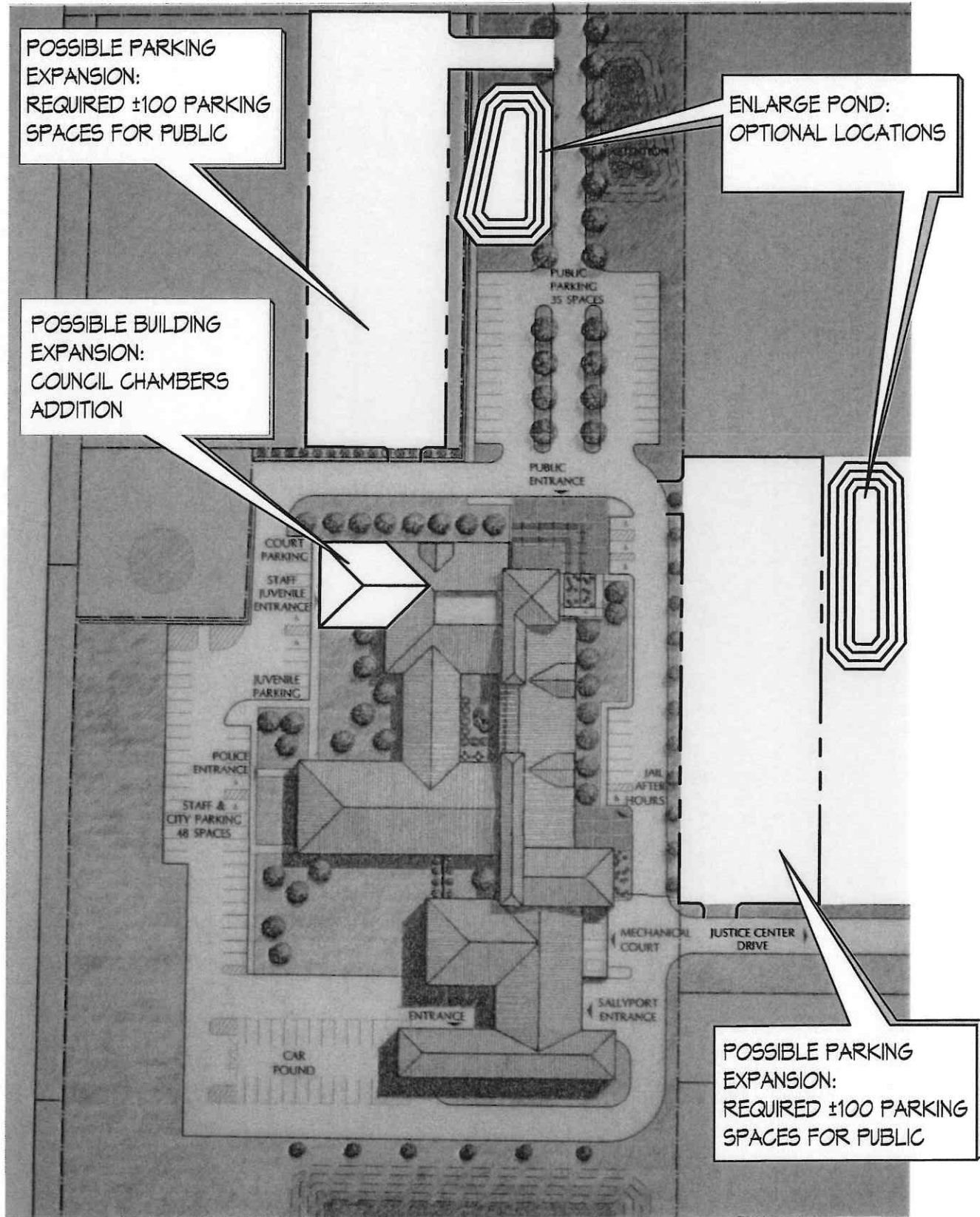


TRAVIS CO. ESD #2 ADMIN. BLDG.- SECOND FLOOR
 CURRENTLY: SHELL CONSTRUCTION
 GROSS SF = 5,250

PLAN C



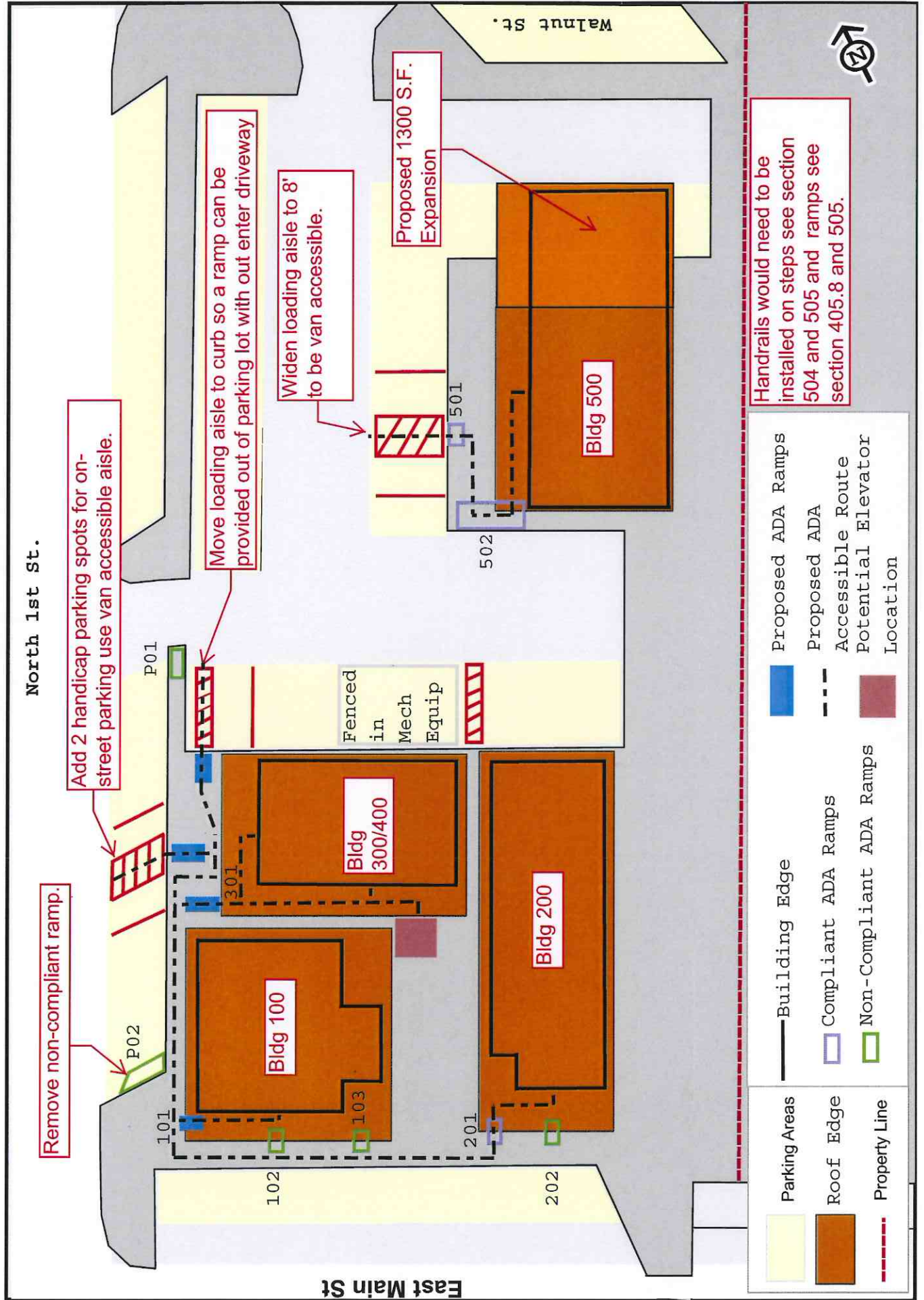
PLAN NORTH



JUSTICE CENTER - SITE PLAN

PLAN D

PLAN E - PROPOSED IMPROVEMENTS
PFLUGERVILLE CITY HALL CAMPUS



Remove non-compliant ramp.

Add 2 handicap parking spots for on-street parking use van accessible aisle.

Move loading aisle to curb so a ramp can be provided out of parking lot with out enter driveway

Widen loading aisle to 8' to be van accessible.

Proposed 1300 S.F. Expansion

Handrails would need to be installed on steps see section 504 and 505 and ramps see section 405.8 and 505.

	Parking Areas		Building Edge		Proposed ADA Ramps
	Roof Edge		Compliant ADA Ramps		Proposed ADA
	Property Line		Non-Compliant ADA Ramps		Potential Elevator
					Location



Appendices
Exhibit 1 Photographs



1. Building 100 – Pedestrian pathway



2. Building 200 – Pedestrian pathway



3. West side of Suite 300 –ADA non-compliant protruding object



4. Courtyard Area between Buildings: Pedestrian pathway to Suite 300 and location of a proposed elevator for access to Suite 400



5. Typical ADA non-compliant accessible staff entrance/exit



6. Existing standing seam roof – Building 200: Typical conditions observed on all buildings



7. Existing standing seam roof – Building 200: Typical conditions observed on all buildings



8. ADA non-compliant restroom – Building 200



9. Travis County ESD No. 2 – Conference and Education Center



10. Travis County ESD No. 2 – Conference and Education Center – Central Hallway with Suites on both sides



11. Travis County ESD No. 2 – 2nd Floor Facility



12. Travis County ESD No. 2 – 2nd Floor Facility



13. Justice Center: Existing Community Courtroom



14. Justice Center: Existing Community Court Millwork



15. Justice Center: Existing Community Courtroom



16. Justice Center: Site for proposed expansion to existing facility

Appendices

Exhibit 2 AEGIS Group Appraisal

THE AEGIS GROUP, INC.
REAL ESTATE APPRAISAL & CONSULTING

8140 North MoPac Expressway, Building 2, Suite 100
Austin, Texas 78759
(512) 346-9983 • FAX (512) 343-6553
info@aegisgroupinc.com

February 15, 2008

Ms. Gina Fechter
CIP Project Coordinator
City of Pflugerville, Engineering
102 S. 3rd Street
Pflugerville, Texas 78691

RE: Summary appraisal of the office buildings located at 100 East Main Street, in
Pflugerville, Travis County, Texas 78660.

Dear Ms. Fechter:

Pursuant to your request, Wendy Milman, MAI and John M. Coleman, MAI, SRA have inspected and appraised the above-referenced property. The purpose of the appraisal is to estimate the "as is" fee simple market value of the subject property. The effective date of this report is January 30, 2008. This report is for use by the City of Pflugerville for internal decision-making purposes. It is intended for the City of Pflugerville and other designated users.

MARKET VALUE DEFINITION

Market Value as used herein is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their best interest;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and

Ms. Gina Fechter
February 15, 2008
Page 2

5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: *The Appraisal of Real Estate*, Twelfth Edition, published by the Appraisal Institute, 2001.)

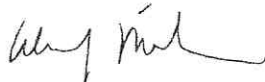
Considering the above definition, and based upon the data and analyses contained in this report, it is our opinion that the fee simple "as is" market value of the subject property, as of January 30, 2008, is as follows:

Suite 100:	\$ 277,000
Suite 200:	\$ 377,000
Suite 300-400:	\$ 450,000
Suite 500:	<u>\$ 263,000</u>
Total:	<u>\$1,367,000</u>

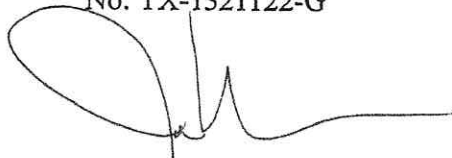
The reader's attention is directed to the accompanying appraisal report which includes the data and analysis employed in arriving at the above value estimate. If you have any questions regarding the contents of this document, please do not hesitate to contact our office.

Respectfully submitted,

THE AEGIS GROUP, INC.



Wendy Milman, MAI
State Certified General Real Estate Appraiser
No. TX-1321122-G



John M. Coleman, MAI, SRA
State Certified General Real Estate Appraiser
No. TX-1320293-G

Appendices

Exhibit 3 Excerpts from Americans with Disabilities Act – Accessibility Guidelines 2010

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

Excerpt 1: Providing Access to Multi story building or Equivalent Facilitation

ADA 2010 Standard – 103 Equivalent Facilitation

Nothing in these requirements prevents the use of designs, products, or technologies as alternatives to those prescribed, provided they result in substantially equivalent or greater accessibility and usability.

Advisory 103 Equivalent Facilitation. The responsibility for demonstrating equivalent facilitation in the event of a challenge rests with the covered entity. With the exception of transit facilities, which are covered by regulations issued by the Department of Transportation, there is no process for certifying that an alternative design provides equivalent facilitation.

ADA 2010 Standard – 206 Accessible Routes

206.2.3 Multi-Story Buildings and Facilities. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

EXCEPTIONS:

1. In private buildings or facilities that are less than three stories or that have less than 3000 square feet (279 m²) per story, an accessible route shall not be required to connect stories provided that the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation, an airport passenger terminal, or another type of facility as determined by the Attorney General.
2. Where a two story public building or facility has one story with an occupant load of five or fewer persons that does not contain public use space, that story shall not be required to be connected to the story above or below.
3. In detention and correctional facilities, an accessible route shall not be required to connect stories where cells with mobility features required to comply with [807.2](#), all common use areas serving cells with mobility features required to comply with [807.2](#), and all public use areas are on an accessible route.
4. In residential facilities, an accessible route shall not be required to connect stories where residential dwelling units with mobility features required to comply with [809.2](#) through 809.4, all common use areas serving residential dwelling units with mobility features required to comply with [809.2](#) through 809.4, and public use areas serving residential dwelling units are on an accessible route.
5. Within multi-story transient lodging guest rooms with mobility features required to comply with 806.2, an accessible route shall not be required to connect stories provided that spaces complying with 806.2 are on an accessible route and sleeping

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

accommodations for two persons minimum are provided on a story served by an accessible route.

6. In air traffic control towers, an accessible route shall not be required to serve the cab and the floor immediately below the cab.

7. Where exceptions for alterations to qualified historic buildings or facilities are permitted by 202.5, an accessible route shall not be required to stories located above or below the accessible story.

Advisory 206.2.3 Multi-Story Buildings and Facilities. Spaces and elements located on a level not required to be served by an accessible route must fully comply with this document. While a mezzanine may be a change in level, it is not a story. If an accessible route is required to connect stories within a building or facility, the accessible route must serve all mezzanines.

Advisory 206.2.3 Multi-Story Buildings and Facilities Exception 4. Where common use areas are provided for the use of residents, it is presumed that all such common use areas "serve" accessible dwelling units unless use is restricted to residents occupying certain dwelling units. For example, if all residents are permitted to use all laundry rooms, then all laundry rooms "serve" accessible dwelling units. However, if the laundry room on the first floor is restricted to use by residents on the first floor, and the second floor laundry room is for use by occupants of the second floor, then first floor accessible units are "served" only by laundry rooms on the first floor. In this example, an accessible route is not required to the second floor provided that all accessible units and all common use areas serving them are on the first floor.

206.2.3.1 Stairs and Escalators in Existing Buildings. In alterations and additions, where an escalator or stair is provided where none existed previously and major structural modifications are necessary for the installation, an accessible route shall be provided between the levels served by the escalator or stair unless exempted by 206.2.3 Exceptions 1 through 7.

Excerpt 2: Accessible Route through Parking Lot

ADA 2010 Standard – 206 Accessible Routes

206.1 General. Accessible routes shall be provided in accordance with 206 and shall comply with Chapter 4.

206.2.2 Within a Site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

EXCEPTION: An accessible route shall not be required between accessible buildings, accessible facilities, accessible elements, and accessible spaces if the only means of access between them is a vehicular way not providing pedestrian access.

Vehicular Way. A route provided for vehicular traffic, such as in a street, driveway, or parking facility.

Excerpt 3: Accessible Means of Egress

ADA 2010 Standard - 207 Accessible Means of Egress

207.1 General. Means of egress shall comply with section 1003.2.13 of the International Building Code (2000 edition and 2001 Supplement) or section 1007 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

EXCEPTIONS:

1. Where means of egress are permitted by local building or life safety codes to share a common path of egress travel, accessible means of egress shall be permitted to share a common path of egress travel.
2. Areas of refuge shall not be required in detention and correctional facilities.

207.2 Platform Lifts. Standby power shall be provided for platform lifts permitted by section 1003.2.13.4 of the International Building Code (2000 edition and 2001 Supplement) or section 1007.5 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to serve as a part of an accessible means of egress.

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1003.2.13 Accessible means of egress.

Accessible means of egress shall comply with [Sections 1003.2.13.1](#) through [1003.2.13.7.1](#). Accessible spaces shall be provided with not less than one accessible means of egress. Where more than one means of egress is required from any accessible space, each accessible portion of the space shall be served by not less than two accessible means of egress.

Exception:

Accessible means of egress are not required in alterations to existing buildings.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

Excerpt 4: Parking Spaces Requirements

ADA 2010 Standard - 208 Parking Spaces

208.1 General. Where parking spaces are provided, parking spaces shall be provided in accordance with 208.

EXCEPTION: Parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles, or vehicular impound shall not be required to comply with 208 provided that lots accessed by the public are provided with a passenger loading zone complying with 503.

208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Advisory 208.2 Minimum Number. The term "parking facility" is used Section 208.2 instead of the term "parking lot" so that it is clear that both parking lots and parking structures are required to comply with this section. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

ADA 2010 Standard - 502 Parking Spaces

502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles 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.

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.

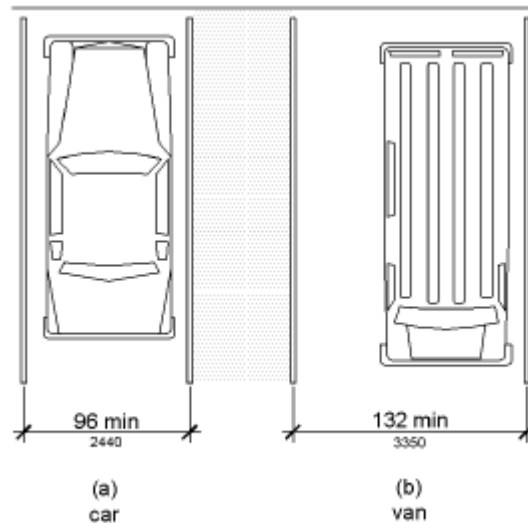


Figure 502.2 Vehicle Parking Spaces

502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

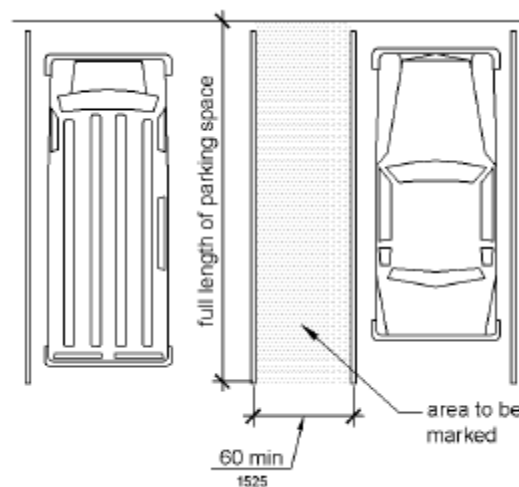


Figure 502.3 Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

Excerpt 5: Protruding Object Requirements

ADA 2010 Standard - 307 Protruding Objects

307.1 General. Protruding objects shall comply with 307.

307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum.

Advisory 307.2 Protrusion Limits. When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).

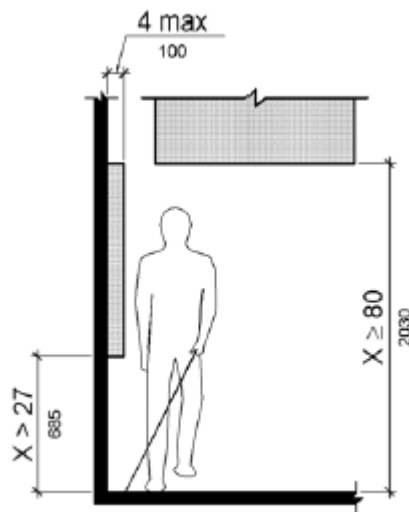


Figure 307.2 Limits of Protruding Objects

307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3.

Exhibit 3 – Excerpts from Americans with Disability Act – Accessibility Guidelines 2010

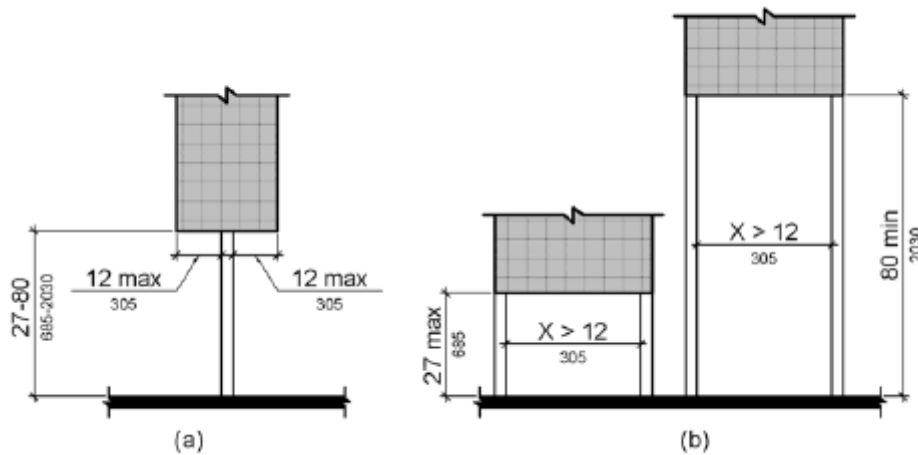


Figure 307.3 Post-Mounted Protruding Objects

307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground.

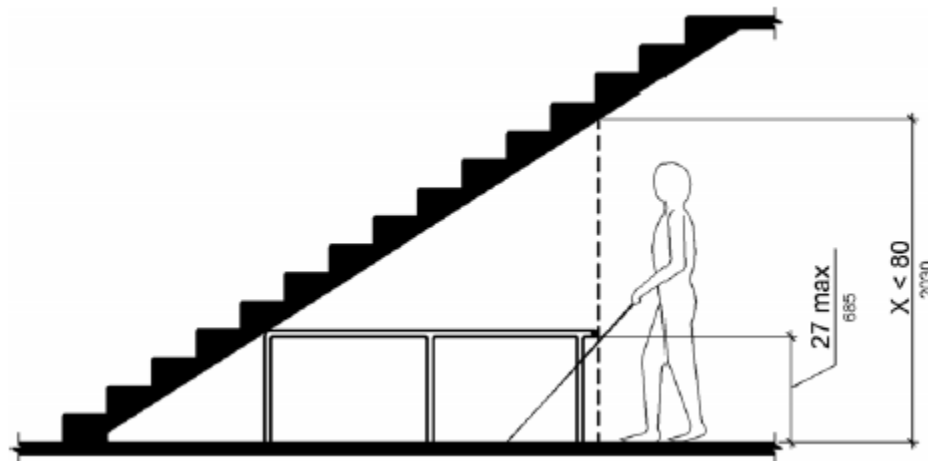


Figure 307.4 Vertical Clearance

307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes.