

# Facility: Twin Lakes Recreation Area

Address: 2500 Chapel Hill Road      Date of Survey: 06/04/10



## 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) Sidewalk from accessible parking area up to the ticket booth is compliant except for ~70 s.f. of walk just before the entry gate. Remove ~140 s.f. of walk back to where the slope is close to 2% and then install replacement concrete wall with a max. slope of 5% and a max. cross-slope of 2%.  
**Estimated Cost: \$1,788.00**
- Refer to site plan included with this report: (B) Install a new concrete or asphalt access path from the existing sidewalk just outside of the entry gate over to the public restrooms (~ 70 linear feet of 4' wide sidewalk total). Max. slope of access path should be 5% with a max. cross-slope of 2%.  
**Estimated Cost: \$2,104.00**

- Refer to site plan included with this report: (C) Replace misc. sections of wood decking at boardwalk within the Xeriscape Demonstration Garden NE of the bathhouse due to cupping and deterioration (see photo 1 below).

**Estimated Cost: \$1,000.00**



Photo 1

- Refer to site plan included with this report: (D) Remove and replace a 4'x4' section of concrete slab at the Women's Restroom/Shower Room outside entrance due to 1" settlement. Replacement concrete slab should have max. slope and cross-slope of 2%.

**Estimated Cost: \$846.00**

- Refer to site plan included with this report: (E) Concrete slab at Men's Restroom/Shower Room entry door has settled ~1/2". Patch/smooth/bevel the change in level to accommodate wheelchair access.

**Estimated Cost: \$200.00**

- Refer to site plan included with this report: (F) Remove and replace a 40'x6' section of concrete at the NW Restroom Building entry area due to 1.25" of settlement at doors (see photo 2 below).

**Estimated Cost: \$2,548.00**



Photo 2

## 1.2 Parking

Note: The East parking lot has ~150 parking spaces. Therefore, ADAAG requires 5 accessible parking spaces which have been provided in parking areas 1, 2 & 3 (see info below). The lower West parking lot has ~40 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-striped (blue paint) and one ADA parking sign needs to be added at 72" above grade. **Estimated Cost: \$319.00**
- Refer to site plan included with this report: (2) One of the two existing ADA spaces and the access aisle are less than min. required widths for proper ADA spaces and spaces are in need of asphalt patch and repairs (see photo 3 below). Repair asphalt, re-stripe spaces to be proper sizes (min. 8' wide parking spaces sharing a min. 5' wide access aisle) and add one ADA parking sign installed to be added at 72" above grade. **Estimated Cost: \$1,268.00**



Photo 3

- Refer to site plan included with this report: (3) Three existing ADA parking spaces are wide enough but have no access aisles. Re-stripe the existing center space to be the access aisle, re-stripe the two remaining parking spaces, move the existing ADA parking sign to one of the parking spaces and mount on post at 72" above grade and add a new van access parking sign at other parking space. **Estimated Cost: \$419.00**



- Refer to site plan included with this report: (4) Two existing ADA parking spaces in the lower NW parking lot meet ADA requirements, but there is no accessible path from those parking spaces up to the Restroom Building, Shelter, Playground and Fishing Lake due to existing excessive slopes. No changes required at these parking spaces; an accessible drop-off area is recommended in information below. **No Cost**

- Refer to site plan included with this report: (5) Due to lack of wheelchair accessible path from the ADA parking spaces in the lower NW parking lot, it is recommended that an accessible drop-off area be added at the large concrete area adjacent to the road near the shelter (see photo 4 below). Stripe (blue paint) a min. 5' wide x 20' long access aisle for the new passenger loading zone to be used for drop-off and pick-up of persons with disabilities who are using the shelter, accessible restrooms, playground or accessible fishing dock. Add an ADA passenger loading zone sign to demark this area.

**Estimated Cost: \$214.00**

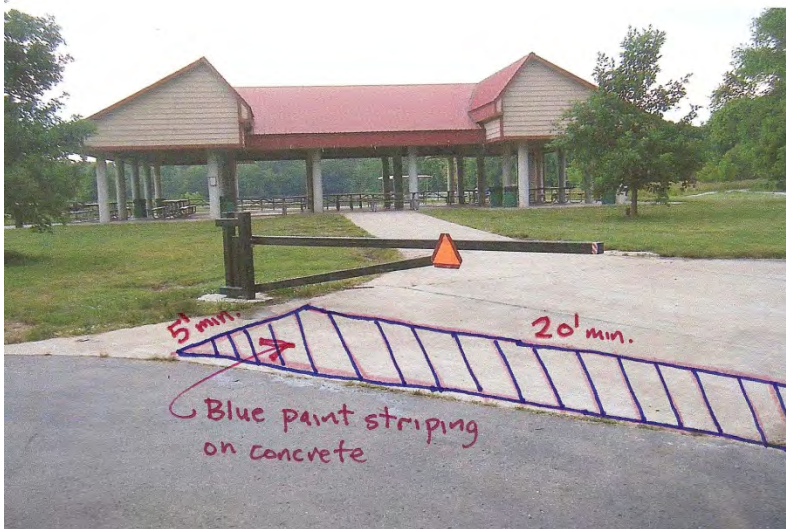


Photo 4

### 1.3 Curb Cuts & Curb Ramps

- Refer to site plan included with this report: (G) Replace two non-compliant curb-cuts with new contrasting truncated dome curb-cuts.

**Estimated Cost: \$5,000.00**

## 1.4 Exterior Ramps

- Refer to site plan included with this report: (H) Install galvanized/painted metal, aluminum or stainless steel handrails (~20 linear feet) on both sides of one of the pool entry ramps at Little Mates Cove water park (see photo 5 below). Handrail system shall meet requirements of ADAAG 4.8.5.

**Estimated Cost: \$3,435.00.00**



Photo 5

## 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: (I) Add a min. 7'x10' concrete pad directly adjacent and connected to the existing sidewalk for wheelchair accessible picnic table (see photo 6 below for recommended location).  
**Estimated Cost: \$866.00**
- Refer to site plan included with this report: (I) Add one wheelchair accessible picnic table at new concrete to be located near the other picnic tables in the turf area north of Little Mates Cover (see photo 6 below).  
**Estimated Cost: \$795.00**



Photo 6

## **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: (J) Ticket booth pay window is 42" above grade. Install a fold-down transaction counter below the window at no higher than 36" above grade for wheelchair access. **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**

- No work.

## **3.2 Restrooms**

- Refer to site plan included with this report: (K) This is one set of public restrooms available outside of the Twin Lakes water park area. The Men's and Women's restrooms are mostly accessible except for the toilet stalls that do not meet any of the acceptable configurations in ADAAG. Modify the existing 40" wide ADA toilet stalls in the Men's and Women's restroom such that they become 36" wide stalls meeting the requirements of ADAAG Fig. 30 alternate stall (b). Recommend furring existing c.m.u. stall walls and building out half-walls on either side of the existing toilet stalls to obtain a 36" wide stall with the toilet fixture centered between the new walls. Install new 42" long grab bars on these new walls to meet ADAAG 4.17.6. **Estimated Cost: \$2,000.00**

- Refer to site plan included with this report: (L) Women's Restroom/Shower Room inside Twin Lakes Water Park: Install a braille/tactile ADA restroom sign at the latch side of the door at 60" from floor to centerline of sign, lower the mirror to be no higher than 40' from floor to bottom reflective surface of mirror, replace the lavatory faucet control with an accessible type faucet control (single lever or wrist blades), insulate pipes below lavatory. **Estimated Cost: \$453.00**
- Refer to site plan included with this report: (L) Women's Restroom/Shower Room inside Twin Lakes Water Park: Modify the existing 42" wide ADA toilet stall such that it become 36" wide stall meeting the requirements of ADAAG Fig. 30 alternate stall (b). Recommend furring existing c.m.u. stall walls and building out half-walls on either side of the existing toilet stall to obtain a 36" wide stall with the toilet fixture centered between the new walls. Install new 42" long grab bars on these new walls to meet ADAAG 4.17.6. The existing stall door is mounted inside of the c.m.u. divider walls and currently does not provide ADAAG required min. 32" clearance. Remove this door and either install a new door that allows min. 32" clearance or leave door off and install a privacy curtain. **Estimated Cost: \$1,355.00**
- Refer to site plan included with this report: (L) Women's Restroom/Shower Room inside Twin Lakes Water Park: Modify one of the shower stalls to be a 36" square transfer shower meeting ADAAG 4.21 and Fig. 35(a) or take two existing shower stalls and modify to be a roll-in shower meeting ADAAG 4.21 and Fig. 35(b). **Estimated Cost: \$2,000.00**
- Refer to site plan included with this report: (L) Men's Restroom/Shower Room inside Twin Lakes Water Park: Install a braille/tactile ADA restroom sign at the latch side of the door at 60" from floor to centerline of sign, lower the mirror to be no higher than 40' from floor to bottom reflective surface of mirror, replace the lavatory faucet control with an accessible type faucet control (single lever or wrist blades), insulate pipes below lavatory. **Estimated Cost: \$453.00**
- Refer to site plan included with this report: (L) Men's Restroom/Shower Room inside Twin Lakes Water Park: Modify the existing 43" wide ADA toilet stall such that it become 36" wide stall meeting the requirements of ADAAG Fig. 30 alternate stall (b). Recommend furring existing c.m.u. stall walls and building out half-walls on either side of the existing toilet stall to obtain a 36" wide stall with the toilet fixture centered between the new walls. Install new 42" long grab bars on these new walls to meet ADAAG 4.17.6. The existing stall door is mounted inside of the c.m.u. divider walls and currently does not provide ADAAG required min. 32" clearance. Remove this door and either install a new door that allows min. 32" clearance or leave door off and install a privacy curtain. The existing toilet fixture is mounted at 20.25" a.f.f. – lower the toilet fixture such that the seat is between 17" – 19" a.f.f. **Estimated Cost: \$1,755.00**



- Refer to site plan included with this report: (L) Men's Restroom/Shower Room inside Twin Lakes Water Park: Modify one of the shower stalls to be a 36" square transfer shower meeting ADAAG 4.21 and Fig. 35(a) or take two existing shower stalls and modify to be a roll-in shower meeting ADAAG 4.21 and Fig. 35(b). **Estimated Cost: \$2,000.00**
- Refer to site plan included with this report: (L) Men's Restroom/Shower Room inside Twin Lakes Water Park: Lower urinal so that the front rim is no higher than 17" a.f.f. and remove the 4" c.m.u. divider wall between the two urinals to obtain ADAAG required min. clear width at the ADA urinal of 30". Install a thin metal divider panel if divider panel is still desired (be sure to maintain the min. 30" clear width at the ADA urinal if new divider panel is installed). **Estimated Cost: \$1,150.00**
- Refer to site plan included with this report: (M) Restroom Building near the shelter: Insulate the pipes below the lavatory in the Men's and Women's Restroom. **Estimated Cost: \$168.00**

### 3.3 Signage

- Not applicable.

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

- Refer to site plan included with this report: (N) Add an accessible shower control handle that meets ADAAG 4.27.4 for easy operation and graspability and mounted no higher than 44" above grade at one of the outdoor showers (see photo 7 below). **Estimated Cost: \$300.00**



Photo 7

## 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: (O) Supplement/compact existing wood fiber material in the playground area (~2,781 s.f. area).  
**Estimated Cost: \$2,086.00**
- Refer to site plan included with this report: (O) 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 8 below).  
**Estimated Cost: \$400.00**



Photo 8

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

- Not applicable.

## **5 COST ESTIMATE**

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

- Total facility cost estimate for recommended ADA modifications: **\$34,997.00**

|                  |      |                           |
|------------------|------|---------------------------|
| FACILITY SUMMARY |      | NAME: TWIN LAKES REC AREA |
| SECTION HEADING  | COST | COMMENTS                  |

**1 Access to the Facility**

|                               |          |   |
|-------------------------------|----------|---|
| 1.1 Exterior Accessible Route | 8,486.00 | Repair & add conc. access paths - Various locations |
| 1.2 Parking                   | 2,220.00 | Repair & restripe various parking areas             |
| 1.3 Curb Ramps                | 5,000.00 | Replace two curb-cuts                               |
| 1.4 Exterior Ramps            | 3,435.00 | Install handrails @ water park access ramp          |
| 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          | 1,661.00 | Add conc. pad & one access. picnic table |
| 2.10 Restaurant                 | -        |  |
| 2.11 NOT USED                   | -        |  |
| 2.12 Business and Mercantile    | 75.00    | Add folding counter @ 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   | -         |  |
| 3.2 Toilet Rooms         | 11,334.00 | Misc. modifications @ restrooms & showers  |
| 3.3 Signage              | -         |  |
| 3.4 Bathtubs and Showers | 300.00    | Add access control valve @ exterior shower |

**4 Barrier Removal - Other**

|                                       |          |  |
|---------------------------------------|----------|--|
| 4.1 Alarms                            | -        |  |
| 4.2 Public Telephones                 | -        |  |
| 4.3 Protruding Objects                | -        |  |
| 4.4 <del>Work Areas</del> Playgrounds | 2,486.00 | Compact/Supplement playground W.F. surface |
| 4.5 Sinks, Other than Lavatories      | -        |  |

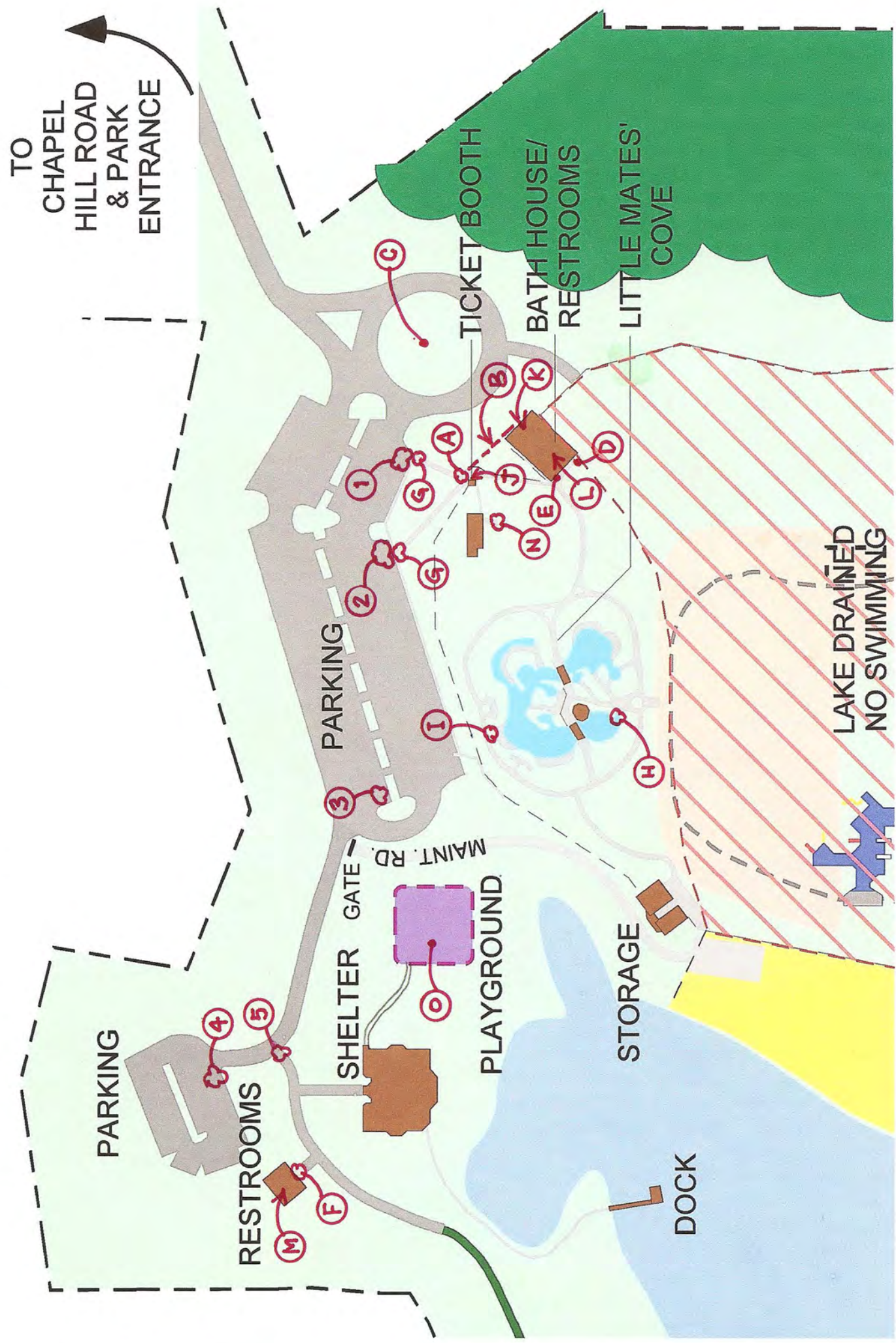
**Total Barrier Removal Cost**

34,997.00



# TWIN LAKES RECREATION AREA

2500 CHAPEL HILL ROAD



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