

Facility: Albert Oakland Park & Pool

Address: 1900 Blue Ridge Blvd. Date of Survey: 06/06/10



1 ACCESS TO THE SITE AND/OR FACILITY

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

- Refer to site plan included with this report: (A) Add a concrete or asphalt access path from existing sidewalk up to small shelter NW of the pool facility (~ 21 linear feet of 4' wide walk with slope no greater than 5% as much as is feasible and cross-slope no greater than 2%). **Estimated Cost: \$967.00**
- Refer to site plan included with this report: (B) A portion of this existing walk has slopes and cross-slopes exceeding the ADAAG maximums. In order to improve these areas with replacement concrete pathways that have a max. slope of 5% and a max. cross-slope of 2% as much as is feasible due to the existing grades, I have recommended that the trouble areas be removed and installing the new path at 5% or less by installing a longer "switch-back" or "serpentine" walk to allow for shallower slopes leading to the tennis court entrance area . In order to make these areas more accessible and closer to the ADA acceptable slope of 5% and cross-slope of 2% for walks, it is likely that the area will need to be 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 path

area in question. For these areas, I have estimated that a total of 90 linear feet of replacement sidewalk. **Estimated Cost: \$2,964.00**

- Refer to site plan included with this report: (C) Install a 4' wide concrete access path from the new walk to tennis court over to the existing sidewalk that leads to the volleyball access path. Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$1,130.00**
- Refer to site plan included with this report: (D) Install a min. 4'x6' concrete pad at the Shelter No. 1 BBQ grill for wheelchair access (see photos 1 below). **Estimated Cost: \$620.00**



Photo 1

- Refer to site plan included with this report: (E) There are several areas (as shown on site plan) where the slopes and cross-slopes exceed the ADAAG maximums for an extended length of pathway. In order to improve these areas with replacement concrete pathways that have a max. slope of 5% and a max. cross-slope of 2% as much as is feasible due to the existing grades, I have recommended that the trouble areas be removed and installing the new path at 5% or less by installing a longer "switch-back" or "serpentine" walk to allow for shallower slopes leading to the shelters and playground access walks. In order to make these areas more accessible and closer to the ADA acceptable slope of 5% and cross-slope of 2% for walks, it is likely that the area will need to be 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 path area in question. For these areas, I have estimated that a total of 720 s.f. of 6' wide sidewalk has excessive slope or cross-slope. In order to go back with new paths of lesser slope, I have figures removal and replacement of 1,200 s.f. of sidewalk. **Estimated Cost: \$8,846.00**
- Refer to site plan included with this report: (F) Existing concrete ramp into the playground is up to 12.1% slope which greatly exceeds maximum walk or ramp slopes in ADAAG. Replace existing ramp into playground with new concrete walk extending further into the playground. Walk shall have slope not exceeding

5% as much as is feasible and cross-slope not exceeding 2%.

Estimated Cost: \$1,310.00

- Refer to site plan included with this report: (G) Install a 4' wide concrete or asphalt access path from the existing sidewalk over to the playground (~ 42 linear feet). Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$1,455.00**
- Refer to site plan included with this report: (H) Install a 4' wide concrete or asphalt access path from the existing sidewalk over to the playground (~ 200 linear feet). Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$5,120.00**
- Refer to site plan included with this report: (I) Install a 4' wide concrete or asphalt access path from the existing sidewalk over to the basketball court (~ 15 linear feet). Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$828.00**
- Refer to site plan included with this report: (J) Install a 4' wide concrete or asphalt access path from the existing sidewalk over to the edge of the North soccer field (~ 45 linear feet). Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$1,524.00**
- Refer to site plan included with this report: (K) Install a 4' wide concrete or asphalt access path from the street over to the edge of the South soccer field (~ 34 linear feet). Path shall have slope not exceeding 5% as much as is feasible and cross-slope not exceeding 2%. **Estimated Cost: \$1,269.00**
- Refer to site plan included with this report: (R) Install ~ 24 s.f. concrete pad at the dog waste station for wheelchair access. **Estimated Cost: \$612.00**

1.2 Parking

Note: The NW parking lot has ~258 parking spaces. Therefore, ADAAG requires min. 7 accessible parking spaces with at least one of those spaces being van-accessible. This NW lot (parking areas 1 – 6) currently has 16 spaces marked as ADA spaces, but many of those do not have the required access aisles. Number of ADA parking spaces will be reduced/modified to provide required access aisles (see info below). The SE parking lot (parking area 7) has ~56 parking spaces. Therefore, ADAAG requires 3 accessible parking spaces with at least one of those spaces being van-accessible. Only two ADA spaces currently exist so one additional ADA space will have to be added at this lot (see info below).

- Refer to site plan included with this report: (1) Two ADA parking spaces with no access aisle existing in this location. These spaces have slopes up to 4.8%.

Repave the spaces for proper slopes, take the east parking space and turn it into an access aisle (reducing this parking area to 1 ADA space), patch/smooth transition from asphalt to sidewalk (see photo 2 below), restripe spaces and remove parking sign at new access aisle. **Estimated Cost: \$678.00**



Photo 2

- Refer to site plan included with this report: (2) Two ADA parking spaces with no access aisle existing in this location. These spaces have slopes up to 5.7% and cross-slopes up to 2.6%. Repave the spaces for proper slopes, take one of the two parking spaces and turn it into an access aisle (reducing this parking area to 1 ADA space), restripe spaces and remove parking sign at new access aisle. **Estimated Cost: \$761.00**
- Refer to site plan included with this report: (3) There are four existing ADA spaces in this parking area, but there is only one access aisle. Slopes of spaces are up to 5.9% and cross-slopes are up to 3.8%. Because of the slope issues, the fact that parking areas 4 & 5 provide accessible parking to the pool facility and because the total amount of ADA spaces in the NW lot well exceeds the minimum required number of spaces per ADAAG, I recommend that these four non-compliant ADA spaces be eliminated and changed over to standard non-ADA parking spaces (re-stripe with white paint). **Estimated Cost: \$92.00**
- Refer to site plan included with this report: (4) & (5) Existing ADA parking spaces in these locations are fully compliant and shall remain. **No Cost**
- Refer to site plan included with this report: (6) There are four existing ADA spaces in this parking area, but there is only one access aisle. Slopes of spaces are up to 5.2% and cross-slopes are up to 4.8%. Because of the slope issues and because the total amount of ADA spaces in the NW lot well exceeds the minimum required number of spaces per ADAAG, I recommend that these four non-compliant ADA spaces be reduced down to two min. 8' wide ADA parking spaces with a shared min. 5' wide access aisle. Repave the two remaining ADA spaces for proper slopes, restripe, and add one additional ADA parking sign mounted at 72" above grade. **Estimated Cost: \$1,074.00**

- Refer to site plan included with this report: (7) There are two existing ADA spaces in this parking area, but three are required due to total lot count of 56. Slopes of spaces are up to 3% and cross-slopes are up to 4.3%. Modify the layout of the existing spaces by adding one new parking space and properly sizing the access aisles as shown in the sketch below. Repave for proper slopes, restripe, relocate the existing van-access parking sign, add one additional ADA parking sign mounted at 72" above grade and patch/smooth the gap between the asphalt parking and the concrete walk (see photo 3 below).

Estimated Cost: \$1,571.00

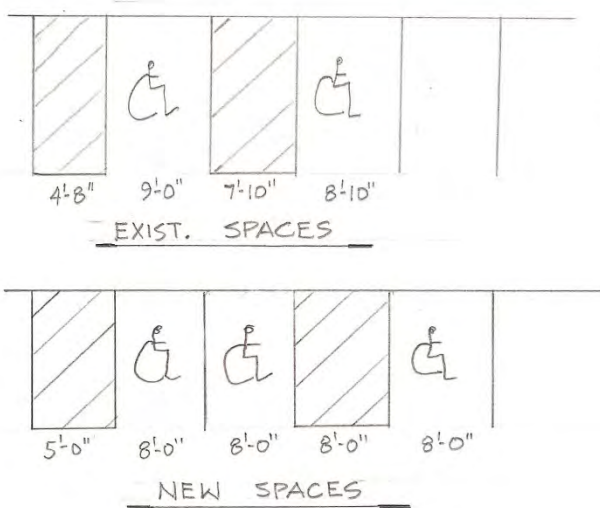


Photo 3

1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (L) Replace two non-compliant curb ramps at the drive near the pool facility (see photos 4 & 5 below) with new contrasting truncated dome curb ramps.

Estimated Cost: \$5,000.00



Photo 4



Photo 5

1.4 Exterior Ramps

- None exist.

1.5 Exterior Stairs

- None exist.

2 SERVICES

2.1 Building Entrances (exterior doors)

- Not applicable.

2.2 Interior Accessible Route

- Not applicable.

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)

- Not applicable.

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: (M) Add one wheelchair accessible picnic table at the pool concessions area. **Estimated Cost: \$795.00**
- Refer to site plan included with this report: (N) Add one wheelchair accessible picnic table at the kids spray area seating at the pool (see photo 6 below for location). **Estimated Cost: \$795.00**



Photo 6

- Refer to site plan included with this report: (O) Add one wheelchair accessible picnic table at the small shelter north of the pool facility. **Estimated Cost: \$850.00**
- Refer to site plan included with this report: (P) Add one wheelchair accessible picnic table at the Shelter No. 2. **Estimated Cost: \$850.00**

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: (Q) Pool admissions counter is $\frac{3}{4}$ " higher than maximum of 36" required by ADAAG. Modify the countertop to be no higher than 36" above grade or install a fold-down transaction counter in the same area. **Estimated Cost: \$75.00**

2.13 Dressing and Fitting Rooms

- Not applicable.

2.14 NOT USED

2.15 Misc.

- Refer to site plan included with this report: (R) Lower dog waste station dispenser so that the highest operable part of the dispenser is no higher than 48" above grade. **Estimated Cost: \$50.00**

2.16 Libraries

- Not applicable.

2.17 Storage

- Not applicable.

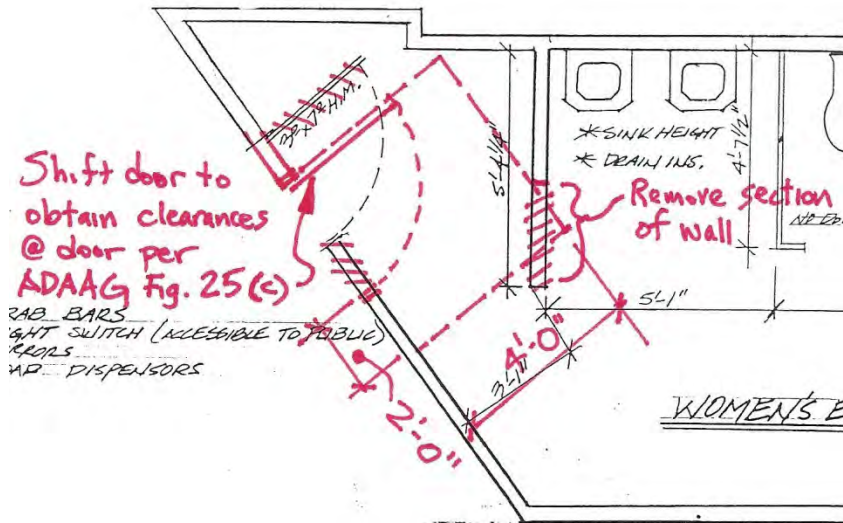
3 ACCESS TO PUBLIC AMENITIES

3.1 Drinking Fountains

- No work.

3.2 Restrooms

- Refer to site plan included with this report: (S) Public Men's Restroom @ Pool Facility: Existing toilet is 17" from side wall to center of fixture which is now acceptable per the new 2010 ADA Standards for Accessible Design, but the seat height is low (14.5" high) - install a toilet seat extender to raise seat to be 17" – 19" a.f.f. Existing lavatory does not meet ADAAG 4.19 requirements for knee clearance below the lavatory – raise lavatory so that the top surface is 34" a.f.f. Install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign. **Estimated Cost: \$569.00**
- Refer to site plan included with this report: (T) Public Women's Restroom @ Pool Facility: Existing entry door does not meet clearance requirements of ADAAG 4.13.6 and Fig. 25 (c) – modify entry area as shown in restroom sketch on next page. Existing toilet is 17" from side wall to center of fixture which is now acceptable per the new 2010 ADA Standards for Accessible Design, but the seat height is low (14.5" high) - install a toilet seat extender to raise seat to be 17" – 19" a.f.f. Existing lavatory does not meet ADAAG 4.19 requirements for knee clearance below the lavatory – raise lavatory so that the top surface is 34" a.f.f. Install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign. **Estimated Cost: \$1,336.00**



- Refer to site plan included with this report: (U) Men's Pool Restroom/Shower Room: Existing toilet is 17.5" from side wall to center of fixture which is now acceptable per the new 2010 ADA Standards for Accessible Design, but the seat height is low (15" high) - install a toilet seat extender to raise seat to be 17" – 19" a.f.f. The side grab bar needs to be moved so that it is 12" off of the rear wall. Existing lavatory does not meet ADAAG 4.19 requirements for knee clearance below the lavatory – raise one lavatory so that the top surface is 34" a.f.f. and insulate the pipes beneath. Install an ADA accessible urinal with elongated front rim no higher than 17" a.f.f. next to the existing trough-type urinal (see photo 7 below). Width of the ADA transfer shower is 37.5" which is 1.5" wider than transfer shower required by ADAAG Fig. 35 (a) – fur out seat wall 1.5" to obtain required width of 36". Lower existing mirror such that the max. height from floor to the lowest reflective surface of the mirror is 40". Add an accessible locker key handle to at least one locker and install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign.

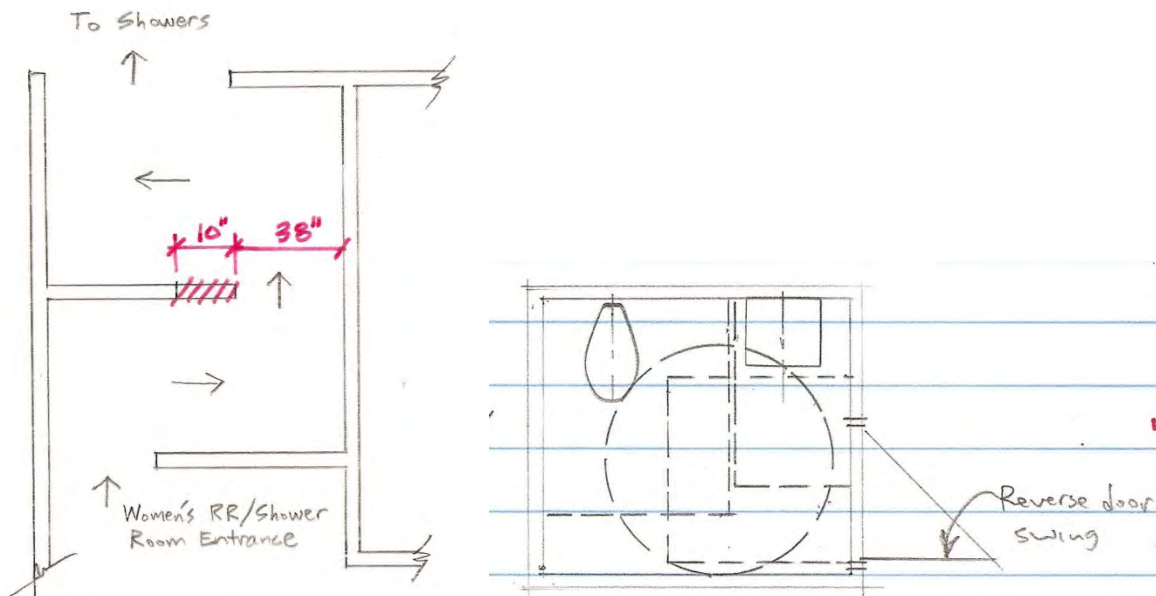
Estimated Cost: \$2,319.00



Photo 7

- Refer to site plan included with this report: (V) Women's Pool Restroom/Shower Room: Remove a min. 10" section of c.m.u. privacy wall to allow for proper wheelchair maneuvering space at entry area (see sketch below). Existing toilet is 19" from side wall to center of fixture which is non-compliant (ADAAG requires 18") – shift side stall divider panel 1" into the ADA stall to get to 18". The side grab bar needs to be moved so that it is 12" off of the rear wall and a rear grab bar needs to be installed (36" long min. at 6" off of side wall and at 33" – 36" a.f.f.). Additionally, because this restroom has a total of six toilet stalls, one of the existing toilet stalls needs to be reconfigured to be a 36" wide accessible stall meeting ADAAG 4.22.4. Existing lavatory does not meet ADAAG 4.19 requirements for knee clearance below the lavatory – raise one lavatory so that the top surface is 34" a.f.f. and insulate the pipes beneath. Width of the ADA transfer shower is 37.5" which is 1.5" wider than transfer shower required by ADAAG Fig. 35 (a) – fur out seat wall 1.5" to obtain required width of 36". Lower existing mirror such that the max. height from floor to the lowest reflective surface of the mirror is 40". Add an accessible locker key handle to at least one locker and install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign.

Estimated Cost: \$1,188.00



- Refer to site plan included with this report: (W) Family Pool Restroom/Shower Room: In order to obtain proper wheelchair maneuvering clearances at the toilet room door, replace frame and use same door so that the door swings out (hinged on same jamb side as previous – see sketch above). Move side grab bar so that it is 12" from the rear wall and replace the rear 24" long grab bar with a min. 36" long grab bar mounted at 33" – 36" a.f.f. Existing lavatory does not meet ADAAG 4.19 requirements for knee clearance below the lavatory – raise one lavatory so that the top surface is 34" a.f.f. and insulate the pipes beneath. Add an

accessible locker key handle to at least one locker and install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign. **Estimated Cost: \$1,069.00**

- Refer to site plan included with this report: (X) Shelter No. 1 Men's Restroom: Install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign. **Estimated Cost: \$44.00**
- Refer to site plan included with this report: (Y) Shelter No. 1 Women's Restroom: Install braille/tactile ADA restroom sign on latch side of entrance door at 60" above floor to centerline of sign. **Estimated Cost: \$44.00**
- Refer to site plan included with this report: (Z) Replace one of three non-accessible portable toilet units located near the bleachers at the ball fields with a wheelchair accessible portable toilet unit. **Cost unknown**

3.3 Signage

- Included in Section 3.2.

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

- Included in Section 3.2.

4 BARRIER REMOVAL - OTHER

4.1 Alarms

- Not applicable.

4.2 Public Telephones

- None exist.

4.3 Protruding Objects

- None exist.

4.4 Playgrounds

- Note: At the time of this survey, the three playgrounds with wood fiber surfaces were all in fairly good condition and well-compacted for at least minimal wheelchair accessibility. These types of surfaces require regular maintenance and compaction to keep them reasonably accessible to wheelchair users. No cost has been figured for this work at this time.

4.5 Sinks, Other than Lavatories

- Not applicable.

5 COST ESTIMATE

5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$45,897.00**

FACILITY SUMMARY		NAME: Albert Oakland Park & Pool
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

1.1 Exterior Accessible Route	26,645.00	Replace/Add conc access route - Various locations
1.2 Parking	4,176.00	Repave, restripe & add ADA parking spaces
1.3 Curb Ramps	5,000.00	Replace 2 curb-ramps near pool
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	3,290.00	4 new accessible picnic tables - various
2.10 Restaurant	-	
2.11 NOT USED	-	
2.12 Business and Mercantile	75.00	Install folding shelf @ pool service counter
2.13 Dressing and Fitting Rooms	-	
2.14 NOT USED	-	
2.15 NOT USED Misc.	50.00	Lower dog waste station for access
2.16 Libraries	-	
2.17 Storage	-	

3 Access to Public Amenities

3.1 Drinking Fountains	-	
3.2 Toilet Rooms	6,661.00	ADA modifications to 6 Restroom/Shower Rms.
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 Playgrounds	-	
4.5 Sinks, Other than Lavatories	-	

Total Barrier Removal Cost	45,897.00	
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ALBERT OAKLAND PARK

