



# Punta Gorda

## CITY OF PUNTA GORDA ADA TRANSITION PLAN FINAL REPORT Cooper Street Rec Center

October 4, 2017

**Prepared For:**  
City of Punta Gorda  
326 West Marion Avenue  
Punta Gorda, Florida, 33950



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## 1.0 LOCATION MAP



Figure 1-1 - Location Map

### 1.1 BUILDING DESCRIPTION

The Cooper Street Recreational Center is located on the corner of Cooper Street and Mary Street. It was built in 1945, renovated in 1986, and is 7,293 square feet. The facility is leased to and operated by the New Operation Cooper Street, but is fully maintained by the City.

General public access to the facility is allowed. Dedicated parking for the facility is provided at the south end of the structure, accessed from Mary Street.





## 2.0 PROCESS OVERVIEW

### 2.1 PUBLISHED STANDARDS

As indicated in our project proposal, the findings for each facility assessed under the project will be provided in the form of an Accessibility Assessment Report, or AAR. This AAR conforms to ASTM E2018-01 - Standard Guide for Property Assessments: Baseline Property Condition Assessment Process standards.

The AAR is intended to identify defects or deficiencies in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and Florida Accessibility Code (FAC), as well as any other code deemed applicable and to recommend necessary improvements that could improve accessibility of the assessed facilities by individuals with disabilities. Our assessment is based on spaces, areas, elements, or features that can or could be accessed by the general public. Attention to equipment or work spaces not allocated for use by individuals with disabilities has not been evaluated. Nevertheless, where work areas that may allow individuals with disabilities to be employed are identified by the facility member interviewed during the introductory stage of the assessment are identified, these areas have been assessed and any deficiencies noted are reported herein.

The date the facility was constructed or renovated is important to determine so that applicable standards can be applied during the assessment process. ADAAG became enforceable in January 1992 with a revision becoming enforceable in 2012. The FAC has had various revisions over the years. This AAR reports deficiencies according to ADAAG and FAC standards as appropriate to the condition assessed.

### 2.2 BUILDING ASSESSMENT OVERVIEW

An informal interview with our point of contact for the facility, Margret Forde, was conducted prior to performing the physical assessment of the building and surrounding elements. Ms. Forde provided an overview of the facility's occupancy, use, and history which established the spaces and elements frequented by the general public and which must meet the minimum accessibility requirements.

The pre-interview process is used to determine and document information relevant to each facility's use in order to determine applicable regulatory standards to apply to the assessment of the facilities. Use and occupancy information is critical in determining compliance with accessibility standards and must be established prior to the physical assessments.



## 3.0 ASSESSMENT PROCESS

A facility walk-thru and assessment of site and building elements for compliance with applicable accessibility standards was conducted on May 26, 2016. The assessment was conducted by Tindale Oliver staff, certified as Accessibility Inspectors, and escorted by the designated facility contact, Ms. Forde.

The facility survey addressed each accessible element and space within and external to the building and included applicable elements such as path-of-travel (accessible route), parking, curb ramps, entrances/exits, signage, toilets, showers, lockers, drinking fountains, ramps, doors, hardware, recreational facilities and all other occupiable spaces and elements covered by the ADAAG.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver's custom made, Android based, ADA compliance checklist application. Photographs were taken with the tablet of each area of the facility for familiarization and later reference to illustrate deficiency findings. The digital data and photographs were then uploaded to a database on our secure servers for backup. Where appropriate, photographs have been included in this AAR to illustrate issues or deficiencies where necessary.

The facility survey consisted of non-intrusive visual observations, which allowed for a readily accessible and easily visible components and systems assessment of the facility which included measurements of space and clearance dimensions, slope, walkway widths, reach ranges, maneuverability measurements, etc.

## 4.0 FINDINGS AND DEFICIENCIES

### 4.1 GENERAL

The use and occupancy of the Cooper Street Recreational Center dictates egress requirements and accessible route requirements consistent with the ADAAG regulations. Because the general public regularly accesses the facility, and in the interest of establishing an accessibility compliance baseline condition report of the facility, a full accessibility assessment was conducted. Where deficiencies in compliance with ADAAG or FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photograph or sketch illustrating the deficient element, and recommendations for remediation of the deficiency are listed below.



## 4.2 PARKING

### *Assessments*

Parking spaces are provided for use by patrons of the Cooper Street Rec Center. The surface parking lot is located on the southwest side of the building and is accessed via a driveway from Mary Street.

One accessible parking space is provided among the 18 total parking spaces. Some deficiencies exist in terms of requirements for accessible parking.



**Figure 4-1 - Parking Area**

**ADAAG 208.2.4** states that, “For every six or fraction of six (accessible) parking spaces required at least one shall be a van parking.”

**FAC 502.6.1** states that, “Each (accessible) parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities.”

### *Recommendations*

A sign must be mounted that identifies this parking space as being “van accessible”. It is recommended to remove the faded stripes located within the accessible parking space.



### 4.3 ACCESSIBLE ROUTE FROM PARKING

#### *Assessments*

From the parking lot, there are two entrances to the facility; a set of double doors that are approximately at street level, shown in Figure 4-2; and a ramp leading up to a raised entrance, shown in Figure 4-3.



Figure 4-2 – Accessible route leading to the at-grade public entrance.







Figure 4-3 – Ramp leading to the raised public entrance.

The street level entrance has a non-compliant slope leading to it. The asphalt section is sloped at 6% for approximately 4 feet and leads to a 2 foot concrete slab with a 10.5% slope.

The ramped entrance has handrails that don't extend far enough at the top or bottom of the ramp as well as a ramp that has a 9% slope in some sections.

**ADA 206.4** states that where an alteration includes alterations to an entrance, and the building has another (accessible) entrance that is on an accessible route, the altered entrance shall not be required to (be made accessible).

**At-grade entrance:**

**ADA 404.2.4** illustrates that, a clear floor space must be provided at the doorway.

**ADA 305.2** states that, floor or ground surfaces of a clear floor space must not have a slope steeper than 2%.

**ADA 403.3** states that, the running slope of walking surfaces shall not be steeper than 5%.

**ADA 405.2** states that, ramp runs shall have a running slope not steeper than 8.33%.





**Ramped entrance:**

**ADA 505.10.1** states that, ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs.

**ADA 405.2** states that, ramp runs shall have a running slope not steeper than 8.33%.

***Recommendations***

Although ADA 206.4 basically states that for an alteration of an older facility, only one entrance is required to be accessible, making both entrances accessible would provide a greater level of accessibility.

- For the at-grade entrance, a clear & level floor space must be created in front of the doorway, per **ADA 404**. The slope of the pavement leading to the doorway must be ramped, per **ADA 405** and include landings, and have handrails and edge protection per **ADA 505**.
- For the ramped entrance, modify the handrail on the ramp to have 12 inch extensions located at the top and bottom of the ramp. Regrade the ramp to have a running slope no greater than 8.33%.

**4.4 OUTDOOR ACCESSIBILITY*****Assessments***

- The rear door of the facility, leading to the outdoor play area, has an excessive slope, in excess of 25% at the transition on the rubber play area.
- There is no accessible route to the basketball court or tennis court
  - The bleachers are not accessible.
- There is no accessible routes to the pavilion.
  - Within the pavilion there are 6 non-accessible picnic tables
  - There are non-accessible grills adjacent to the pavilion

**ADAAG 403.3** states that, running slopes of walking surfaces shall not be steeper than 5% with cross slopes not steeper than 2%.

**ADAAG 206.12** states that, at least one accessible route shall directly connect both sides of the court.

**ADAAG 206.2.4** states that, at least one accessible route shall connect accessible buildings with all elements within the facility which are otherwise connected by a circulation path.

**ABA F245.2.2** states that, where picnic facilities contain more than two picnic units, at least 20 percent of the picnic units shall provide mobility features.





Figure 4-4 – Non accessible outdoor elements







Figure 4-5 – Non accessible outdoor elements





### *Recommendations*

- Regrade the areas with running slopes greater than 5% or cross slopes greater than 2%.
- Pave an accessible route to the basketball and tennis courts.
- Pave an accessible route to the pavilion.
- Either pave an accessible route to at least one of the grills or add a new grill in an accessible location.
- Make sure at least 20% of the picnic tables within the shelter have accessible features.
- Pave an accessible route to the bleachers, making sure that there is a clear floor space for wheelchair users.

## 4.5 SIGNAGE

### *Assessments*

Not all doors in the interior and exterior of the facility have ADA compliant signage. The ADA also requires that wherever exit signage directs emergency egress from a facility, a raised lettering and Braille (tactile) sign, compliant with ADA standards, must also be provided to assist individuals with vision impairments in finding exits. Lastly, the exterior bathroom sign has a screw in the Braille portion of the sign

**ADAAG 216.4.1, 703.2, 703.3, 703.5** states that, exit doors are required to have tactile signs with visual characters, raised characters, and Braille.

**ADAAG 703.1, 703.2, and 703.5** state that, permanent rooms shall have signage with visual characters, raised characters, and braille.

**ADAAG 703.4.1** states that, tactile characters on signs shall be located 48 inches minimum and 60 inches maximum above the finished floor.

**ADAAG 703.4.2** states that, at doors, the sign shall be located alongside the door at the latch side.





Figure 4-6 - Doorways without ADA compliant signage.





Figure 4-7 – Exit doorways without signage.

### **Recommendations**

At all exit doors, provide a tactile exit sign with raised characters and braille. At all permeant rooms, make sure the room's signage has visual characters, raised characters, and Braille. Remount the bathroom signage adjacent to the door, making sure the Braille characters are not being obstructed. Lastly, at all doors, make sure the signage is located between 48 and 60 inches from the floor and mounted on the wall on the latch side of the door (*see ADA 703.4.2 for exceptions to the location of the signage*).

## **4.6 RESTROOMS**

### **Assessments**

- The unisex bathroom has a paper towel dispenser that is mounted too high, at 49" from the floor.
- The interior women's bathroom has a paper towel dispenser that is mounted too high, at 49" from the floor.
- The interior men's bathroom, located in the back hallway has a paper towel dispenser that is mounted too high, at 49" from the floor.
- The employee-only bathroom, located in the older section of the building, has a paper towel dispenser that is mounted too high, at 54" from the floor.





- The men's and women's bathroom, located within the recreational room has a doorway that is 24.75" wide.
- The exterior men's and women's bathroom have door locks that require a twisting of the wrist to operate.
- The mirrors in multiple bathrooms are located too high above the floor.
- As mentioned in the signage section, the bathroom signage throughout this facility is missing, not sufficient, or mounted incorrectly.

**ADAAG 308** states that, reach ranges shall be no greater than 48 inches maximum above the finished floor. *However, keep in mind that the 48 inch maximum requirement is for facilities built or modified after 2012. For facilities built or modified between 1992 and 2012, the maximum reach range is 54 inches.*

**ADAAG 404.2.3** states that, door openings shall provide a clear width of 32 inches minimum.

**ADAAG 309.4** states that, operable parts shall be operable with one hand and shall not require a tight grasping, pinching, or twisting of the wrist.

**ADAAG 603.3** states that, mirrors shall be located with the bottom edge a maximum of 40 inches above the floor.

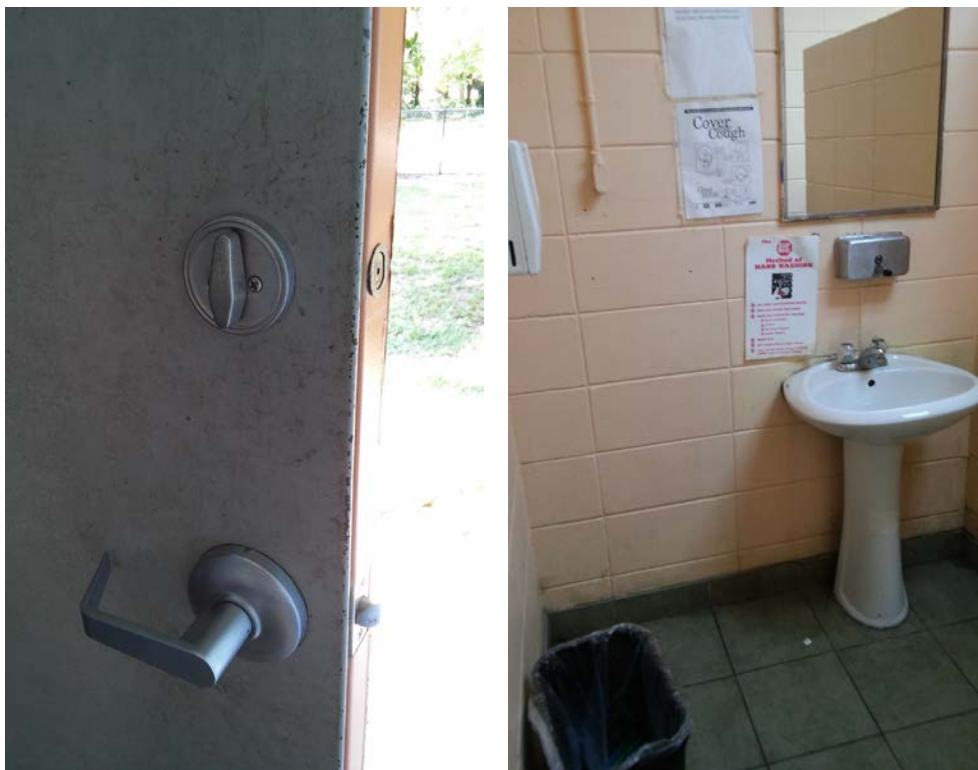


Figure 4-8 – Example of restroom violations



Figure 4-9 – Example of restroom violations

### *Recommendations*

- Lower the elements within the bathrooms that are mounted over 48 inches high.
- Lower the mirrors in the bathrooms to be mounted with the bottom edge of the reflective surface no more than 40 inches high.
- Replace the lock, or add an additional lock in the exterior bathrooms that is ADA compliant.
- Modify the bathroom entrances for all bathrooms that have door widths of less than 32 inches.
  - Until these bathroom entrances are made accessible, a sign directing patrons to the nearest accessible bathroom must be installed.
- Mount ADA compliant bathroom signage at all bathrooms on the latch side of the door, no more than 60 inches above the floor.



## 4.7 INTERIOR ACCESSIBLE ROUTE

### Assessments

- The ramp in the newer wing of the facility has sections where the slope is in excess of 9%, in violation of **ADAAG 405.2**.
- The handrails do not extend a minimum of 12" beyond the ramp, in violation of **ADAAG 505.10**.
- Sections of the ramp do not have handrails, per **ADAAG 505.2**.

**ADA 405.2** states that, ramp runs shall have a running slope not steeper than 8.33%.

**ADA 505.10** states that, ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs.

**ADA 505.2** states that, Handrails shall be provided on both sides of stairs and ramps.



Figure 4-10 – Interior Ramp and Handrails

### Recommendations

Resurface the sections of the ramp where the running slope exceeds 8.33%, per **ADAAG 405.2**. Construct additional handrails and handrail extensions adjacent to the sections of the ramp where they are missing, per **ADAAG 505.2** and **ADAAG 505.10**.





## 5.0 IMPLEMENTATION AND FINANCIAL PLAN

In the previous sections, the improvements that are required to improve accessibility conditions at the facility were identified. The next step in the process is the development of an Implementation and Financial Plan for improvements. This was undertaken through the following efforts:

- preparing cost estimates for the required improvements;
- identifying funding that is available for the improvements; and
- reviewing the specific improvements in more detail and categorizing them into two separate groups. These include:
  - quick fix improvements; and
  - improvements that require more time, effort, and/or funding.

### 5.1 DEVELOPMENT OF IMPROVEMENT COSTS

In order to develop the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on recent experiences with other agencies and, when available, standard industry costs when local data was not available. **It is important to note that the unit costs include across-the-board assumptions that will need to be reviewed prior to the actual improvement being completed.**

Table 5-1 includes the unit costs for each type of improvement that were used to estimate the improvement costs. In addition, this table includes an estimate for the total number of items needing each type of improvement, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table below are planning level estimates, once the projects progress through design, the actual construction opinions of cost will become more refined. Also, the City does not have the funding to go out and make all of these improvements at one time, which would offer the most economy of scale. Therefore, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

Again, it should be noted that the estimates are intended to reflect the order-of-magnitude costs for the City's overall facility improvement needs over the timeframe of the plan; for specific projects nearing implementation, it may be necessary for the City to conduct a more detailed cost assessment.



Improvement	Cost		Approx. Amount	Approx. Cost	Priority	Quick Fix
<b>4.2 - Parking</b>						
Restripe accessible parking space and aisle	\$1,000	spaces	1	\$1,000	High	No
Add van signage	\$100	each	1	\$100	High	No
<b>4.3 - Accessible Route from Parking</b>						
Regrade & ramp at-grade entrance	\$25,000	each	1	\$25,000	Medium	No
Regrade & modify handrails at ramped entrance	\$10,000	each	1	\$10,000	High	No
<b>4.4 - Outdoor Accessibility</b>						
Regrade pavement	\$500	each	1	\$500	High	No
Pave accessible route to courts, pavilion, and bleachers	\$50	lf	250	\$12,500	High	No
Add an accessible grill	\$1,500	each	1	\$1,500	Low	No
Add accessible picnic tables	\$1,500	each	1	\$1,500	Medium	No
<b>4.5 - Signage</b>						
Add room and exit signage	\$100	each	30	\$3,000	High	Yes
<b>4.6 - Restrooms</b>						
Lower high amenities	\$100	each	8	\$800	High	Yes
Replace door lock	\$100	each	1	\$100	High	Yes
Widen bathroom entrances	\$7,000	each	2	\$14,000	High	No
Mount bathroom signage	\$100	each	4	\$400	High	Yes
<b>4.7 - Interior Accessible Route</b>						
Resurface interior ramp	\$1,500	each	1	\$1,500	High	No
Add additional handrails and extensions	\$5,000	each	1	\$5,000	High	No
<b>Sub-Total Estimate</b>				<b>\$76,900</b>		
<i>Mobilization</i>	\$20,000			\$20,000		
<i>Signed &amp; Sealed Plans</i>	\$10,000			\$10,000		
<i>Survey/Design</i>	20%			\$15,400		
<i>Inspection</i>	10%			\$7,700		
<i>Miscellaneous</i>	15%			\$11,600		
<b>Total Order of Magnitude Cost Estimates</b>				<b>\$141,600</b>		

Table 5-1 Cost and Prioritization Table



## 5.2 DEVELOPMENT OF THE IMPLEMENTATION AND FINANCIAL PLAN

The Implementation and Financial Plan was developed to identify when the improvements should occur, based on the relative priority of the improvements and anticipated level of funding that will be available to address the improvements.

Due to the nature of the quick fix improvements, it is assumed that the majority of the identified quick fix improvements will be completed within the confines of the five-year plan, listed in the following section.

It would be ideal if Punta Gorda could take advantage of “piggy backing” needed improvements with other planned facility improvement and renovation projects. Under ideal circumstances, this would permit the City to benefit either because the project directly addresses some or all of the needed improvements, or the project allows the City to reduce its improvement costs due to the concurrent construction activities. It is not known at this time the amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the desire and ability to estimate the amount of costs that could be reduced through fund leveraging, the cost of the improvements for those impacted improvements may be adjusted.

To develop the plan, the prioritized list of improvements were incorporated into the Implementation and Financial Plan based on the amount of anticipated funding available each year for the improvements.

It should be stressed that the Implementation and Financial Plan will serve as a general guide for the planning of improvements and that several factors will influence the timing for implementation of specific improvements and the overall cost of the program, including:

- Opportunities for partnering with other jurisdictions or organizations on implementing improvements.
- Specific site conditions at individual locations, including landscaping, utilities, drainage, which can have a significant impact on the type of improvements required and the associated cost.
- Contracting opportunities, including awarding a unit-price contract for the implementation of improvements at multiple locations.
- Additional opportunities to relocate or consolidate individual amenities.

On an annual basis, the list of needed improvements will be reviewed against the funding that is available that year to develop a specific work program. As previously





mentioned, this will involve development of more detailed cost estimates based on a review of site conditions at individual locations.

### 5.3 FUNDING PLAN FOR NEEDED IMPROVEMENTS

Table 5-1 presents an example of a phased implementation plan by listing the improvements with a proposed priority and their associated costs. It should be noted that the costs are estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, material and labor prices in future years, and potential right-of-way costs. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as well as the amount of work that will be the responsibility of other entities.

Due to the unknown level of funding currently available for accessibility improvements, current renovation schedule, and the completion of the quick-fix improvement list, the items recommended for improvement each year of the program do not necessarily have to be the highest ranking items on the priority list. However, as the improvement program progresses, high ranking items that were not initially improved should be included in future years.

It should be noted that the phased implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to such factors as the actual costs of the improvement. As such, the improvements will need to be reviewed and a work program developed specifying the improvements that will be undertaken on an annual basis. The improvements would be undertaken through task orders. It is envisioned that the effort could focus on implementation of improvements within specific sections of the facility or would occur with groups of similar improvements throughout the City, both of which could enable improvements to be implemented more quickly.

It should be stressed that this plan is presented as an overall guide to the implementation of improvements. City staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.

