PROJECT BINDER:
PATRICK COLES

By: Elizabeth Rae and Benjamin Johnson

Freedom by Design, NDSU Chapter 2016-2017
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PROJECT INFORMATION

AIAS Chapter: Freedom by Design North Dakota State University Chapter
Project Name: Patrick Coles Patio and Ramp
Client Name: Patrick Coles
Project Address: 3251 30th Avenue Southwest
Fargo, ND 58103

Project Narrative: Patrick Coles is our selected client because of his accessible need for an outdoor patio and ramp. At age two he was diagnosed with CMT, a disease that affects the nerves and muscles in his body. When Patrick turned thirteen he was permanently placed in a wheelchair, making getting around more difficult. He says; “My condition has slowly progressed over the years, but my spirit always remains strong”. He has learned a great amount of ways to perform everyday tasks in his wheelchair. He can drive his truck using his hands, get into his house using a ramp in his garage, cooking, and bathing by himself. Patrick had approached one of his friends (Alexander Jansen) who happened to be a part of Freedom by Design as a Senior Project Manager, who in turn brought the project to the organizations attention. The goal of the project is to help Patrick to have more access to his yard and increase his outdoor use of his deck. This project will also provide a second exit in case of fires within the house for him to use.

Estimated Budget: $3,000
Money Raised: $4,651.99
Interview Date: November 7, 2016
Design Completed: April 21, 2017
Client Approval: April 21, 2017
Project Permits: April 20, 2017
Building Dates: April 28, and 29, May 1, 4, 6, 8, 10, 12, 13, 15
Project Completed: August 8, 2017
Binder Completed: March 3, 2018
CONTACT INFORMATION

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Architectural Adviser: Chris Hawley
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Senior Project Manager:
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DESIGN CONCEPT

Original sketch of deck

Option one deck going to the North of original deck

Option two with the deck to the South of original deck
Option three with deck to the South and additional ramp to go to the ground

Option four with ramp off to the North and deck on the West
Design sent in for proposal in January
Adding bench seating with the new deck to the South only 7" lower than the original deck

North Elevation showing the Privacy fence
South elevation

West Elevation

On the deck at client’s eye level
View of Deck from the street, showing the privacy received from the fence

Bird’s eye view of the deck from the North
Bird’s eye view of the deck from the South
MEETING MINUTES

Meeting November 7, 2016
At 7:30 p.m. to 8 p.m. at Patrick’s home

Objective:
Contracts Signed and introduction of deck and ramp design to Patrick

Results:
- Better idea about what Patrick wants
- More designs wanted

Discussed:
- Reaction; Looks good, fits criteria
- Determine funding we can come up with and let Patrick know if extra help is needed or items wanted removed
- Initial projection given $2,000
- Trex or Green treated? Price?
- Concrete or wood for elevated patio?
- Schedule February; have designs permits done
- March; have materials acquired, pre-fab work
- April; pour concrete outside
- May 31st, projected deadline for end
- Alex will be Patrick’s voice for approval when Patrick is out of town
- Contracts filled out and signed
- Need to double check electrical box perimeter dimensions
- Gave self-addressed envelope to Patrick for monthly income form

Attended:
Patrick, Ingrid, Alex, Liz, Ben, and Sam

Meeting November 11, 2016
At 11:00 a.m. to 12:00 p.m. at Patrick’s home

Objective:
Site visit with John the contractor

Results:
- Idea of scope of work
- Different design ideas
- Better idea of materials needed
Better understanding of what Patrick wants

**Discussed:**
- Codes for privacy fence
- Two designs waned
- Concrete pads instead of pouring
- Need codes on how close we can build to the sidewalk
- Discussed different ways to do ramps

**Attended:**
Alex, Liz, John, and Patrick

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**Meeting February 2, 2017**

At 5:30 p.m. to 6:30 p.m. at Renaissance Hall

**Objective:**
Talk with John about designs, estimates, materials, and time table

**Results:**
- Designs approved by John
- Estimates
- Material choices

**Discussed:**
- Review two options of the deck
- Client wants fence yes or no?
- 8’ max height for fence
- Panel options for shorter fence 4’ or 32”x18”

**Attended:**
John, Ingrid, Ben, and Liz

- Discussed different places to put deck
- Path from garage to deck (as even as possible)
- Steps out of egress window well
- Building ramps alongside the house
- About 18” away from house to provide access to meter

- Idea of how many people needed per day
- Time table confirmed

- Does the ramp itself require a border or railing?
- Half dozen students to help per day
- 2x6 cedar easiest, best, cheapest to work with
Meeting February 2, 2017
At 7:00 p.m. to 7:45 p.m. at Patrick’s home

Objective:
Showing designs to Patrick, and getting input

Results:
- More of an idea of what Patrick wants
- Increased work load

Discussed:
- Yes to privacy fence on South and North side
- Height of fence 4’-6’
- Bench seating on West side
- Built in grill space on South or North side
- Would like to see 3D renderings for the options to get a better idea how the space will look

Attended:
Patrick, Alex, Ingrid, and Liz

Meeting February 23, 2017
At 3:00 p.m. to 4:00 p.m. at Chris Hawley’s office

Objective:
Getting design input and making sure codes are met

Results:
- Great ideas how to do the privacy fence
- Toe boards needed
- Ramp modifications
- Design detail ideas
- Railing ideas and codes

Discussed:
- Codes
- Design ideas
- Look at projects done by Chris Hawley’s firm

Attended:
Chris, Javan, Ben G., Ingrid, and Liz
Meeting April 18, 2017
At 6:30 p.m. to 8:00 p.m. at Renaissance Hall

Objective:
Discussed final designs, pricing for materials, and construction start date

Results:
- Start date for build set April 27th at 6:00 p.m.
- Permit: John is going to sign for it

Discussed:
- Materials green treated, brown treated, cedar, or composite
- Starting to build the project on April 27th at 6:00 p.m.
- Redoing the original deck to match the new deck
- Tools will be provided by John
- ADA rules for border between decks?
- 32” high counter height

Material picked: Brown treated
Final pricing $3,000

- insert might be bad maintenance for combust ability of wood and grill
- instead make it a rolling independent grill
- 1,200 feet running about of material
- brown finish and green sub: $2,000 for structure and deck
- Patio door: wait? for fall project probably

Attended:
John, Ingrid, Ben J., Ben G., and Liz
BEFORE PICTURES

Patrick on Existing Deck

Ben located to the South of the deck

South view of the deck

Ben located to the North of the deck

North view of the deck
BUILD DAY ONE

Date: April 28, 2017

Comments: Today we prepared the site by clearing items off the deck and removing bullet pavers, and started and completed demolition of the existing deck top. We also precut the framing for the new deck.

Volunteers: Ben G., Alan H., Ben J., Dane V., Ben B., Ingrid F., and Liz R.

Pictures:
BUILD DAY TWO

Date: April 29, 2017

Comments: Today we assembled the framing, placed posts, and made on site adjustments for seating, and bump out grill space.


Pictures:
BUILD DAY THREE

Date: May 1, 2017

Comments: Built supports for original deck next to house, started framing of final ramp to the ground.

Volunteers: Chris W., Ingrid F., and Liz R.

Pictures:
BUILD DAY FOUR

Date: May 4, 2017

Comments: Assembled the last of the frame for the end of the ramp. Found out from the inspector that we need another leg for the new addition of the deck, and to use different bolts in the legs. Added in pieces to the frame to prevent it from bowing. Talked about materials for the privacy fencing, and Patrick wanted to have options of the height of the fencing.

Volunteers: Alex J., Olivia, Ingrid F., and Liz R.

Pictures:
BUILD DAY FIVE

Date: May 6, 2017

Comments: We finished all needed supports to keep the frame from bowing. Started laying the brown treated for the decking on the original frame work that we had raised. Today we ended with finishing the decking on the original frame, the first landing, and the first ramp down to the new deck. Stated decking on new deck and second ramp.


Pictures:
BUILD DAY SIX

Date: May 8, 2017

Comments: Worked more on the new deck and finished the second ramps decking.

Volunteers: Kelsey J., Ingrid F., and Liz R.

Pictures:
BUILD DAY SEVEN

Date: May 10, 2017

Comments: We almost finished the decking needed for the new deck just one more piece. The decking for the final landing was started, however, we ran out of screws on site to finish putting down the decking. We discussed with Patrick how tall the privacy fencing will be.

Volunteers: Alex J., Sam M., Ingrid F., and Liz R.

Pictures:
BUILD DAY EIGHT

Date: May 12, 2017

Comments: Squaring off the ends of the deck. Talk more about the fencing.

Volunteers: Sam M., Ingrid F., and Liz R.

Pictures:
BUILD DAY NINE

Date: May 13, 2017

Comments: Started the installing the fencing got up to five boards around two sides and decided that the width and spacing needed to be adjusted for the rest of the fencing to allow more light in and views out.

Volunteers: Ingrid F., and Liz R.

Pictures:
BUILD DAY TEN

Date: May 15, 2017

Comments: Installation of Counter tops and other finishing touches.

Volunteers: Ben J., Liz R., Ingrid F.

Pictures:
FINAL THOUGHTS

It was a great experience all the way through. We had lots of good weather for build times, and it was lots of fun going to build the deck. We had originally thought that Patrick wouldn’t be there for parts of the project, but it was a happy surprise when he showed up. He was super excited to use his new deck and would check in with us regularly. Everyone had a great time and it’s always a joy to help people in the community.
AFTER PICTURES
DONATIONS, SPONSORS, AND FUNDRAISING

North Dakota State University Architectural Faculty: Time, Money, Baked Goods
North Dakota State University Architectural Students: Time, Money, Baked Goods

Bake Sale totaled $131.43
Shultz + Associates Architects: Money $150
T.L. Stroh Architects, LTD: $250
Benjamin Gutowski: Money $10
Kristi Hanson: Money $250
Molly Weismantel: Money $35
2016-2017 AIAS Board of Directors Materials Grant: $1350
Kilbourne Group, LLC: $150
LEGAL CONTRACTS, WAIVERS, AND PERMITS
Volunteer Services Agreement

Dear [Name],

Thank you for your willingness to serve as a volunteer on the [Project] team. The purpose of this letter is to confirm your understanding of the responsibilities and expectations associated with your volunteer role.

Your role as a volunteer will be to assist in the following areas:

1. [Specific tasks or responsibilities]
2. [Additional tasks or responsibilities]
3. [Other tasks or responsibilities]

As a volunteer, you are expected to:

- [List of volunteer responsibilities]
- [List of volunteer obligations]
- [List of volunteer expectations]

Your commitment to these responsibilities and expectations will be documented in your volunteer service hours.

Please sign and return this agreement by [Date] to confirm your understanding and agreement to the terms outlined above.

Sincerely,

[Your Name]

[Signature]

[Date]

[Project Name]

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Please sign and return this agreement by [Date] to confirm your understanding and agreement to the terms outlined above.

Sincerely,

[Your Name]

[Signature]

[Date]

[Project Name]
Valuation Report

Date: [Date]

Valuation Report

[Body of the report containing the details of the valuation process and findings]

[Signatures and dates]

Valuation Matter

[Additional information or notes related to the valuation matter]