

Description: Ellsworth Residence Hall is located at 1734 Engel Road. The 10-story building was originally constructed in 1963 with major renovation completed in 2003. The facility has a total area of 155,030 gross square feet (GSF).

The building has a capacity of 581 students in two and four person suites, double rooms, and studios.

ADA: The building is equipped with three (3) traction elevators, has accessible sleeping rooms provided, has accessible public toilet facilities on main entrance level (third floor) and common use level (second floor), and appears generally ADAAG compliant. The fire alarm system is equipped with visual warning devices.

Project	Description	Planned Correction Start Date	Planned Completion Date	Actual Completion Date
Assistant Complex Director (ACD) Apartments	The remodeling of the ACD apartments was initiated to resolve an equivalent space issue created by the installation of ductwork for a fresh air makeup system in 2010. (The ductwork occupies significant space in the living room of one of the apartments). One apartment is to be remodeled to achieve of program equivalency by providing a fully compliant ADA apartment. The remodel is to provide complete access to all spaces and components within the apartment including living area, kitchenette, bedroom, closets and bathroom. The other apartment is to be renovated to improve the accessible route. The work includes space reconfiguration around the door entering the apartment so that required clearances are maintained and the installation of an ADA compliant kitchenette.	5/19/2014	7/18/2014	
ADA - Identifying Devices - Fittings - Inadequated and Non-Compliant Signage	Guest rooms (sleeping rooms) with communication features are lacking or inadequate and do not meet the minimum number of required guest rooms (sleeping rooms) with communication features as per ADAAG 2010 section 224.4, table 224.4 and 806.3.	TBD	TBD	
ADA - Interior Stairs - Railings Not Compliant	Not all permanent room identifying and numbering signage complies with 2010 ADA Standards for Accessible Design sections 216 and 703, and IBC 2009 section 1011.3 and 1110 signage regarding braille characters, mounting heights and locations. Existing signage at common use areas such as study rooms, trash rooms, laundry, conference room, and resource center is inadequate, not uniformly ADA and code compliant or otherwise deficient.  Recommend a comprehensive graphics and wayfinding program for entire building. In particular, address the following issues:  1) Provide directional signage to the accessible public use restrooms. (No tactile or braille required, color contrast and mounted a minimum of 40" to bottom line of characters is required.)	TBD	TBD	
ADA - Communications and Security - Guest Rooms with Communication Features Lacking	The interior stairwell railing systems are non-compliant. Railing systems do not have handrails and guards as required per IBC 2009 section 1012 and 1013 and per 2010 ADA Standards for Accessible Design section 504.6 and 505. Currently handrails are either missing, no handrail extensions, not continuous, having more than 4-inch wide spacing between balusters, and guardrail heights are not 42-inches tall. Guards should also not facilitate climbing.	TBD	TBD	