

CLASS 5 COST ALLOWANCE TO RETROFIT THE MUNICIPAL COMPLEX TO 2016 ADS STANDARDS*

Audit result areas	Cost
Areas on the access to grounds	
Replace tree grates so that no openings are larger than 13mm	\$5,000
Application of colour-contrasting exterior stair nosings	\$1,000
Add way-finding signage to accessible entry off of LRT platform	\$1,000
Add ADS-compliant visual-detection decals to glass shelters	\$5,000
Exterior areas on the grounds	
Trim tree branches to clear path of travel	\$10,000
Relocate road signage away from bike lane curb cut	\$5,000
Relocate & replace garbage receptacles to provide 1.5m path of travel	\$5,000
Provide a service animal relieving area	\$5,000
Provide signage for service animal relieving area	\$1,000
Replace LRT benches with ADS-compliant units	\$25,000
Paint all exterior benches in a visually contrasting colour	\$10,000
Reconstruct sidewalk curb ramps to ADS standards	\$2,000
Reconstruct accessibility ramps	\$200,000
Add wayfinding signage at tops & bottoms of ramps	\$1,000
Add cane-detectable barrier to electrical tripping hazards	\$1,000
Add signage to indicate BF paths of travel	\$2,500
Demarc accessible drop-off with paint & widen lay-by	\$7,500
Parkade areas	
Relocate 6 accessible parking stalls	\$30,000
Upgrade electronic counter to include accessible stalls	\$10,000
Provide ramp to 3 hr parking	\$10,000
Provide 2 addition accessible stalls in the 3 hour area	\$10,000
Upgrade electronic counter to include 3hr accessible stalls	\$10,000
Areas inside existing buildings	
Feather doorway thresholds to eliminate trip hazard	\$5,000
Add visual-detection bands to windows & doors	\$20,000
Adjust door closers to 8 second minimum	\$5,000
Add ADS compliant power door operators at entrances	\$70,000
Change the operation & timing of automated interior doors	\$15,000
Add contrasting stair nosings	\$1,000
Add cane detectable barrier beneath cantilevered staircases	\$15,000
Revise all signage to international standards	\$10,000
Add accessible route signage to all main paths through the complex	\$10,000
Elevators	
Add colour-contrasting floor buttons	\$25,000

Add colour-contrasting register button	\$25,000
Escalators	
Add tactile warning surfaces	\$5,000
Staircases	
Add tactile warning surfaces	\$20,000
Handrails	
Refinish handrails so that they colour contrast	\$10,000
Add tactile cues to handrails	\$5,000
Ramps	
Rebuild ramp with ADS compliant slope & landings	\$50,000
Washrooms	
Add universal washroom	\$50,000
Add sharps disposal containers to all public washrooms	\$5,000
Walk off mats	
Securely attach to reduce tripping hazard	\$10,000
Plus 15	
Add tactile warning strips	\$5,000
Add graspable handrails	\$10,000
Add accessibility signage, cane detection & adjust illumination levels	\$5,000
Switches & Outlets	
Replace any non-rockers with rocker types	\$15,000
Relocate electrical outlets to be ADS compliant	\$50,000
Relocate fire alarm pulls to meet ADS	\$25,000
Flooring	
Replace all highly-patterned flooring with more visually-legible flooring	\$750,000
Public corridor obstructions	
Add cane-detectable barrier to all objects protruding more than 100mm	\$20,000
Wall Surfaces	
Add vinyl film to reduce glare from glazed walls of council chambers	\$60,000
Replace mirrored wall base with less visually-confusing material	\$10,000
Area of refuge	
Provide area of refuge, signage, & develop	\$60,000
Interior seating	
Replace all non-compliant with furnishings that meet ADS	\$200,000
Illumination	
Increase illumination levels at all prominent areas (entrances, stairs, etc)	\$60,000
Exhibits	
Add tactile signage to all displays	\$10,000
Pay Phones	
Provide minimum 1 TYY phone with extended cord & signage	\$2,000

ATM	
Modify millwork to make ATM compliant with ADS height	\$5,000
Total of estimated cost of audited areas	\$2,000,000
<p>*It was the intention of the audit to identify which areas of the Municipal Complex do not meet current 2016 ADS standards. The estimates above reflect the estimated unit cost to retrofit these areas multiplied by the estimated number of units. Final costs will be based on the design of the retrofit.</p>	
Other accessibility upgrades which were out of the audit's scope	
3rd Street accessibility improvements	
Construct new entrance including elevators at NE corner	\$7,200,000
Construct new entrance including elevators at SE corner	\$10,300,000
Total of estimated cost of 3rd Street improvements	\$17,500,000
Grand estimated total of accessibility upgrades required to make the Municipal Complex compliant with 2016 ADS standards.	\$19,500,000