

Facility: Activity & Recreation Center

Address: 1701 W. Ash Street

Date of Survey: 03/05/10 & 03/09/10



The ARC is a health club and fitness center. This 73,000 sq. ft. facility has an indoor leisure pool, gymnasium, strength training equipment and weights, cardio equipment, indoor track, group exercise classes, etc.

1 ACCESS TO THE SITE AND/OR FACILITY

1.1 Exterior Accessible Route (sidewalks, paths, etc.)

- Patch/repair approximately 30 linear feet of asphalt drive lip where it intersects with the concrete sidewalk at main drop-off area at west building entrance area (see photo 1). **Estimated Cost: \$53.00**



Photo 1

1.2 Parking

- With a total of 293 parking spaces, ADAAG 4.1.2 requires 7 accessible parking spaces with a minimum of one of those required spaces being van accessible. The required number of spaces including the van accessible space are provided in the northeast corner of the parking lot. The space sizes, access aisles and signage is compliant with ADAAG. The slopes and cross-slopes of all but the two north-most spaces meet ADAAG (no more than 2% slope in any direction). The two north spaces have slopes that vary from 2% - 4%. Therefore, two spaces should be modified or moved to a location that provides proper slopes. The seven marked accessible parking spaces located just west of the northeast accessible spaces do not meet ADAAG as they have slopes that vary from 2.1% - 4.3% and only one of those spaces has the required access aisle. Those spaces should be modified to provide the required access aisles or changed to standard parking spaces. **Estimated Cost: \$858.00**

1.3 Curb Cuts & Curb Ramps

- None within building site to be evaluated. Those curb-cuts located at street intersections will be evaluated by a separate project.

1.4 Exterior Ramps

- None within building site to be evaluated.

1.5 Exterior Stairs

- None within building site to be evaluated.

2 SERVICES

2.1 Building Entrances (exterior doors)

- Main (West) entrance doors meet the requirement of ADAAG 4.13.
- All other (non-service) doors are for emergency egress only and they meet ADAAG 4.13.

2.2 Interior Accessible Route

- An accessible route is provided to all public spaces and accessible restrooms and all floors are accessible via elevator.

2.3 Interior Ramps

- Interior sloped portion of Corridor 103 is 5% slope or less and therefore does not qualify as a ramp and does not require handrails.

2.4 Interior Stairs

- All interior stairways: Per ADAAG 4.1.3 (4), because all levels of the building are connected by an elevator, stairs are not required to meet ADAAG 4.9. Existing stair handrails do meet ADAAG requirements.

2.5 Elevators

- Elevator meets requirements for size, controls and emergency communications.

2.6 Platform (wheelchair) Lifts

- None exist.

2.7 Doors (interior, excluding restroom doors addressed in 3.1 and non-public area doors)

- Two doors at Multi-Purpose Fitness Room 207 do not provided minimum required latch side clearance of 18" per ADAAG 4.13.6 (16" provided). At least one of those doors should be modified to either provide the required 18" latch side clearance or install an automatic door opener. **Estimated Cost: \$489.00**
- Door into Baby-Sitting Room 156 does not provide minimum required latch side clearance of 18" per ADAAG 4.13.6. The latch side clearance at the door is blocked by a concrete masonry unit pilaster that protrudes 13" into the required clear area (see photo 2). Remove in-swinging door and re-install as an out-swinging door. **Estimated Cost: \$291.00**
- All interior doors to public spaces meet ADAAG 4.13 requirements for clear width and accessible hardware. Those doors with closing devices were typically testing at 5 – 9 lbs. of opening force. Those doors above 5 lbs. of opening force need to be adjusted to open with 5 lbs. opening force or less (approximately 24 doors total to adjust). **Estimated Cost: \$240.00**



Photo 2

2.8 Places of Assembly (auditoriums, meeting rooms, gymnasiums, etc.)

- Unless noted below, all exercise/activity rooms, meeting rooms, classrooms, and the gymnasium are wheelchair accessible.
- In the Youth Training Room (located at NW corner of the facility), the weight training equipment needs to be rearranged to allow accessible path around equipment for wheelchair users, some of the equipment may need to be adjusted or temporarily modified to be accessible to wheelchair users and a shelf unit near the entry door needs to be moved to allow proper wheelchair clearance at the door.
- In Baby-Sitting Room 156, the half-door leading from entry-counter into the main baby-sitting area (see photo 3) does not provide proper latch side clearance of at least 18" and therefore, that door should also be removed and rehung to swing into the baby-sitting area to gain required latch side clearance.

Estimated Cost: \$347.00



Photo 3

2.9 Seating and Tables

- Wet Dining 127A and Dining 138 tables are wheelchair accessible.

2.10 Restaurant (includes dining areas, snack bars, vending areas & public use kitchens)

- Concession windows in the dining areas are 34" a.f.f. which meets ADAAG.
- For vending machines to be considered accessible to wheelchair users, the highest operable part of the machine should be no higher than 54" above the floor if side access is provided. All vending machines provide side access, but the candy vending unit has top selection buttons located 58" a.f.f., the Powerade vending unit has a credit card swipe at 62" a.f.f. and the Coke vending unit has a bill changer at 58.5" a.f.f. Recommend that vending company be required to provide vending equipment that is fully accessible.

2.11 Business & Mercantile (public & administration areas)

- Control Desk 102, Waiting 153 and Reception 154 service counters meet ADAAG.

2.12 Swimming Pools & Related Activities

- Entire swimming pool is accessible via a pool chair-lift and zero-entry pool access. Water slides are not accessible and are not required to be accessible.
- Hot tub provides an 18" wide wall with grab bars for wheelchair user transfer.

2.13 Playgrounds & Related Areas

- None exist.

2.14 Ball Fields & Related Areas (including baseball, softball, soccer, etc.)

- None exist.

2.15 Shelter Structures (including picnic tables, b-b-q grilles, etc.)

- None exist.

2.16 Specialized Recreation (including tennis courts, skate parks, sand volleyball, etc.)

- None exist.

3 ACCESS TO PUBLIC AMENITIES

3.1 Restrooms

- Men's Locker/Shower/Restroom 121:
 - Adjust both doors to open with 5 lbs. of opening force or less.
Estimated Cost: \$20.00
 - Accessible shower stall: Shower stall is 35" wide x 40" deep. Accessible transfer shower stall is required to be 36" x 36" per ADAAG 4.21.2. Shower spray head is mounted at 30" from rear wall – ADAAG 4.21.5 requires spray unit to be 18" from rear wall. Shower seat is 4.5" short of the rear wall – ADAAG 4.21.3 requires seat to be full length of shower stall. Modify/reconfigure shower stall to meet all requirements of ADAAG 4.21.
Estimated Cost: \$1,125.00
- Women's Locker/Shower/Restroom 122:
 - Adjust both doors to open with 5 lbs. of opening force or less.
Estimated Cost: \$20.00

- Accessible shower stall: Shower stall is 36" wide x 42" deep. Accessible transfer shower stall is required to be 36" x 36" per ADAAG 4.21.2. Wheelchair clear floor space is required to extend a minimum of 12" beyond the seat side of the shower stall per ADAAG 4.21.2, but only 8" is provided. Shower spray head is mounted at 25" from rear wall – ADAAG 4.21.5 requires spray unit to be 18" from rear wall. Modify/reconfigure shower stall to meet all requirements of ADAAG 4.21. **Estimated Cost: \$1,688.00**
- Family Locker/Shower/Restroom 126:
 - Adjust both doors to open with 5 lbs. of opening force or less. **Estimated Cost: \$20.00**
 - Both toilet rooms are accessible except for the lavatories. The lavatory fixtures are 16" in depth and ADAAG 4.19.2 requires a minimum depth of 17". Additionally, the lavatory in Room 126A is mounted ¾" too high and the lavatory in Room 126B is mounted 1" too low for proper knee clearance. Replace both lavatories with new lavatories that are at least 17" in depth and mount at proper heights. **Estimated Cost: \$859.00**
 - Accessible shower stall: Shower stall is 36" wide x 42" deep. Accessible transfer shower stall is required to be 36" x 36" per ADAAG 4.21.2. Shower spray head is mounted at 8.5" from rear wall – ADAAG 4.21.5 requires spray unit to be 18" from rear wall. Grab bar on controls wall is too short (only 26.5" long) and is mounted at 32" high – ADAAG requires grab bar to be full depth of shower stall and mounted between 33" – 36" high. Modify/reconfigure shower stall to meet all requirements of ADAAG 4.21. **Estimated Cost: \$1,125.00**
- Men's Restroom 140:
 - Adjust door closer to operate with 5 lbs. force or less. **Estimated Cost: \$10.00**
- Women's Restroom 141:
 - No changes required.
- Children's Restroom 157:
 - No changes required.
- Unisex Restroom 205:
 - The lavatory fixture is 16" in depth and ADAAG 4.19.2 requires a minimum depth of 17". Additionally, the lavatory is mounted too low for proper knee clearance. Replace lavatory with new lavatory that is at least 17" in depth and mount at proper height. **Estimated Cost: \$430.00**
- Unisex Restroom 206:
 - The lavatory fixture is 16" in depth and ADAAG 4.19.2 requires a minimum depth of 17". Additionally, the lavatory is mounted too low for proper knee clearance. Replace lavatory with new lavatory that is at least 17" in depth and mount at proper height. **Estimated Cost: \$430.00**

3.2 Bathtub & Showers (including locker rooms and dressing rooms)

- Evaluation of locker rooms and showers are included in 3.1 above.

3.3 Drinking Fountains

- Drinking fountains are located on the first floor and the second floor and all meet the requirements of ADAAG 4.15.

3.4 Signage

- Signage meets requirements of ADAAG 4.30.

4 BARRIER REMOVAL - OTHER

4.1 Alarms

- Fire alarm strobe devices are mounted at 80" a.f.f. as required by ADAAG 4.28.3 (6).

4.2 Public Telephones

- One public use touch-tone phone with volume control is provided for customer use and located on a 30" high section of the control desk. Staff should confirm that this phone is hearing aid compatible as required by ADAAG 4.31.5.

4.3 Protruding Objects

- The exposed underside of Stair 123B measures 75" above the floor just beyond the concrete masonry platform below it (see photo 4). Therefore, that portion of the underside of the stair that is less than 80" above the floor is considered a protruding object per ADAAG 4.4.2. Extend the existing platform approximately 12" to the south such that it can be detected by blind or visually-impaired persons using a cane and so that no portion of the underside of the stair is lower than 80" above the floor.

Estimated Cost: \$600.00



Photo 4

4.4 Work Areas

- All administrative areas and offices are accessible per ADAAG 4.1.1 (3).

4.5 Miscellaneous

- No additional comments or concerns

5.0 Cost Estimate & Notes

- Total facility cost estimate for ADA modifications is **\$8,602.00**

CostWorks 2011 - ARC ADA Modifications

Qty	CSI Number	Description	Crew	Daily Output	Labor Hours	Unit	Bare Mat.	Bare Labor	Bare Equip.	Total	Total Incl. O&P
30.000	32121 614 1140	Asphaltic concrete, parking lots & driveways, cold I	B51	3,000	0.016	S.F.	23.10	15.60	1.80	40.50	53.10
47.000	32121 613 0480	Plant-mix asphalt paving, for highways and large p	B25B	4,140	0.023	S.Y.	688.55	39.95	32.90	761.40	857.75
1.000	08050 510 3900	Door demolition, special doors, storefront swing dc	2 Carp	3	5.333	Ea.	0.00	219.00	0.00	219.00	355.00
1.000	08050 510 9000	Door demolition, minimum labor/equipment charge	1 Carp	4	2	Job	0.00	82.00	0.00	82.00	134.00
1.000	08050 510 1520	Door demolition, interior door, 1-3/8" thick, remove	1 Carp	6	1.333	Ea.	0.00	55.00	0.00	55.00	89.50
1.000	08050 510 2000	Door demolition, door frames, metal, remove and i	1 Carp	8	1	Ea.	0.00	41.00	0.00	41.00	67.00
1.000	08050 510 9000	Door demolition, minimum labor/equipment charge	1 Carp	4	2	Job	0.00	82.00	0.00	82.00	134.00
6.000	08712 030 5160	Door hardware, door closer, rack and pinion, for spring power adjustment, add	2 Carp	6	2.667	Ea.	0.00	110.00	0.00	110.00	179.00
1.000	08050 510 3000	Door demolition, special doors, counter doors, renr	2 Carp	32	0.5	Ea.	0.00	20.50	0.00	20.50	33.50
1.000	08050 510 2200	Door demolition, door frames, wood, remove	1 Carp	4	2	Job	0.00	82.00	0.00	82.00	134.00
1.000	08050 510 9000	Door demolition, minimum labor/equipment charge	1 Carp	4	2	Job	0.00	82.00	0.00	82.00	134.00
0.500	08712 030 5160	Door hardware, door closer, rack and pinion, for spring power adjustment, add	1 Plum	4	2	Ea.	18.25	0.00	0.00	18.25	20.00
0.500	22432 310 5960	Shower, module, handicap, stainless steel panel, f	1 Plum	4	2	Ea.	950.00	51.50	0.00	1,001.50	1,125.00
0.500	08712 030 5160	Door hardware, door closer, rack and pinion, for spring power adjustment, add	1 Plum	4	2	Ea.	18.25	0.00	0.00	18.25	20.00
0.750	22432 310 5960	Shower, module, handicap, stainless steel panel, f	1 Plum	4	2	Ea.	1,425.00	77.25	0.00	1,502.25	1,687.50
0.500	08712 030 5160	Door hardware, door closer, rack and pinion, for spring power adjustment, add	1 Plum	4	2	Ea.	18.25	0.00	0.00	18.25	20.00
2.000	22050 510 1200	Fixture, lavatory, wall hung, selective demolition, ir	1 Plum	10	0.8	Ea.	0.00	84.00	0.00	84.00	129.00
2.000	22411 610 6060	Lavatory, wall hung, vitreous china, white, with bac	Q1	7	2.286	Ea.	362.00	212.00	0.00	574.00	730.00
0.500	22432 310 5960	Shower, module, handicap, stainless steel panel, f	1 Plum	4	2	Ea.	950.00	51.50	0.00	1,001.50	1,125.00
0.250	08712 030 5160	Door hardware, door closer, rack and pinion, for spring power adjustment, add	1 Plum	4	2	Ea.	9.13	0.00	0.00	9.13	10.00
1.000	22050 510 1200	Fixture, lavatory, wall hung, selective demolition, ir	1 Plum	10	0.8	Ea.	0.00	42.00	0.00	42.00	64.50
1.000	22411 610 6060	Lavatory, wall hung, vitreous china, white, with bac	Q1	7	2.286	Ea.	181.00	106.00	0.00	287.00	365.00
1.000	22050 510 1200	Fixture, lavatory, wall hung, selective demolition, ir	1 Plum	10	0.8	Ea.	0.00	42.00	0.00	42.00	64.50
1.000	22411 610 6060	Lavatory, wall hung, vitreous china, white, with bac	Q1	7	2.286	Ea.	181.00	106.00	0.00	287.00	365.00
20.000	04221 044 1250	Glazed concrete block, cap, bullnose or square, 1C	D8	380	0.105	L.F.	440.00	72.80	0.00	512.80	600.00
Totals							\$5,483.53	\$1,592.10	\$34.70	\$7,110.33	\$8,602.35

ARC

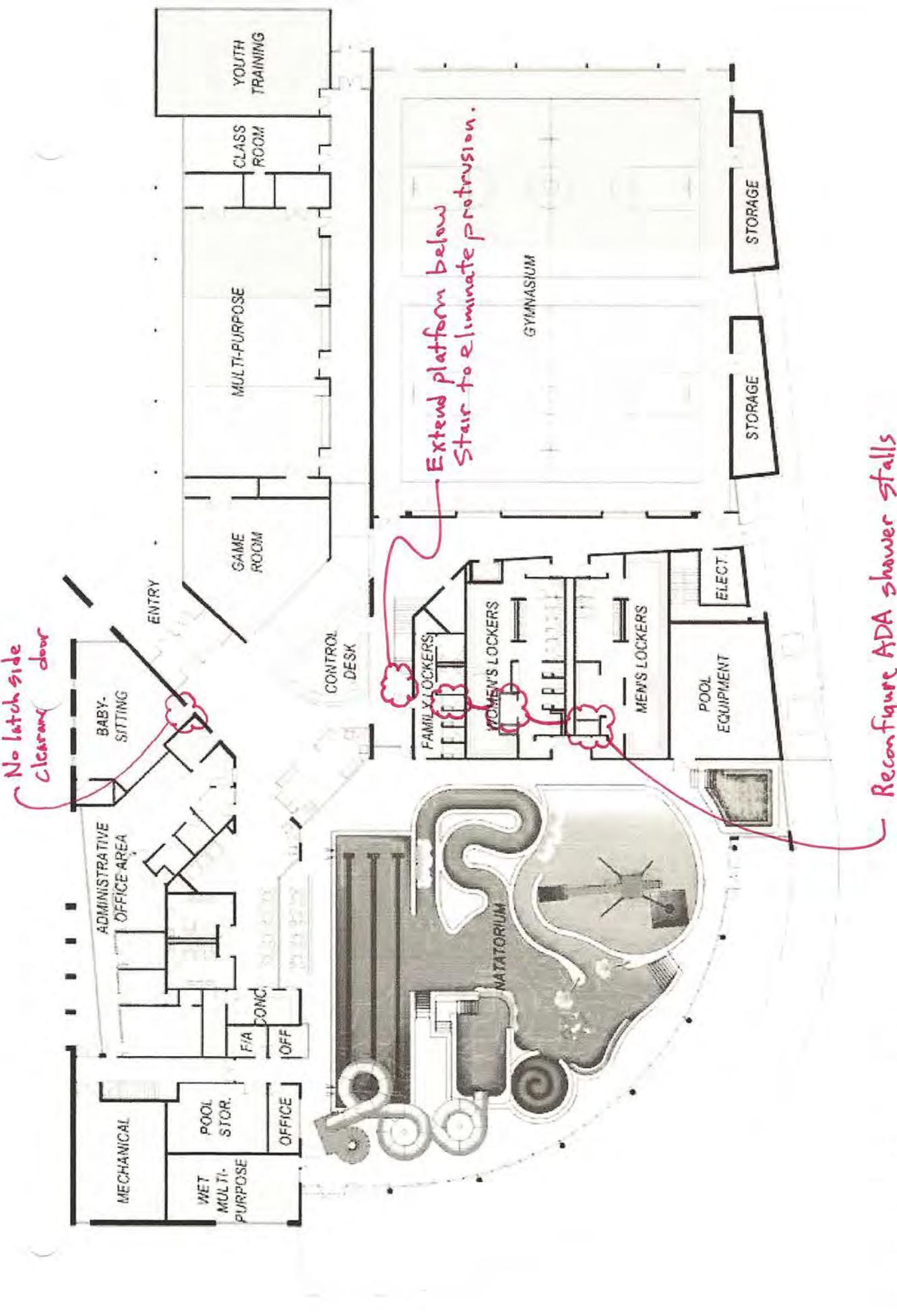
1701 W. Ash St



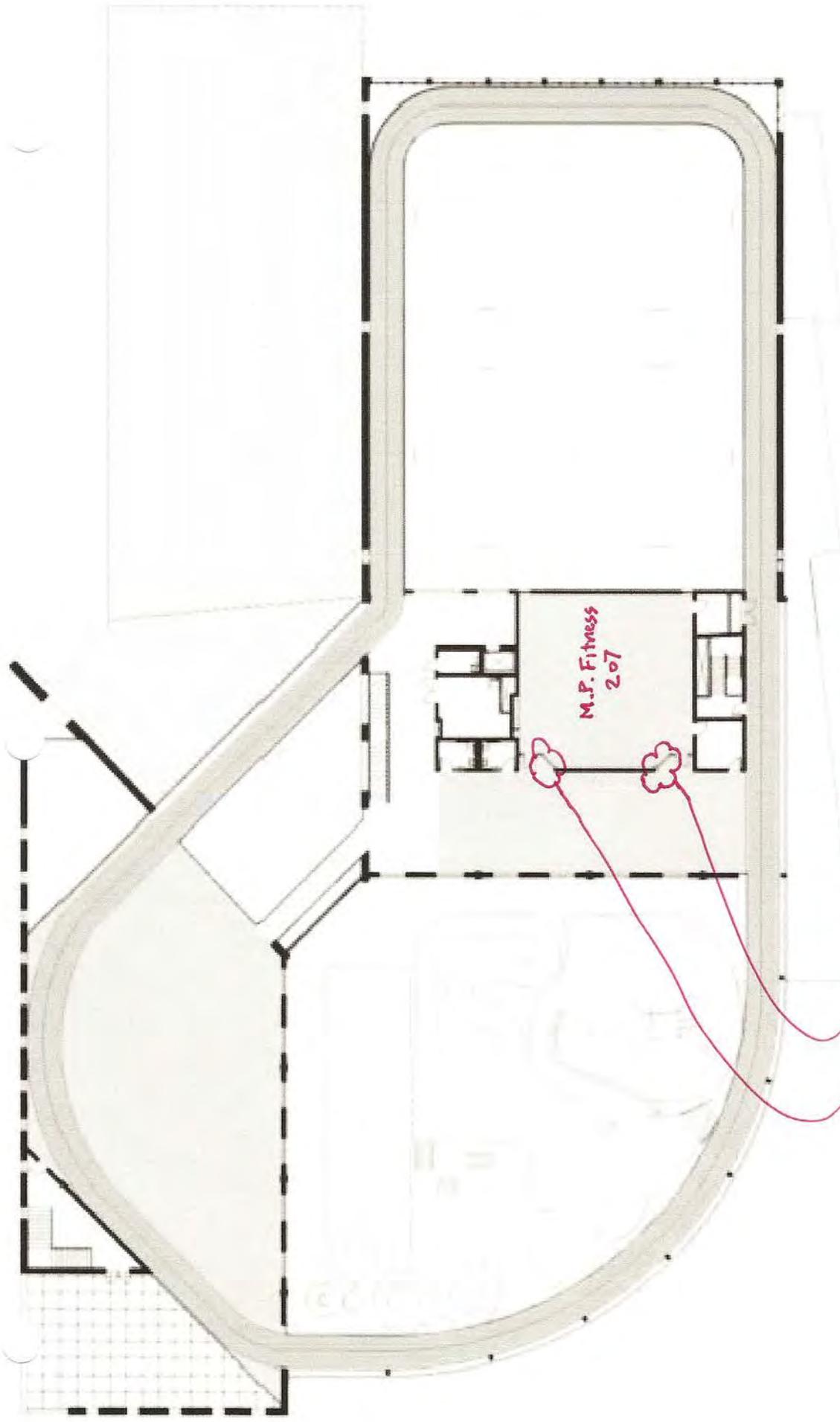
- Structure Type
- Type of Structure
 - Abandoned
 - Administrative
 - Bath House
 - Club House
 - Concession & Restroom & Locker Room (Seasonal Usage)
 - Concession & Restroom (Seasonal Usage)
 - Dug Out
 - Green House
 - Historical
 - Indoor Shelter
 - Maintenance Building
 - Maintenance Shed
 - Pump House
 - Recreation Center
 - Restroom
 - Restroom & Shelter
 - Outdoor Shelter
 - Storage
 - Un_Designated
 - Parks and Recreation Properties



1 inch = 148.79 feet



ARC – First Floor Plan



Only 16" latch side clearance provided @ these doors (min. 18" reqd.)

ARC – Second Floor Plan