

Facility: Riechmann Pavilion

Address: 2300 E. Walnut

Date of Survey: 05/06/10



The Clarence Riechmann Indoor Pavilion at Stephens Lake Park is a one-story building constructed of red cedar timbers. The 2,000 square foot main room has a vaulted ceiling and offers a scenic view of Stephens Lake Park through large windows. This building is rented for public use for weddings, receptions, reunions, company meetings and other group gatherings.

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 62 parking spaces, ADAAG 4.1.2 requires 3 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. The space sizes, access aisles and signage is compliant with ADAAG. The slopes are all acceptable, but the cross-slopes of the spaces vary from 2.4% - 3.9%. Repave the four parking spaces and two access aisles to obtain cross-slopes of 2% or less and restripe (blue paint) the spaces. **Estimated Cost: \$3,702.00**

1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (2) In two locations, install min. 3' deep contrasting truncated dome detectable warning surface at sidewalk where it intersects with the parking lot. Detectable warning surface should extend the entire width of the sidewalks. **Estimated Cost: \$2,856.00**

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)

- Refer to building plan included with this report: (F) All building entrance doors meet the requirements of ADAAG 4.13, but the North and South entrance doors have exterior concrete landings that slope up to 5% and 6.9% respectively (ADAAG requires landings at accessible doors to have slopes no greater than 2% in any direction. Because the West doors (two pair) have ADAAG compliant level landings at the exterior of the doors, modification to the North and South door landings are not required and considered optional. **No Cost**

2.2 Interior Accessible Route

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

2.3 Interior Ramps

- None exist.

2.4 Interior Stairs

- None 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)

- No work.

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

- No work.

2.9 Seating and Tables

- Dining Room tables were stored away during this survey, so they could not be evaluated for accessibility. A wheelchair accessible picnic table is provided at the outdoor seating area.

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

- Refer to building plan included with this report: (A) In the Kitchen, insulate the pipes below the wall-hung lavatory and provide another microwave on a lower counter for wheelchair access. **Estimated Cost: \$239.00**

2.11 NOT USED

2.12 Business & Mercantile (public & administration areas)

- Not applicable.

2.13 Dressing and Fitting Rooms

- Not applicable.

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

- No work.

3.2 Restrooms

- Refer to building plan included with this report: (B) Women's Interior Restroom: Adjust door closer to open with 5 lbs. of opening force or less and insulate the pipes below the lavatory. **Estimated Cost: \$104.00**
- Refer to building plan included with this report: (C) Men's Interior Restroom: Adjust door closer to open with 5 lbs. of opening force or less and insulate the pipes below the lavatory. **Estimated Cost: \$104.00**
- Refer to building plan included with this report: (D) Women's Exterior Restroom: Remove stall panels to obtain ADAAG required wheelchair maneuvering clearances inside the restroom, install a privacy lock/lever on the door and insulate the pipes below the lavatory. **Estimated Cost: \$684.00**
- Refer to building plan included with this report: (E) Men's Exterior Restroom: Remove stall panels to obtain ADAAG required wheelchair maneuvering clearances inside the restroom, install a privacy lock/lever on the door and insulate the pipes below the lavatory. **Estimated Cost: \$684.00**

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: **\$8,373.00**

FACILITY SUMMARY		NAME: RIECHMANN PAVILION
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

1.1 Exterior Accessible Route

-

1.2 Parking

3,702.00

Repave for slopes

1.3 Curb Ramps

2,856.00

Install detectable warnings - 2 locations

1.4 Exterior Ramps

-

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

-

2.8 Places of Assembly

-

2.9 Seating and Tables

-

2.10 Restaurant

239.00

Add lower countertop microwave & insul. lav. in kitchen

2.11 NOT USED

-

2.12 Business and Mercantile

-

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

-

3.2 Toilet Rooms

1,576.00

Various modifications in 4 restrooms

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

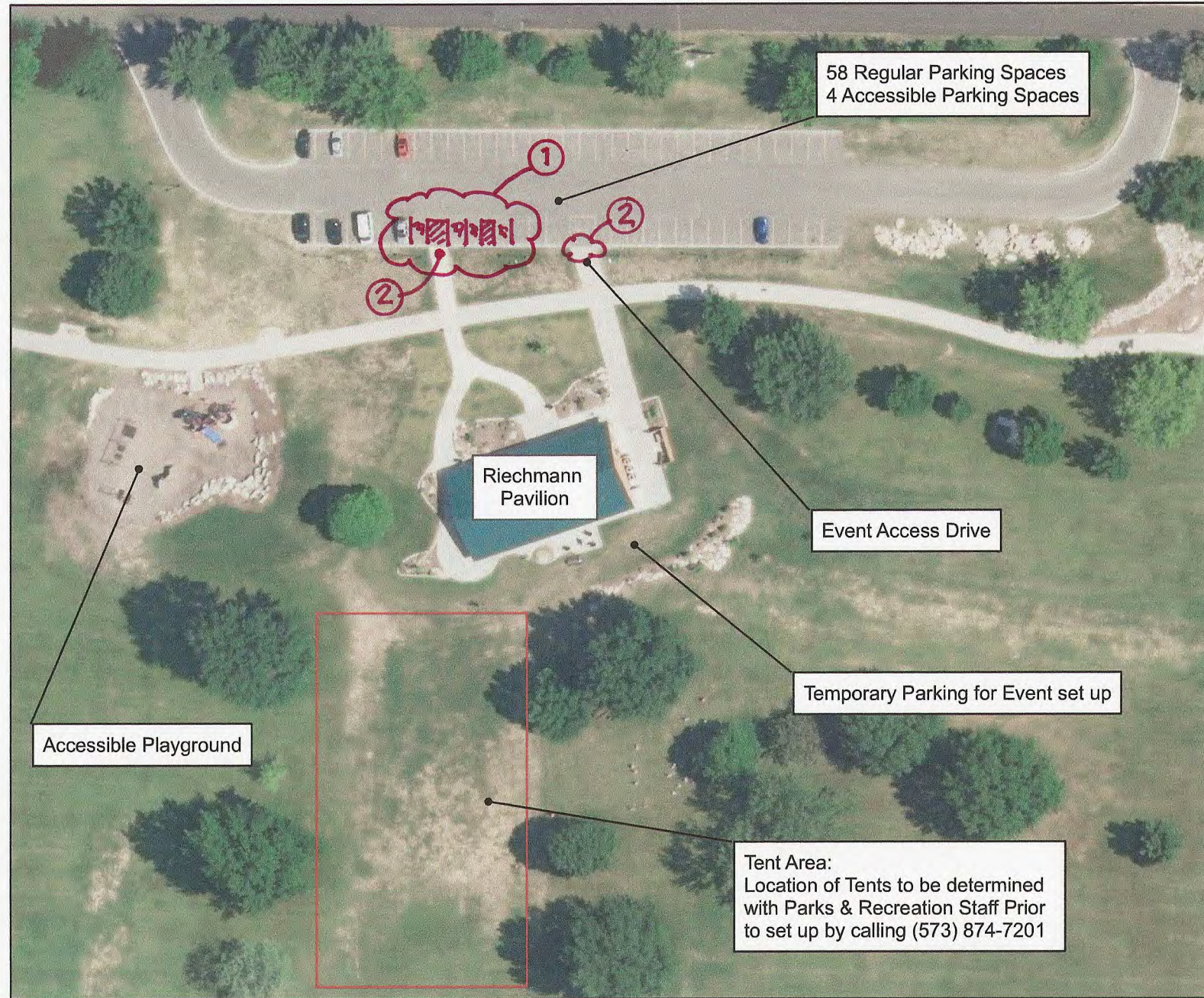
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Total Barrier Removal Cost

8,373.00

Riechmann Pavilion @ Stephens Lake Park

2300 E. Walnut, Columbia, MO



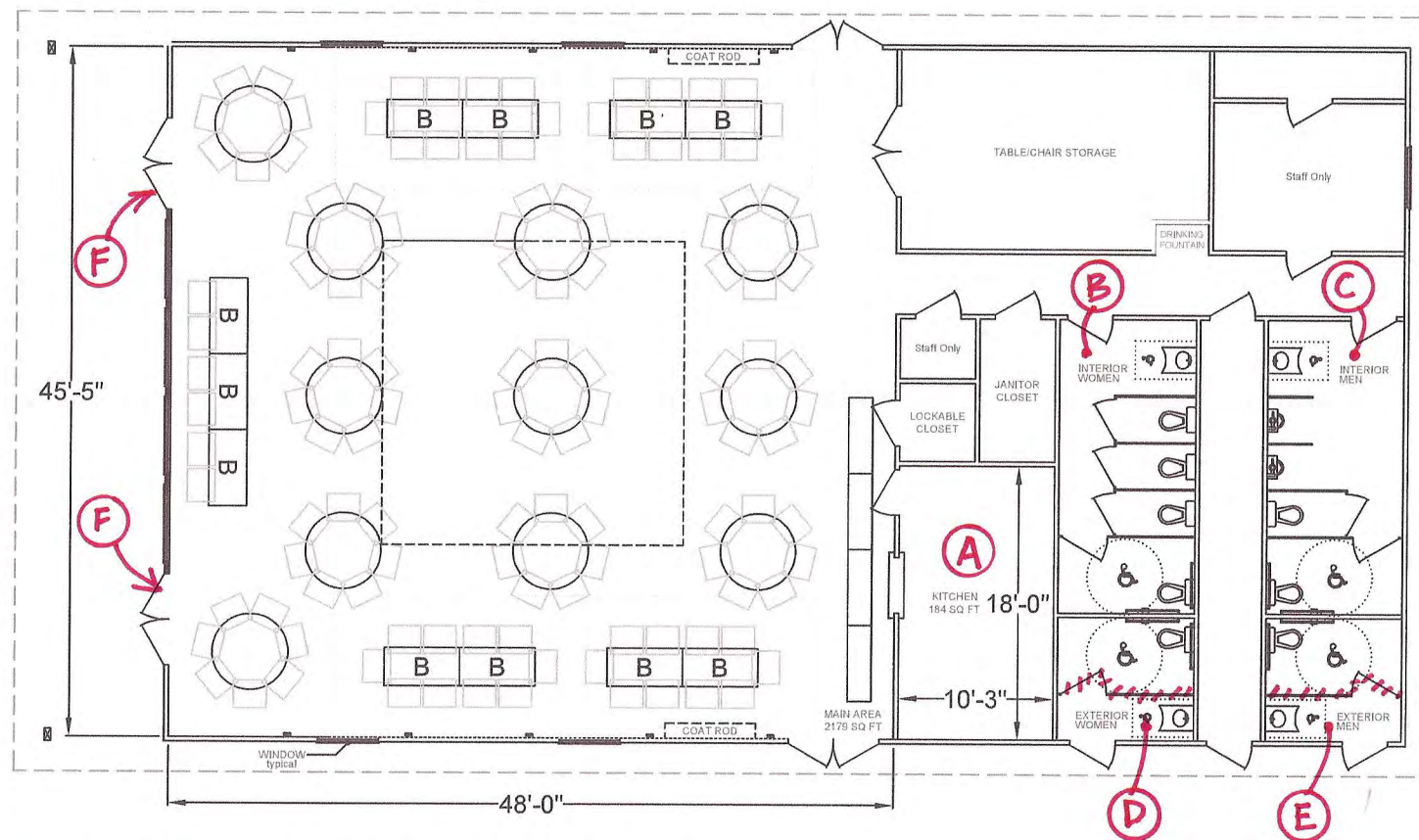
Notes:

No Parking, under tree drip line
No BBQs under tree drip line
No Tents under tree drip line

Tent Location to be approved by Parks & Recreation staff by calling (573) 874-7201

- Park Amenity
- Tent Set Up Area





ROUND and BUFFET TABLES

123 to 142 SEATS

Dance Floor Optional

Riechmann Pavilion

Stephens Lake Park

2300 E. Walnut