

mbi | k2m

ARCHITECTURE, INC.



ADA Assessment Services

Making Accessibility Happen

mbi | k2m Architecture's ADA Assessments will provide you with accurate, unbiased information about the Accessibility Code compliance in prospective to buildings, site, recreation facilities, and roadways.

Our ADA experts perform comprehensive surveys of each existing facility, roadway and project site to determine levels of compliance in accordance with the governing accessibility codes. In addition, mbi | k2m's team of ADA experts, architects and engineers provide recommendations to bring facilities into compliance to a level that is complete with supporting detail, technical feasibility, and clearly understood by all stakeholders.

Our team's evaluations detail the areas of non-compliance with the governing accessibility codes. Detailed inspection of site elements using customized survey forms to capture existing conditions, measurement of key conditions of non-compliant items/areas taken including photographs taken as determined by the project survey team.

The final report provides recommendations on what you need to do to comply with the current code requirements. The report will include preliminary budget estimates for all improvements required based upon our evaluation. Concurrently with the budget estimates, our team will prioritize the recommendations in order of magnitude to bring the facility within the compliance guidelines of the governing accessibility codes. Transition plans may also be developed for larger institutions where a multi-year budgeting is required.

Information is reported in a format customized to meet the needs of our Clients. In short our team provides:

- ADA Overview / Executive Summary explaining ADA requirements and the survey process for each facility, roadway, or project site.
- Barrier, Location and Accessibility Code / Code Citation (if applicable).
- Recommended Solutions
- Clarification Codes and Comments for each Recommendation.
- Budget Cost per item.
- General Priority per the Preamble to the governing accessibility code
- Photos of typical or unique barriers.
- Key Plan drawings as appropriate to locate areas of concern.
- Written Facility Summaries.
- Capability for ongoing database management



Project Approach

The field surveyors analyze facilities and sites, roadways, parks, beaches, and temporary places for compliance with the all the accessibility codes with jurisdictional authority. To facilitate this review mbi | k2m has created several custom documents specifically for surveying project sites, buildings, parks, and roadways and encompass all jurisdictional ADA codes. These documents are guidelines for our field team so they document a complete and accurate project assessment. These documents were generated by our office specifically for ADA assessments. The documents encompass compliance surveys, barrier assessment, code reviews, transition plans (“recommendations”), and cost / feasibility summaries.

At the end of each field survey our team prepares an Accessibility Evaluation document that encompasses our review. This report will contain a general description of the project we review, a diagram showing the areas analyzed, photographic documentation, our observations, and includes our recommendations with cost / feasibility analysis. This inspection was designed to identify physical barriers in public and employee areas of the specific project. It looks at accessibility for individuals with a wide variety of different disabilities, such as person who are vision impaired, people who are hearing impaired, persons with limited use of hands or arms, individuals with mobility impairments, persons who use wheelchairs, and people who have a combination of disabilities. The general description for a facility will contain project name, location, size, construction type, height, year constructed, site features, and other property information as made available from the property appraisers office. The observation section will contain a room name such as *First Floor Restroom* and a listing of accessible issues, such as clearances and mounting heights, and related governing Accessibility Code / ADA / DOT section with this particular area. We will also analyze separately the vertical circulation elements such as stairs and elevators, the mechanical system, lighting system, fire alarm system, and site accessibility. Concluding the report will be our recommendations which compare effort with cost.

Efforts are divided into 4 levels – items that are readily achievable with minimum effort (RA), items that are achievable and will require some effort (A), and items that are feasible and will require significant effort (F). There are also items that are technically infeasible, and cannot be achieved within the confines of the existing structure (TI). Each of these effort levels is compared to a cost to achieve. Costs are relatively inexpensive, less than \$10,000, moderately expensive and in the range of \$10,000 to \$50,000, and expensive, more than \$50,000. The cost allocations are adjusted per project depending on the overall level of scope of work. Throughout the report pictures will be used to support both the general description and observation.



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