

Additional Comment - Section 10, Cost Estimate for Compliance:

Disproportionality can be demonstrated by recognizing that the project has two functions: the 1st floor serves the “primary function” of a turn house (providing food and beverages, and restroom facilities) and the 2nd floor serves the “secondary function” (i.e., the “alteration” to the primary function) of an after-golf gathering place. The secondary function triggers the requirement for vertical access under Section 553.509. The cost estimates included in this submittal (Section 6-1 Estimated Project Construction Cost) provides a breakdown of the project’s incremental costs.

The incremental cost for the 2nd floor is estimated to be \$61,000. The best estimate to install an ADA-compliant elevator is \$80,000; this represents about 131% of the cost for the alteration to the primary function, well above the 20% threshold level. We are evaluating a lower cost option, a commercial wheelchair lift. We currently estimate the cost for such a system in its entirety to be roughly \$45,000. A wheelchair lift would provide far less functionality than an elevator. Further, we are still evaluating how such a system can be safely integrated into a building of this kind. Regardless, a lift would cost about 74% of the cost for the alteration (2nd floor), still well above the 20% threshold.