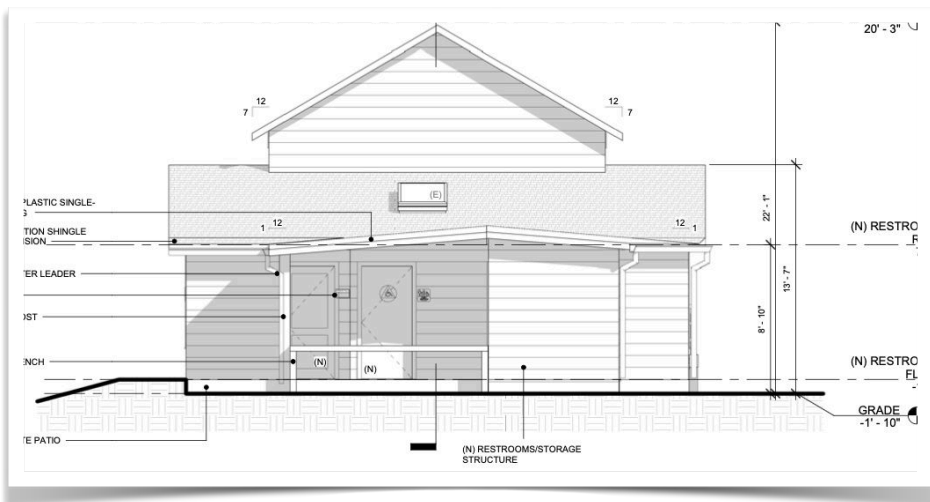


# Wheelchair Accessibility Project

What it is, Why we want it, Where are we now



## Accessibility at Meeting House

We currently do not have an accessible space for all, as we lack sufficient ramping and a wheelchair accessible bathroom

SJ Friends Meeting House property does not comply with the minimum requirements set by the Americans with Disabilities Act (ADA). As a religious association, we are exempt from this law however in accordance with our Quaker values of Equality, Community, & Stewardship we seek to create a space that is equitable and accessible for all. This includes members and attenders as well as community groups that we invite to use our facilities.

**1**

**PLANNING**

We are currently in the planning phase

**2**

**FUNDRAISING**

We have started fundraising efforts

**3**

**BUILDING**

We can break ground after Planning & Fundraising are completed

### Who is on the Wheelchair Accessibility Committee?

Laura Wood, Clerk; Elizabeth Edwards; Patti Bossert; Roy Nordblom (ex-officio: Property Committee Clerk)

### When did this project start?

August 4th, 2013 the accessibility concern was first discussed in Property Committee in response to SJ Friends Monthly Meeting

### What is the scope of this project?

The accessibility at Meeting House property will be addressed first. At a later date, Brinton House property will be considered.

### What is the plan?

- Convert existing two Meeting House bathrooms and Meeting House Bunk-room into:
  - \* One ADA bathroom with shower
  - \* One ADA 1/2 bath
  - \* One utility closet
  - \* Updated ramps, walkways, & doorways to make Harmony Hall & Meeting House accessible

### How can I help?

- \* Make donations earmarked for Wheelchair Accessibility Project.
- \* Volunteer to help with fundraising events
- \* Volunteer to support small jobs during the construction phase to help reduce our costs

## Project Details

### Recent Updates

#### Architectural Details & City Planning Details

We have received full architectural drawings and will share with the Building Department Small Business Ally for the next steps.

Now that we have the complete set of drawings we can get more detailed and accurate quotes from contractors. Plans will also be shared with at least three contractors to get detailed quotes for the project.

In addition, the full architectural drawings will allow us to apply for the city's ADA Phase 1 grant of up to \$8,000 to cover the CASp inspection and city planning fees. The city recently created an ADA Phase 2 grant of up to \$25,000 to help cover a portion of professional design services, construction & labor costs, materials costs, and/or the final CASp inspection fee. We will be able to apply for the Phase 2 grant after receiving detailed construction cost estimates and choosing a contractor.

#### Fundraising

Monthly Business Meeting has approved the creation of an Ad-hoc Summer Festival Fundraiser Committee in order to raise funds for the WCA project. The festival will occur on Sunday July 28th, more details to follow. Volunteers are always welcome, please reach out to the committee members (Anna Koster, Sarah Johnson, Elizabeth Edwards).

Book sales for the Quaker Queries Journal have totaled \$447 in total funds raised for the WCA project. The journals are now available on Etsy.

The more donations & income towards this project we can get now, the less we will need to take out for a loan and raise through other means. Donations are accepted by mailing a check to San Jose Friends Meeting, ATTN: Treasurer, 1041 Morse Street, San Jose, CA 95126. Some donors have found it helpful to set up Bill Pay through their bank so they don't need to write an envelope/stamps. Checks may also be left in the donation boxes at Meeting House and Brinton House. Online donations can be made at <https://www.sanjosefriends.org/donate/>.

#### Who would benefit from this project?

- \* San Jose Friends Meeting
- \* Community Groups (that use our facility and provide donations to our Meeting)
- \* Families in need of a changing station
- \* 13.7% of adults have a mobility disability
- \* 40.3% of adults over the age of 65 have a mobility disability

Statistics gathered from CDC websites:

<https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html>

[https://wwwn.cdc.gov/NHISDataQueryTool/SHS\\_adult/index.html](https://wwwn.cdc.gov/NHISDataQueryTool/SHS_adult/index.html)

#### Project Statistics

- \* 13 Approved Minutes
- \* 2 Threshing Sessions
  - 3/04/2018
  - 8/16/2020

#### How much will this project cost?

~\$285k for construction  
~\$36k for architectural drawings & planning approvals

#### Does SJ Friends have the funds to pay for this?

SJ Friends Meeting has ~\$213k designated for this project. Additional fundraising is also planned.

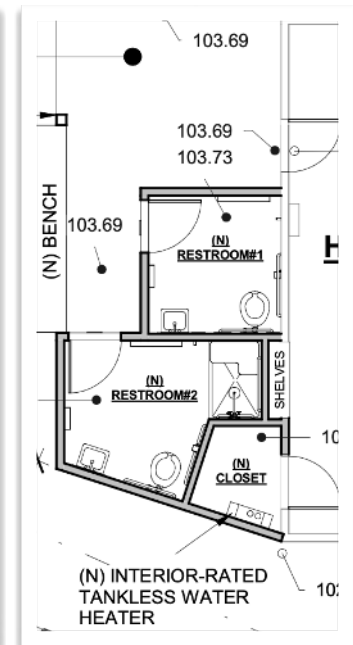
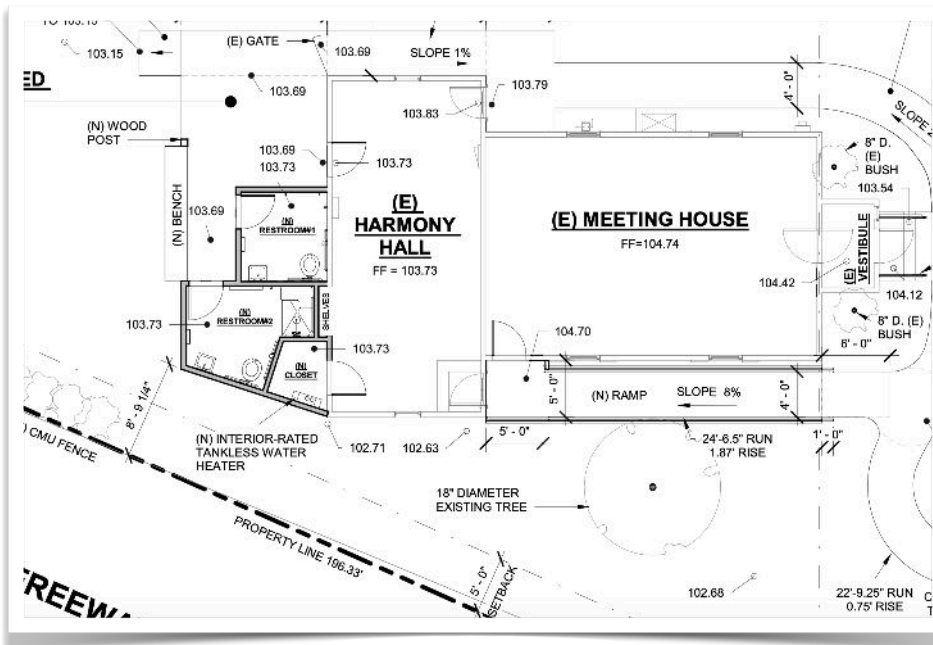
# Project Details

## Budget Details

As of May 1, 2024		
Estimated Remaining Project Cost	Amount	Notes
<b>Architect</b>		
- Phase 3a	\$4,760	Phase 3 (a+b) paid - Total came out to \$30,873.50, more than the estimated \$27,796. Some costs could remain if the city Building Department requires any changes for permitting.
- Phase 3b	\$23,036	
- Phase 3 costs beyond initial estimate	\$3,078	
- Phase 4	\$4,944	
City fees	\$223	Cost to Date
Construction	\$285,000	Estimate
Buffer	\$21,183	
<b>Total</b>	<b>\$342,223</b>	
<b>Paid</b>		
	\$3,616	Sept 12, 2022
Phases 3a & partial 3b	\$5,451	March 28, 2023
	\$4,182	May 18, 2023
	\$406	August 2023
	\$11,905	February 2024
Remaining phase 3b	\$5,314	April 2024
CaSP Report	\$2,500	April 18, 2022
City Permit Fee	\$223	August 23, 2023
<b>Total</b>	<b>\$33,597</b>	
<b>Designated to WCA Project</b>		
Bank of America	\$66,579	As of 5/01/2024. Includes PYM grant of \$16,605.85
Friends Fiduciary	\$147,267	Total in FF accounts as of 5/01/2024
<b>Total</b>	<b>\$213,846</b>	
<b>Remaining Unfunded</b>		
	<b>\$94,780</b>	
<b>Future grant opportunities</b>		
FGC	\$2,000	Possible
San Jose City ADA Phase 1 grant	\$8,000	For CASp inspection and planning approval fees
San Jose City ADA Phase 2 grant	\$25,000	For construction, labor, fixtures, etc. and final CASp inspection
Christian Fund for the Disabled (CFD)	\$2,500	The total project budget must be less than \$100,000. Projects that exceed the grant limit of \$2,500: 80% of the total budget amount must be funded prior to submitting a grant request.
<b>Total</b>	<b>\$37,500</b>	

## Latest Floor Plan Diagrams

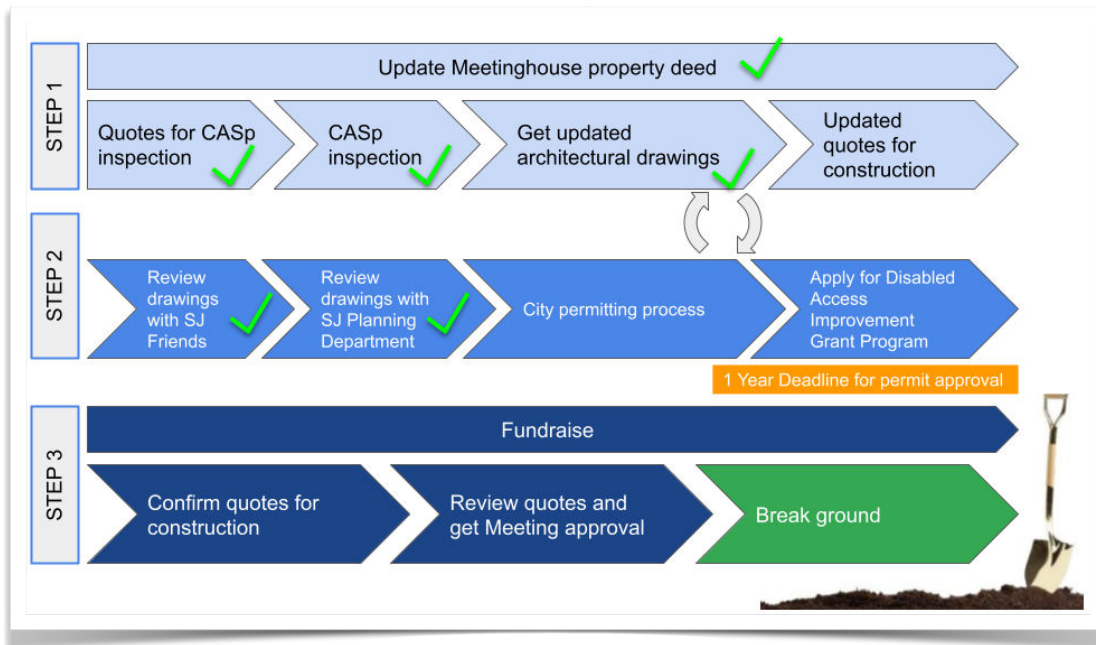
► The images below represent the floor plan for the project.



## Project Details

### Next Steps

- ▶ Work with San Jose Planning Department to get Building Permits.
- ▶ Continue to fundraise.
- ▶ Detailed planning stage steps:



#### Can current deed trustees/descendants reclaim the Meeting House as their own?

No and the updated deed now has the name "San Jose Friends Meeting" and no longer has references to individual trustees.

#### Can we have a mobile/travel trailer ADA bathroom?

Unfortunately, this would trigger the cost prohibitive fire hydrant requirement.

#### Can we make Brinton House bathroom ADA compliant?

Our expectation is that the cost of Brinton House ADA bathroom would not be significantly different, as both projects would be within the existing footprint. Brinton House is a separate parcel than Meeting House and not all groups have access to Brinton House. If Brinton House bathroom was made accessible to community groups, this would create a privacy concern for current and future residents. Upgrading Meeting House bathrooms is the first priority and Brinton House will be addressed after the Meeting House has been upgraded.

#### Can we convert the sunroom in Brinton House into ADA bathroom?

Adding plumbing to this space would be cost prohibitive. Additionally, current and past residents have used the sunroom space for storage and additional private living space. Losing this space could be a deterrent for current and future residents.

## Project Details

### Approved Minutes

- ▶ *MINUTE October 9, 2016 #23: Meeting authorizes up to \$3400 for survey expenses if the Accessibility Project Committee deems it necessary.*
- ▶ *MINUTE February 12, 2017 #6: Meeting approves the Low-Cost Concept drawing for the Accessibility Project.*
- ▶ *MINUTE February 12, 2017 #7: MFB approves an additional \$10,000 budget for biddable architectural drawings, a survey, and a structural engineer report.*
- ▶ *MINUTE APRIL 8, 2018 #8: San Jose Friends Meeting affirms our commitments to improvements and additions to its facilities, to (1) provide for accessibility for disabled and mobility-limited people to both its buildings and to its grounds; (2) construct new restroom facilities which provide for the needs of disabled and mobility-limited people, and (3) for construction of a second children's teen's activity room ("Harmony Hall B") in order to fully provide for its young peoples' programs. Meeting determines that providing for full access and accommodation for disabled and mobility-limited persons is essential to Meeting's mission and spiritual life. Meeting determines that having two rooms for its children's and young peoples' programs is essential to Meeting's mission and spiritual life.*

*The Wheelchair Accessibility and Harmony Hall B project will be undertaken in phases, as money is raised. Meeting anticipates a budget of two hundred thousand dollars (\$200,000) for the project. We anticipate that the first portion of this sum (in an amount to be recommended by Finance Committee and approved by the Meeting), will be from Meeting's current accounts. The remainder may be raised through fundraising, including donations, successful grant applications, and/or loans. Meeting gratefully acknowledges the substantial work several Friends have accomplished, to get us to where we are now. Meeting appeals to all our members and attenders for their support for this project. We are very fortunate in the selfless willingness of all to appeal to The Light and to continue a resilient spiritual community of 133 years.*

- ▶ *MINUTE MAY 13, 2018 #9: San Jose Friends Meeting agrees to allocate \$90,000 of the saving account funds currently in the Bank of America to the upcoming Wheel Chair Accessibility project. This amount is composed from funds as follows:  
 \$60,000 From the Rose B. Robinson Fund  
 \$10,000 From a PYM Grant specifically written for providing accessibility at the Meetinghouse  
 \$2,000 From a member who had designated funds for this purpose  
 \$10,000 From the Betty Bates bequest designated for showers  
 \$5,000 From donations to the Green Fund which will be used to meet green building standards  
 \$3,000 From the Richard Dale bequest*

*This demarcation of savings at this juncture is to assist the fundraising committee to project the amounts needed from contributions, pledges, grants and possible loans in order to complete the project. This designation in no way limits the fundraising committee from obtaining capital beyond the accessibility project for other anticipated physical planned maintenance, repairs and improvements. Finance Committee is recommending to the Nominating Committee that Elizabeth Edwards be the Project Manager of the WCA Project.*

- ▶ *(Continued on Page 6)*

## Project Details

### Approved Minutes (Continued)

- ▶ *MINUTE JULY 6, 2018 #17: In light of the information that was returned to the Meeting by the city and in light of the deadlines imposed by the city, San Jose Friends Meeting authorizes WCA Committee to instruct Brad Cox, architect, to withdraw Harmony Hall B from the plans and drawings, and revise and downsize the construction proposal request before the Planning Department of the City of San Jose to just two ADA bathrooms with showers with wheelchair access. Information on this will be sent to Friends, and Jay will call Friends who might be concerned about the change. If Friends voice any objections within the next week, a called meeting will be convened two weeks from today (July 22) to discuss whether to withdraw Harmony Hall B from the proposal currently before the Planning Department of the City of San Jose. If there are no objections by July 15, we will go ahead with the change in the plans.*
- ▶ *MINUTE July 26th, 2020 #20: Meeting for Business approves moving forward with investigating securing of funds for the Wheelchair Accessibility project for a total of \$342,000. The budget would include renovating two bathrooms with at least one ADA bathroom. Property and Finance Committee will investigate securing loans, grants, etc. and bring back proposals to Meeting for Business.*
- ▶ *MINUTE September 13th, 2020 #21: Approve removal of Bunk Room to make space for a wheelchair accessible bathroom and a half bathroom*
- ▶ *MINUTE January 9th, 2022 #24: San Jose Friends Meeting to allocate \$100k of currently undesignated funds into the Wheelchair Accessibility project. Any contracts exceeding \$10,000 will come to Monthly Meeting for Business for approval. Any unused money may later be returned as undesignated funds.*
- ▶ *MINUTE January 8th, 2023 #1: "San Jose Friends Meeting approves the remaining expenditure of up to \$35,000 to pay the architect for architectural services included in the quote."*
- ▶ *MINUTE 5/14/23 - #2: San Jose Friends Meeting approves applying for the Pacific Yearly Meeting funding for meetinghouses grant in the amount of \$50,000 to be used towards our wheelchair accessibility project.*
- ▶ *MINUTE 6/11/2023 - #3: San Jose Friends Meeting approves designating all remaining undesignated funds in Friends Fiduciary, approximately \$7,500 (exact amount subject to market fluctuations) plus \$25,112 of undesignated funds in the Bank of America accounts to the Wheelchair Accessibility Project.*
- ▶ *MINUTE April 14, 2024 #2: San Jose Friends approves the creation of an ad-hoc committee to organize the July Fundraiser which will include Anna Koster, Elizabeth Edwards, Jean Farrell and Sarah Johnson.*

## Project Acknowledgements

### Thank You!!

Thank you for reading our newsletter. It is support alone, for you to be aware of all the issues and subtleties involved with the project. We hope to have your support as we progress through the various phases of the project.

We'd also like to thank all those that have worked on this project throughout the years and helped usher the project into its current form. If we missed your name, please let us know so we can make the correction in our next newsletter.

- Rebecca Haney
- Rick Martinson
- Tessa Hunter
- Ed DeRidder
- Jay Perrine
- Julian Garrett
- Charlie Chew
- Melissa McNamara
- Melonie Wilson
- Patti Bossert
- Bill Kirkpatrick

### WHAT HAPPENS IF THIS PROJECT DOES NOT MOVE FORWARD?

- Several individuals and community groups have donated funds specifically earmarked for this project. Those donated funds will be returned and any remaining money would move back to SJ Meeting's general fund.
- SJ Friends Meeting will continue to physically discriminate against people with disabilities as we do not provide an accessible bathroom.
- SJ Friends Meeting will continue to physically discriminate against families with young children as our current bathrooms are too small to accommodate a changing station.