

# Facility: Columbia Cosmopolitan Recreation Area

Address: 1615 Business Loop 70W      Date of Survey: 04/19/10 - 05/04/10



Cosmo Park is Columbia's largest park. It is host to the annual Show-Me State Games as well as many soccer, football, lacrosse, softball, baseball, golf, mountain bike, and skateboard tournaments and events. For this survey, the park has been divided into six areas (see attached site map for more information) and enlarged site maps of each area are marked to indicate the locations of recommended repairs/upgrades/new work for ADA accessibility. A parking key plan is also included with this report to identify the many parking areas and required improvement at those parking locations.

## 1 ACCESS TO THE SITE AND/OR FACILITY

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

- Refer to site plan included with this report: (1) The main path from the Rainbow Softball Complex admissions booth down to the level portion of the asphalt path that leads to the fields is ~160 linear feet and slopes between 3.3% - 8.5% without required level landings at max. 30' runs. Modifications to this wide and long path for proper slopes and/or installation of handrails on both sides of the ramp would be prohibitively expensive and due to existing grades may be technically infeasible to achieve. Recommend that the complex put into place a

policy which will allow individuals with disabilities, upon request, to use the existing service drive at the NE corner of the parking lot to drive into the complex and down to a level area of access pathway near the fields where drop-off of individuals with disabilities can occur. Also recommend installing at least one ADA parking space in that same location for wheelchair users who drive their own vehicles.

**Estimated Cost: \$4,444.00**

- Refer to site plan included with this report: (2) At the asphalt path leading to and between the six Rainbow Softball Complex fields, there are various areas of deteriorated and/or settled asphalt pathway that needs to be repaired for proper and safe access. **Estimated Cost: \$5,000.00**
- Refer to site plan included with this report: (3) Install a 4' wide concrete access path from existing sidewalk over to the edge of the volleyball court. Sidewalk will be ~28 linear feet long and should have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%. **Estimated Cost: \$1,130.00**
- Refer to site plan included with this report: (4) Repair area of sidewalk (~50 s.f. area) that leads from the west parking lot over to Antimi ball fields (see photo 1 below). **Estimated Cost: \$1,104.00**



Photo 1



Photo 2

- Refer to site plan included with this report: (5) Patch/smooth out transition from south Antimi parking asphalt to sidewalk (see photo 2 above). **Estimated Cost: \$200.00**
- Refer to site plan included with this report: (6) Replace section of walk (~36' long x 6' wide) leading up to the T-ball bleacher area that has a cross slope of up to 6.7%. Replacement concrete walk shall have a max. slope of 5% and a max. cross-slope of 2%. **Estimated Cost: \$2,366.00**
- Refer to site plan included with this report: (7) Remove and/or replace one fixed bench at the children's batting cage to provide min. ADAAG required access path

width of 36" clear to the batting cage entry gate (see photo 3 below).

**Estimated Cost: \$400.00**



Photo 3



Photo 4

- Refer to site plan included with this report: (8) Install a min. 3'x4' concrete pad at the emergency phone at the Antimi Shelter (see photo 4 above) for wheelchair access. Concrete pad shall have a max. slope and cross-slope of 2%.

**Estimated Cost: \$546.00**

- Refer to site plan included with this report: (9) Patch/smooth/fill 2" gap between concrete and asphalt at east end of roller rink and 1" gap at west end of roller rink (see photos 5 & 6 below).

**Estimated Cost: \$250.00**



Photo 5



Photo 6

- Refer to site plan included with this report: (10) Install a 4' wide asphalt path from the existing sidewalk to and along the length of one of the horseshoe playing areas adjacent to the Garrison Shelter for wheelchair access. New path should have a max. slope of 5% as much as is feasible and a max. cross-slope of 2% (see photo 7 below). **Estimated Cost: \$1,292.00**



Photo 7



Photo 8

- Refer to site plan included with this report: (11) Patch/smooth/fill 1.5" gap between asphalt and concrete walk leading up to the Dexheimer Shelter (see photo 8 above). **Estimated Cost: \$100.00**
- Refer to site plan included with this report: (12) Replace section of walk (~29' long x 4' wide & ~26' long x 5' wide) leading from the parking area just NW of the Restroom Building over to the level concrete pad in front of the Restroom Building (see photos 9 & 10 below). Existing walk sections have cross-slopes up to 8%. Replacement concrete walk shall have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%. **Estimated Cost: \$2,594.00**



Photo 9

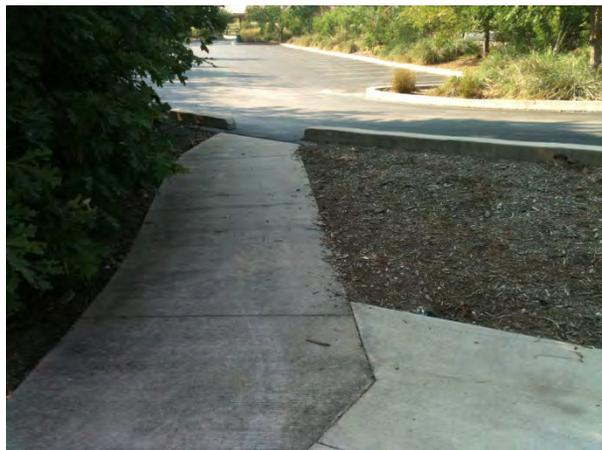


Photo 10

- Refer to site plan included with this report: (13) Patch/smooth/fill 2" gap between concrete and asphalt parking area near the Nickell – Lamb Restroom Building (see photos 11 below).  
**Estimated Cost: \$100.00**



Photo 11



Photo 12

- Refer to site plan included with this report: (14) Install a min. 4' wide concrete or asphalt path (~24 linear feet long) from Nickell Shelter to the edge of the volleyball court for wheelchair access. New path should have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%.  
**Estimated Cost: \$1,037.00**
- Refer to site plan included with this report: (15) Install a min. 4' wide concrete or asphalt path (~57 linear feet long) from the existing open curb section (see photo 12 above) to the playground for wheelchair access. New path should have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%.  
**Estimated Cost: \$1,802.00**
- Refer to site plan included with this report: (16) Replace ~80 s.f. of existing concrete pad that has settled at Lamb Shelter drinking fountain for wheelchair access (see photo 13 next page). Concrete pad shall have a max. slope and cross-slope of 2%.  
**Estimated Cost: \$1,332.00**
- Refer to site plan included with this report: (17) Patch/repair asphalt surface at Lamb Shelter BBQ grill (see photo 14 next page) for wheelchair access. Repaired pad shall have a max. slope and cross-slope of 2%.  
**Estimated Cost: \$300.00**
- Refer to site plan included with this report: (18) Install a min. 4' wide concrete or asphalt path (~50 linear feet long) from the parking lot over to the edge of the volleyball court for wheelchair access. New path should have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%. Min. 36" wide section of the parking curb will need to be removed to allow proper access.  
**Estimated Cost: \$1,796.00**



Photo 13



Photo 14

- Refer to site plan included with this report: (19) Replace perimeter concrete walk at the Burford Shelter (see photo 15 below) due to deterioration and settlement (~170' long x 5' wide). New path should have a max. slope of 5% and a max. cross-slope of 2%. Additionally, repair shelter slab cracking inside the shelter (see photo 16 below) with epoxy crack injection or similar repair.

**Estimated Cost: \$8,184.00**



Photo 15



Photo 16

- Refer to site plan included with this report: (20) Replace sections of walk (~400 s.f. area) near the Burford Shelter due to cross-slopes up to 8%. Replacement concrete walk shall have a max. slope of 5% as much as is feasible and a max. cross-slope of 2%.

**Estimated Cost: \$3,764.00**

- Refer to site plan included with this report: (21) Existing slopes and change in elevation from the existing sidewalk at the Steinberg Playground over to the sand volleyball court west of the playground make it technically and economically infeasible to install an access path with a slope of 5% or less down to this volleyball court. The sand volleyball court on the east side of the playground (near the Lamb Shelter) will have an access path installed so that it will be accessible.  
**No Cost**

- Refer to site plan included with this report: (22) Existing concrete path from the ADA parking spaces down to the Steinberg Playground (see photos 17 & 18 below) has slopes up to 10.7%. Due to existing grade of intersecting sidewalk as well as existing grades at the parking lot and at the playground, it will likely be necessary to have this area surveyed by a land surveyor to establish the existing topography and determine how best to modify the existing grades to accommodate lesser slopes at the access paths in question. For this area, I have estimated the removal of ~894 s.f. of existing concrete pavement and installation of new concrete pavement with maximum slopes of 8.33% (land survey may find that a 5% maximum slope is possible which would then eliminate the need for handrails that will be added per Section 1.4 (37)) and maximum cross-slopes of 2%. A level landing (no more than 2% slope in any direction) will be required where this access path intersects with the existing perimeter access path that circles the playground.  
**Estimated Cost: \$7,518.00**



Photo 17



Photo 18

- Refer to site plan included with this report: (23) Extend one corner of the existing concrete pad at the fixed seating area so that a level pad (min. 3'x4') for wheelchair seating is integrated into the seating area (see photo 19 next page). Concrete pad shall have a max. slope and cross-slope of 2%.  
**Estimated Cost: \$546.00**

- Refer to site plan included with this report: (24) Replace ~400 s.f. of existing concrete walk adjacent to the sand play area to create a level landing at the entry to the sand play area and a max. 5% sloped walk down into the playground area (see photo 20 below).  
**Estimated Cost: \$3,764.00**



Photo 19



Photo 20

- Refer to site plan included with this report: (25) Replace a deteriorated section of sidewalk (~15' wide x 10' long) at access path leading from parking lot (27a. on parking map) to the clubhouse (see photo 21 below).

**Estimated Cost: \$1,864.00**

- Refer to site plan included with this report: (26) Misc. patch and repairs to concrete pad outside of the main (north) clubhouse entrance (see photo 22 below).

**Estimated Cost: \$1,000.00**



Photo 21

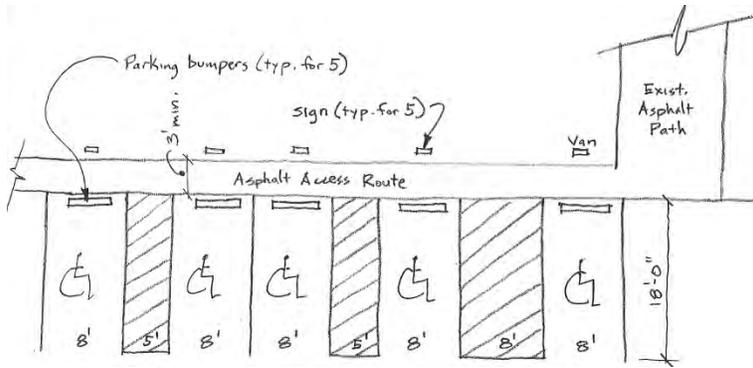


Photo 22

## 1.2 Parking

- ADAAG 4.1.2 (5) (a) specifies the number of standard accessible parking spaces required in each parking lot and ADAAG 4.1.2 (5) (b) specifies that one in every 8 required accessible spaces must be van accessible (8' wide access aisle in lieu of standard 5' access aisle). Standard and Van accessible spaces must be no less than 8'-0" wide. The running slope and cross slope of accessible parking spaces can be no greater than 1:50 (2%) in any direction. Accessible parking spaces must be designated as reserved by a sign showing the symbol of accessibility and the sign shall be located so that it cannot be obscured by a vehicle parked in the space. The various parking lots located throughout the Cosmopolitan Recreation Area have been surveyed with all identified compliance issues detailed below. *The specific parking locations are identified by numbers that correspond to the Parking Key Plan included in this report.*

1. Rainbow Softball Complex: The required number of spaces (including van accessible spaces) are provided. Space 1a. has cross-slope at parking space and access aisle that is up to 3.5% in areas. Space 1b. has cross-slope at parking space and access aisle that is up to 4.2% in areas. Spaces 1c. have cross-slope up to 2.9% @ north-most access aisle and parking space and missing sign at one of the spaces. Spaces 1d. have cross-slopes up to 3.3% and missing sign at one of the spaces. Space 1e. is fully compliant. Space 1f. parking space has cross-slope up to 2.9%. Install a total of two new signs and repave noted spaces for proper slopes.  
**Estimated Cost: \$6,936.00**
2. Soccer/LaCrosse Fields: This parking lot has a total of 143 spaces and only three are accessible. Per ADAAG, five spaces are required to be accessible, so two new accessible spaces should be added. At the three existing accessible spaces, the east access aisle front curb needs to be cut (minimum 3' wide) to allow access to playing field. Slope of all spaces and aisles are up to 3.9% (typically near the front of the space). Repave noted spaces for proper slopes.  
**Estimated Cost: \$4,245.00**
3. Football Fields: This parking lot has a total of 104 spaces and four are striped as accessible spaces. Per ADAAG, five spaces are required to be accessible with one of those being van accessible. At the four existing accessible spaces, there are no access aisles between spaces as required, the access route at the front of the spaces is only 2'-0" wide, the slope of the spaces is up to 5% near front of the spaces and all spaces and access route asphalt is in poor condition. Consolidate the four existing access spaces with three additional adjacent spaces, repave, restripe and install required signage as shown in the sketch on the next page. **Estimated Cost: \$4,603.00**



4. Soccer Fields: The required number of access spaces are provided. Remove parking bumper in access aisle to allow for access to the field and install existing sign at one space on taller post and install a new sign at other space. **Estimated Cost: \$227.00**
5. Soccer Fields: The required number of access spaces are provided. Only one of the two access spaces has a sign – install sign at other space. **Estimated Cost: \$126.00**
6. Soccer Fields: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**
7. Antimi Sports Complex: This parking lot has a total of 122 spaces and only four are accessible. Per ADAAG, five spaces are required to be accessible, so one new accessible space should be added. There are only two parking signs and they are mounted too low. Mount two existing signs on higher posts and install three additional signs (one of those to be van access sign). **Estimated Cost: \$592.00**
8. Antimi Shelter: The required number of access spaces are provided. One access space needs a sign installed. Parking spaces and access aisle asphalt is in poor condition and needs to be resurfaced (see photo 23 below). **Estimated Cost: \$1,512.00**



Photo 23

9. Skate Park/Roller Hockey: This parking lot has a total of 99 spaces and only two are accessible. Per ADAAG, four spaces are required to be accessible, so two new accessible spaces should be added. At two existing spaces, only

one sign exists – install an additional sign plus two signs at new spaces.

**Estimated Cost: \$672.00**

10. Soccer Fields: The required number of access spaces are provided. Spaces meet ADAAG but the asphalt surface is rough and could use some patch/repair in the near future. **No Cost**

11. Soccer Fields: The required number of access spaces are provided. Spaces meet ADAAG but the asphalt surface is rough and could use some patch/repair in the near future. **No Cost**

12. Soccer Fields: The required number of access spaces are provided. Need to smooth out the asphalt transition to concrete at the curb-cut (see photo 24 below). **Estimated Cost: \$200.00**



Photo 24

13. Soccer Fields: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**

14. Soccer Fields: The required number of access spaces are provided. Need to smooth out the asphalt transition to concrete at the curb-cut (see photo 25 below). **Estimated Cost: \$200.00**



Photo 25

15. Soccer Fields: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**

16. Rapp Shelter, Garrison Shelter & Tennis Courts: The required number of access spaces are provided. Need to install sign. The access aisle slopes up to 5.2% and the cross-slope is up to 4.2% near the top of the access aisle. Repave noted spaces for proper slopes. **Estimated Cost: \$1,712.00**
17. Burford Shelter: More than the required number of access spaces are provided. In this area, three accessible spaces are marked, but only two of them have an access aisle, one of them is slightly too narrow, the cross-slopes are from 4.1% to 5.8% in all spaces and access aisle and the running slope of two spaces is up to 4.8%. Because we have more than the required number of spaces in this lot, recommended solution would be to change west-most parking space to a non-access space and then repave the area to get proper slopes in the two remaining spaces and the access aisle. Only one sign exists now, so an additional sign will need to be installed at the other ADA space (see photo 26 below). **Estimated Cost: \$2,316.00**



Photo 26

18. Steinberg Playground: The required number of access spaces are provided. Running slope of parking space and access aisle is up to 4.4%. Repave noted spaces for proper slopes and cut out a min. 3'-0" wide portion of the concrete curb at the access aisle to provide access to the playing field. **Estimated Cost: \$1,674.00**
19. Steinberg Playground: The required number of access spaces are provided. Need to install a sign. Cross-slope of the parking space and access aisle is up to 6.5% and slope is up to 3%. Repave noted spaces for proper slopes and restripe them. **Estimated Cost: \$1,795.00**
20. Lamb Shelter: The required number of access spaces are provided. Sign at van access space is too low – install sign on new taller post. Other access space does not have a sign, so a new sign needs to be installed. Running slopes of two spaces and shared access aisle are up to 7.7% and cross-slopes are up to 4.5%. Repave all spaces for proper slopes. Patch/smooth out asphalt transition to concrete at the access aisle (see photo 27 next page). **Estimated Cost: \$1,895.00**



Photo 27

21. Dexheimer Shelter: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**
22. Antimi Sports Complex: This lot has a total of 53 parking spaces, therefore, 3 accessible spaces are required per ADAAG. Only two spaces are provided, so an additional accessible parking space with sign needs to be added. The two existing spaces are both acceptable. **Estimated Cost: \$238.00**
23. a. Antimi Sports Complex: The required number of access spaces are provided. The two existing spaces are both acceptable. **No Cost**
23. b. Antimi Sports Complex: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**
24. T-ball Fields: The required number of access spaces are provided. The north access aisle has a running slope up to 4%, but is not required as the two spaces can share one access aisle. The marked van accessible space (south) is not properly striped to provide required 8'-0" access aisle. Restripe the spaces to provide on van accessible space (min. 8'-0" wide), one shared access aisle (min. 8'-0" wide) and one standard access space (min. 8'-0" wide). North access aisle can be eliminated.  
**Estimated Cost: \$230.00**
25. Bear Creek Nature Trail & Antimi Fishing Lake: This lot has a total of 33 parking spaces, therefore, 2 accessible spaces are required per ADAAG. Only one standard ADA space is provided, so an additional van-accessible parking space with sign needs to be added. No deficiencies have been noted at the existing space.  
**Estimated Cost: \$202.00**
26. a. & b. Harris Shelter: The required number of access spaces are provided and no deficiencies have been noted. **No Cost**
27. a. L.A. Nickell Golf Course Lot 1: Total parking spaces for L.A. Nickell Lots 1, 2 & 3 is 141. Therefore, ADAAG 4.1.2 (5) (a) requires 5 total parking spaces at this facility. Because Lot 3 parking is further away from the clubhouse and at an elevation that would make an accessible path to the clubhouse unfeasible, we are recommending that an additional parking space with access aisle be added at Lot 1 next to the two existing ADA parking

spaces. Additionally, the existing spaces have only one sign that is too low – raise existing sign and add two new signs (one of those signs to be van access signage). **Estimated Cost: \$435.00**

27. b. L.A. Nickell Golf Course Lot 2: At two existing spaces, repave to eliminate slopes up to 4.7%, remove parking bumper from access aisle, move two parking bumpers to allow minimum of 3' wide at front access path, restripe the spaces, raise the existing parking sign and add one parking sign.

**Estimated Cost: \$2,213.00**

27. c. L.A. Nickell Golf Course Lot 3: Lower lot has no accessible parking spaces and no compliant access path up to the clubhouse. Will add a parking space in Lot 1 in lieu of adding a space here. **No Cost**

### 1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (27) Curb-cut at access aisle is not tactile, does not contrast and has a slope of up to 9.5% which exceeds the maximum allowable slope of 8.33% (see photo 28 below). Replace curb-cut with a contrasting truncated dome ADAAG compliant curb-cut.

**Estimated Cost: \$4,500.00**



Photo 28



Photo 29

- Refer to site plan included with this report: (28) The existing curb-cut at the access aisle is not tactile or contrasting and flared sides within the sidewalk are greater than ADA maximum slope of 8.33% (see photo 29 above). Replace curb-cut with a contrasting truncated dome ADAAG compliant curb-cut.

**Estimated Cost: \$4,000.00**

- Refer to site plan included with this report: (29) The existing curb-cut at the access aisle is not tactile or contrasting and the flared sides within the sidewalk are greater than ADA maximum slope of 8.33% (see photo 30 next page). Replace curb-cut with a contrasting truncated dome ADAAG compliant curb-cut.

**Estimated Cost: \$4,500.00**



Photo 30



Photo 31

- Refer to site plan included with this report: (30) Install contrasting truncated dome detectable warning surface at existing walk where it intersects the parking lot. **Estimated Cost: \$1,074.00**

#### 1.4 Exterior Ramps

- Refer to site plan included with this report: (31) Install wood handrails that meet ADAAG 4.8.5 on both sides of an existing ~38' long section of asphalt path up to and between the railroad tie planters at the Rainbow Softball Complex due to slopes between 5.7% - 7.8% at this section of the path (see photo 32 below). **Estimated Cost: \$3,055.00**



Photo 32

- Refer to site plan included with this report: (32) Install wood ramp with handrails on both sides that meets ADAAG 4.8 for wheelchair access down to the batting cage area (see photo 33 next page). **Estimated Cost: \$6,240.00**
- Refer to site plan included with this report: (33) Install wood handrails that meet ADAAG 4.8.5 on both sides of an existing ~46' long section of concrete leading to the playground area due to slopes between 5.6% - 9.5% at this section of walk (see photo 34 next page). **Estimated Cost: \$3,615.00**



Photo 33



Photo 34

- Refer to site plan included with this report: (34) Install galvanized metal handrails that meet ADAAG 4.8.5 on both sides of an existing ~12' long section of concrete ramp leading up to the south T-ball dugout due to slopes up to 8.9% (see photo 35 below).  
**Estimated Cost: \$1,824.00**



Photo 35



Photo 36

- Refer to site plan included with this report: (35) Install wood handrails that meet ADAAG 4.8.5 on both sides of an existing ~30' long section of concrete leading to the volleyball court due to slopes greater than 5% at this section of walk (see photo 36 above).  
**Estimated Cost: \$2,495.00**
- Refer to site plan included with this report: (36) Install galvanized metal handrails that meet ADAAG 4.8.5 on both sides of an existing ~15' long section of concrete ramp leading to the Harris Shelter due to slopes up to 7.5% (see photo 37 next page).  
**Estimated Cost: \$2,675.00**



Photo 37



Photo 38

- Refer to site plan included with this report: (37) Install wood handrails that meet ADAAG 4.8.5 on both sides of ~50' long section of concrete ramp being replaced (see Section 1.1 above) leading to the Steinberg Playground due to slopes greater than 5% (see photo 38 above). **Estimated Cost: \$3,895.00**

### 1.5 Exterior Stairs

- No work.

## 2 SERVICES

### 2.1 Building Entrances (exterior doors)

- No work.

### 2.2 Interior Accessible Route

- No work.

### 2.3 Interior Ramps

- Not applicable.

### 2.4 Interior Stairs

- Not applicable.

### 2.5 Elevators

- Not applicable.

## 2.6 Platform (wheelchair) Lifts

- None exist.

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

- Refer to site plan included with this report: (38) Install min. 36" wide gate (must provide min. 32" clear opening) @ the end of each dugout at the two T-ball fields (4 total gates) to allow wheelchair access to the field and dugouts. The field surface will need to be built up ~1.5" at each gate to eliminate the change in level (see photo 39 below). **Estimated Cost: \$2,200.00**



Photo 39



Photo 40

- Refer to site plan included with this report: (39) Modify or replace entry gate section at the Roller Rink (see photo 40 above) to eliminate the 12" high threshold section at entry (may need to make this a removable threshold section if it is necessary to have in place during play).

**Estimated Cost: \$500.00**

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

- Not applicable.

## 2.9 Seating and Tables

- Refer to site plan included with this report: (40) Add one wheelchair accessible picnic table in the Rainbow Softball Complex Shelter.

**Estimated Cost: \$795.00**

- Refer to site plan included with this report: (41) Add one wheelchair accessible picnic table at the Soccer Field Concessions Shelter.

**Estimated Cost: \$850.00**

- Refer to site plan included with this report: (42) Add one wheelchair accessible picnic table at the Garrison Shelter. **Estimated Cost: \$850.00**
- Refer to site plan included with this report: (43) Add one wheelchair accessible picnic table at Nickell Shelter. **Estimated Cost: \$850.00**
- Refer to site plan included with this report: (44) Add one wheelchair accessible picnic table at the L.A. Nickell Clubhouse Shelter. **Estimated Cost: \$795.00**

## **2.10 Restaurant (including dining areas, snack bars & public use kitchens)**

- Not applicable.

## **2.11 NOT USED**

## **2.12 Business and Mercantile**

- Refer to site plan included with this report: (45) Install a fold-up transaction counter at the Rainbow Softball Complex admissions counter for wheelchair accessibility. **Estimated Cost: \$75.00**
- Refer to site plan included with this report: (46) Install a fold-up transaction counter at the Soccer Field Concessions counter on east side of the building for wheelchair accessibility. **Estimated Cost: \$75.00**

## **2.13 Dressing and Fitting Rooms**

- Not applicable.

## **2.14 NOT USED**

## **2.15 NOT USED**

## **2.16 Libraries**

- Not applicable.

## **2.17 Storage**

- Not applicable.

## 3 ACCESS TO PUBLIC AMENITIES

### 3.1 Drinking Fountains

- Refer to site plan included with this report: (47) Raise DF at Dexheimer Shelter 1" to obtain ADAAG min. required 27" high knee space beneath the bowl.  
**Estimated Cost: \$300.00**

### 3.2 Restrooms

- Refer to site plan included with this report: (48) Women's Restroom at Rainbow Softball Complex: Raise existing ADA restroom sign to be 60" from ground to centerline of sign, adjust the door closer so that it opens with 5 lbs. force or less, repair/adjust door where it catches on the door jamb making it difficult to open, remove 10.5" section of c.m.u. privacy wall that extends into the entry area to allow proper wheelchair maneuvering space at entry door, raise lavatory to meet ADAAG 4.19 requirements for knee space beneath the lavatory, insulate the pipes below the lavatory, install a mirror with lower reflective surface no higher than 40" a.f.f. at the accessible lavatory, and modify one standard toilet stall to be a 36" wide stall meeting ADAAG Fig. 30 (b) as required by ADAAG 4.22.4 when six or more toilet stalls are located in one restroom.  
**Estimated Cost: \$2,208.00**
- Refer to site plan included with this report: (49) Men's Restroom at Rainbow Softball Complex: Raise existing ADA restroom sign to be 60" from ground to centerline of sign, install an automatic door opener with push pad or infra-red sensor door opening controls due to lack of ADAAG required wheelchair maneuvering space at entry door, raise lavatory to meet ADAAG 4.19 requirements for knee space beneath the lavatory, insulate the pipes below the lavatory and install a mirror with lower reflective surface no higher than 40" a.f.f. at the accessible lavatory.  
**Estimated Cost: \$6,328.00**
- Refer to site plan included with this report: (50) Women's Restroom at Soccer Field Concessions Building: Install braille/tactile ADA restroom sign at the latch side of the entry door and at 60" from ground to centerline of sign, remove the c.m.u. privacy wall at entry area to allow proper wheelchair maneuvering clearances at the entry door, lower the mirror so that the lower reflective surface is no higher than 40" a.f.f., move the existing toilet fixture in the ADA stall so that it is 18" from the side wall to the centerline of the fixture and modify the ADA toilet stall to extend the depth of the stall by 4" in order to meet ADAAG Fig. 30 (b) for 48" wide alternate stall.  
**Estimated Cost: \$1,624.00**
- Refer to site plan included with this report: (51) Men's Restroom at Soccer Field Concessions Building: Install braille/tactile ADA restroom sign at the latch side of the entry door and at 60" from ground to centerline of sign, remove the c.m.u. privacy wall at entry area to allow proper wheelchair maneuvering clearances at

the entry door, lower the mirror so that the lower reflective surface is no higher than 40" a.f.f., move the existing toilet fixture in the ADA stall so that it is 18" from the side wall to the centerline of the fixture and modify the ADA toilet stall to extend the depth of the stall by 2" in order to meet ADAAG Fig. 30 (b) for 48" wide alternate stall. **Estimated Cost: \$1,624.00**

- Refer to site plan included with this report: (52) Women's Restroom at Antimi Complex (Note: this restroom is divided into two separate rooms – the work identified herein is for the first room encountered when approaching the entry area): Relocate the existing ADA restroom sign so that it is closer to the first restroom door opening on the latch side and is mounted at 60" from ground to centerline of sign, reverse wall location of the grab bars in the ADA toilet stall (36" long grab bar should be on rear wall and 42" long grab bar should be on the side wall), and lower existing lavatory to meet ADAAG 4.19 requirements for lavatory top at no higher than 34" a.f.f. **Estimated Cost: \$480.00**
  
- Refer to site plan included with this report: (53) Men's Restroom at Antimi Complex (Note: this restroom is divided into two separate rooms – the work identified herein is for the second room encountered when approaching the entry area): Relocate the existing ADA restroom sign so that it is directly adjacent to the latch side of the second restroom door opening and is mounted at 60" from ground to centerline of sign, reverse wall location of the grab bars in the ADA toilet stall (36" long grab bar should be on rear wall and 42" long grab bar should be on the side wall), change ADA toilet stall door so that it swing out of the toilet stall and lower existing lavatory to meet ADAAG 4.19 requirements for lavatory top at no higher than 34" a.f.f. **Estimated Cost: \$680.00**
  
- Refer to site plan included with this report: (54) Replace current non-ADA portable toilet at the T-ball fields with a unit that is ADA accessible and move unit onto the concrete surface for wheelchair accessibility. **Cost (if any) Unknown**
  
- Refer to site plan included with this report: (55) & (57) Existing lavatory in the Men's Restroom is recessed into wall (see photo 41 next page) and does not meet ADAAG 4.19 requirements for knee space below the lavatory. Options are to remove existing recessed lavatory unit and replace with a new wall-mounted lavatory that meets ADAAG 4.19 or modify the existing lavatory to obtain required knee space below the lavatory (see photo 42 next page for example) or leave existing recessed lavatory in place and install an additional wall-hung accessible lavatory next to the existing lavatory. If the additional lavatory is installed, a portion of the privacy wall at the entry will need to be removed to allow proper wheelchair maneuvering into the restroom. Also, the existing urinal is mounted 1" too high to meet ADAAG 4.18.2 – lower urinal to be max. 17" from floor to front rim. **Estimated Cost: \$2,075.00**



Photo 41



Photo 42

- Refer to site plan included with this report: (56) & (58) Existing lavatory in the Women's Restroom is recessed into wall (see photo 41 above) and does not meet ADAAG 4.19 requirements for knee space below the lavatory. Options are to remove existing recessed lavatory unit and replace with a new wall-mounted lavatory that meets ADAAG 4.19 or modify the existing lavatory to obtain required knee space below the lavatory (see photo 42 above for example) or leave existing recessed lavatory in place and install an additional wall-hung accessible lavatory next to the existing lavatory. If the additional lavatory is installed, a portion of the privacy wall at the entry will need to be removed to allow proper wheelchair maneuvering into the restroom.

**Estimated Cost: \$1,625.00**

- Refer to site plan included with this report: (59) Men's Restroom in L.A. Nickell Golf Clubhouse: Install off-set hinges on door to obtain min. required 32" clearance at entry door, install an automatic door operator with push pad or infra-red sensor controls due to lack of wheelchair maneuvering clearances at entry door (see photo 43 next page) per ADAAG 4.13.6 and Fig. 25, remove storage room wall adjacent to the ADA toilet stall (see photo 44 next page) in order to capture enough room to modify the existing non-compliant ADA toilet stall to meet ADAAG Fig. 30 (a) which will require relocating the existing toilet fixture.

**Estimated Cost: \$8,865.00**

- Refer to site plan included with this report: (60) Women's Restroom in L.A. Nickell Golf Clubhouse: Install an automatic door operator with push pad or infra-red sensor controls due to lack of wheelchair maneuvering clearances at entry door (inside and outside of the entry door) per ADAAG 4.13.6 and Fig. 25,

relocate the side grab bar in the ADA toilet stall to be 12" off of the rear wall and either move existing toilet fixture to be 18" from the side wall with the grab bar to the centerline of the fixture or reconfigure the existing toilet stall panels to obtain proper placement to meet ADAAG Fig. 30 (a). **Estimated Cost: \$6,265.00**



Photo 43



Photo 44

### 3.3 Signage

- Work covered in Section 3.2.

### 3.4 Bathtub & Showers (including locker rooms and dressing rooms)

- Not applicable.

## 4 BARRIER REMOVAL - OTHER

### 4.1 Alarms

- Not applicable.

### 4.2 Public Telephones

- Refer to site plan included with this report: (61) Lower the existing emergency phone so that the highest operable part of the phone is no higher than 48" above grade. **Estimated Cost: \$200.00**

### 4.3 Protruding Objects

- Refer to site plan included with this report: (62) Raise Rapp Shelter sign so that it is min. 80" above grade (see photo 45 next page). **Estimated Cost: \$50.00**



Photo 45

#### 4.4 Playgrounds

- Refer to site plan included with this report: (63) Supplement/compact existing wood fiber material in the Rainbow Softball Complex playground (~7,604 s.f. area). **Estimated Cost: \$5,703.00**
- Refer to site plan included with this report: (64) Supplement/compact existing wood fiber material in the playground near the Nickell Shelter (~1,820 s.f. area). **Estimated Cost: \$1,425.00**
- Refer to site plan included with this report: (65) Build up additional wood fiber surface at the steep concrete ramp into the playground area so that the access is as close to maximum slope of 5% as possible. **Estimated Cost: \$1,350.00**
- Refer to site plan included with this report: (66) Supplement/compact existing wood fiber material in the Steinberg Playground (~23,000 s.f. area). **Estimated Cost: \$17,250.00**

#### 4.5 Sinks, Other than Lavatories

- Not applicable.

## 5 COST ESTIMATE

### 5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$190,957.00**

FACILITY SUMMARY		NAME: COSMO PARK (w/ L.A. NICKELL GOLF)
SECTION HEADING	COST	COMMENTS

**1 Access to the Facility**

1.1 Exterior Accessible Route	47,443.00	Repair, replace & add conc. access paths - various
1.2 Parking	36,353.00	Add & Repave various parking spaces
1.3 Curb Ramps	14,074.00	Replace various curb-cuts
1.4 Exterior Ramps	23,799.00	Add ramps & rails @ various locations
1.5 Exterior Stairs	-	

**2 Services**

2.1 Building Entrances	-	
2.2 Interior Accessible Route	-	
2.3 Interior Ramps	-	
2.4 Interior Stairs	-	
2.5 Elevators	-	
2.6 Platform Lifts	-	
2.7 Doors	2,700.00	Add or modify gates to play areas for access
2.8 Places of Assembly	-	
2.9 Seating and Tables	4,686.00	Add five access picnic tables & one conc. seating area
2.10 Restaurant	-	
2.11 NOT USED	-	
2.12 Business and Mercantile	150.00	Add two fold-down countertops
2.13 Dressing and Fitting Rooms	-	
2.14 NOT USED	-	
2.15 NOT USED	-	
2.16 Libraries	-	
2.17 Storage	-	

**3 Access to Public Amenities**

3.1 Drinking Fountains	300.00	Raise one DF for knee space
3.2 Toilet Rooms	35,474.00	Modifications to various restrooms
3.3 Signage	-	
3.4 Bathtubs and Showers	-	

**4 Barrier Removal - Other**

4.1 Alarms	-	
4.2 Public Telephones	200.00	Lower emergency phone @ Antimi Shelter
4.3 Protruding Objects	50.00	Raise low sign @ Rapp Shelter
4.4 <del>Work Areas</del> Playgrounds	25,728.00	Supplement/Compact w/ F. playground surfaces
4.5 Sinks, Other than Lavatories	-	

**Total Barrier Removal Cost**

190,957.00



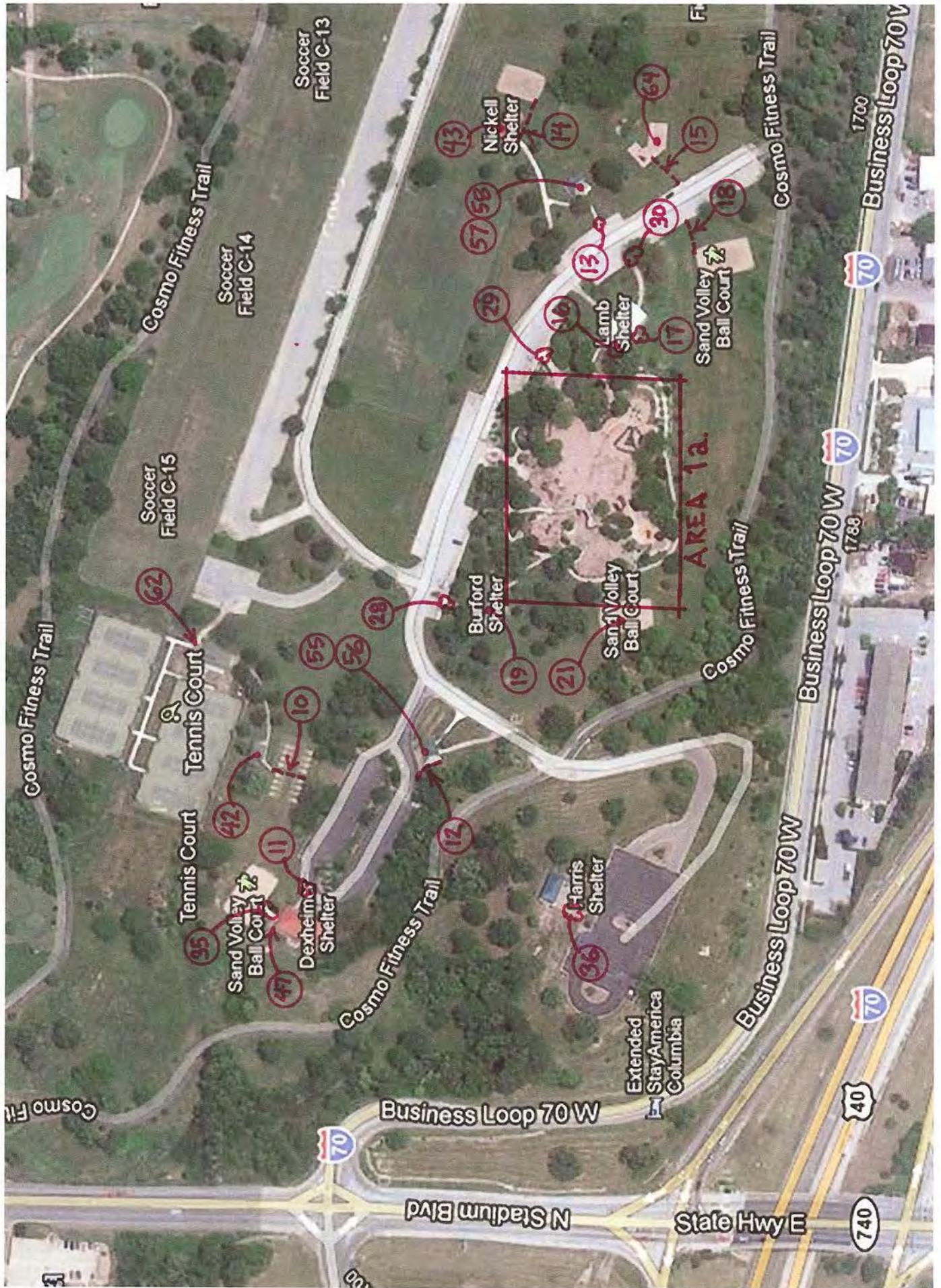


- Structure Type**
- Type of Structure
  - Abandoned
  - Administrative
  - Bath House
  - Club House
  - Concession & Restroom & Locker Room (Seasonal Usage)
  - Concession & Restroom (Seasonal Usage)
  - Dug Out
  - Green House
  - Historical
  - Indoor Shelter
  - Maintenance Building
  - Maintenance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



1 inch = 1,006.21 feet

# AREA 1



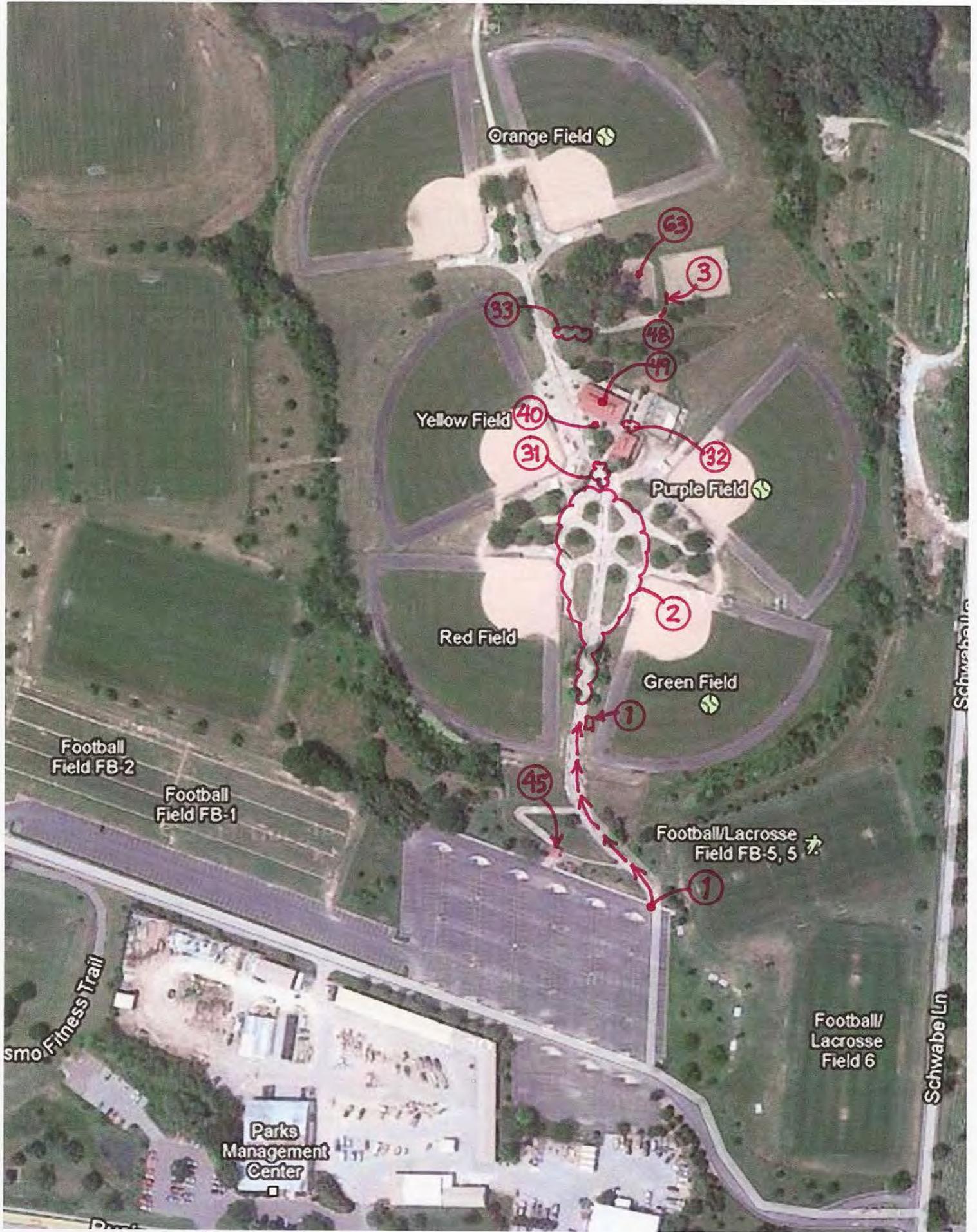
AREA 1a.



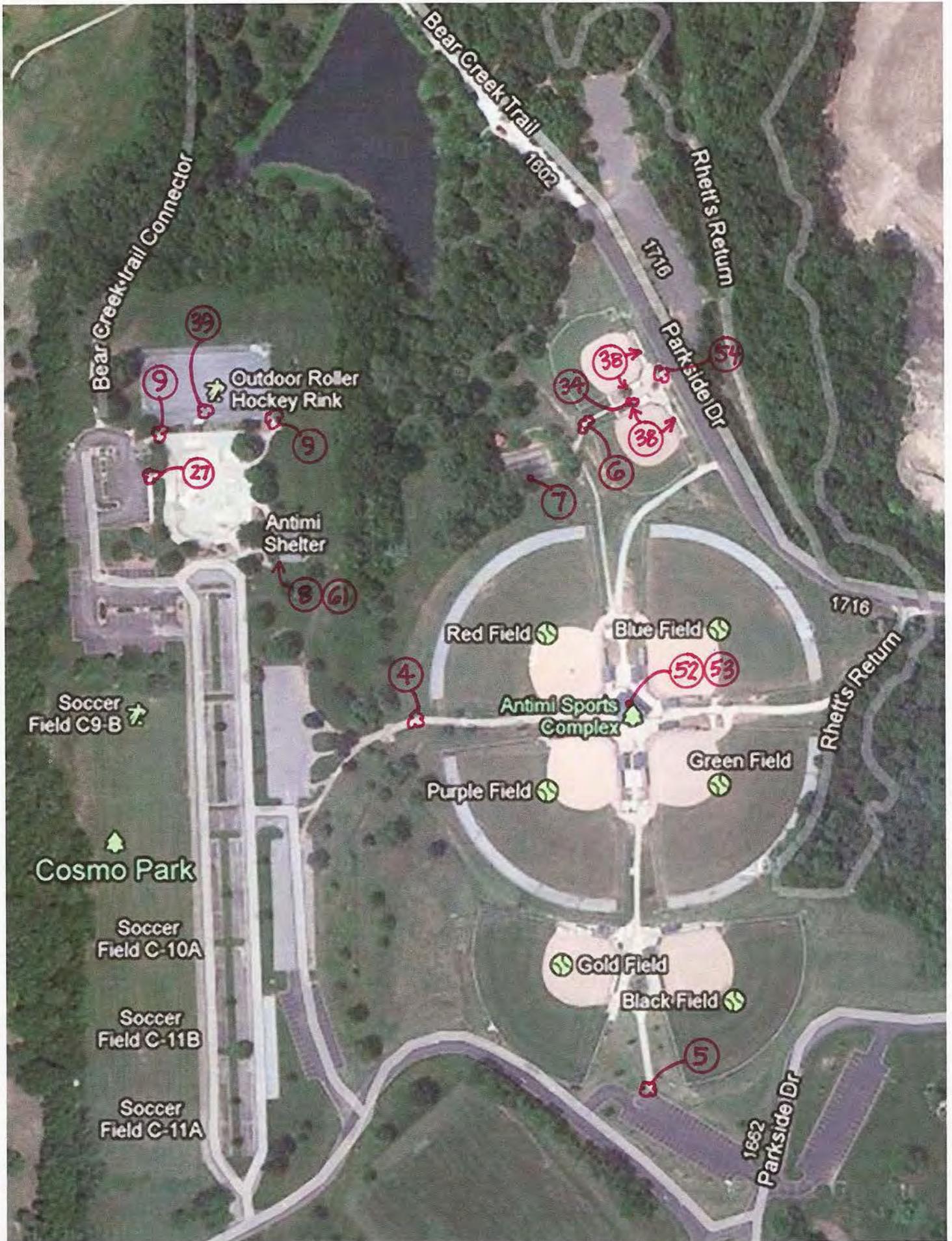
# AREA 2



# AREA 3



# AREA 4



AREA 5



## Parking Key Plan – Columbia Cosmopolitan Recreation Area



1. Rainbow Softball 2. Soccer/LaCrosse 3. Football 4., 5. & 6. Soccer 7. Antimi Sports Complex 8. Antimi Shelter 9. Skate Park/Roller Hockey 10., 11., 12., 13., 14. & 15. Soccer 16. Rapp Shelter, Garrison Shelter & Tennis Courts 17. Burford Shelter 18. & 19. Steinberg Playground 20. Lamb Shelter 21. Dexheimer Shelter 22., 23a. & 23b. Antimi Sports Complex 24. T-Ball Fields 25. Bear Creek Nature Trail & Antimi Fishing Lake 26a. & 26b. Harris Shelter 27a., 27b. & 27c. L.A. Nickell Golf Course