



Midpeninsula Regional
Open Space District

R-21-67
Meeting 21-15
May 26, 2021

AGENDA ITEM 3

AGENDA ITEM

Award of a Design and Engineering Contract for the Phase II ADA Barrier Removal Project at Russian Ridge, Skyline Ridge, and Pulgas Ridge Open Space Preserves

GENERAL MANAGER'S RECOMMENDATIONS *den*

1. Authorize the General Manager to enter into a contract with BKF Engineers of Redwood City, California for a not-to-exceed base contract amount of \$210,690.
2. Authorize a 10% contingency of \$21,069 to be expended only if necessary to cover unforeseen conditions, for a total contract amount not-to-exceed \$231,759.

SUMMARY

In May 2019, the Midpeninsula Regional Open Space District (District) Board of Directors (Board) adopted a District-wide Americans with Disabilities Act (ADA) Self Evaluation and Transition Plan Update (Plan Update), which identified programmatic and physical barriers limiting accessibility at District facilities and preserves (R-19-38). The ADA Barrier Removal Project was created to systematically remove accessibility barriers identified within the ADA Plan Update. Phase II of the ADA Barrier Removal Project (Project) focuses on removing trail, parking area, and restroom path of travel barriers identified at Russian Ridge, Skyline Ridge, and Pulgas Ridge Open Space Preserves. Through a Request for Qualifications and Proposals (RFQP) process, the District selected BKF Engineers (BKF) as the most qualified consulting firm to provide engineering design services to achieve the Phase II project goals. The contract scope of work includes site assessments, schematic design development, construction documents, permitting assistance, bidding support, and construction administration. The General Manager recommends awarding a contract to BKF for \$210,690 and authorizing a 10% contingency amount of \$21,069. The contingency would address unforeseen conditions, such as adjustments to the designs to avoid or reduce jurisdictional impacts to sensitive habitats discovered during the design phase or mandated by regulatory agencies during the permitting process. The proposed FY22 project budget includes sufficient funds for this contract.

BACKGROUND

The ADA Plan Update reconfirms the District's commitment to making District facilities, programs, services, and information programmatically accessible to people of all abilities consistent with the ADA. The Plan identifies 1,075 access barriers at District facilities with barriers of varying size, scale and level of effort required for improvements and envisions a 15-

year time frame for implementation. Staff has since developed a focused 5-year barrier removal work plan with 554 barriers, representing over 51% of the total barriers identified in the Transition Plan. This Project is part of the 5-year work plan, and if implemented as planned, will remove 43 total barriers, including barriers that affect accessibility at the entrance to a facility or a path of travel to areas where program activities take place.

DISCUSSION

Phase II of the ADA Barrier Removal Project focuses on addressing high-priority barriers identified within the ADA Facility Assessment Reports for Russian Ridge, Skyline Ridge, and Pulgas Ridge Open Space Preserves (Attachment 1). These mainly include:

- Trails with worn and uneven surfaces and slope exceeding regulatory requirements
- ADA parking stalls with worn and uneven surfaces and slope exceeding regulatory requirements
- Parking area signage and striping that is missing or not ADA compliant
- Restrooms and trailheads with deficient path of travel dimensions

The recommended improvements include:

Russian Ridge/Skyline Ridge (Alpine Pond) Project Site	
Trail Improvements	<ul style="list-style-type: none"> • Regrade and resurface the Alpine Pond Loop Trail • Provide a firm, stable, and slip resistant surface • Remove trail obstacles such as ruts, gaps, roots, and other tripping or wheelchair movement hazards • Provide access to viewing platform
Parking Area Improvements	<ul style="list-style-type: none"> • Provide accessible path of travel from parking stalls to trailhead
Skyline Ridge (Horseshoe Lake) Project Site	
Trail Improvements	<ul style="list-style-type: none"> • Regrade and resurface the Horseshoe Loop Trail • Provide a firm, stable, and slip resistant surface • Remove trail obstacles such as ruts, gaps, roots, and other tripping or wheelchair movement hazards
Parking Area Improvements	<ul style="list-style-type: none"> • Regrade and pave ADA accessible parking spaces • Provide a van accessible parking space • Install ADA parking signage • Provide parking area striping • Provide accessible path of travel from parking stalls to restroom • Provide accessible path of travel from parking stalls to trailhead
Pulgas Ridge Project Site	
Trail Improvements	<ul style="list-style-type: none"> • Regrade, widen, and resurface the Cordilleras Trail • Provide a firm, stable, and slip resistant surface • Remove trail obstacles such as ruts, gaps, roots, and other tripping or wheelchair movement hazards

Parking Area Improvements	<ul style="list-style-type: none"> • Regrade and repave ADA accessible parking spaces • Provide a van accessible parking space • Install ADA parking signage • Provide parking area striping • Provide accessible path of travel from parking stalls to existing restroom
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Scope of Work

The Project scope of work includes a review of existing information, on-site investigations, topographic survey, development of schematic designs, review and incorporation of avoidance measures and mitigation, development of construction documents, permitting support, bidding assistance, construction administration, and project closeout support. The main deliverable is a set of construction plans that address the accessibility barriers and achieve the project goals of increasing access to the three project sites. The Project is broken down into five tasks:

Task 1 – Review of Existing Information & Site Assessments

- Deliverable: Memorandum of Findings detailing site opportunities and constraints

Task 2 – 35% (Schematic) Designs and Topographic Survey

- Deliverable: 35% Design Drawings
- Deliverable: Topographic Survey Data

Task 3 – 65% Designs, Incorporate Avoidance & Mitigation Requirements

- Deliverable: 65% Designs: Plans, Specifications, and Cost Estimate

Task 4 – 90% Design, Permitting, 100% Designs

- Deliverable: 90% Plans for initiating permitting review
- Deliverable: 100% Plans that incorporate and satisfy all regulatory requirements

Task 5 – Bidding, Construction Administration, and Project Closeout

- Deliverable: Project site inspection reports
- Deliverable: As-Builts Drawings

Consultant Selection

A Request for Qualifications and Proposals was issued on March 30, 2021 on the District's website and on BidSync. Staff reached out to 11 local firms with previous District trail project experience via email and phone calls. A pre-proposal meeting and site tour was held on April 7, 2021 with seven firms attending. Staff received five proposals on April 15, 2021:

Consultant	Location	Proposal Price
CSW/Stuber-Stroeh Engineering Group	Redwood City, CA	\$102,721
Mesiti-Miller Engineering	Santa Cruz, CA	\$135,816
Sandis	Campbell, CA	\$168,397
BKF Engineers	Redwood City, CA	\$188,700
Sherwood Design Engineers	Santa Cruz, CA	\$214,943

Based on a thorough evaluation conducted by District staff, BKF was deemed the most qualified. BKF Engineers has a diverse set of expertise with prior experience with similar public facilities, trail design, and compliance with State ADA and Architectural Barriers Act (ABA) standards. The BKF project team includes a Certified Access Specialist who will provide design review to ensure compliance with applicable state and federal accessibility standards. The BKF project manager's experience in designing trails and public access projects within and adjacent to jurisdictional areas set them apart from the other firms. This experience includes their prior design, layout, and coordination work with experts to identify and avoid impacts to sensitive habitat for the District's Phase I ADA Barrier Removal Project and Ravenswood Bay Trail Project, and the San Mateo County's Alpine Road Trail, Midcoast Multimodal Trail, and Devil's Slide Trail. In comparison, the other firm's project managers, although qualified, do not possess the same breadth and depth of experience on comparable trail and open space projects in wildland settings with a wide spectrum of natural resource sensitivities. BKF has demonstrated a deep knowledge of the project's background, setting, deliverables and goals, and submitted a high-quality proposal to perform the scope of work at a fair and reasonable price. For these reasons, BKF has been selected to perform the work.

Environmental Review & Permitting Support

Due to the proximity to sensitive habitat and waterways, permit approvals for the proposed improvements are expected to be required from San Mateo County, the San Francisco Bay Regional Water Quality Control Board, the California Department of Fish & Wildlife, and the United States Army Corp of Engineers. District staff will lead the permitting effort with support from the selected consultant. The District had previously hired Rincon Consultants (Rincon) separately to complete a Jurisdictional Delineation Survey at the three project sites. In order to leverage Rincon's familiarity with the jurisdictional areas and potential impacts within the project sites, the District requested that BKF bring on Rincon as a sub-consultant to provide regulatory permit support services and work with BKF during the design stage to avoid and/or minimize impacts within jurisdictional areas. The cost for Rincon's work is \$21,990, bringing the total base contract with BKF to \$210,690. The District is in the process of completing a Rare Plant Survey and an Initial Study/Mitigated Negative Declaration for the three project sites, which will identify potential impacts and develop appropriate mitigation measures. Findings from these District led efforts will be incorporated by BKF into the project plans. Staff will work with BKF to make site specific determinations on improvements that meet District easy access goals while avoiding and minimizing impacts to habitat and protecting the environment.

Contingency

Staff is requesting a 10% contingency amount of \$21,069 to cover unanticipated issues that may arise during the design and permitting process. Due to the project's proximity to high-value sensitive habitats, adjustments to the design to avoid or reduce jurisdictional impacts that are discovered during the design phase may be necessary, and additional mitigation measures or design alterations may also be required by local, state, and federal regulatory agencies during the permit review process.

Overall, the General Manager recommends entering into a contract with BKF for a base contract amount of \$210,690 and authorizing a 10% contingency of \$21,069 for unforeseen conditions, bringing a total contract amount not-to-exceed \$231,759.

FISCAL IMPACT

The FY22 proposed budget includes \$515,000 for the ADA Barrier Removal Project #31901. There are sufficient funds to cover project costs through the end of the fiscal year. Funding to complete the design and engineering work in FY23 will be requested as part of the annual Budget and Action plan Process.

31901 ADA Barrier Removal	Prior Year Actuals	FY21 Amended	FY22 Proposed	FY23 Projected	Estimated Future Years	TOTAL
Total Budget:	\$127,166	\$725,635	\$515,000	\$1,573,000	\$275,000	\$3,215,801
Spent-to-Date (as of 05/06/2021):	(\$127,166)	(\$642,694)	\$0	\$0	\$0	(\$769,860)
Encumbrances:	\$0	(\$33,800)	\$0	\$0	\$0	(\$33,800)
BKF Engineers Contract:	\$0	\$0	(\$145,690)	(\$65,000)	\$0	(\$210,690)
10% Contingency:	\$0	\$0	(\$10,000)	(\$11,069)	\$0	(\$21,069)
Budget Remaining (Proposed):	\$0	\$49,141	\$359,310	\$1,496,931	\$275,000	\$2,180,382

The recommended action is not funded by Measure AA.

BOARD AND COMMITTEE REVIEW

This Project previously came before the full Board of Directors at the following public meetings:

- **August 9, 2017:** Award of contract to MIG to prepare the District ADA Plan Update. ([R-17-99](#), [meeting minutes](#))
- **February 28, 2018:** Board receives presentation and provides input on the ADA Title II requirements and the planning process to complete the ADA Plan Update. ([R-18-20](#), [meeting minutes](#))
- **August 22, 2018:** Board receives presentation and provides input on the draft ADA Plan Update. ([R-18-96](#), [meeting minutes](#))
- **May 15, 2019:** Board adopts the ADA Plan Update. ([R-19-38](#), [meeting minutes](#))
- **April 14, 2021:** Board receives a progress report on implementation of the ADA Transition Plan. ([R-21-49](#), [meeting minutes](#))

PUBLIC NOTICE

Public notice was provided as required by the Brown Act. Additional notice was provided to the District's Whole Access interested parties list.

CEQA COMPLIANCE

Environmental review will be conducted at a later phase for the proposed improvements and the findings will be brought to the Board as part of their consideration in awarding a construction contract.

NEXT STEPS

Following Board approval, the General Manager will direct staff to enter into a contract with BKF Engineers for engineering, design, permitting assistance, and construction administration services for the Phase II ADA Barrier Removal Project. Staff anticipate completing design and permitting by Spring 2023 and initiating construction in summer of 2023. An award of the construction contract will come back to the Board for review and approval at a future date.

Attachment

1. Facilities Assessment Report

Responsible Department Head:

Jason Lin, Engineering and Construction Department Manager

Prepared by:

Zachary Alexander, Capital Project Manager III, Engineering and Construction Department



ADA Self-Evaluation and Transition Plan Update

Midpeninsula Regional Open Space District



Appendix B

Final Draft
May 2019

Cover image credits (clockwise from left): John Green, Jack Gescheidt, Deane Little, and Deane Little

ADA Facility Assessment Reports

Midpeninsula Regional Open Space District

May 2019

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Guide to the ADA Facility Assessment Reports



*Figure B.1: Hiker at Horseshoe Lake Trail
Photo credit: John Green*

These facility assessment reports represent an evaluation of existing conditions in the public areas of the District's facilities. They include detailed measurements comparing the existing conditions in each facility to the codes and standards contained in the following regulations:

- 2010 Americans with Disabilities Act (ADA) Standards for Accessible Design - Federal standards.
- 2016 California Access Compliance Advisory Reference Manual (CBC) including the provisions contained in the 2016 California Building Code published on July 1, 2016, effective January 1, 2017
- 2015 Architectural Barriers Act (ABA) Standards, including the provisions for outdoor developed areas

Interpreting the Facility Assessment Reports

The first page of each facility report contains a diagram of the facility with notations regarding the barriers identified during the evaluation. The barriers are keyed on the diagram by an item number that corresponds with a barrier (for example, 8-1 is *door one*, 8-2 is *door two*). The elements and their related features addressed in the facility evaluation can include, when present:

Diagram Number Key

1 – Parking Area	17 – Corridor and Aisle
2 – Passenger Loading Zone	18 – Room Element
3 – Curb Ramp	19 – Multiple User Restroom
4 – Walk	20 – Single User Restroom
5 – Ramp	22 – Bathing Facility
6 – Stairways	33 – Outdoor Constructed Feature
7 – Hazard	35 – Other Feature
8 – Door and Gate	38 – Camping Facility
10 – Drinking Fountain	39 – View Area
11 – Telephone	42 – Outdoor Recreation Access
13 – Elevator	Route
16 – Built-in Element	47 – Trail

Facility Assessment Report Elements

Each facility report includes:

- **Reference Diagram:** A reference image or floor plan locating the barriers on a diagram of the facility.
- **Barrier Identification List:** A listing of each specific barrier encountered during the evaluation process. Barriers are organized by architectural elements and are located by reference number on the facility diagram.
- **Conceptual Solution:** A feasible conceptual solution to resolving the barrier in text format. Interim solutions and programmatic solutions were identified during meetings with District staff.
- **Code References:** State and federal codes and standards related to the specific barrier are provided. When the federal standard is equivalent or more stringent, the federal standard is listed in the **ADA** section, and the state standards are listed in the **CBC** section.

Barrier Removal Categories

Barriers to accessibility are organized in a process referenced in the ADA title II regulations. The principle is to ensure that basic access is provided, access to activities is provided, amenities are accessible, and alternatives to architectural modifications are allowed when appropriate. Translating these categories into action plans must be accomplished using a programmatic approach. The identified barriers are divided into four categories:

Category 1: Category 1 identifies those barriers that affect accessibility at the entrance to a facility or a path of travel to the portion of the facility where program activities take place (for example, parking, walks, ramps, stairs, doors).

Category 2: A second category affects accessibility to program use areas (for example, trails, transaction counters, conference rooms, public offices, restrooms).

Category 3: A third category affects access to amenities serving program areas (for example., drinking fountains, telephones, site furnishings, vending machines).

Category 4: A fourth category identifies areas or features that may not be required to be modified for accessibility (for example, a pathway that does not connect to an accessible feature, an area where no public programs or activities occur, or the program or activity provided at this location is available in another appropriate location).

This categorization was applied to each identified barrier at District open space preserves, buildings, and trails. These categories will be refined by District staff as facilities and programs are evaluated and barriers are removed over time.¹

¹ Some barriers will require further evaluation by District staff for programmatic solutions. These barriers have been assigned two category values (i.e. 2 or 4), indicating the barrier will need to be assigned one of the values but not both.

Definitions

The facility reports contain terms and acronyms that may be unfamiliar to readers. The following list provides definitions for many of these.

AFF: Above Finished Floor; the distance between an element and the floor or ground surface

Clear floor area: an unobstructed floor surface not steeper than 2 percent, without changes in elevation greater than ¼ inch (or ½ inch with a bevel)

Counter slope: the angle point or grade change where the down slope of the curb ramp meets the up cross slope of the gutter

Cross slope: the slope of a walk from side to side

Detectable warning: a standardized surface feature built in or applied to walking surfaces or other elements to warn of hazards on a circulation path; commonly associated with truncated domes

Door closer sweep time: the time that a door closes from an open position of 90 degrees, to a position of 12 degrees from the latch

Firm and stable (general): Stable surfaces resist movement, while firm surfaces resist deformation by applied forces. Accessible surfaces remain unchanged by external forces, objects, or materials.

Firm and stable (trails): Per the U.S. Forest Service *Accessibility Guidebook for Outdoor Recreation and Trails*, in general, if the answer to both of the following questions is yes, the surface is probably firm and stable.

1. Could a person ride a narrow-tired bicycle across the surface easily without making ruts? (The bicycle tires are similar to large rear wheels of a wheelchair.)
2. Could a folding stroller with small, narrow plastic wheels containing a 3-year-old be pushed easily across the surface without making ruts? (The stroller's wheels are similar to the front wheels of a wheelchair.)

Fixed benches: benches that are permanently affixed to the ground

Forward approach: approaching a sink, lavatory, work or eating surface, or other feature straight on, rather than pulling up so the feature is at your side

Front approach, Latch approach, and Hinge approach: the directions from which a person approaches a door

Glazing: the glass portion of a window in a door

ISA: International Symbol of Accessibility; a stylized image of a person in a wheelchair

Knee space: the vertical space between the ground or floor and the underside of a table or other feature that is needed by a person using a wheelchair to approach the feature

Lavatory: a restroom sink

Maneuvering clearance: the space needed for maneuvering a wheeled mobility device

Outdoor constructed feature: includes features such as picnic tables, grills, fire pits, trash cans

Path of travel. A path of travel is a continuous, unobstructed way of pedestrian passage by means of which an altered area may be approached, entered, and exited and which connects an area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to a facility and other parts of a facility. Alterations made to provide an accessible path of travel to an altered area may consist of walks and sidewalks, curb ramps and other interior or exterior pedestrian ramps; clear floor paths through lobbies, corridors, rooms, and other improved areas; parking access aisles; elevators and lifts; or a combination of these elements. Within the context of alterations, path of travel also includes restrooms, telephones, and drinking fountains serving the altered area.

Picnic facility: a site, or a portion of a site, developed for outdoor recreational purposes that contains picnic units

Picnic unit: an outdoor space in a picnic facility used for picnicking that contains outdoor constructed features

Pull side: the space in the direction of the door swing

Push side: the space opposite the pull side

Running slope: the slope of a walk in the direction of travel

Spalled concrete: flaked top layer of concrete due to material failure

Strike-edge clearance: a clear space located on the pull side of the door that extends from the edge of the door opposite the hinges

Tactile sign: raised lettering or symbol

Water closet: toilet fixture

List of Acronyms

ABA – Architectural Barriers Act

ADA – Americans with Disabilities Act

ADAAG – ADA and ABA Accessibility Guidelines

AGODA – Accessibility Guidelines: Outdoor Developed Areas

CBC – California Building Standards Code

DSA – California Division of the State Architect

IBC – International Building Code

ISA – International Symbol of Accessibility

TDD – Telecommunications Display Device

TTY – Text Telephone

ADA Facility Assessments

Open Space Preserves

An ADA assessment of facilities at each open space preserve listed below is included in this report. Open space preserve facilities were evaluated in Spring 2018.

Table B.1. District Open Space Preserves

Location
Bear Creek Redwoods
Coal Creek*
El Corte de Madera Creek
El Sereno
Foothills
Fremont Older
La Honda Creek
Long Ridge
Los Trancos
Monte Bello
Picchetti Ranch
Pulgas Ridge
Purisima Creek Redwoods
Rancho San Antonio
Ravenswood
Russian Ridge
Russian Ridge (Mindego Hill)
Saratoga Gap
Sierra Azul (Mt. Umunhum)
Sierra Azul (Kennedy-Limekiln)
Skyline Ridge
St. Joseph's Hill
Stevens Creek Shoreline Nature Area*
Teague Hill*
Thornewood
Windy Hill

*These preserves contain no public use facilities included in the evaluations.

District Buildings

Areas of public use in the following buildings were evaluated in Spring 2018.

Table B.2. District Buildings

Location
Administrative Offices at 330 Distel Circle (Building and Exterior)
David C. Daniels Nature Center at Skyline Ridge Open Space Preserve
Picchetti Ranch Main House
Picchetti Ranch Winery
Rancho San Antonio Foothills Field Office (Building and Exterior)
Skyline Ridge Field Office

District Trails

Trail facilities (including Easy Access Trails and other hiking and multi-use trails) were evaluated during winter 2017-2018 using the recommended criteria from the 2015 Architectural Barriers Act (ABA) Standards for outdoor developed areas for the following trail features.

Trail Features

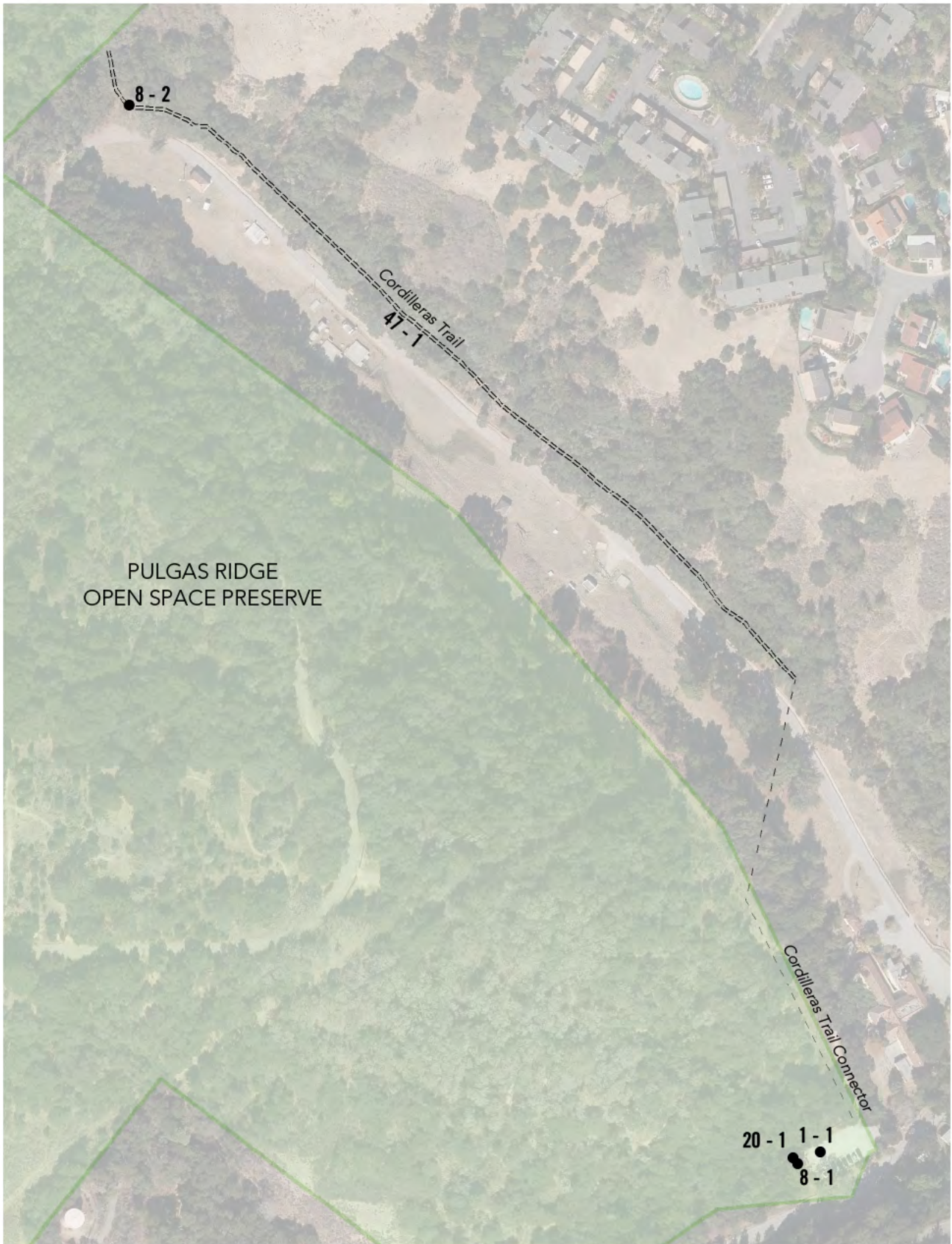
- Trail Surface
- Clear Tread Width
- Cross Slope
- Running Slope
- Openings in Surface
- Overhanging or Protruding Object
- Tread Obstacle
- Path of Travel
- Resting Interval
- Trailhead Sign

Table B.3. Easy Access Trails

Open Space Preserve	Trail
<i>El Corte de Madera Creek</i>	Sierra Morena Trail
<i>Monte Bello</i>	Stevens Creek Nature Trail
<i>Picchetti Ranch</i>	Zinfandel Trail
<i>Pulgas Ridge</i>	Cordilleras Trail
<i>Purisima Creek Redwoods</i>	Redwood Trail
<i>Rancho San Antonio</i>	Lower Meadow Trail
	Permanente Creek Trail
	RSA Bike Path
	Rogue Valley Trail
<i>Ravenswood</i>	Ravenswood Trail
<i>Russian Ridge — Mindego Gateway</i>	Walk to A.C. Rust Commemorative Site*
<i>Sierra Azul - Mt Umunhum Summit</i>	Mt Umunhum Summit Trail*
<i>Skyline Ridge</i>	Alpine Pond Loop Trail
	Horseshoe Lake Trail
<i>Windy Hill</i>	Anniversary Trail

Table B.4. Other Hiking and Multi-Use Trails

Open Space Preserve	Other Multi-Use Trails
<i>El Corte de Madera Creek</i>	Sierra Morena Loop Trail Extension
<i>El Sereno</i>	Overlook Trail
<i>La Honda Creek</i>	Cielo Trail
	Harrington Creek Trail
<i>Long Ridge</i>	Achistaca Trail
	Peters Creek Trail
<i>Los Trancos</i>	Franciscan Loop Trail
<i>Picchetti Ranch</i>	Zinfandel Trail extension
<i>Purisima Creek Redwoods</i>	Redwood Trail extension
	Purisima Creek Trail
<i>Rancho San Antonio</i>	Service Road
	Deer Meadow Trail
	Unnamed Trail 1
	Unnamed Trail 2
<i>Ravenswood</i>	Ravenswood Trail Part II
<i>Sierra Azul</i>	Bald Mountain Trail
	Woods Trail
<i>Skyline Ridge</i>	Horseshoe Loop Trail
<i>Thornewood</i>	Schilling Lake Trail
<i>Windy Hill</i>	Lost Trail
	Spring Ridge Trail



Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve	
1 - 1	Parking Area Category: 1
Pulgas Ridge Parking Lot	
Provide or modify accessible spaces	\$2,945
Notes: Parking lot at the Cordilleras trailhead has 2 parking spaces. A van accessible parking space is not provided (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).	
ADA: 208.2, 208.2.4	
Other: CBC 11B-208.2, CBC 11B-208.2.4	
Install reserved parking sign	\$1,375
Notes: Signs are mounted on posts 18" above the parking surface (60" min). An additional sign or language stating "Minimum Fine \$250" is not provided. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: 502.6	
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Provide or modify accessible access aisles	\$210
Notes: Access aisle does not have a blue border.	
ADA: -	
Other: CBC 11B-502.3.3	
Provide a pavement stencil	\$210
Notes: Ground marking ISAs are not aligned to the bottom of the parking spaces and are faded.	
ADA: -	
Other: CBC 11B-502.6.4.1, CBC 11B-502.6.4.2	
Regrade accessible parking space or access aisle	\$4,800
Notes: Slopes of parking spaces and access aisle are 3.1% to 3.5% (2.0% max).	
ADA: 502.4	
Other: CBC 11B-502.4	
Provide adequate striping	\$300
Notes: Accessible parking spaces are 8' 3" wide (9' min). The words "No Parking" painted in the access aisle are faded and only 4" tall (min 12" required).	
ADA: 502.2	
Other: CBC 11B-502.2, CBC 11B-502.3.3	

Midpeninsula Regional Open Space District

Pulgas Ridge

Preserve	
8 - 1	Door/Gate Category: 1
Provide or modify door kick plate	\$225
Notes: A smooth and uninterrupted kick plate surface is not provided at restroom 20-1. A doorstop is located in the 10" space above the finished floor.	
ADA: 404.2.10	
Other: CBC 11B-404.2.10	
Increase maneuvering space	\$1,000
Notes: Maneuvering clearance on pull side of door is 47-1/4" to edge of concrete (60" min).	
ADA: 404.2.4.1	
Other: CBC 11B-404.2.4.1	
Adjust door closer	\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min). Door opening force is 6 lbs (5 lbs max).	
ADA: 404.2.8.1, 404.2.9	
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9	
8 - 2	Door/Gate Category: 1
Enlarge gate opening	\$1,650
Notes: Clear width at block stile gate is 23-3/4" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 33-3/4" AFF (4" max between 34" and 80").	
ADA: 404.2.3	
Other: ABA 1017.3, CBC 11B-404.2.3	

Midpeninsula Regional Open Space District

Pulgas Ridge

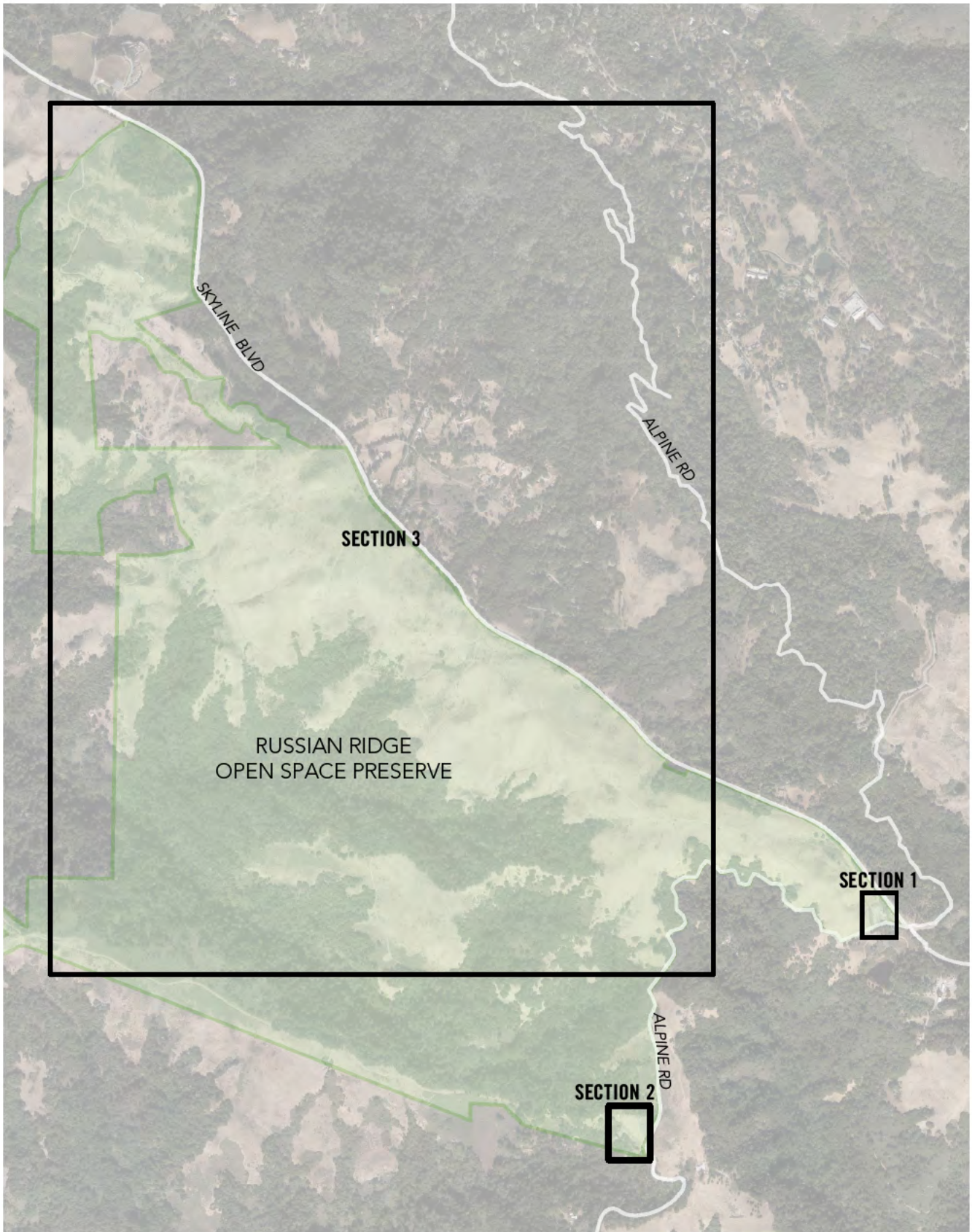
Preserve		
20 - 1	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the restroom due to 2" change in level between concrete pad and adjacent gravel surface (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Install restroom sign		\$250
Notes: Centerline of tactile and braille restroom sign is 5-1/2" from edge of door swing (18" by 18" min clear floor space required).		
ADA: 703		
Other: -		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace toilet or adjust toilet seat height		\$3,000
Notes: Water closet seat height is 19-1/2" (17" min to 19" max).		
ADA: 604.4		
Other: CBC 11B-604.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer dispenser is 43-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 14" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace urinal		\$3,000
Notes: Urinal rim projects 9" from the wall (13-1/2" min).		
ADA: 605.2		
Other: CBC 11B-605.2		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 15-1/2" and 20-1/2" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

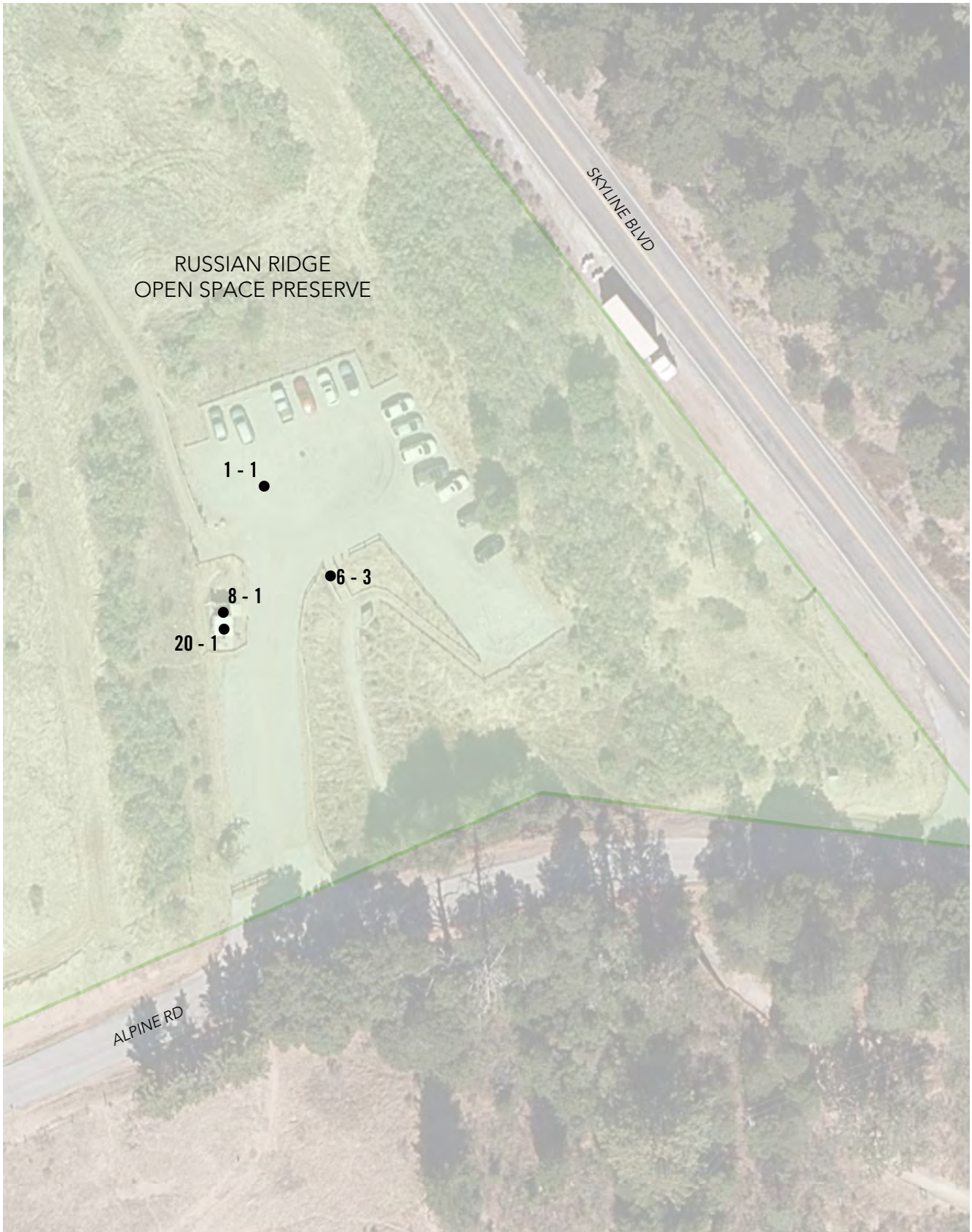
Pulgas Ridge

Preserve		
47 - 1	Trails	Category: 1
Cordilleras Trail		
Widen trail		\$ -
Notes: Cordilleras Easy Access Trail is up to 60 inches wide (typ), but clear width is reduced to 20 inches in sections due to drain ruts.		
ADA: -		
Other: ABA 1017.3		
Regrade surface		\$ -
Notes: Connector trail from parking lot to Cordilleras Easy Access Trail has two sections exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards with a running slope up to 10% for 75 linear feet between resting intervals (10% max for 30 feet max) and up to 15.4% for 17 linear feet (12.5% max for 10 feet max). Drainage ruts throughout trail create cross slopes exceeding limits allowed by Midpen Easy Access Trail and ABA Trail standards (5% max for unpaved surfaces).		
ADA: -		
Other: ABA 1017.7.1, ABA 1017.7.2		
Provide a firm, stable and slip resistant surface		\$ -
Notes: Standing water observed on trail, which is not considered a firm and stable surface.		
ADA: -		
Other: ABA 1017.2		
Remove tread obstacle		\$ -
Notes: Up to 1" change in level between trail and asphalt road and at transition between trail and boardwalk at two bridges (1/2" max).		
ADA: -		
Other: ABA 1017.5		
Reduce or eliminate opening		\$ -
Notes: Openings in trail surface at small wildlife holes are 4" to 6" in diameter (1/2" max).		
ADA: -		
Other: ABA 1017.6, ABA 302.3		

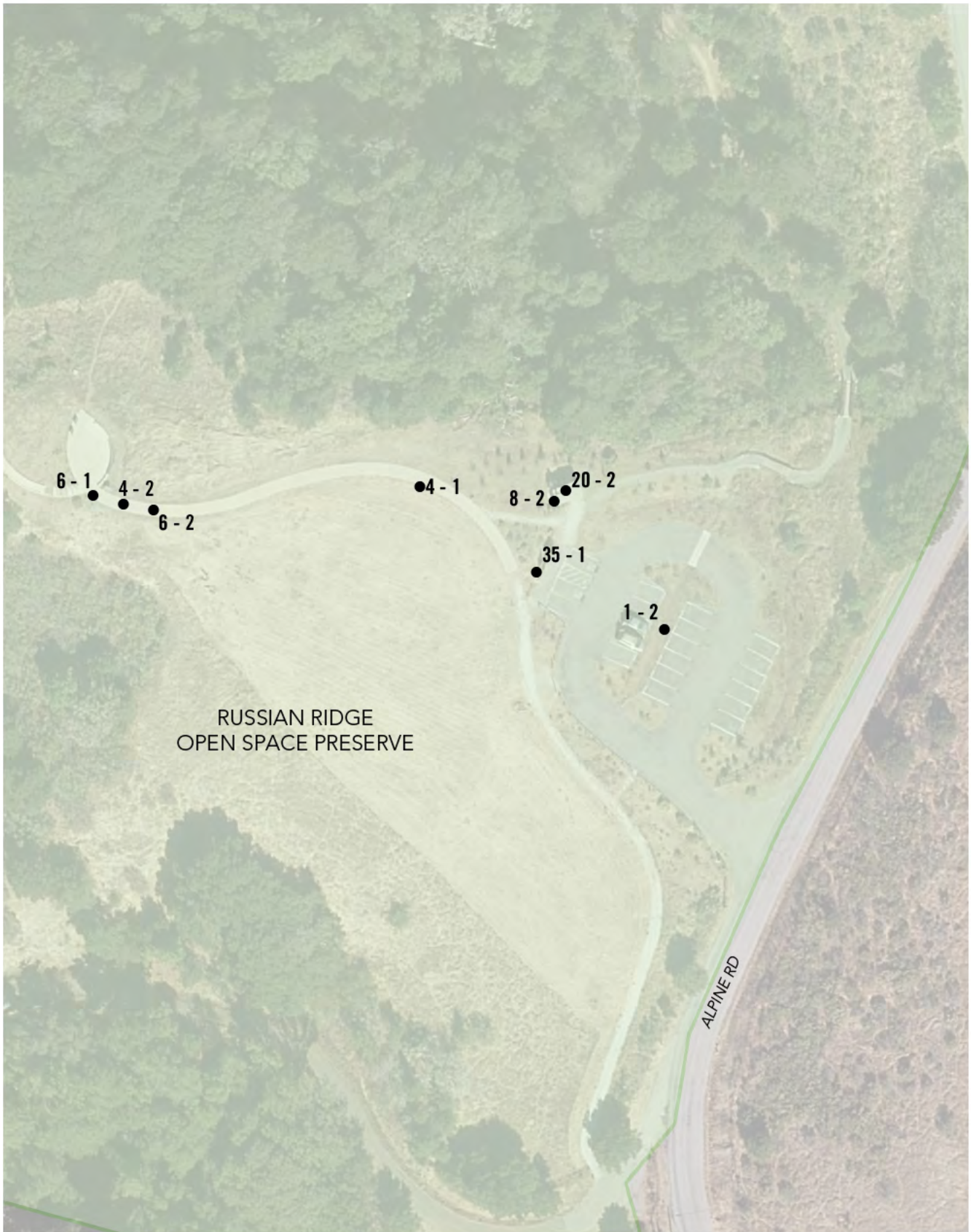
Attachment 1
RUSSIAN RIDGE
PRESERVE
MAP SECTIONS



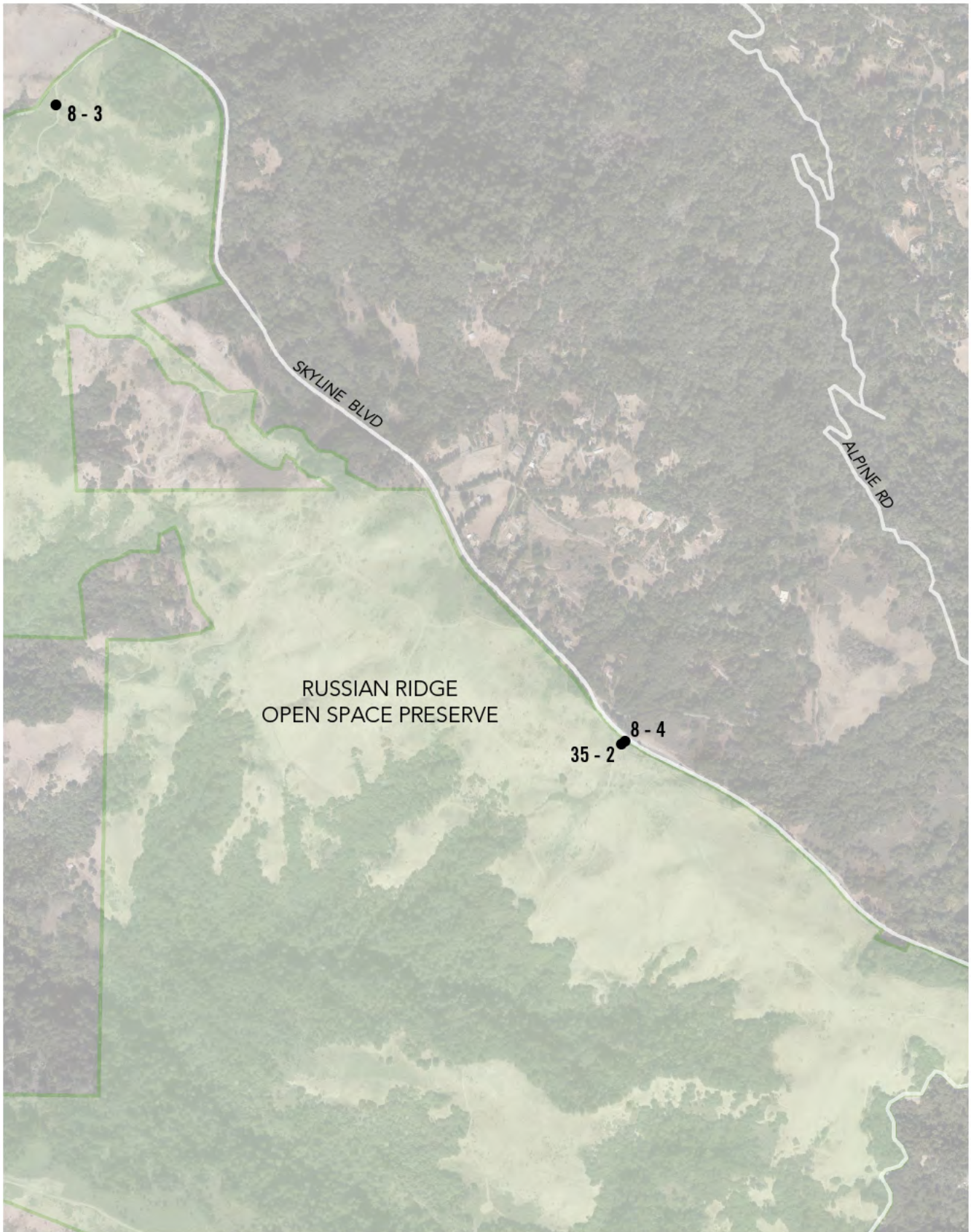
Attachment 1
RUSSIAN RIDGE
PRESERVE
SECTION 1



Attachment 1
RUSSIAN RIDGE
PRESERVE
SECTION 2



Attachment 1
RUSSIAN RIDGE
PRESERVE
SECTION 3



Midpeninsula Regional Open Space District

Russian Ridge

Preserve	
1 - 1	Parking Area Category: 1
Russian Ridge Parking Lot	
Install reserved parking sign	\$1,875
Notes: At the parking lot at the Russian Ridge trailhead near the intersection of Alpine Road & Skyline Blvd, signs are mounted on posts 52-1/2" and 58" above the parking surface (min 60" required). An additional sign or language stating "Minimum Fine \$250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking space.	
ADA: 502.6	
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$3,200
Notes: Slope of van space is 4.3% and slope of second accessible space is 5.6% (max 2.0% required). Loose gravel is present in both spaces (firm and stable surface is required).	
ADA: 502.4	
Other: CBC 11B-502.4	
Provide or modify accessible access aisles	\$420
Notes: Combined van space and access aisle is 15' wide (min 17' required). An access aisle is not provided adjacent to second accessible parking space.	
ADA: 502.2, 502.3, 502.3.1	
Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1	
Provide or modify accessible spaces	\$2,945
Notes: Designated space is not the parking space located closest to the accessible route to the Daniel's Nature Center underpass.	
ADA: 208.3.1	
Other: CBC 11B-208.3.1	

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
1 - 2	Parking Area	Category: 1
Russian Ridge Parking at Mindego Gateway		
Install reserved parking sign		\$750
Notes: At the Mindego Gateway parking lot, an additional sign or language stating "Minimum Fine \$250" is not provided at either accessible space.		
ADA: -		
Other: CBC 11B-502.6.2		
Provide or modify accessible access aisles		\$210
Notes: Access aisle does not have a blue border.		
ADA: -		
Other: CBC 11B-502.3.3		
Regrade accessible parking space or access aisle		\$3,200
Notes: Slope of access aisle and west accessible parking space are 3.0% (max 2.0% required).		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide adequate striping		\$100
Notes: The words "No Parking" in the access aisle are faded and need repainting.		
ADA: -		
Other: CBC 11B-502.3.3		
Install van accessible sign		\$375
Notes: A "Van Accessible" sign is not provided. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible.		
ADA: 208.2.4		
Other: CBC 11B-502.6		
4 - 1	Walk	Category: 2
At Mindego Gateway		
Regrade surface		\$300
Notes: Running slope of concrete path at Audrey Rust Easy Access Trail is up to 5.9% for 5 linear feet (max 5.0% required).		
ADA: 403.3		
Other: CBC 11B-403.3		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
4 - 2	Walk	Category: 2
At Mindego Gateway		
Install curb, barrier, or guardrail		\$750
Notes: At the Audrey Rust Easy Access Trail, a warning curb is not provided at an abrupt drop-off exceeding 4" for 30 linear feet (6" warning curb required).		
ADA: -		
Other: CBC 11B-303.5		
6 - 1	Stairway	Category: 2
At Mindego Gateway		
Install tread striping		\$15
Notes: No tread striping provided on any of three risers at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
6 - 2	Stairway	Category: 2
At Mindego Gateway		
Install tread striping		\$0
Notes: No tread striping provided on six risers at a stairway at the Audrey Rust Easy Access Trail (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		
Replace stairs		\$300
Notes: Bottom tread of stairway at Audrey Rust Easy Access Trail has two 2" by 1" holes.		
ADA: 504.4		
Other: CBC 11B-504.4		
Install a handrail		\$0
Notes: Parallel top extension on one side extends 9-3/4" (12" min).		
ADA: 505.10.2		
Other: CBC 11B-505.10.2		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
6 - 3	Stairway	Category: 2
Install a handrail		\$3,750
Notes: An extension at the top of the stairway is not provided (at least 12" and parallel to the ground surface required). An extension at the bottom of the stairway is not provided (one tread width sloped and an additional 12" parallel to the ground required).		
ADA: 505.10.2, 505.10.3 Other: CBC 11B-505.10.2, CBC 11B-505.10.3		
Install tread striping		\$150
Notes: No tread striping provided (required for all treads on an exterior stairway).		
ADA: - Other: CBC 11B-504.4.1		
Repair stair nosing		\$125
Notes: One timber riser is deteriorated.		
ADA: 504.5 Other: CBC 11B-504.5		
8 - 1	Door/Gate	Category: 2
Adjust door closer		\$125
Notes: At the restroom at the Ridge trailhead, door closer sweep time is 2-1/2 seconds (min 5 seconds required). Door opening force is 7 lbs (max 5 lbs required).		
ADA: 404.2.8.1, 404.2.9 Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
Raise or lower existing hardware		\$125
Notes: Lock hardware is 50-1/4" above the ground (34" min to 44" max).		
ADA: 404.2.7 Other: CBC 11B-404.2.7		
Enlarge door opening		\$1,650
Notes: Clear width of door opening is 31" (min 32" clear width required). Height of clear opening is 79-1/8" AFF and 76-3/4" to closer hardware (min 80" required).		
ADA: 404.2.3 Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Russian Ridge

Preserve		
8 - 2	Door/Gate	Category: 2
Restroom door at Mindego Gateway		
Provide or modify door kick plate		\$225
Notes: The restroom door at the Mindego Gateway does not have a smooth and uninterrupted kick plate surface. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door closer sweep time is 2 seconds (5 seconds min).		
ADA: 404.2.8.1		
Other: CBC 11B-404.2.8.1		
8 - 3	Door/Gate	Category: 4
Provide an accessible route		\$60
Notes: An accessible route to the gate is not provided. There is no parking near the gate, and running slope is 12.6% for 7 linear feet on the approach. This gate does not connect to an accessible trail feature.		
ADA: 206.2.4, 404.1		
Other: CBC 11B-206.2.4, CBC 11B-404.1		
8 - 4	Door/Gate	Category: 2
Regrade surface		\$2,500
Notes: Slope through the gate is 11.9% (2.0% max) and vertical change in level is 2" at drain rut (free of level changes is required).		
ADA: 404.2.4.4		
Other: CBC 11B-404.2.4.4		

Midpeninsula Regional Open Space District

Russian Ridge

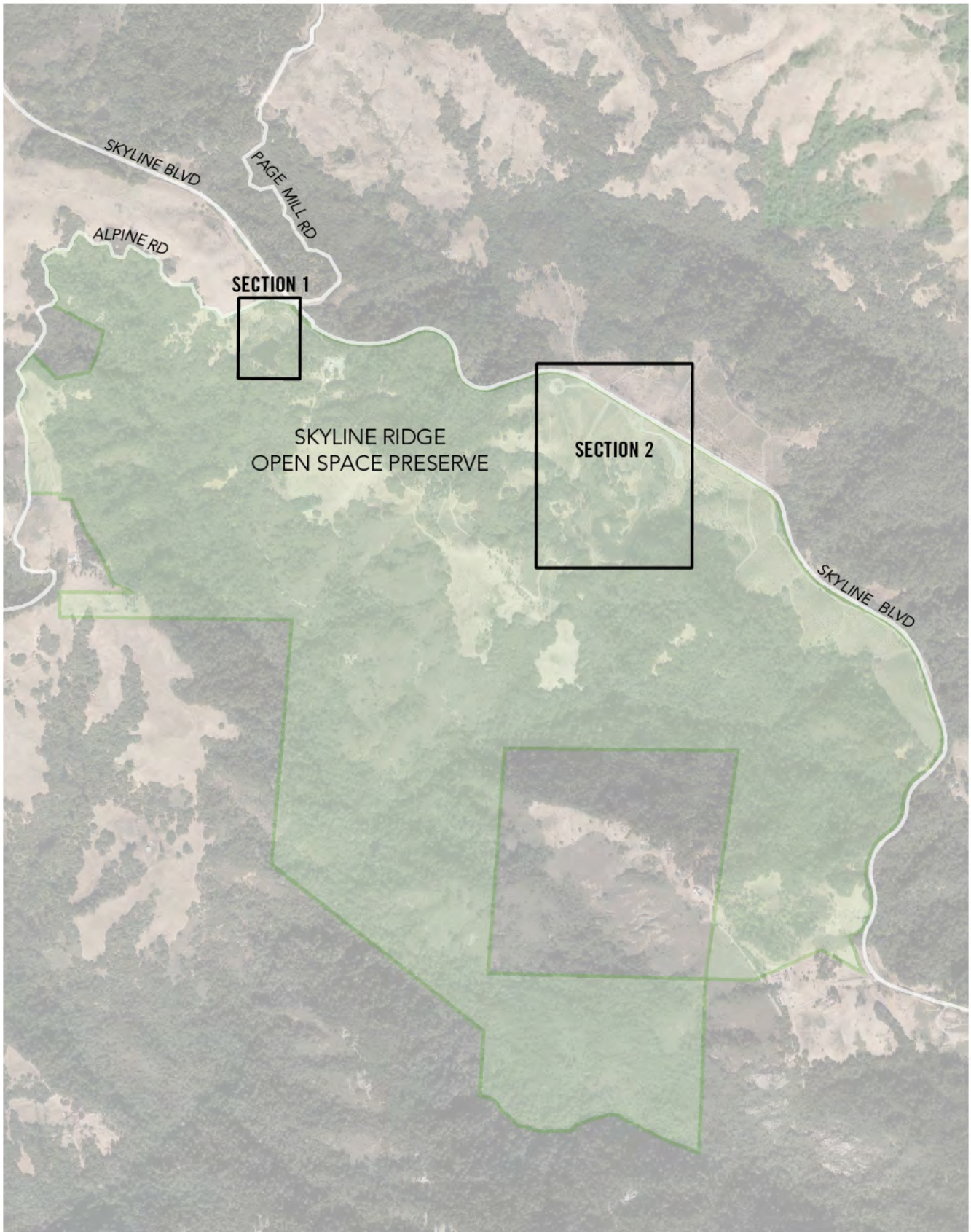
Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$500
Notes: At the Russian Ridge restroom, the state restroom sign on the door is not provided (required state sign is to be mounted on the center of the door; all-gender - triangle on circle). A clear floor space is not provided at federal restroom sign (18" by 18" min).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
Provide an accessible route		\$0
Notes: Running slope of concrete approaching restroom is 5.8% for 4 linear feet (5.0% max).		
ADA: 206.2		
Other: CBC 11B-206.2		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 28-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Provide clear floor or turning space		\$3,000
Notes: Clear space in front of the urinal is 26-1/2" wide (30" by 48" min).		
ADA: 305.1, 305.5		
Other: CBC 11B-305.1		
Replace urinal		\$3,000
Notes: Urinal rim is 19" AFF (17" max).		
ADA: 605.2		
Other: CBC 11B-605.2		
Reposition clothing hooks		\$125
Notes: Coat hook is 48-1/2" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$125
Notes: Height to operating mechanism of hand sanitizer is 46-1/2" AFF (40" max).		
ADA: -		
Other: CBC 11B-603.5		
Replace or modify grab bars		\$300
Notes: Side grab bar extends 52" from rear wall (54" min).		
ADA: 604.5.1		
Other: CBC 11B-604.5.1		

Midpeninsula Regional Open Space District

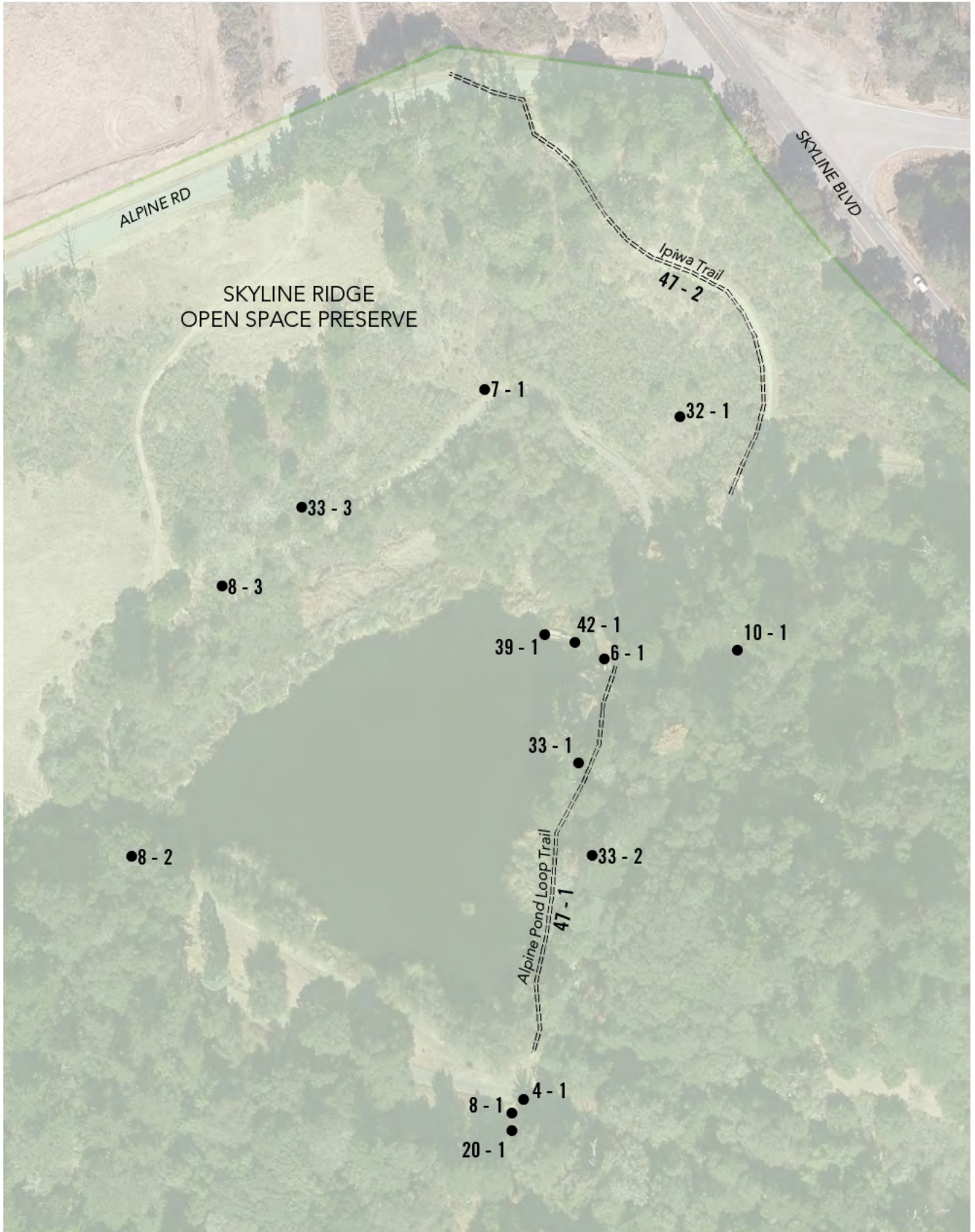
Russian Ridge

Preserve		
20 - 2	Single User Restroom	Category: 2
Restroom at Mindego Gateway		
Replace or reposition dispenser		\$250
Notes: At the Mindego Gateway restroom, the height to operating mechanism of hand sanitizer is 47" AFF (40" max). Centerline of the toilet paper roll dispenser is 12-1/2" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Install restroom sign		\$500
Notes: The state restroom sign is centered 61" AFF (58" min to 60" max). Depth of tactile lettering is less than 1/32" (min 1/4" required).		
ADA: 703		
Other: CBC 11B-216.8, CBC 11B-703.7.2.6		
35 - 1	Other	Category: 3
CFS brochure box at Mindego Gateway		
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at the Mindego Gateway is 2.3% (max 2.0% required).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 3
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 5.8% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

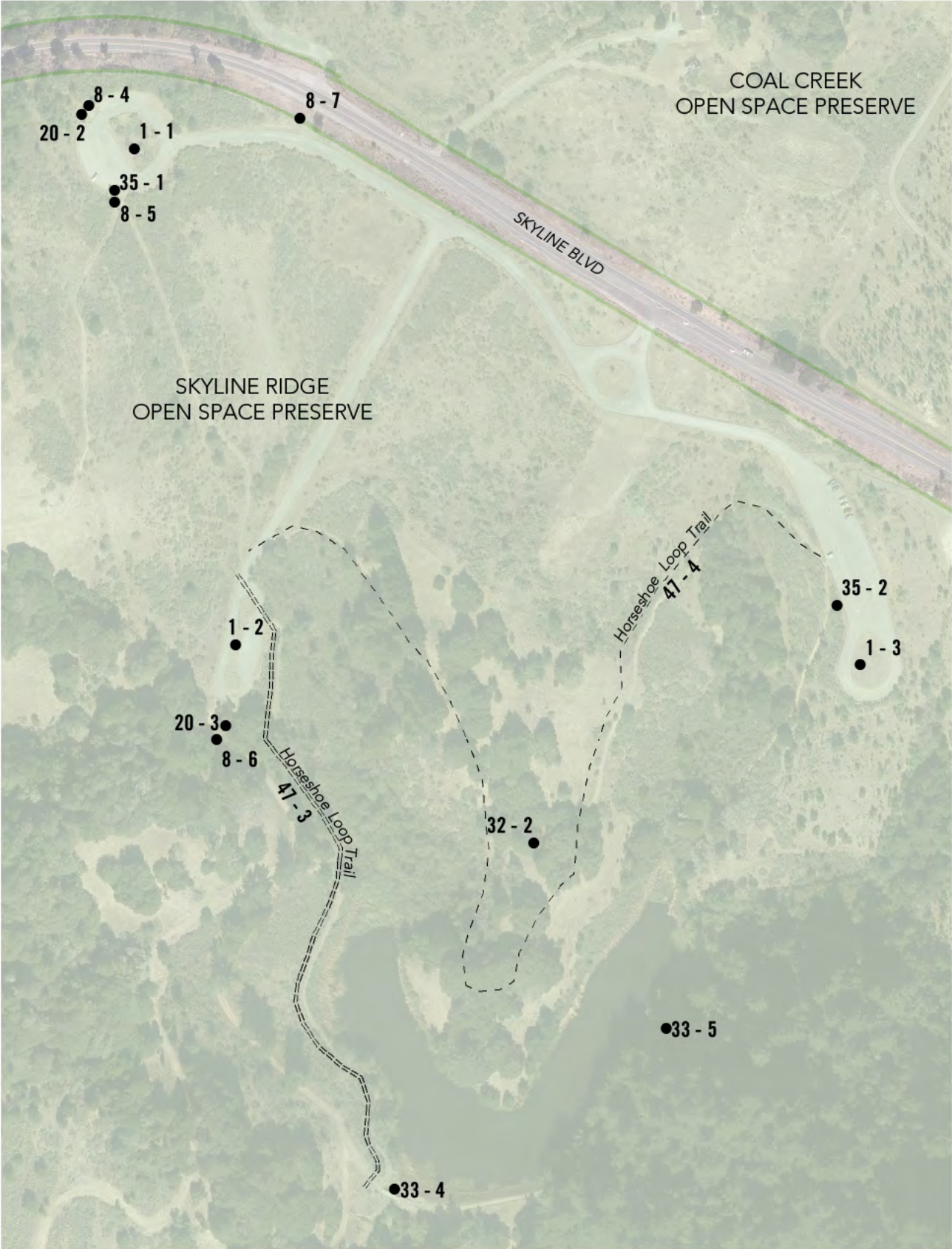
Attachment 1
SKYLINE RIDGE
PRESERVE
MAP SECTIONS



Attachment 1
SKYLINE RIDGE
PRESERVE
SECTION 1



Attachment 1
SKYLINE RIDGE
PRESERVE
SECTION 2



Midpeninsula Regional Open Space District

Skyline Ridge

Preserve	
1 - 1	Parking Area Category: 1
Skyline Ridge Parking Lot	
Provide or modify accessible access aisles	\$210
Notes: At Skyline Ridge Parking Lot, blue curb at 2 van spaces is 24' long (26' min). Shared access aisle is not located on the passenger side of one van space. Relocate van accessible sign from space to right of access aisle.	
ADA: 502.2, 502.3, 502.3.1, 502.3.4	
Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.4	
Install reserved parking sign	\$1,125
Notes: An additional sign or language stating "Minimum Fine \$250" is not provided at either space. A tow-away warning sign is not provided at the street entry or at the accessible parking spaces.	
ADA: -	
Other: CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2	
Regrade accessible parking space or access aisle	\$4,800
Notes: Slopes of parking spaces and access aisle are 4.4% (2.0% max). Compacted natural surface is not firm, stable, and slip-resistant due to vegetation and small animal holes create gaps greater than 1/2".	
ADA: 502.4	
Other: CBC 11B-502.4	

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
1 - 2	Parking Area	Category: 1
Skyline Ridge Accessible Parking		
Install van accessible sign		\$375
Notes: A "Van Accessible" sign is not provided at the Horseshoe Lake Accessible Parking Lot. Required: A "Van Accessible" sign is posted at stalls striped and designated to be van accessible (for every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one parking space shall be a van parking space).		
ADA: 208.2.4		
Other: CBC 11B-502.6		
Install reserved parking sign		\$2,250
Notes: Signs are mounted on posts 36" above the parking surface (min 60" required). A tow-away warning sign is not provided at the street entry or at the accessible parking space.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
Regrade accessible parking space or access aisle		\$12,800
Notes: Slopes of five parking spaces and access aisles are up to 5.6% (2.0% max). Surface is not firm, stable, and slip-resistant due to overgrown vegetation. Small animal holes create gaps greater than 1/2" wide.		
ADA: 502.4		
Other: CBC 11B-502.4		
Provide or modify accessible spaces		\$2,945
Notes: No parking spaces in the Horseshoe Lake Accessible Parking Lot are striped or signed. At least 1 accessible space must be striped and signed for every 25 spaces. If only one accessible space is required, it must be striped and signed as a van accessible space.		
ADA: 208.2		
Other: CBC 11B-208.2		
Provide or modify accessible access aisles		\$210
Notes: There is no access aisle striped with a blue border adjacent to an accessible parking space.		
ADA: 502.2, 502.3, 502.3.1, 502.3.2, 502.3.4		
Other: CBC 11B-502.2, CBC 11B-502.3, CBC 11B-502.3.1, CBC 11B-502.3.2, CBC 11B-502.3.4		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
1 - 3	Parking Area	Category: 1
Skyline Ridge Equestrian Parking		
Provide or modify accessible spaces		\$2,945
Notes: Unmarked gravel equestrian parking area at Horseshoe Lake does not provide an accessible space for cars or equestrian trailers.		
ADA: 208.2, 208.2.4		
Other: CBC 11B-208.2, CBC 11B-208.2.4		
Install reserved parking sign		\$375
Notes: Required signage is not provided.		
ADA: 502.6		
Other: CBC 11B-502.6, CBC 11B-502.6.1, CBC 11B-502.6.2, CBC 11B-502.8, CBC 11B-502.8.1, CBC 11B-502.8.2		
4 - 1	Walk	Category: 2
Regrade surface		\$720
Notes: Cross slope of paved walk at Alpine Pond is up to 4.2% for 24 linear feet (max 2% required).		
ADA: 403.3		
Other: CBC 11B-403.3		
Grind or patch vertical change of grade		\$500
Notes: Vertical change in level is 3/4" between asphalt and adjacent natural surface and 3/4" at chipped asphalt approaching restroom (1/4" max or 1/2" max with a 1:2 bevel).		
ADA: 303.2, 303.3, 403.4		
Other: CBC 11B-303.2, CBC 11B-403.4		
Provide a firm, stable and slip resistant surface		\$200
Notes: Loose material on top of asphalt surface is not stable and slip-resistant.		
ADA: 302.1		
Other: CBC 11B-302.1		
6 - 1	Stairway	Category: 2
Install a handrail		\$1,875
Notes: Handrails are not provided on either side of the stairway (handrails on both sides req).		
ADA: 505.10.2, 505.10.3, 505.3		
Other: CBC 11B-505.10.2, CBC 11B-505.10.3, CBC 11B-505.3		
Install tread striping		\$15
Notes: No tread striping provided (required for all treads on an exterior stairway).		
ADA: -		
Other: CBC 11B-504.4.1		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
7 - 1	Hazard	Category: 2
Reduce or eliminate opening		\$250
Notes: Gaps between boards on pedestrian bridge at Alpine Pond are up to 7/8" (1/2" max) and are oriented parallel to the path of travel.		
ADA: -		
Other: ABA 302.3, CBC 11B-302.3		
8 - 1	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: At the Alpine Pond restroom 20-1, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 8 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		
8 - 2	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at block stile gate at Alpine Pond is 31-1/2" (36" min. when located along trails or at trailheads). Post extensions protrude 6" at 38" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
8 - 3	Door/Gate	Category: 1
Enlarge door opening		\$250
Notes: Post extensions at Alpine Pond block stile gate protrude 5-7/8" at 40-3/4" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: CBC 11B-404.2.3		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
8 - 4	Door/Gate	Category: 2
Provide or modify door kick plate		\$225
Notes: At the Skyline Ridge restroom 20-2, a smooth and uninterrupted kick plate surface is not provided at the door. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Increase maneuvering space		\$1,000
Notes: Front approach maneuvering clearance on the pull side of the door is 51" to edge of concrete (60" min).		
ADA: 404.2.4.1		
Other: CBC 11B-404.2.4.1		
Adjust door closer		\$125
Notes: Door closer sweep time is 4 seconds (5 seconds min). Door opening force is 12 lbs (5 lbs max).		
ADA: 404.2.8.1, 404.2.9		
Other: CBC 11B-404.2.8.1, CBC 11B-404.2.9		
8 - 5	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width at gate at Skyline Ridge is 31" (36" min. when located along trails or at trailheads).		
ADA: -		
Other: ABA 1017.3		
8 - 6	Door/Gate	Category: 2
Replace door hardware		\$425
Notes: At the Horseshoe Lake restroom 20-3, the operating effort of door hardware is 10 lbs (5 lbs max).		
ADA: 309.4		
Other: CBC 11B-309.4, CBC 11B-404.2.7		
Provide or modify door kick plate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
ADA: 404.2.10		
Other: CBC 11B-404.2.10		
Adjust door closer		\$125
Notes: Door opening force is 10 lbs (5 lbs max).		
ADA: 404.2.9		
Other: CBC 11B-404.2.9		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
8 - 7	Door/Gate	Category: 1
Enlarge gate opening		\$1,650
Notes: Clear width of block stile gate at Skyline Ridge is 22" (36" min. when located along trails or at trailheads). Post extensions protrude 5-1/2" at 41-1/2" AFF (4" max between 34" and 80").		
ADA: 404.2.3		
Other: ABA 1017.3, CBC 11B-404.2.3		
10 - 1	Drinking Fountain	Category: 3
Install an additional high or low fountain		\$3,000
Notes: A higher, standing person fountain is not provided at Alpine Pond.		
ADA: 211.2		
Other: CBC 11B-211.2		
Raise or lower fountain		\$1,500
Notes: Space between ground and fountain is 26-1/4" due to soil buildup (27" min).		
ADA: 602.4		
Other: CBC 11B-602.4		
Replace fountain		\$3,000
Notes: Bubbler height at wheelchair accessible fountain is 36-3/4" above the ground (36" max). The bubbler is 9" from the vertical support (15" min).		
ADA: 602.4, 602.5		
Other: CBC 11B-602.4, CBC 11B-602.5		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 1	Single User Restroom	Category: 2
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters at the Alpine Pond restroom.		
ADA: 703		
Other: -		
Replace or reposition fixtures		\$1,250
Notes: The water closet centerline is 18-1/2" from the wall (17" min to 18" max).		
ADA: 604.2		
Other: CBC 11B-604.2		
Replace or modify grab bars		\$300
Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet).		
ADA: 604.5.2		
Other: CBC 11B-604.5.2		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 10" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 2	Single User Restroom	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to the Skyline Ridge restroom due to 2" vertical change in level between gravel and concrete pad (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Reposition clothing hooks		\$125
Notes: Usable portion of coat hook is 48-1/4" AFF (48" max).		
ADA: 308.1		
Other: CBC 11B-603.4		
Replace or reposition dispenser		\$250
Notes: Height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters.		
ADA: 703		
Other: -		
Replace or modify grab bars		\$600
Notes: Rear grab bar extends from the centerline of the water closet 15" and 21" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		

Midpeninsula Regional Open Space District

Skyline Ridge

Preserve		
20 - 3	Single User Restroom	Category: 2
Replace or reposition dispenser		\$125
Notes: At the Horseshoe Lake restroom, the height to operating mechanism of hand sanitizer is 47-1/2" AFF (40" max). Centerline of the toilet paper roll dispenser is 12" in front of the water closet (7" min to 9" max).		
ADA: 604.7		
Other: CBC 11B-603.5, CBC 11B-604.7		
Replace or modify grab bars		\$600
Notes: Rear grab bar extends from the centerline of the water closet 14" and 22" (36" long min, extends 12" and 24" min from centerline of water closet). Side grab bar extends 53" from rear wall (54" min).		
ADA: 604.5.1, 604.5.2		
Other: CBC 11B-604.5.1, CBC 11B-604.5.2		
Install restroom sign		\$250
Notes: Federal restroom sign does not provide adequate contrast on letters.		
ADA: 703		
Other: -		
32 - 1	Picnic Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route is not provided to one of the picnic tables at Alpine Pond.		
ADA: -		
Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the table is not provided at either of the accessibly designed tables.		
ADA: -		
Other: ABA 1011.2.1		
Regrade surface		\$15
Notes: Slope of the clear floor space on the downhill side approach to wheelchair space is 8.9% (2.0% max).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		

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Skyline Ridge

Preserve		
32 - 2	Picnic Area	Category: 2
Provide an accessible route		\$0
Notes: An accessible route to one of the picnic tables at Horseshoe Lake is not provided due to 16% slope on hill approaching table.		
ADA: -		
Other: ABA F206.2.2, ABA F245.4, CBC 11B-206.2.2		
Provide an accessible picnic unit		\$3,200
Notes: The picnic tables are not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground. At both tables, knee clearance extends 15-1/2" from front face of tabletop (19" min) and is 25-1/2" and 26-1/4" above the ground (27" min).		
ADA: -		
Other: ABA F245.2.1, CBC 11B-246.5		
Increase or provide clear floor area		\$700
Notes: A 36" min clear space around the picnic tables is not provided.		
ADA: -		
Other: ABA 1011.2.1		
Regrade surface		\$15
Notes: Slope of the clear floor space at the wheelchair space at one picnic table is 7.1% (max 2% required).		
ADA: -		
Other: ABA 1011.2.3, CBC 11B-305.1		
33 - 1	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Slope of the clear floor space at viewing scope at Alpine Lake is 9.6% (max 2% required).		
ADA: -		
Other: ABA 1011.2.1		
33 - 2	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench at Alpine Pond (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		

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Preserve		
33 - 3	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench on Alpine Pond Loop Trail (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
33 - 4	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: A clear floor space for companion seating is not provided adjacent to a bench at Horseshoe Lake (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
33 - 5	Outdoor Constructed Features	Category: 2
Increase or provide clear floor area		\$500
Notes: Clear floor space for companion seating is not provided adjacent to two benches at Horseshoe Lake (36" by 48" min).		
ADA: -		
Other: ABA 1011.2.1		
35 - 1	Other	Category: 2
Provide an accessible route		\$60
Notes: An accessible route to the brochure box near the Skyline Ridge parking area is not provided due to 1" vertical change in level at wood bridge (1/4" max, 1/2" with a bevel).		
ADA: 206.2		
Other: CBC 11B-206.2		
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box is 6.4% and slope of clear ground space at informational board is 17% (5.0% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		
35 - 2	Other	Category: 2
Increase or provide maneuvering or clear floor area		\$500
Notes: Slope of the clear floor space at brochure box at Horseshoe Lake is 18.4% (5% max for natural surface).		
ADA: 305.3, 305.5		
Other: CBC 11B-305.5		

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Preserve

39 - 1 **View Area** **Category: 2**

Provide an accessible route **\$2,000**

Notes: An accessible route on to the deck surface of the Alpine Pond view area is not provided. Gap between gangway and deck surface is 1-3/4" (1/2" max). Vertical change in level is 3/4" between gangway and metal transition plate (1/2" max). Openings for bolts are 1-1/2" by 3-1/2" (1/2" max in one direction). Guard rail does not extend to deck surface, leaving 6-1/2" high opening and there is no deck overhang beyond guardrail. Provide curb or barrier to a height of 2 inches to protect mobility device wheels from entrapment.

ADA: 206.2
Other: CBC 11B-206.2

42 - 1 **Outdoor Recreation Access Route** **Category: 1**

Regrade surface **\$ -**

Notes: ORAR to view area at Alpine Pond has a total length of approximately 65 feet. On the bottom run cross slope is up to 15% and on the top run cross slope is up to 7.7% (5.0% max for unpaved surface).

ADA: -
Other: ABA 1016.7.2

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Preserve		
47 - 1	Trails	Category: 1
Alpine Pond Loop Trail		
Regrade surface		\$ -
<p>Notes: Running slope of the Alpine Pond Loop trail is within limits of Midpen Easy Access Trail and ABA Trail standards for entire loop. There are multiple brief sections where cross slope exceeds limits. Between viewing scope and first interpretive sign, cross slope is 8.2% to 10% for 35 linear feet (5.0% max). Cross slope is up to 8.8% for 14 linear feet in front of bench (5.0% max). Cross slope is up to 9.1% for 30 linear feet and up to 8.4% for a separate but additional 15 feet near the northernmost point of the loop (5.0% max). Shortly east of that, cross slope is up to 8.0% for 23 linear feet (5.0% max).</p>		
<p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>		
Reduce or eliminate opening		\$ -
<p>Notes: Small wildlife holes in trail create openings up to 2" in diameter (max 1/2" required).</p>		
<p>ADA: - Other: ABA 1017.6, ABA 302.3</p>		
Provide a firm, stable and slip resistant surface		\$ -
<p>Notes: The trail surface is not firm, stable, and slip-resistant due to accumulated plant debris on western part of trail after it turns north. Loose gravel surface near spur to pond is not firm, stable, and slip-resistant for 25 linear feet.</p>		
<p>ADA: - Other: ABA 1017.2</p>		

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Preserve		
47 - 2	Trails	Category: 1
Ipiwa Trail		
Provide a firm, stable and slip resistant surface		\$ -
Notes: At the Ipiwa Trail, loose material in drain ruts and on hardened trail surface near undercrossing is not firm and stable.		
ADA: -		
Other: ABA 1017.2		
Reduce or eliminate opening		\$ -
Notes: Small wildlife holes in trail create openings up to 3" in diameter on pond side of underpass and up to 4" by 8" on parking area side of underpass (max 1/2" required).		
ADA: -		
Other: ABA 1017.6, ABA 302.3		
Regrade surface		\$ -
Notes: Slopes at the Ipiwa Trail are mostly within limits of Midpen Easy Access Trail and ABA Trail standards. Two sections have cross slopes of up to 7.8% and 12% for 25 linear feet each. Near undercrossing, running slope is up to 12% and cross slope is up to 7.4% for 13 linear feet. At parking area side of underpass, cross slope is up to 8.1% for 8 linear feet leading to underpass and an additional 11 linear feet with 7.2% (5% max).		
ADA: -		
Other: ABA 1017.7.1, ABA 1017.7.2		

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Preserve		
47 - 3	Trails	Category: 1
Horseshoe Loop Trail		
Regrade surface		\$ -
<p>Notes: Starting from parking area 1-2 and proceeding counter-clockwise around the lake, running slopes on the Horseshoe Lake Trail are generally within limits of Midpen Easy Access Trail and ABA Trail standards through and past the dam area at the lake. 47-1 represents that portion of the trail, up until the next pedestrian bridge where the trail turns back northwest, and barriers to accessibility are more severe.</p> <p>On connector from parking area 1-2 to Horseshoe Loop Trail, cross slope is up to 7.2% for 24 linear feet (5.0% max). Approaching first small bridge, cross slope is up to 8.0% for 25 linear feet (5.0% max). For most of trail before dam area, cross slope is 3% to 4.5%, but a few spots are up to 7.0% (5.0% max). Approaching bridge at dam, running slope is up to 12.4% for 17 linear feet (12.5% max for 10 feet max). After earthen dam, near end of this trail segment, running slope is up to 19% and cross slope up to 9.3% for 54 linear feet. Cross slope is 7% to 14% for 25 linear feet, and running slope is 16% approaching bridge.</p> <p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>		
Provide a firm, stable and slip resistant surface		\$ -
<p>Notes: On connector spur trail from parking area 1-2 to Horseshoe Loop Trail, the surface is not firm, stable, and slip-resistant due to loose gravel. After first small bridge, loose tree debris on trail creates same issue.</p> <p>ADA: - Other: ABA 1017.2</p>		
Reduce or eliminate opening		\$ -
<p>Notes: On connector from parking area 1-2 to Horseshoe Loop Trail, small wildlife holes create openings greater than 1/2" in diameter.</p> <p>ADA: - Other: ABA 1017.6, ABA 302.3</p>		
Remove tread obstacle		\$ -
<p>Notes: Vertical change in level is up to 3-1/2" between trail surface and bridge at dam (2" max for obstacles along trail but 1/2" max for constructed obstacles). Past the dam, exposed tree roots create obstacles greater than 2".</p> <p>ADA: - Other: ABA 1017.5</p>		

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Skyline Ridge

Preserve	
47 - 4	Trails
Category: 4	
Horseshoe Loop Trail	
Regrade surface	\$ -
<p>Notes: The Horseshoe Loop Trail exceeds the limits of Midpen Easy Access Trail and ABA Trail standards in many locations. From bridge crossing at easternmost part of Horseshoe Loop Trail, going counterclockwise, cross slope is 10% for 28 linear feet (5% max). Cross slope is 16% for 210 linear feet due to drainage gulleys in trail, and running slope is 15% at drain dips. From parking area 1-3 headed towards picnic area, cross slope is up to 12% for 510 linear feet, and running slope is 18% at drainage dips. Running slope is up to 12% for 40 linear feet (12.5% max for 10 feet max). Headed northwest from picnic area, cross slope is up to 9% for 550 linear feet.</p>	
<p>ADA: - Other: ABA 1017.7.1, ABA 1017.7.2</p>	
Reduce or eliminate opening	\$ -
<p>Notes: Gaps between planks on bridge are up to 3/4" (1/2" max). Gaps at drain ruts are up to 12" wide. Toward end of loop, gaps are 1" wide and parallel to path of travel at culvert crossing (perpendicular to path of travel required).</p>	
<p>ADA: - Other: ABA 1017.6, ABA 302.3</p>	
Widen trail	\$ -
<p>Notes: Clear width of trail is reduced to 13" where drainage/erosion gulleys run down the middle of the trail (min 36" required). From parking area 1-3 heading southwest toward picnic area, width of trail is 18" to 24" for 476 linear feet. Toward end of loop, clear width is 12" due to overgrown grass.</p>	
<p>ADA: - Other: ABA 1017.3</p>	
Remove tread obstacle	\$ -
<p>Notes: Drain ruts create tread obstacles with up to 8" vertical changes in level (2" max).</p>	
<p>ADA: - Other: ABA 1017.5</p>	