

Facility: Park Management Center

Address: 1507 Business Loop 70 West Date of Survey: 07/01/11



The Parks Management Center houses the Parks Services Division where services such as park planning, park construction, park maintenance and operation, golf course and athletic field maintenance, natural resources, park rangers, park fleet maintenance and other activities are administered.

1 ACCESS TO THE SITE AND/OR FACILITY

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

- No work.

1.2 Parking

- Refer to site plan included with this report: (1) With a total of ~ 77 visitor and employee parking spaces (11 south of building and 66 west of the building), ADAAG 4.1.2 requires 4 accessible parking spaces with a minimum of one of those required spaces being van accessible. Only the van accessible space has been provided at this time. The existing space has no sign, so install an ADA van access parking sign at 72" above grade at this location. Add one more ADA parking space (min. 8' wide with min. 5' wide access aisle and max. slopes of 2%) in the south parking lot and add two more ADA spaces in the west lot as close to the building as is feasible. New spaces shall be striped (blue paint) and have ADA parking signs installed. **Estimated Cost: \$748.00**

1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (B) Install min. 3' deep x entire width ADA compliant contrasting truncated dome detectable warning surface at ramp where it intersects with the south drive (see photo 1 below).

Estimated Cost: \$1,272.00



Photo 1

1.4 Exterior Ramps

- Refer to site plan included with this report: (A) Install galvanized metal handrails that meet ADAAG 4.8.5 on both sides of the existing ramp (~16 linear feet of ramp run) from the south drive up to the building entrance stoop (see photo 1 above).

Estimated Cost: \$2,797.00

1.5 Exterior Stairs

- No work.

2 SERVICES

2.1 Building Entrances (exterior doors)

- No work.

2.2 Interior Accessible Route

- An accessible route is provided to all public spaces and accessible restroom.

2.3 Interior Ramps

- None exist.

2.4 Interior Stairs

- No stairs to public areas exist.

2.5 Elevators

- None exist.

2.6 Platform (wheelchair) Lifts

- None exist.

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

- Adjust the two vestibule door closers so that they operate with 5 lbs. force or less, replace door knob with a lever at the small conference room just east of the reception desk and replace the non-compliant threshold at the corridor leading to the large meeting room (see photo 2 below). **Estimated Cost: \$564.00**



Photo 2

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

- No work.

2.9 Seating and Tables

- Wheelchair accessible tables were found in conference room and meeting room.

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

- Not applicable.

2.11 NOT USED

2.12 Business & Mercantile (public & administration areas)

- Install a fold-down transaction surface at the reception counter which exceeds ADAAG max. height of 36" (existing is 42.5" high).

Estimated Cost: \$75.00

2.13 Dressing and Fitting Rooms

- Install a wheelchair accessible coat hook (no higher than 48" a.f.f. in location of existing coat hooks near large Meeting Room. **Estimated Cost: \$40.00**

2.14 NOT USED

2.15 NOT USED

2.16 Libraries

- None exist.

2.17 Storage

- No work.

3 ACCESS TO PUBLIC AMENITIES

3.1 Drinking Fountains

- Install an ADA compliant wheelchair accessible drinking fountain at a location near existing water and drain lines; a good location may be near the newly configured ADA restroom. **Estimated Cost: \$2,500.00**

3.2 Restrooms

- Existing Unisex ADA Restroom (see photo 3 next page) is too small for wheelchair access. In order to obtain required min. 5' radius wheelchair maneuvering space inside the restroom, the south wall (with door) will need to be pushed out at least 1'-0" further to the south. Additionally, the lavatory needs to be raised to allow ADAAG min. required 27" high knee clearance beneath the lavatory bowl, the existing mirror needs to be lowered such that the low reflective surface of the mirror is no higher than 40" a.f.f., the paper towel dispenser needs to be lowered such that the highest operable part of the dispenser is no higher than 48" a.f.f., relocate or add another toilet paper dispenser to meet location requirements of ADAAG Fig. 29 (b), install a braille/tactile Unisex accessible restroom sign with the symbol of accessibility included (sign should be on the latch side of the door and mounted at 60" from the

floor to the centerline of the sign. It is likely that the plotter just outside of the restroom door will need to be relocated in order to obtain required latch side clearance at the door per ADAAG 4.13.6 and Fig. 25.

Estimated Cost: \$1,574.00



Photo 3

3.3 Signage

- Not applicable.

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

- None exist.

4 BARRIER REMOVAL - OTHER

4.1 Alarms

- None exist.

4.2 Public Telephones

- None exist.

4.3 Protruding Objects

- None exist.

4.4 Work Areas

- No work.

4.5 Sinks, Other than Lavatories

- No work.

5 COST ESTIMATE

5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$9,570.00**

FACILITY SUMMARY		NAME: PARK MANAGER CENTER
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

1.1 Exterior Accessible Route

-

1.2 Parking

748.00

1.3 Curb Ramps

1,272.00

1.4 Exterior Ramps

2,797.00

1.5 Exterior Stairs

-

Add 3 ADA parking spaces.

Add detectable warning @ exist. ramp.

Install handrails @ ramp.

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

564.00

Replace one door knob w/ lever & one threshold & adjust two closers.

2.8 Places of Assembly

-

2.9 Seating and Tables

-

2.10 Restaurant

-

2.11 NOT USED

-

2.12 Business and Mercantile

75.00

Install fold-down transaction surface.

2.13 Dressing and Fitting Rooms

40.00

Install accessible coat hook.

2.14 NOT USED

-

2.15 NOT USED

-

2.16 Libraries

-

2.17 Storage

-

3 Access to Public Amenities

3.1 Drinking Fountains

2,500.00

Install one ADA DF.

3.2 Toilet Rooms

1,574.00

Modifications to one Restroom.

3.3 Signage

-

3.4 Bathtubs and Showers

-

4 Barrier Removal - Other

4.1 Alarms

-

4.2 Public Telephones

-

4.3 Protruding Objects

-

4.4 Work Areas

-

4.5 Sinks, Other than Lavatories

-

Total Barrier Removal Cost

9,570.00

PARK MANAGEMENT CENTER

