

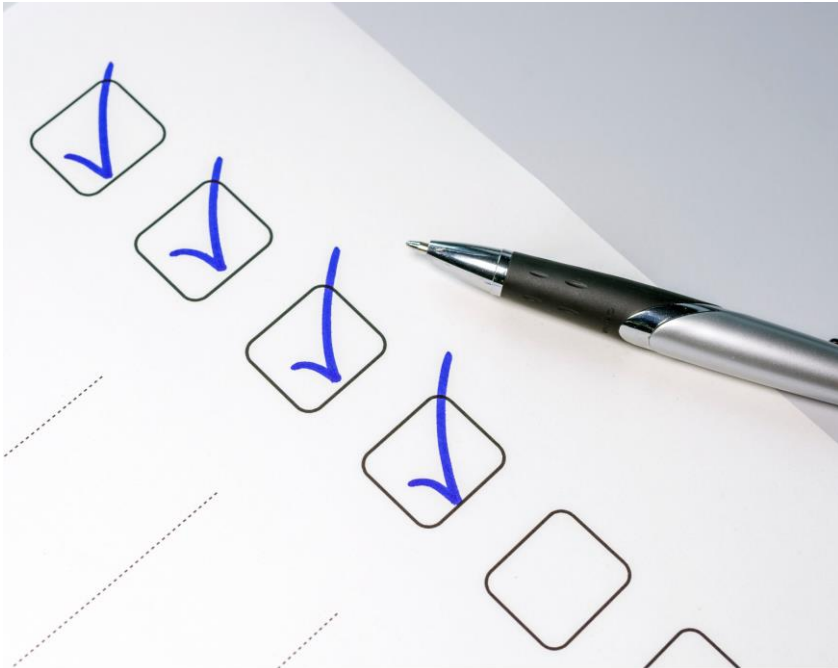


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WEBINAR

INTEGRATING ACCESSIBILITY NEEDS WITH CAPITAL PLANS

AGENDA



Introduction



Accessibility Data Overview & Transformation



Integration of Multi-Variable Prioritization (MVP) in Capital Plan



Mohawk College Case Study



Next Steps to Consider

INTRODUCTION



Ayden Townsend

- Leader of the Data Management Practice at Roth IAMS
- 19 years of experience dealing with Facility Condition Assessment data, management and capital planning
- Responsible for creating methodology and approach for ETL, data analysis and facility asset planning at Roth IAMS

*This presentation was supported by **Mia McNaughton***

INTRODUCTION TO ROTH IAMs

Company Overview

- Over 100 full-time staff across Canada and the US
- Architects, Accessibility Practitioners, Engineers, Technologists, etc.
- Collaborative Procurement
 - OECM
 - Canoe/Sourcewell

We Provide

- Integrated solutions
- Consistent & defensible data

Asset Management

- Asset Management Planning
- Capital Renewal Planning
- Asset Management Database Maintenance
- Asset Management Software
- Data Mining and Analytics

Facilities Management

- Preventative Maintenance Planning
- Facilities Management Plans and Consulting
- Green Building Strategies, Policies and Procedures

Asset Data Collection

- Facility Condition Assessments
- Infrastructure Condition Assessments
- Structural Assessments
- Accessibility/ADA Assessments
- Energy Auditing and Consulting
- Asset Inventory and Tagging

Building Performance

- Building Performance Check-Up
- Commissioning
- Re/Retro-commissioning



OUTLINE

Today, more than ever, there is a growing need to make the built environment more accessible for people with disabilities, whether this is driven by legislation or organizational initiatives.

Understanding how to integrate accessibility needs with capital planning is often a challenge for facilities.



ACCESSIBILITY DATA OVERVIEW & TRANSFORMATION

- UNDERSTANDING DIFFERENT TYPES OF ACCESSIBILITY DATA
- EASY WAYS TO MAKE CONSULTANT DATA WORK FOR YOU

OVERVIEW OF YOUR DATA

Data from Accessibility Audits comes in many forms

- PDF reports
- Excel reports

B20 - Exterior Enclosure

Element Details
Uniformat: B203028 - Glazed Doors - Double
Location: Library Entrance
Accessibility Checklist ID: 938

List of Non-Compliances
 General Non-compliances include:
 -Clear width of open door
 -International Symbol of Access decal not on door

Recommendations

Recommendation	
Recommendation Name	Exterior Doors - Replace double door to provide wider opening
Project Type	B
Recommendation Description	Replacing the existing double door to provide a compliant clear width of open door is recommended. The new double door is to include compliant hardware.
Recommendation Cost	\$6,000.00

Recommendation	
Recommendation Name	Exterior Doors - Install International Symbol of Access Signage
Project Type	C
Recommendation Description	Installing a door decal with the International Symbol of Access is recommended.
Recommendation Cost	\$100.00

Accessibility Calculator - 2016-2020 Condition Assessment Cycle Part 1 of 2

District School Board Name		Accessibility Summary	
Facility Name		1. Parking	\$11,000
Building ID	7620 801	2. Barrier Free Path - Exts	\$96,500
Number of Storeys	1	3. Barrier Free Path - Inter	\$230,000
Split Levels (Y/N)	Y	4. Fire Alarm	\$57,999
Programming on non-principal level	Y	5. Washroom - Universal	\$75,000
Can the programming be moved	Y	6. Washroom - Regular	\$15,000
Total GFA m2	2,070.00	Estimated Total Cost	\$425,499

I. Requirement - Parking

Item	Section	Section Name	Description
AS (O. Reg. 191/11)	80.34	Types of accessible parking spaces	Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as "van accessible". Type B, a standard parking space which has a minimum width of 2,400 mm. Space between parking spaces that allows persons with disabilities to get in and out of their vehicles. Access aisles may be shared by two parking spaces.
AS (O. Reg. 191/11)	80.35	Access aisles	1. They must have a minimum width of 1,500 mm. 2. They must extend the full length of the parking space. 3. They must be marked with high contrast diagonal lines.
AS (O. Reg. 191/11)	80.36	Minimum number and type of accessible parking spaces	1. 1 to 12 parking spaces - 1 type A spot 13 to 100 parking spaces - 4% dedicated for persons with disability (split between type A and B) If even, 1/2 A and B If odd, 1/2 and extra odd is B 200 to 200 - 1 + 3% 200 to 1000 - 2 + 2% 1000 - 11 + 1%

Category	Questions	Unit Cost (\$00 per m2)	INPLT - AVAILABLE SPOTS	Code Requirement (20)	Cost
Parking	1 Total existing parking spots available (including A&B)	N/A	121	5	N/A
	2 Total existing Type A accessible spots	\$3,000	0	2	\$6,000
	3 Total existing Type B accessible spots	\$2,500	0	3	\$5,000
			Total		\$11,000

Typical Stairwell – Missing colour contrast and TAI

Typical Stairwell - Handrail

Areas of Rescue Assistance

Accessible emergency egress has been identified as a gap in the built environment by Accessibility Standards Canada. Areas of rescue assistance are fire protected and safe areas for persons with disabilities, and others who are unable to use exit staircases to egress out of the building. Its application will provide a safe space to wait for assistance to evacuate in the event of an emergency. Although not required to be provided per the Ontario Building Code, safe areas of rescue assistance should be provided on floors without an exit to the exterior.

Areas of rescue assistance have not been identified within the building. One clear floor space can fit within each of the basement floor stair landing. Additional information is required to determine if these exit staircases can be designated as an area of rescue assistance. Further investigation is required by the University to ensure they are coordinated with building evacuation procedures.

All evacuation plans were mounted too high and missing tactile elements.

ITEM CODE	FISCAL CODE	Campus Code	Facility Name	Floor ID	Room #	Correction Type	Facility Area	Element	Category - KG	Design Requirement	Assessment Results	Corrective Action Plan	Standard Met	Priority Level	CATEGORY	FADS Ref.	OBC/DOPSS Ref.	FADS Cost
A1	22/23	Aviation	Aviation	3	306	Accessibility	Classroom - 306	Working Space	FOLLOW UP	FADS - At least one blackboard, pin board or other display system shall be located on an accessible route complying with 4.1.1. and have its lowest edge located no higher than 780 mm from the floor.	Whiteboard - Ledge: 930 mm high; Midpoint: 1600 mm high	Reposition whiteboard or install new one so that its lowest edge is not more than 780 mm from the floor when accommodating staff.	Not Compliant	3	INTERNAL			\$350.00
A2		Aviation	Aviation	1		Accessibility	Elevator 1	Audio Cues in Elevator	ELEVATOR	FADS - As the car stops at a floor, the floor and direction of travel shall be announced using voice-annunciation technology.	No voice annunciation	Install an annunciator panel with voice announcement of direction and floor	Not Compliant	2	ALARMS	4.1.14 - Elevators	N/A	\$77,000.00
A3	22/23	Aviation	Aviation	1			Entrance	Detectable Warning Surfaces	DOOR WIDENING / PATH OF TRAVEL	OBC - When used to indicate the location of ramp - attention patterns should be set back between 300-500 mm from the top and the bottom of ramp.	No warning surface installed	Install detectable warning surface at top of ramp. Surface shall be constructed in accordance with ISO 23599 Tactile Walking Surface Indicators including colour contrasting, truncated domes set back 300-500 mm from start of ramp.	Not Compliant	2	CONSTRUCTION	4.4.8 - Detectable Warning Surfaces	Div. B / 3.8.3.18 - ISO 23599 Tactile Walking Surface Indicators	\$1,800.00

TRANSFORMING DATA

Data analysis / QA / QC

- How do you deal with missing / incomplete data?

Room #	Facility Area	Element	Design Requirement	FADS Ref.	OBC/DOPSS Ref.	Correction Type	FADS Cost
306	Classroom - 306	Working Space	FADS - At least one blackboard, pin board or other display system shall be located on an accessible route complying with 4.1.1. and have its lowest edge located no higher than 760 mm from the floor.			Accessibility	\$350.00
	Elevator 1	Audio Cues in Elevator	FADS - As the car stops at a floor, the floor and direction of travel shall be announced using voice-annunciation technology.	4.1.14 - Elevators	N/A	Accessibility	\$77,000.00
	Entrance	Detectable Warning Surfaces	OBC - When used to indicate the location of ramp - attention patterns should be set back between 300-500 mm from the top and the bottom of ramp.	4.4.8 - Detectable Warning Surfaces	Div. B / 3.8.3.18 - ISO 23599 Tactile Walking Surface Indicators		\$1,600.00
	Entrance	Ramps	FADS - The minimum width of a ramp between handrails shall be 950 mm (37-1/2 in.). OBC - Ramps located in a barrier-free path of travel shall have a minimum width of 1100 mm between handrails			Building Code	\$8,250.00
	Entrance	Door - Clear	FADS - The minimum clear opening of doorways shall be 950 mm (37-1/2 in.),	4.1.6 - Doors	Div. B / 3.8.3.3. - Doors and Doorways	Maintenance	\$8,200.00

TRANSFORMING REPORTS INTO USABLE DATA

Concepts to consider

- Where do your recommendations get attached to if no existing building element?
 - Create a new element?
- How are your recommendations broken down?
 - Individual or several lumped together in one?

Recommendations						+ New
Status	Descriptor	Year	Type	Qty	Cost	
A	Storage Shelving	2022	Accessibility	0	\$350.00	
A	Storage Shelving	2022	Accessibility	0	\$700.00	
A	Wall Mounted Fixtures	2022	Accessibility	0	\$700.00	

Element	
Asset	Regency Aerolease o/a KF Aerospace
Uniformat Code	E109099 - Other Equipment (Other)
Descriptor	Accessibility Audit Element
Description	Imported element for Accessibility Audit
Last Assessed	Aug 10, 2023
Last Merged	Apr 30, 2024
Installation Year	2019
Expected Useful Life	25 Years
Expected Renewal Year	2044
Remaining Useful Life	100 Years
Renewal Year	2123
Condition	2 - Good
Condition Narrative	Completed per Accessibility Audit
Recommendations	3
Quantity	1 Lump Sum



INTEGRATION OF MULTI-VARIABLE PRIORITIZATION (MVP) IN CAPITAL PLAN

- APPROACH FOR TACKLING THE IMPROVEMENT RECOMMENDATIONS

MULTI-VARIABLE PRIORITIZATION (MVP)

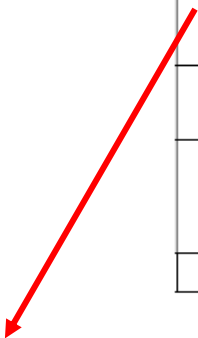
- MVP can be customized that can provide prioritization across a portfolio (multiple buildings)
- Some factors to consider in MVP:
- **Building Size or Occupancy Frequency**
 - More worthwhile to complete a project within a high-occupancy building
- **Facility Type**
 - Some facilities may be prioritized over others (e.g. classrooms/academic vs. maintenance)
- **Direct and Immediate Need (Timeline)**
 - May need to consider addressing current needs requested by students/faculty



MULTI-VARIABLE PRIORITIZATION (MVP)

Example:

Priority Categories	Definition	Weight
Residence Type	Total number of residential units at the subject facility	30%
Barrier Location	Location where the barrier was identified (site exterior, common areas, or within the residential unit)	30%
Deferral Consequence	Consequence when a barrier is not addressed	25%
Barrier-free Design Standard/Guideline Improvement	Improvements to OBC, Section 3.8 Barrier-free Design Standard and/or CMHC guidelines	15%
Total		100%



<i>Barrier Location (30%)</i>		
Site Exterior	Accessible improvement to site components, such as parking spaces, exterior paths of travel (ramps, exterior stairs, etc.)	10
Common Area	Improvements to common areas such as corridors, laundry rooms, lounges, etc. Example elements include exterior doors, interior paths of travel, common area washroom fixtures and accessories, amenities, etc.	7
Unit	Improvements in the designated barrier-free unit (e.g. unit entrance door, interior path of travel, washroom, kitchen, etc.)	3



Table 5 – Priority & Score Ranges	
Priority	Overall Priority Score
Low	0-24
Medium	25-60
High	61-100

INTEGRATION WITH CAPITAL PLAN

Incorporate recommendations and MVP into capital plan

■ Advantages:

- Centralized data
- Consistent data
- Analyze data based on multiple scenarios
- Systematically plan capital renewals

Element

Asset: 330 Leaside

Uniformat Code: C104021 - Communal Washroom Refurbishment

Descriptor: 1993

Description: The communal washrooms consist of a floor-mounted water closet with flush valve, wall-mounted urinals with flush valves, and a pedestal-mounted lavatory. The washroom fittings include ceiling suspended laminate, plastic water closet partitions. The washroom interior finishes include ceramic tile floors, painted concrete block walls and painted gypsum board ceilings.

Last Assessed: Apr 5, 2021

Last Merged: -

Installation Year: 1993

Expected Useful Life: 25 Years

Expected Renewal: 2018 Year

Remaining Useful Life: 4 Years

Renewal Year: 2027

Condition: 2 - Good

Condition Narrative: No major deficiencies were observed or reported. Replacement has been deferred.

Recommendations: 11

Quantity: 3 Per Lavatory


Assessments

Status	Assessor	Condition	Assessment Date	Renewal Year	Recommendations
Nothing to display					

Recommendations

Status	Descriptor	Year	Type	Qty	Cost
A	Doors	2023	Accessibility	0	\$5,900.00
A	Fixtures	2023	Accessibility	0	\$310.00
A	Grab Bars	2023	Accessibility	0	\$540.00
A	Toilet Paper Holder	2023	Accessibility	0	\$350.00
A	Grab Bars	2023	Accessibility	0	\$540.00
A	Individual Washroom Stall	2023	Accessibility	0	\$160.00
A	Opening and Doorways	2023	Accessibility	0	\$5,900.00
A	Toilet Paper Holder	2023	Accessibility	0	\$350.00
A	Urinals	2023	Accessibility	0	\$950.00
A	Vanity / Counter / Sink	2023	Accessibility	0	\$350.00
A	Communal Washroom Refurbishment	2027	Life Cycle Replacement	3	\$154,684.45

Photos [Add](#)



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MOHAWK COLLEGE CASE STUDY

- SHOWCASING A GREAT REAL-LIFE EXAMPLE OF INTEGRATING ACCESSIBILITY NEEDS WITH CAPITAL PLAN

CASE STUDY – MOHAWK COLLEGE

PRESENTING DATA IN A MEANINGFUL WAY

- Determined components of the assessment report which needed to be captured in the data transfer
- Identified how the data needed to be presented and located in the recommendation
- Categorized what naming conventions and additional fields need to be used

The screenshot shows a 'Recommendation' form with the following fields and values:

- Asset: Institute of Applied Health Sciences
- Element: Interior Doors - Automatic Opener
- Site Assessor: Mia McNaughton
- Name: Door - Clear Space
- Type: Accessibility
- Recommendation Year: 2024
- Description: Install an automatic door opener. Controls should be 150 mm wide and installed no higher than 100 mm
- Priority: 3. Fair Condition (Year 3)
- Cost: \$5,900.00
- Additional section (circled):
 - ONHE Recommendation ID
 - VFA Requirement ID
 - Correction Type: Accessibility
 - FADS Ref. 4.1.6 - Doors

CASE STUDY – MOHAWK COLLEGE

Name	Priority	Tasks	Est. Completion Date	Initial Est. Total Cost	Est. Total Cost	Actual Cost to Date
2022-23 Accessibility Audit	Medium	174	Mar 31, 2023	\$586,802.00	\$586,802.00	\$239,660.00
2023-24 Accessibility Audit	Medium	1	Mar 31, 2024	\$5,900.00	\$5,900.00	\$5,900.00
2024-25 Accessibility Audit	Medium	478	Mar 31, 2025	\$1,979,948.00	\$1,979,948.00	\$291,841.00
2025-26 Accessibility Audit	Medium	0	May 31, 2026	\$0.00	\$0.00	\$0.00
2026-27 Accessibility Audit	Medium	79	May 31, 2027	\$627,754.00	\$627,754.00	\$7,200.00

View Task #642 Active Edit Close

Task Actions

Name: Wall Mounted Fixtures

Description: Reinstall defibrillator and first aid so reach to use is not more than 400 mm deep. Maintain at heights no more than 1200 mm from the floor

Element ID: 2688

Element Descriptor: Accessibility Audit Element

Recommendation: Wall Mounted Fixtures

Plan: 001 2022-23 Accessibility Audit

Funding Source: AODA Internal Funding

Year: 2023

Initial Estimate: \$700.00

Estimated Costs: \$700.00

Actual Costs



Rec ID	Unifomat Code	Recommendation Name	Task #	Status	Year	Coverage	Funding Source	Initial Estimate	Estimated Cost	Actual Cost
1902	E109099	Storage Shelving	641	C	2023	--	AODA Internal Funding	\$700.00	\$700.00	\$700.00
1903	E109099	Wall Mounted Fixtures	642	A	2023	--	AODA Internal Funding	\$700.00	\$700.00	--
1908	C101001	Working Space	645	C	2023	--	AODA Internal Funding	\$350.00	\$350.00	\$350.00
1909	C101001	Working Space	646	C	2023	--	AODA Internal Funding	\$350.00	\$350.00	\$350.00

CASE STUDY - MOHAWK COLLEGE

- Recommendations had individual tasks attached for breaking down planning and tracking purposes
- Tasks were updated with completed status for tracking spending and updating what is left to address

View Task #3 Active Edit Close

Task Actions

Name Individual Washroom Stall

Description Install accessible stall with all related features according to FADS/OBC

Element ID 2020

Element Descriptor [Fittings - Change room Accessories](#)

Recommendation [Individual Washroom Stall](#)

Plan 003 2024-25 Accessibility Audit

Funding Source AODA Internal Funding

Year 2025

Initial Estimate \$11,300.00

Estimated Costs \$11,300.00

Actual Costs

Additional

Recommendation #1182 Active None Previous Next Edit Close

Recommendation Actions

Asset Institute of Applied Health Sciences Priority 2: Poor Condition (Year 2)

Element Fittings - Change room Accessories MVP Score 0

Site Assessor Mia McNaughton Cost \$11,300.00

Name Individual Washroom Stall

Type Accessibility

Recommendation Year 2023

Description Install accessible stall with all related features according to FADS/OBC

Additional

ONHE Recommendation ID

VFA Requirement ID

Correction Type Accessibility

FADS Ref. 4.2.1 - Toilet Stalls

OBC/DOPSS Ref. Div. B / 3.8.3.8 - Water Closet Stalls

Floor ID 1

Room #

Facility Area Change Room - Female - 1 Level

Priority level 2

ITEM CODE I4

Status

Photos Add

No Photos to display

Planning Add

Plan #	Task #	Status	Year	Funding Source	Initial Estimate	Estimated Cost	Actual Cost
003	3	A	2025	AODA Internal Funding	\$11,300.00	\$11,300.00	--

CASE STUDY – MOHAWK COLLEGE

- Tasks were bundled into plans by fiscal year
- Spending allowances and tracking can occur for the plans

View Task #639 Completed Edit Cost Close

Task

Name Audio Cues in Elevator

Description Install an annunciator panel with voice announcement of direction and floor

Element ID 2687

Element Descriptor Accessibility Audit Element

Recommendation Audio Cues in Elevator

Plan 003 2024-25 Accessibility Audit

Funding Source AODA Internal Funding

Year 2025

Initial Estimate \$77,000.00

Estimated Costs \$77,000.00

Actual Costs \$77,000.00

Plan Number ▲	Status	Name	Priority	Tasks	Est. Completion Date	Initial Est. Total Cost	Est. Total Cost	Actual Cost to Date
001	N	2022-23 Accessibility Audit	Medium	174	Mar 31, 2023	\$586,802.00	\$586,802.00	\$239,660.00
002	N	2023-24 Accessibility Audit	Medium	1	Mar 31, 2024	\$5,900.00	\$5,900.00	\$5,900.00
003	N	2024-25 Accessibility Audit	Medium	478	Mar 31, 2025	\$1,979,948.00	\$1,979,948.00	\$291,841.00

INTEGRATION OF OTHER DATA

- Incorporate other factors like energy data into integration strategies.

Recommendation #34 Active None Previous Next Edit Close

Recommendation Actions

Asset ████████████████████ Priority Priority 5: Asset Integrity – Type C – Proactive Replacement (Renewal)

Element Exterior Windows - General MVP Score 0

Site Assessor Ayden Townsend Unit Cost \$1,470.00

Name Replacement of the 1994 exterior widows Factors ~0.8829072 0.89
Difficulty Regional

Type Life Cycle Replacement 1.235 1.25
Soft Cost Replacement

Recommendation Year 2024 Qty 1200 SM

Description A budget is allowed to replace the 1994 windows at the end of service life. Cost \$2,139,836.71

Additional

Expenditure Type Capital Expenditure
CAP: >\$50,000 and OPR: < \$50,000

Energy Management
Checked Equals YES

Project Risk Code Low
Use: If Element Fails, Are Services Affected

Imported Requirement ID ████████████████████ B2020000-001-02

Uniformat Code	Uniformat Name	Descriptor	Installation Year	Remaining Useful Life	Renewal Year	Condition	Quantity	Element Cost
D201003	Lavatories	Ground Floor	2016	27	2051	1 - Good	1 Each	\$1,651.00
D201015	Drinking Water Fountains (Refrigerated)	DF-101 - RM 101	2016	7	2031	1 - Good	1 Each	\$6,604.00
D201031	Eyewash Stations	EWS-K106-1 - RM K106	2016	17	2041	1 - Good	1 Each	\$1,580.80
D201031	Eyewash Stations	EWS-K106-2 - RM K106	2016	17	2041	1 - Good	1 Each	\$1,580.80
D201033	Emergency Shower / Eyewash Station Combos	ESE-101 - RM 101	2016	17	2041	1 - Good	1 Each	\$2,371.20
D201043	Commercial Kitchen Sinks	Ground Floor	2016	22	2046	1 - Good	2 Each	\$9,482.20

- Integrate equipment inventory and tagging into capital planning processes.



NEXT STEPS TO CONSIDER

- SIMPLE STEPS TO PUT ACCESSIBILITY IMPROVEMENT PLANS INTO ACTION

YOUR NEXT STEPS TO CONSIDER

BEFORE DIVING IN:

- Identify the source of accessibility reports
- Determine how to categorize the needs reported
- Review the data for accuracy
- Figure out what to do about missing information
- Determine how you want to present the data
 - Do you need to report on completion of work, dollars spent, etc.
- Prioritize the work (based on years, dollars available, urgency of need, etc.)
- Build plans, possibly incorporating of needs (FCA work) at the same time



WE CAN HELP!

We can help you with the process from the beginning to end

Data Extraction

- Compile, sort and review accessibility data

Data Transformation

- QA/QC Analysis of accessibility data

Data Loading

- Integration of accessibility data into SLAM CAP

Multi-variable Prioritization (MVP) / Asset Management

- Integration of accessibility improvement recommendations into capital or asset management plan
- Collaborate and determine MVP factors
- Apply priority ratings with recommendations

Planning

- Determining how and when to do the work



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THANK YOU FOR ATTENDING

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