



BUILDING & GROUNDS
County Of Hidalgo

DANIEL FLORES
Director

FAX TRANSMISSION
COVER SHEET

TO: 318-2029 Attn: Roli Flores

FROM: Daniel Flores

DATE/TIME: 8/14/07

TOTAL
PAGES: (4)
(Including Cover Sheet)

COMMENTS:

*Should you have any problems with the transmission of this fax,
please contact Rolda at our office
(956) 289-7850



BUILDING & GROUNDS
County Of Hidalgo

DANIEL FLORES

Director

To: Rolando Flores, Purchasing

From: Daniel Flores, Director
Buildings and Grounds

Date: August 16, 2007

Re: TDLR Project No. EABPRJA0001309 Accessibility Compliance 270th
and 375th.

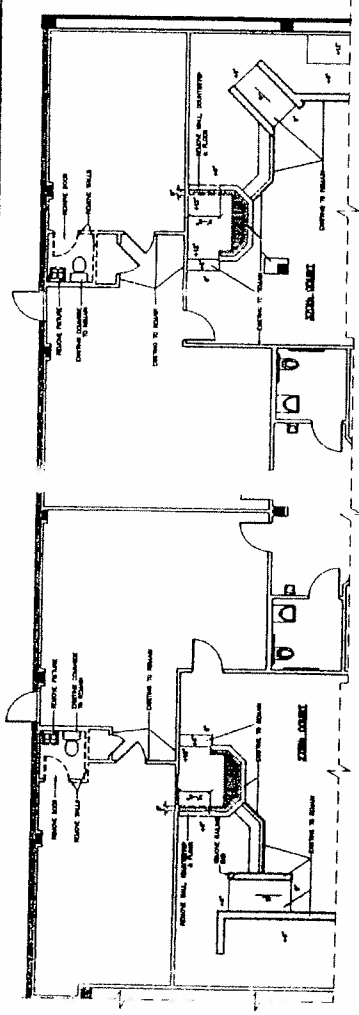
On May 14, 2007, I received a memo via purchasing that TDLR Project at 270th and 375th time extension had elapsed. AlcocerGarcia Associates Design Consulting (AGADC) had tried to get a variance for the two Judges bathrooms but was advised that request had to be submitted prior to construction, George then recommended to proceed with corrections in accordance with plans.

On May 16, 2007, a memo was sent to purchasing department (copy attached) to Mr. Tapia with recommendation to proceed with seeking a subcontractor to complete Phase II, spoke with Mr. Tapia several time about this issue.

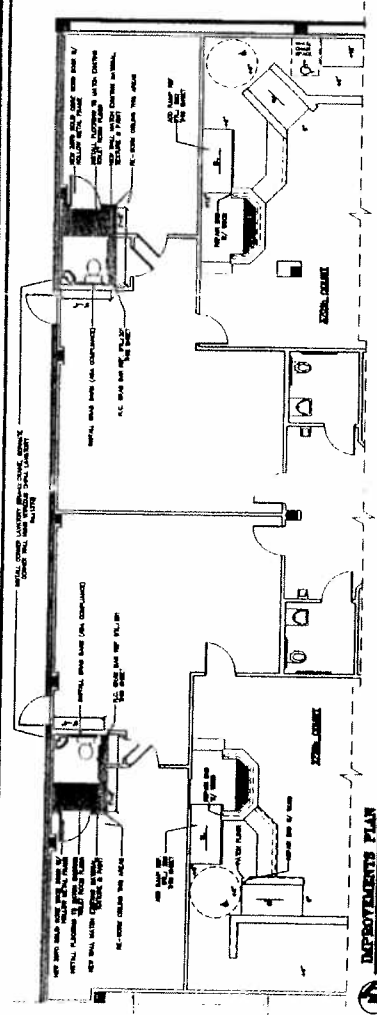
On August 16, 2007, spoke with Mr. Garcia from AGADC said he would look at plans again, but had advised County to proceed with project. (phase II) Mr. Garcia's impression, when he spoke with Mr. Seanz (Registered Accessibility

Specialist) that something could be worked out with the state to allow the County to complete Phase II of the project in accordance with plans.

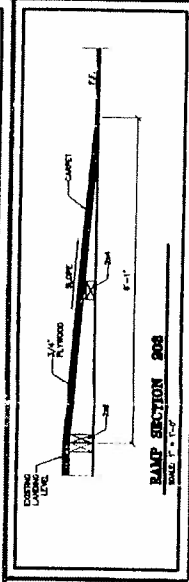
Rolando, please let this memo serve as a second request to seek outside sources to complete phase II of the TDLR requirements as per plans provided by AGADC. (All of Phase I has been completed by Buildings and Grounds staff.)



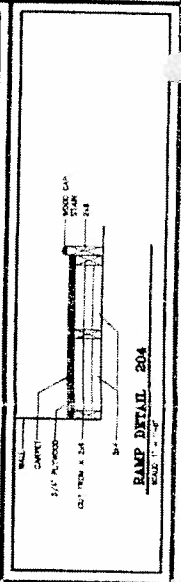
DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



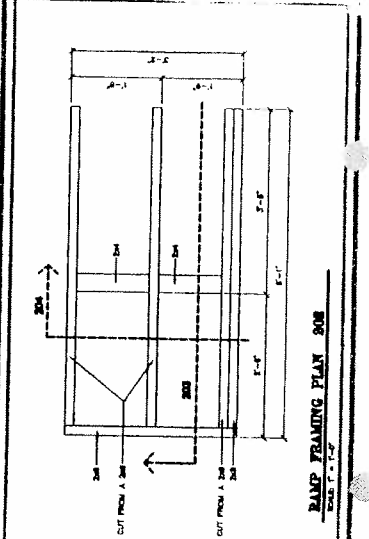
IMPROVEMENTS PLAN
SCALE: 1/4" = 1'-0"



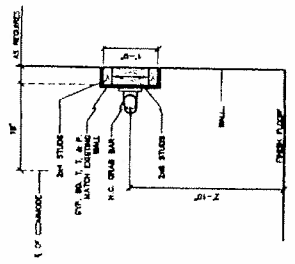
RAMP SECTION 200
SCALE: 1/4" = 1'-0"



RAMP DETAIL 204
SCALE: 1/4" = 1'-0"



RAMP FRAMING PLAN 200
SCALE: 1/4" = 1'-0"



H.C. GRAB BAR MOUNTING 201
SCALE: 1/4" = 1'-0"

**PHASE II
ACCESSIBILITY
COMPLIANCE
ITEMS**

275th & 370th COURTS
MEDICAL COUNTY COURT HOUSE
TAMPA, FL 33604



LETTER OF TRANSMITTAL

DATE: 8 - 15 -06

To: Hidalgo County Purchasing Department
Edinburg, Tx

Attn: Roli Flores

Project: Two Courtrooms
Hidalgo County Courthouse, Edinburg, TX

We are sending you: Attached As Listed Below

Shop drawings Prints Prelim plans Specifications
Submittals Product samples Documents Correspondence

QTY	Date	Number	Description
1			R. Saenz TDLR Inspection Report

These are transmitted as checked below:

For your review For your approval For distribution For your records
As requested Re-submit For your use For processing

Message: We will inspect non-compliant items and report our findings to you. Should additional time be necessary for corrections, we will apply for extension(s) as required.

By: George Garcia
Architect

JIS ACCESSIBILITY SERVICES

OFFICE • 956-533-9838 • FAX • 956-383-0391 • 10321 N. 12TH St. • McALLEN • TEXAS

Alcocer Garcia Associates Design Consulting
Attn: Eduardo Alcocer
1333 Jasmine Avenue
McAllen, TX 78501

July 30, 2006

RE: Hidalgo County Courthouse
Inspection performed: July 1, 2006

INSPECTION – DISAPPROVED

Dear Mr. Alcocer,

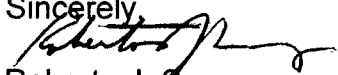
The referenced facility has been inspected and found in compliance with some of the provisions of the Texas Architectural Barriers Act, Article 9102, Texas Civil Statutes.

The non-complying items noted on the enclosed inspection report must be corrected and verification (in writing) of completed corrective modifications must be furnished to this office within 90 days from the date of this letter. If compliance cannot be accomplished within the specified time, please contact this office as soon as possible.

Please note, this determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336), or any other state, local, or federal requirement. For information on the ADA, call the ADA Hotline, (800) 949-4232 or the United States Department of Justice at (202) 514-0301.

If you have any questions concerning the results of the inspection, or the requirements of the Architectural Barriers Act, or if you are not the owner of record of this facility; contact Roberto J. Saenz at (956) 533-9838. Please reference the Department assigned project number in all future correspondence pertaining to this project.

Sincerely,


Roberto J. Saenz
RAS # 0158

Inspection Report

Inspection Report
Article 9102, T.C.S.
Texas Accessibility Standards

TDLR Project No: EABPRJA0001309
RAS Project No: 060701-1
Page: 1

Facility: HIDALGO COUNTY COURTHOUSE
Project: Renovation to Courthouse for two new courtrooms
Address: 100 N. Closner **City:** Edinburg
Owner: Hidalgo County
Inspector: Roberto J. Saenz RAS# 0158 **Inspection Date:** 07/01/06

Project Scope: TAS 4.1.5 BUILDINGS: ADDITIONS and TAS 4.1.6 BUILDINGS: ALTERATIONS to an area containing a primary function.

Project Description: ALTERATION AND ADDITION TO AN EXISTING COUNTY COURTHOUSE INCLUDING, BUT NOT LIMITED, THE DEMOLITION AND INSTALLATION OF PARTITION WALLS IN COURTROOMS, JUDGES' CHAMBERS, JURY ROOMS, AND ADMINISTRATIVE OFFICES.

VIOLATION 4.3 Accessible Route

4.3.2(1) Exterior Routes

At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public unless that route would violate 4.3.2(5).

Route from visitor's and staff's parking spaces on West Side of courthouse were not accessible. Please ensure that accessible routes are created.

4.3.2(3) Interior Routes

At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements and with all accessible dwelling units within the building or facility.

Route to Judge's Bench in courtrooms 103 & 115 are not accessible. Route to Jury box in Courtroom 103 is not accessible due to obstruction (Clear width on 23"). Please ensure that accessible routes are created.

4.3.2(5) Vehicle Hazards

(5) Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes.

Existing Parking spaces, designated accessible, cause users to wheel or walk behind parked vehicles. Please ensure accessible parking space complies with 4.3.2(5) Vehicle Hazards.

Inspection Report

Inspection Report
Article 9102, T.C.S.
Texas Accessibility Standards

TDLR Project No: EABPRJA0001309
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Page: 2

4.3.8 Changes in Levels

Changes in levels along an accessible route shall comply with 4.5.2. If an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7, 4.8, 4.10, or 4.11, respectively. An accessible route does not include stairs, steps, or escalators. See definition of "egress, means of" in 3.5.

Staff entrance on West Side of courthouse to Staff Rooms 106 & 112, have a step creating changes in level. Please ensure that entrances comply with 4.3.8, Changes in Levels.

VIOLATION 4.6 Parking and Passenger Loading Zones.

4.6.3* Parking Spaces.

Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with 4.3. Two accessible parking spaces may share a common access aisle (see Fig. 9b). Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

Parking spaces designated accessible do not contain access aisles. Please ensure that accessible parking spaces comply with 4.6.

4.6.4* Signage.

Each accessible parking space shall be designated as reserved by a *vertically mounted or suspended* sign showing the symbol of accessibility (see 4.30.7). Spaces complying with 4.1.2(5)(b) shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility.

(1) Characters and symbols on such signs shall be located 60" (1525 mm) minimum above the ground, floor, or paving surface so they cannot be obscured by a vehicle parked in the space.

Signage characters and symbols are 50"- 52" above the ground. Please verify that signage is installed according to TAS 4.6.4. (60" minimum above ground).

VIOLATION 4.7 Curb Ramps.

4.7.1 Location.

Curb ramps complying with 4.7 shall be provided wherever an accessible route crosses a curb.

There are no Curb Ramps provided at accessible parking spaces. Please ensure that accessible routes are created from accessible parking spaces to buildings or facilities in accordance to 4.7.1 Location.

Inspection Report

Inspection Report
Article 9102, T.C.S.
Texas Accessibility Standards

TDLR Project No: EABPRJA0001309
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VIOLATION 4.16 Water Closets.

4.16.6 Dispensers

Toilet paper dispensers shall be installed within reach, as shown in Fig. 29(b). Dispensers that control delivery, or that do not permit continuous paper flow, shall not be used.

Toilet paper dispensers, located in Men's and Women's Restroom 107 & 111, are installed at 43" A.F.F. Please ensure that they are installed according to Fig. 29(b) and do not obstruct access to grab bar.

VIOLATION 4.19 Lavatories and Mirrors.

4.19.4 Exposed Pipes and Surface

Hot water and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.

Lavatory drain pipes located in Men's and Women's Restroom 107 & 111, are exposed. Please ensure that pipes are insulated or otherwise configured to protect against contact.

4.19.6* Mirrors.

Mirrors shall be on accessible routes at locations consistent with that of other mirrors in the same room, and shall be mounted with the bottom edge of the reflecting surface no higher than 40 in (1015 mm) above the finish floor (see Fig. 31). Mirrors that are intended to be used by both ambulatory people and wheelchair users, such as might be provided in a single-occupancy toilet room or any toilet room having only one mirror, must be at least 74 in (1880 mm) high at their topmost edge.

Mirror, in Women's Restroom 111, is mounted with bottom edge of the reflective surface at 41 1/2". Please ensure that mirror is mounted with the bottom edge of the reflecting surface no higher than 40 in (1015 mm) above the finish floor (see Fig. 31).

VIOLATION 4.22 Toilet Rooms

4.22.1 Minimum Number.

Toilet facilities required to be accessible by 4.1 shall comply with 4.22. Accessible toilet rooms shall be on an accessible route.

4.1.3(11) Toilet Facilities.

If toilet rooms are provided, then each public and common use toilet room shall comply with 4.22. Other toilet rooms provided for the use of occupants of specific spaces (i.e., a private toilet room for the occupant of a private office) shall be adaptable. If bathing rooms are provided, then each public and common use bathroom shall comply with 4.23. Other bathing rooms provided for the use of occupants of specific spaces (i.e., a private bathroom for the

Inspection Report

Inspection Report
Article 9102, T.C.S.
Texas Accessibility Standards

TDLR Project No: EABPRJA0001309
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occupant of a private office) shall be adaptable. Accessible toilet rooms and bathing facilities shall be on an accessible route.

Private Toilet Rooms 105 & 113 are not adaptable in accordance with 4.1.3(11). Please ensure that they comply with 4.1.3(11).

4.22.7 Controls and Dispensers.

If controls, dispensers, receptacles, or other equipment are provided, then at least one of each shall be on an accessible route and shall comply with 4.27.

4.27.3* Height. The highest operable part of controls, dispensers, receptacles, and other operable equipment shall be placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6. Electrical and communications system receptacles on walls shall be mounted no less than 15 in (380mm) above the floor.

4.2.5* Forward Reach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48 in (1220 mm) (see Fig. 5(a)). The minimum low forward reach is 15 in (380 mm). If the high forward reach is over an obstruction, reach and clearances shall be as shown in Fig. 5(b). For mounting heights suitable in schools and other facilities used primarily by children see section 2.1.1.

4.2.6* Side Reach. If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54 in (1370 mm) and the low side reach shall be no less than 9 in (230 mm) above the floor (Fig. 6(a) and 6(b)). If the side reach is over an obstruction, the reach and clearances shall be as shown in Fig. 6(c). For mounting heights suitable in schools and other facilities used primarily by children see section 2.1.1.

Paper towel dispenser, in Men's Restroom 107, is mounted at 60" A.F.F.. Please ensure that paper towel dispenser complies with 4.22.7 Controls and dispensers.

VIOLATION 4.28 Alarms

4.28.1 General.

Alarm systems required to be accessible by 4.1 shall comply with 4.28. At a minimum, visual signal appliances shall be provided in buildings and facilities in each of the following areas: restrooms and any other general usage areas (e.g., meeting rooms), hallways, lobbies, and any other area for common use.

Alarm system was not installed throughout the newly renovated area. Please ensure that renovated area complies with 4.28 Alarms.

Inspection Report

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Article 9102, T.C.S.
Texas Accessibility Standards

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VIOLATION 4.33 Assembly Areas

4.1.3(19)* Assembly Areas.

(a) In places of assembly with fixed seating accessible wheelchair locations shall comply with 4.33.2, 4.33.3, and 4.33.4 and shall be provided consistent with *Table 4*.

**Wheelchair space, in Jury Box located in Courtroom 115, is less than the 30" x 48".
Please ensure that a 30" x 48" clear floor space is provided.**

END OF INSPECTION REPORT

Alcocer Garcia Associates Design Consulting

1335 E. Jasmine Ave.
McAllen, Texas 78501
Off. 956-618-2007
Fax. 956-618-2008

F A X

Date: 5 - 14 - 07

To: Hidalgo County Purchasing Department

Fax: 318-2629

Attn: **Roli Flores**

Projects: 2 Courtrooms
Hidalgo County Courthouse

From: George Garcia

Number of pages : 2

Message: Attached is copy of letter I sent Ms Salazar today regarding TDLR compliance items.

May 14, 2007

Martha Salazar, Purchasing Agent
Hidalgo County Purchasing Department
100 E. Cano, 4th Floor
Edinburg, Tx 78539

Via FAX No. 318-2629

RE; TDLR Project No.: EABPRJA0001309
Accessibility Compliance, 270th & 375th Courtroom Areas,
Hidalgo County Courthouse

Dear Ms Salazar,

Roberto Saenz, Registered Accessibility Specialist (RAS), has notified me that the time extension period has elapsed for the accessibility compliance items at the courtrooms and at the parking lot. According to Mr. Saenz, the Texas Department of Licensing and Regulation (TDLR) will most likely contact the County sometime in the future

As for any variances, Mr. Saenz stated that variances are only considered by the TDLR before the time construction has started. Since this is not an available option, I urge that the county proceed with the remaining corrective items according to the plans we provided to the County. After the completion of all items, I will contact Mr. Saenz. This should avert further enforcement measures by the TDLR.

We will assist the County in any way possible and will keep Mr. Saenz up-dated on the work.

Sincerely,


George A. Garcia, Architect

cc: Roli F., Hid Cty Purchasing Dept.
Daniel Flores, Director, Hid Cty Buildings & Grounds Dept.
Roberto Saenz, RAS

Alcocer Garcia Associates Design Consulting

1335 E. Jasmine Ave.
McAllen, Texas 78501
Off. 956-618-2007
Fax. 956-618-2008

F A X

Date: 5 - 11 - 07

To: Hidalgo County Purchasing Department

Fax: 318-2629

Attn: Roli Flores

Projects: 2 Courtrooms
Hidalgo County Courthouse

From: George Garcia

Number of pages : 2

Message: Attached is copy of Texas Accessibility Standards section regarding restrooms in private offices.

Pocket Guide to the TAS

(10) Drinking Fountains:

(a) Where only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs in accordance with 4.15 and one accessible to those who have difficulty bending or stooping. (This can be accommodated by the use of a "hi-lo" fountain; by providing one fountain accessible to those who use wheelchairs and one fountain at a standard height convenient for those who have difficulty bending; by providing a fountain accessible under 4.15 and a water cooler; or by such other means as would achieve the required accessibility for each group on each floor.)

(b) Where more than one drinking fountain or water cooler is provided on a floor, at least 50% of those provided shall comply with 4.15 and shall be on an accessible route, and at least one shall be at a standard height (as described in 4.1.3(10)(a)). People with disabilities shall not be required to travel more than 250 feet from anywhere on a floor or level to reach an accessible drinking fountain if there are units provided within that distance.

(11) Toilet Facilities: If toilet rooms are provided, then each public and common use toilet room shall comply with 4.22. Other toilet rooms provided for the use of occupants of specific spaces (i.e., a private toilet room for the occupant of a private office) shall be adaptable. If bathing rooms are provided, then each public and common use bathroom shall comply with 4.23. Other bathing rooms provided for the use of occupants of specific spaces (i.e., a private bathroom for the occupant of a private office) shall be adaptable. Accessible toilet rooms and bathing facilities shall be on an accessible route. [TM-15]

(12) Storage, Shelving and Display Units:

(a) If fixed or built-in storage facilities such as cabinets, shelves, closets, and drawers are provided in accessible spaces, at least one of each type provided shall contain storage space complying with 4.25. Additional storage may be provided outside of the dimensions required by 4.25.

(b) Shelves or display units allowing self-service by customers in mercantile occupancies shall be located on an accessible route complying with 4.3. Requirements for accessible reach range do not apply.


(13) Controls and operating mechanisms in accessible spaces, along accessible routes, or as parts of accessible elements (for example, thermostats, alarm activating devices, ventilators, electrical outlets, access card readers, light switches and dispenser controls) shall comply with 4.27. [TM-15]

(14) If emergency warning systems are provided, then they shall include both audible alarms and visual alarms complying with 4.28. Sleeping accommodations required to comply with 9.3 shall have an alarm system complying with 4.28. Emergency warning systems in medical care facilities



DANIEL FLORES
Director

BUILDING & GROUNDS County Of Hidalgo

To: Rolando Flores, Purchasing Dept.
From: Daniel Flores, Director Buildings and Grounds 
Date: March 28, 2007
Re: ADA State Mandated Corrections (275th & 370th Districts Courts)

Carpenters are scheduled to start corrections at the above mentioned Courts today. Miscommunication with Judge Noe Gonzalez had caused a delay but it has been resolved. The corrections will goes as follows:

1. Carpenter will correct bathrooms and ramp in accordance with architect phase I blue prints.
2. Ester Contreras 370th Court Coordinator will schedule Buildings and Grounds to come in on a Saturday to do the corrections in the jury section.(no definite date as of today)
3. George Garcia will be looking at the Handicap parking issue by rear entrance today. (Once that is complete we will set up an appointment with Judge Noe Gonzalez)

Cc: Martha Salazar, Purchasing Agent
Commissioner Hector "Tito" Palacios



DANIEL FLORES
Director

BUILDING & GROUNDS County Of Hidalgo

To: Rolando Flores, Purchasing
George Garcia, AGADC

From: Daniel Flores, Director Buildings and Grounds

Date: March 20, 2007

Re: Accessibility Corrections at 270th and 375th Courtroom Areas

Rolando, all items on the accessibility Phase I are being worked on, except one item the ADA parking spaces shown on blue prints. Judge Noe Gonzalez does not want two handicap parking spaces by the rear entrance said "the courthouse has enough ADA parking spaces" tried to explain that this was from a State ADA inspection and was required. Judge Noe Gonzalez wants an alternative solution. Please advise as to possible solution. The completion of the corrections will not be done soon, might need an extension.