

# Facility: Lake of the Wood Recreation Area

Address: 6700 St. Charles Road

Date of Survey: 05/29/10



## 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) Replace ~100 s.f. of existing walk on both sides of the curb ramp (see photo 1 below) due to slopes up to 12.9%. Replacement walk sections should blend with the new replacement curb ramp side flares (see Section 1.3 below) and have a max. 5% slope as much as is feasible and max. 2% cross-slope. **Estimated Cost: \$1,484.00**

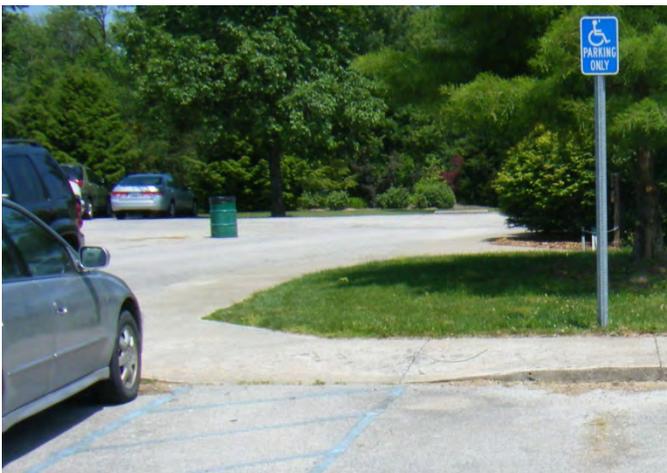


Photo 1

- Refer to site plan included with this report: (B) Replace ~100 s.f. of existing access walk adjacent to the pool entrance gate due to cross-slopes up to 3.6%. Replacement concrete walk section should have a max. 5% slope as much as is feasible and max. 2% cross-slope. **Estimated Cost: \$1,484.00**
- Refer to site plan included with this report: (C) Add a concrete or asphalt access path from the new ADA parking space (see Section 1.2 below) over to the shore of the fishing lake (see photos 2 & 3 below). New path shall run close to one of the existing BBQ grills so that a new concrete access pad that will be placed per Section 2.9 (I) below can connect to this new walk (~ 260 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: \$8,512.00**



Photo 2



Photo 3

## 1.2 Parking

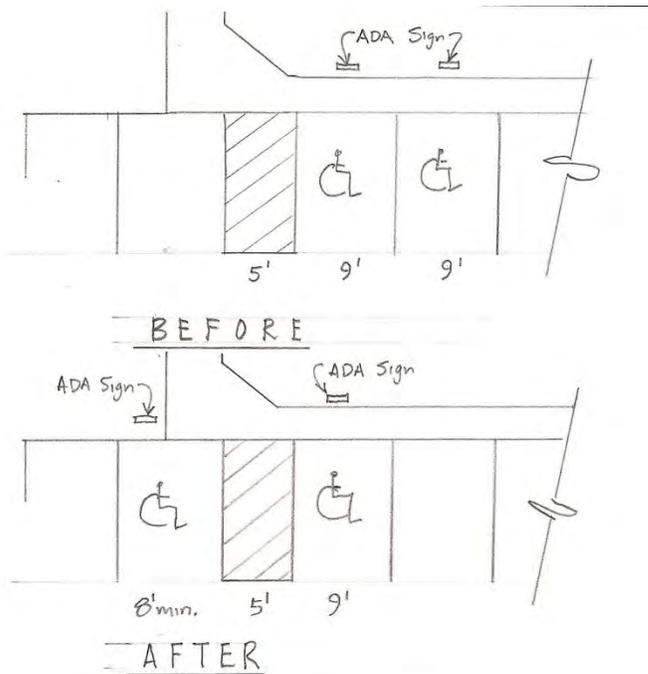
Note: There are approximately 121 total parking spaces available at this park site. Per ADAAG, five total ADA parking spaces are required with one of those being van accessible. Currently, only four ADA spaces are provided, so an additional space needs to be added (see information below).

- Refer to site plan included with this report: Add one additional ADA parking space (min. 8' wide space with min. 5' wide access aisle) in the NE corner of the NW parking lot near the new accessible path (see Section 1.1 C above) leading to the picnic area and fishing lake. Stripe (blue paint) for new ADA space and install a new ADA parking sign at 72" above grade. **Estimated Cost: \$243.00**
- Refer to site plan included with this report: (1) Repave existing ADA parking spaces due to slopes up to 4.1% and cross-slopes up to 5.3%. Restripe the

spaces (blue paint) and install two ADA parking signs at 72" above grade.

**Estimated Cost: \$2,219.00**

- Refer to site plan included with this report: (2) Slopes of the existing ADA parking spaces are acceptable, but one of the spaces does not have an access aisle as required by ADAAG. Restripe the spaces (blue paint) so that the east ADA parking space that has no access aisle becomes a standard parking space and the ADA space shifts over to be on the west side of the existing access aisle (see plan sketch below). Move one existing ADA parking sign to location of new ADA parking space.  
**Estimated Cost: \$255.00**



### 1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (D) Replace non-compliant curb ramp with new contrasting truncated dome detectable warning curb ramp with slopes no greater than 8.33%.  
**Estimated Cost: \$2,500.00**

### 1.4 Exterior Ramps

- Refer to site plan included with this report: (E) Existing ramp at entry door (see photo 4 next page) slopes up to 11.4%, does not provide level landing maneuvering space at the door (ADAAG max. allowed slope at level landing is 2% in any direction) and there is a 1" change in elevation at the door threshold (see photo 5 next page). Remove existing concrete entry area and install new 6' long x 5' wide concrete ramp with maximum slope of 8.33% (no rails required if ramp does not exceed 6' in length) leading to a new level landing at the door that provides the wheelchair maneuvering space as detailed in ADAAG Fig. 25 and

eliminates the 1" change in level at the threshold.

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

- Refer to site plan included with this report: (F) Existing ramp at entry door (see photo 4 below) slopes up to 13% and does not provide a level landing maneuvering space at the door (ADAAG max. allowed slope at level landing is 2% in any direction). Remove existing concrete entry area and install new 6' long x 5' wide concrete ramp with maximum slope of 8.33% (no rails required if ramp does not exceed 6' in length) leading to a new level landing at the door that provides the wheelchair maneuvering space as detailed in ADAAG Fig. 25.

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



Photo 4



Photo 5

## 1.5 Exterior Stairs

- None exist.

## 2 SERVICES

### 2.1 Building Entrances (exterior doors)

- See Section 1.4 for work just outside of the building entry doors.

### 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 Pool Lifts

- Refer to site plan included with this report: (G) Install a pool lift for pool access.  
**Estimated Cost: \$7,000.00**

## 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.)

- Not applicable.

## 2.9 Seating and Tables

- Refer to site plan included with this report: (H) Add one wheelchair accessible picnic table at the pool deck.  
**Estimated Cost: \$795.00**
- Refer to site plan included with this report: (I) Install a 10'x20' min. concrete pad directly off of the new access path installed per Section 1.1 C and at one of the existing BBQ grills so that the grill is wheelchair accessible from this concrete pad that will also be an accessible seating area.  
**Estimated Cost: \$1,584.00**
- Refer to site plan included with this report: (J) Add one wheelchair accessible picnic table at the new access pad placed per Section 2.9 I.  
**Estimated Cost: \$850.00**
- Refer to site plan included with this report: (K) Add one wheelchair accessible picnic table at the golf clubhouse outdoor seating area.  
**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

- Pool admissions counter is 1.5" 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 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: (M) Existing drinking fountain at pool is too high to be wheelchair accessible and if lowered to max. spout height of 36" above grade, would not provide ADAAG min. required knee space of 27" beneath unit. Therefore, install a new ADA compliant drinking fountain adjacent to the existing drinking fountain. **Estimated Cost: \$1,770.00**
- Refer to site plan included with this report: (N) Existing drinking fountain in the golf clubhouse needs to be raised 1" to provide ADAAG min. required knee space of 27" beneath unit. **Estimated Cost: \$320.00**

## 3.2 Restrooms

- Refer to site plan included with this report: (O) Women's Pool Restroom/Shower Room: Install a braille/tactile ADA restroom sign on the wall at latch side of door and at 60" from floor to centerline of sign. Lower the mirror so that the lowest reflective surface is no higher than 40" a.f.f. and lower the paper towel dispenser so that the highest operable part of the dispenser is no higher than 48" a.f.f. Retrofit at least one lower locker key with an accessible key holder or paddle that meets the requirements of ADAAG 4.27.4. Replace the transfer shower control

with a shower control that meets ADAAG 4.27.4 and move the control unit to be between 38" – 48" a.f.f. to meet ADAAG Fig. 37 (a). Build-out the ADA toilet stall side wall ~1" so that the toilet fixture will be between 18" from the wall to the centerline of the fixture. Relocate the lockers out of the entry area (see photo 6 below) – will likely have to remove a portion of the fixed bench on the west wall so that the lockers can be moved to that wall (be sure to keep at least 24" of the west wall adjacent to the entry door clear for ADAAG required wheelchair maneuvering clearances).

**Estimated Cost: \$1,235.00**



Photo 6

- Refer to site plan included with this report: (P) Men's Pool Restroom/Shower Room: Install a braille/tactile ADA restroom sign on the wall at latch side of door and at 60" from floor to centerline of sign. Lower the mirror so that the lowest reflective surface is no higher than 40" a.f.f. and lower the paper towel dispenser so that the highest operable part of the dispenser is no higher than 48" a.f.f. Retrofit at least one lower locker key with an accessible key holder or paddle that meets the requirements of ADAAG 4.27.4. Replace the transfer shower control with a shower control that meets ADAAG 4.27.4 and move the control unit to be between 38" – 48" a.f.f. to meet ADAAG Fig. 37 (a). Relocate the lockers out of the entry area (see photo 6 below) – will likely have to remove a portion of the fixed bench on the west wall so that the lockers can be moved to that wall (be sure to keep at least 24" of the west wall adjacent to the entry door clear for ADAAG required wheelchair maneuvering clearances).

**Estimated Cost: \$1,235.00**

- Refer to site plan included with this report: (Q) Women's Restroom/Locker Room @ Clubhouse: Insulate the pipes below the lavatory, raise the existing braille/tactile ADA restroom sign to be 60" above floor to centerline of sign, adjust the door closer to 5 lbs. opening force or less, lower the paper towel dispenser so that the highest operable part of the dispenser is no higher than 48" a.f.f., relocate the toilet paper dispenser in the ADA stall to meet ADAAG Fig. 30 (d) and install at least one locker unit with accessible hardware.

**Estimated Cost: \$569.00**

- Refer to site plan included with this report: (R) Men's Restroom/Locker Room @ Clubhouse: Raise the existing braille/tactile ADA restroom sign to be 60" above floor to centerline of sign, adjust the door closer to 5 lbs. opening force or less, lower the paper towel dispenser so that the highest operable part of the dispenser is no higher than 48" a.f.f. and install at least one locker unit with accessible hardware.

**Estimated Cost: \$435.00**

### **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**

- None exist.

### **4.2 Public Telephones**

- None exist.

### **4.3 Protruding Objects**

- None exist.

### **4.4 Playgrounds**

- None exist.

#### **4.5 Sinks, Other than Lavatories**

- Not applicable.

### **5 COST ESTIMATE**

#### **5.1 Cost Estimate & Notes**

- Total facility cost estimate for recommended ADA modifications: **\$41,060.00**

FACILITY SUMMARY		NAME: LAKE OF THE WOODS REC AREA
SECTION HEADING	COST	COMMENTS

**1 Access to the Facility**

1.1 Exterior Accessible Route	11,480.00	Repair & add conc. access @ various areas
1.2 Parking	2,717.00	Add 1 space & modify 4 exist. spaces
1.3 Curb Ramps	2,500.00	Replace one curb-cut @ parking area 1.
1.4 Exterior Ramps	8,000.00	Add two short ramps @ entry doors
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 - Pool	7,000.00	Install pool lift
2.7 Doors	-	
2.8 Places of Assembly	-	
2.9 Seating and Tables	4,024.00	Add conc. pad & 3 new access picnic tables
2.10 Restaurant	-	
2.11 NOT USED	-	
2.12 Business and Mercantile	75.00	Add folding counter @ pool entry booth
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**

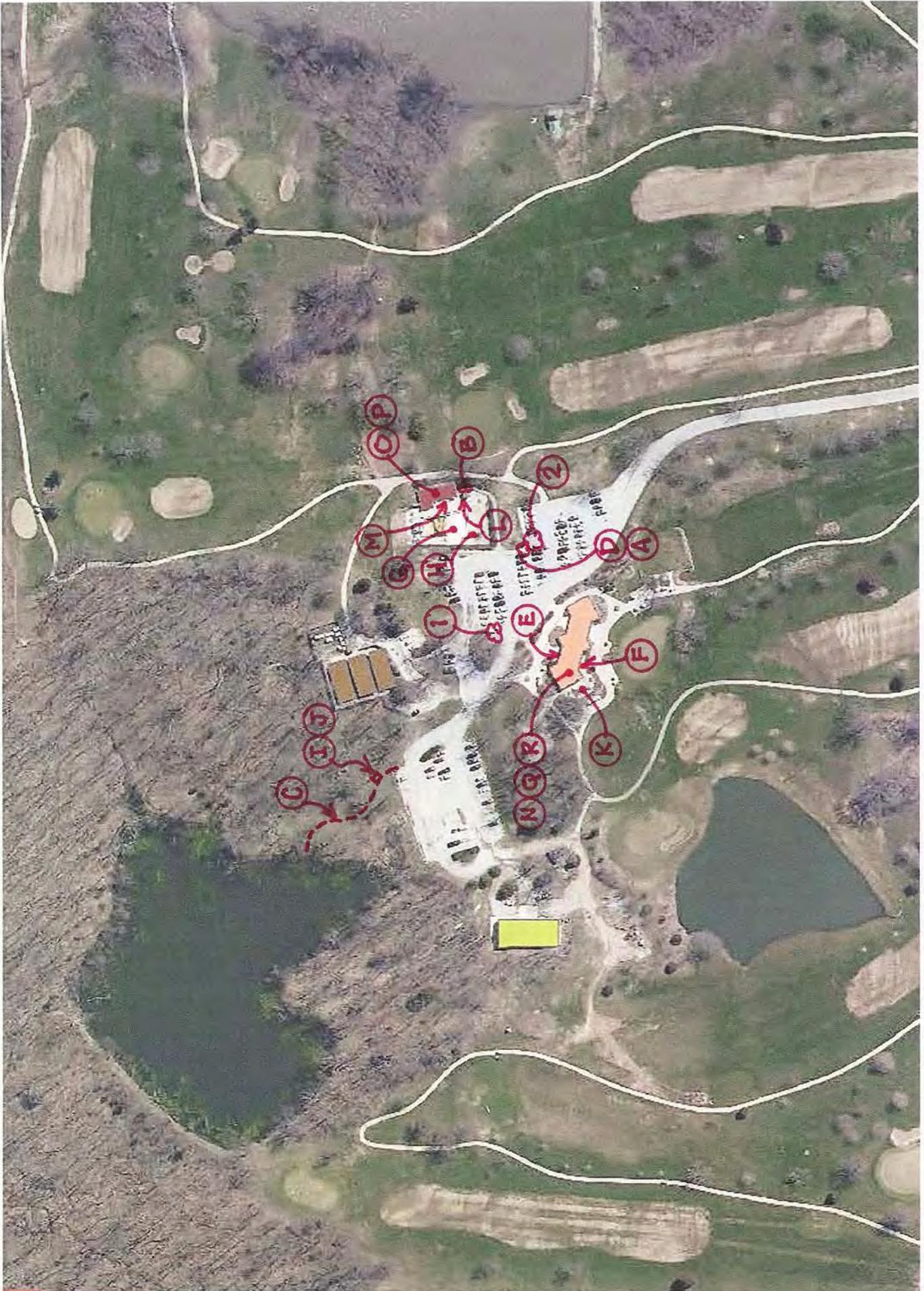
3.1 Drinking Fountains	2,090.00	Install one new & lower one DF
3.2 Toilet Rooms	3,174.00	Restroom/Locker Rm/Shower mods. @ pool & clubhouse
3.3 Signage	-	
3.4 Bathtubs and Showers	-	

**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	-	

<b>Total Barrier Removal Cost</b>	<b>41,060.00</b>	
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# LAKE OF THE WOODS REC AREA



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