

# Facility: Stephens Lakes Park

Address: 2001 E. Broadway      Date of Survey: 05/06/10



## 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) Patch/fill gap between parking lot and sidewalk that leads to the Happy Hollow Shelter (see photo 1 below).

**Estimated Cost: \$200.00**



Photo 1

- Refer to site plan included with this report: (B) A majority of the concrete walking path around the perimeter of the park site has slopes below 5% and cross-slopes below 2%. 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 beyond the excessive slopes so that there is room to make up the additional path needed when it is re-installed at 5% or less. 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 3,100 s.f. of 10' 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 4,650 s.f. (3,100 s.f. x 1.5) of 10' wide sidewalk. **Estimated Cost: \$32,840.00**
- Refer to site plan included with this report: (C) Install a 4' wide concrete access path to one of the small shelters on site. Path shall have slope not exceeding 5% and cross-slope not exceeding 2% (see photo 2 below). **Estimated Cost: \$1,246.00**



Photo 2

- Refer to site plan included with this report: (D) Install a 5' wide concrete path from the existing sidewalk over to the landscape information signs – path shall have slope no greater than 2% in any direction (see photos 3 & 4 next page). **Estimated Cost: \$1,346.00**



Photo 3



Photo 4

- Refer to site plan included with this report: (E) Two sections of the concrete walk have settled  $\sim \frac{3}{4}$ " - 1" where it connects to the bridge at the lake (see photo 5 below). Replace  $\sim 100$  s.f. of concrete path. **Estimated Cost: \$2,064.00**



Photo 5

## 1.2 Parking

Note: The West parking lot has  $\sim 102$  parking spaces. Therefore, ADAAG requires 5 accessible parking spaces which have been provided in parking areas 1 & 2 (see info below). The SE parking lot has  $\sim 34$  parking spaces. Therefore, ADAAG requires 2 accessible parking spaces which have been provided in parking area 3 (see info below). The South-Central parking lot has  $\sim 50$  parking spaces. Therefore, ADAAG requires 2 accessible parking spaces which have been provided in parking area 5 (see info below). The SW parking lot has  $\sim 46$  parking spaces. Therefore,

ADAAG requires 2 accessible parking spaces which have been provided in parking area 4 (see info below).

- Refer to site plan included with this report: (1) Existing ADA spaces and access aisle need to be re-stripped (blue paint). **Estimated Cost: \$168.00**
- Refer to site plan included with this report: (2) The ADA parking spaces in this location have some slope and cross-slope issues. Additionally, they are located adjacent to the walk trail access walk that has excessive slopes and cross-slopes and therefore would not be useable by most wheelchair users. Recommend converting the three existing ADA spaces into standard parking spaces and relocating the three ADA spaces over to parking area (1). This will require moving the existing ADA parking signs to the new locations and re-stripping the old and new location of the ADA parking spaces. **Estimated Cost: \$786.00**
- Refer to site plan included with this report: (3) Re-stripe the existing ADA parking spaces (blue paint). **Estimated Cost: \$168.00**
- Refer to site plan included with this report: (4) Repave the existing ADA parking space east of the access aisle due to cross-slopes up to 3.4% and re-stripe the ADA parking spaces (blue paint). **Estimated Cost: \$1,326.00**
- Refer to site plan included with this report: (5) Repave the existing ADA parking spaces and access aisle due to slopes up to 3.8% and cross-slopes up to 3.1% and re-stripe the ADA parking spaces (blue paint). **Estimated Cost: \$2,130.00**

### 1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (F) Replace shallow truncated dome curb ramp surface and patch intersection with asphalt drive (see photo 6 below). **Estimated Cost: \$2,264.00**



Photo 6

- Refer to site plan included with this report: (G) Install contrasting truncated dome detectable warning surface to existing curb ramps.

**Estimated Cost: \$2,460.00**

#### **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: (H) Add one wheelchair accessible picnic table in the Gordon Shelter and one at the Gordon Shelter outdoor seating area (see photo 7 below for location). **Estimated Cost: \$1,700.00**



Photo 7

- Refer to site plan included with this report: (I) Add one wheelchair accessible picnic table at the Collins Shelter. **Estimated Cost: \$850.00**
- Refer to site plan included with this report: (J) Add one wheelchair accessible picnic table at the small shelter on the south side of lake. **Estimated Cost: \$850.00**
- Refer to site plan included with this report: (K) Add one wheelchair accessible picnic table at the small shelter at NE corner of park site. **Estimated Cost: \$850.00**
- Note: 6 of 18 fixed park benches around the perimeter of the park have wheelchair seating areas adjacent to the bench that meet ADAAG requirements for size and slope. **No Cost**

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

- Not applicable.

## 2.11 NOT USED

## 2.12 Business and Mercantile

- Not applicable.

## 2.13 Dressing and Fitting Rooms

- Not applicable.

## 2.14 NOT USED

## 2.15 Misc.

- Lower dog waste station dispenser at three locations so that the highest operable part of the dispenser is no higher than 48" above grade (see photo 8 below).

**Estimated Cost: \$150.00**



Photo 8

## 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: (M) Existing lavatory in the Men's and Women's Restroom is recessed into wall (see photo 9 on below) 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 lavatories to obtain required knee space below the lavatories (see photo 10 below for example) or leave existing recessed lavatories in place and install an additional wall-hung accessible lavatory next to the existing lavatories. **Estimated Cost: \$3,618.00**

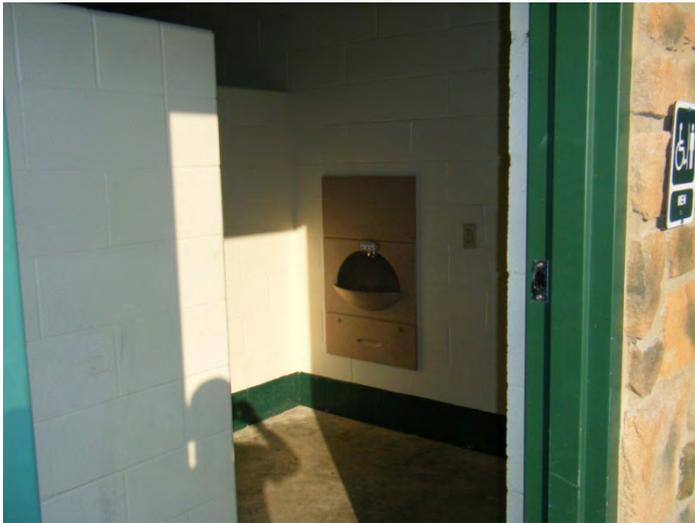


Photo 9



Photo 10

- Refer to site plan included with this report: (M) Existing restroom signs are mounted too high. Move signs to be at 60" above grade to the centerline of the signs. **Estimated Cost: \$40.00**
- Refer to site plan included with this report: (M) In the Men's Restroom, lower the urinal so that the front rim is no higher than 17" a.f.f. **Estimated Cost: \$400.00**

- Refer to site plan included with this report: (N) Insulate the pipes beneath the lavatory in the Men's and Women's Restrooms and lower the urinal so that the front rim is no higher than 17" a.f.f. in the Men's Restroom. **Estimated Cost: \$568.00**
- Refer to site plan included with this report: (O) Replace the non-accessible portable toilet unit located near parking area (3) in the SE parking lot with a wheelchair accessible portable toilet unit. **Cost unknown**

### 3.3 Signage

- Not applicable.

### 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

- None exist.

### 4.3 Protruding Objects

- None exist.

### 4.4 Playgrounds

- Refer to site plan included with this report: (P) Supplement/compact existing wood fiber material in the playground just west of the Gordon Shelter (~4,158 s.f. area). **Estimated Cost: \$3,119.00**
- Refer to site plan included with this report: (Q) Supplement/compact existing wood fiber material in the playground just east of the Collins Shelter (~1,800 s.f. area). **Estimated Cost: \$1,350.00**

- Refer to site plan included with this report: (R) Supplement/compact existing wood fiber material in the playground just west of the Riechmann Pavilion (~5,983 s.f. area) and 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 (see photo 11 below). **Estimated Cost: \$4,787.00**



Photo 11

#### 4.5 Sinks, Other than Lavatories

- Not applicable.

## 5 COST ESTIMATE

### 5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$65,280.00**

|                  |      |                          |
|------------------|------|--------------------------|
| FACILITY SUMMARY |      | NAME: STEPHENS LAKE PARK |
| SECTION HEADING  | COST | COMMENTS                 |

**1 Access to the Facility**

|                               |           |   |
|-------------------------------|-----------|---|
| 1.1 Exterior Accessible Route | 37,696.00 | Repair and replace various conc. access paths |
| 1.2 Parking                   | 4,578.00  | Repave & restripe various parking areas       |
| 1.3 Curb Ramps                | 4,724.00  | Replace and add T-domes @ 3 existi. c-cuts    |
| 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          | 4,250.00 | Add five access. picnic tables            |
| 2.10 Restaurant                 | -        |   |
| 2.11 NOT USED                   | -        |   |
| 2.12 Business and Mercantile    | -        |   |
| 2.13 Dressing and Fitting Rooms | -        |   |
| 2.14 NOT USED                   | -        |   |
| 2.15 <del>NOT USED</del> Misc.  | 150.00   | Lower three dog waste stations for access |
| 2.16 Libraries                  | -        |   |
| 2.17 Storage                    | -        |   |

**3 Access to Public Amenities**

|                          |          |   |
|--------------------------|----------|---|
| 3.1 Drinking Fountains   | -        |   |
| 3.2 Toilet Rooms         | 4,626.00 | Various modifications @ four 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 <del>Work Areas</del> Playgrounds | 9,256.00 | Compact/Supplement 3 playgrounds w/ W.F. |
| 4.5 Sinks, Other than Lavatories      | -        |  |

**Total Barrier Removal Cost**

|           |  |
|-----------|--|
| 65,280.00 |  |
|-----------|--|



# STEPHENS LAKE PARK

