



TO: Mayor, City Councilmembers, City Manager
FROM: Steve Gatlin, Public Services Director
SUBJECT: Open Mic Report
Lewis Peterson, 12524 Grouse Street
Re: Need for Handicap Accessible
Entrances at the Clubhouse
DATE: November 1, 2011

INTRODUCTION

Mr. Lewis Peterson appeared at Open Mic at the October 18, 2011 Council meeting. He had concerns and questioned why the doors at the Bunker Hills Clubhouse did not have automatic openers/closers. He noted he was at the Bunker Hills Event Center and had difficulty accessing the building. He also asked about responsibilities for review and final acceptance of the project by the City.

DISCUSSION

Staff discussed this issue with both the Design Architect Team and the City Building Official. Both Doug Whitney, Chief Building Official and Dave Carlson, Lead Design Architect from Partners & Sirney, noted that the building as constructed is fully compliant with all handicap codes and Americans for Disability Act (ADA) requirements.

Both the building official and the architect noted that automatic openers/closers are not required in this application. Whether or not those devices are installed depends upon the building type and occupancy type and doors and door hardware. In the case of the Clubhouse, the building type and occupancy and door type and hardware, did not mandate installation of automatic door openers/closers. A memo from Doug Whitney explaining this item is attached.

Even though these devices are not mandated by applicable code, it is appropriate to consider installing automatic openers/closers on at least one of the principal entrance doors. We have discussed the matter with the architect and he is obtaining pricing for retrofitting one or two doors with automatic closers. These devices are fairly simple to install. The touch pads can be wall mounted and are battery operated so major excavation and wiring is not necessary. The door hardware would need to be retrofitted with automatic opening/closing devices. We are now obtaining pricing to do at least one door, probably the main entrance into the restaurant area. Staff has directed the architect to obtain pricing from the original door contractor for the project and one or two other quotes to ensure competitive pricing.

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Regarding City review and final acceptance of the project, during the design process, final project plans and specifications are submitted to the Building Department for review. At that time a code compliance review is completed on all project elements. Necessary revisions to bring the project into code compliance are completed at that time to the plans and specifications before bidding. During construction, various components are inspected by appropriate building inspectors with expertise in that particular discipline. Upon completion of the project, the building official issues a certificate of occupancy which means that the building is completed in accordance with plans and specifications and is compliant with all codes and ordinances.

ALIGNMENT WITH STRATEGIC VISION

This item relates to the Community Development/Redevelopment section of the City's long term strategic vision. Redevelopment of Bunker Hills Clubhouse will enhance the recognition of Bunker Hills Golf Course as a major destination location through the redevelopment of the clubhouse facility.

BUDGET IMPACT

Funding for retrofitting the new Clubhouse with automatic door openers/closers will be funded from the project construction fund. The final project budget has adequate reserves to fund this retrofit project.

RECOMMENDATION

No action is necessary on this item. This report is provided for informational purposes only.

Attachment

cc: Lewis Peterson