

Pine Knoll Recreation Area



Town of East Longmeadow ADA Transition Plan

October 2025



Institute for Human Centered Design

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Background

Year Renovated: 2007-2008

Pine Knoll Recreation Area is located at 1974 Allen Street in Springfield, Massachusetts. Amenities include the Pine Knoll building, Pine Lodge, Birch Hall, the camp office, two (2) camp rooms, one (1) softball field, one (1) soccer field, one (1) basketball court, one (1) volleyball court, one (1) pool, two (2) tennis courts, and one (1) gaga ball pit. Three (3) parking lots are provided on the northeast side of the site.

The camp office is a one-story building with one (1) inaccessible entrance on the southwest side and one (1) accessible entrance on the north side.

Pine Lodge is a one-story building with one (1) accessible entrance on the north side.

The Pine Knoll building is a one-story building with one (1) inaccessible entrance on the south side.

Birch Hall is a one-story building with two (2) inaccessible entrances, one (1) on the south side and one (1) on the north side. One (1) accessible entrance is provided on the south side of the building.

As part of the pool facility, two (2) changing and toilet rooms are provided for men and two (2) changing and toilet rooms are provided for women.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include routes that are not maintained in operable working condition, routes that do not prevent water accumulation, routes with excessive running and cross slopes, and excessive level changes. Additionally, there is a lack of an accessible route to the pool, the Pine Knoll building, Birch Hall, Pine Lodge, camp rooms, grills, and benches.

To achieve program access, provide either an accessible route to all recreation area amenities or provide transportation to each amenity, which may require a staff member to assist. For examples of accessible transportation options, see:

https://www.motoelectricvehicles.com/vehicles/vehicles_list/ada-electric-shuttle/

Parking

Accessibility issues include lack of three (3) car accessible parking spaces, lack of three (3) van accessible parking spaces, lack of marked access aisles, lack of identification signage with the International Symbol of Accessibility (ISA) and lack of the designation "Van Accessible" at the van spaces. Based on the estimated parking count of 28 in the lower lot, one (1) car accessible space and one (1) van accessible space should be provided. In the upper lot, based on an estimated parking count of 44, one (1) car accessible parking space and one (1) van accessible parking space should be provided. In the lot near the camp office, based on an estimated parking count of 36, one (1) car accessible parking space and one (1) van accessible parking space should be provided.

Note: Due to the lack of an accessible route from the upper and lower lots, locate the required accessible parking spaces in the lot near the camp office.

Exterior Ramps

Accessibility issues include lack of compliant handrails, lack of edge protection, and excessive level changes at a ramp transition.

Exterior Stairs

Accessibility issues include lack of compliant handrails, stairs that are not maintained in operable working condition, and stairs with open risers.

Doors and Doorways

Accessibility issues include doors that lack maneuvering clearance, and thresholds that are higher than allowed.

Signage

Accessibility issues include lack of designation signage with raised characters and braille, lack of tactile signs (with braille and raised characters) at the emergency egresses, lack of signage with the International Symbol of Accessibility (ISA) at the accessible exits/entrances, and lack of a directional sign with the International Symbol of Accessibility (ISA) at the inaccessible exits/entrances directing visitors to the nearest accessible exit/entrance.

Toilet and Bathing Rooms

Accessibility issues include a lack of audible and visual alarms, toilets that lack the minimum required clear width or depth, a toilet that has a centerline located farther from the side wall than allowed, and a flush control that is not located on the open/transfer side. Additionally, there is a lack of accessible showers, lavatories lack wrapped plumbing, and there is a lack of clear floor space due to the location of trash cans.

Pool

Accessibility issues include a sloped entry to the pool that has an excessive running slope, and lack of a second accessible means of entry into the pool.

Areas of Sport Activity

Accessibility issues include courts that are not maintained in operable working condition, lack of wheelchair accessible spaces at sideline seating, and lack of an accessible route to all areas of sport activity, including team seating areas and to each court and field.

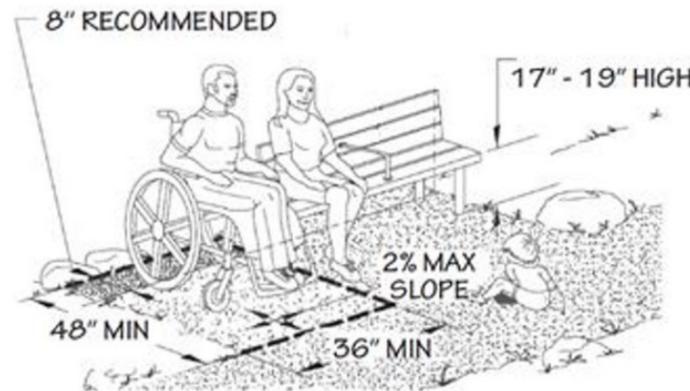
Additional Accessibility Issues

- A lack of accessible picnic tables located on an accessible route.
- A lack of an accessible bench in the women's changing room.

Best Practice and Inclusive Design

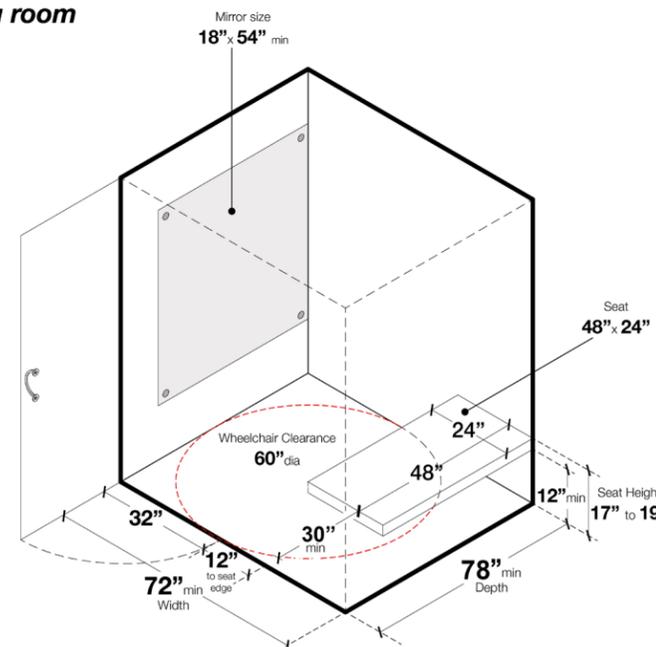
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned. See the following diagram:



- In the men's and women's toilet and changing rooms, recommend providing an accessible private changing stall that is 78" by 72" min. See the following diagram:

Changing room



- In the single-user toilet room in the camp office, ensure the emergency pull cord is not tied so that it extends to within 12" of the floor.
- At all permanent rooms that lack a designation sign, recommend providing a designation sign with raised characters and braille alongside the door on the latch side.
- At all stairs, recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<div style="border: 1px solid gray; padding: 2px; margin-bottom: 5px;">Approach and Entrance</div> <div style="border: 1px solid gray; padding: 2px; margin-bottom: 5px;">Exterior Access Route</div>												
1	Birch Hall	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	9.8%	Reduce running slope to be no steeper than 1:20 (5.00%), or provide a compliant ramp.	1	-	-
2	Camp Office - Secondary Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	2.7% 5.4%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%), or provide compliant handrails, platforms and edge protection for a ramp.	1	-	-
3	Camp Office - Secondary Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	.5"	Alter change in level to be 1/4" high max.	1	-	-
4	Near Birch Hall	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Repair surface to ensure the accessible route is maintained in operable working condition. Recommendation applies to all walkways with a similar issue.	1	-	-
5	Near Camp Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	9.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). Recommendation also applies to the route behind the changing rooms.	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Near Changing Rooms	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	17%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
7	Near Changing Rooms	Ext.		Exterior Access Route	Walkway		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface to ensure water does not accumulate within the accessible route. Repair surface to ensure the accessible route is maintained in operable working condition. Recommendation applies to the entire route behind the changing rooms and towards Birch Hall.	1	-	-
8	Near Pine Lodge	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.5%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
9	Near Pine Lodge	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the grill. Recommendation also applies to a grill near the volleyball court.	2	-	-
10	Near Pool Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	4%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Pine Knoll - Main Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	12.9% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface to ensure the accessible route is maintained in operable working condition.	1	-	-
12	Pine Knoll Recreation Area	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	To achieve program access, provide either a route to all recreation area amenities or provide transportation to each amenity, which may require a staff member to assist. Examples of accessible electric shuttles: https://www.motoelectricvehicles.com/vehicles/vehicles_list/ada-electric-shuttle/	1	-	-
13	Pine Lodge	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	2"	Repair surface to ensure that the surface opening is no greater than 1/2" max.	1	-	-
14	Route to Pool Near Pine Knoll	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	18.5%	When an accessible route is provided to the pool, provide a directional sign with the International Symbol of Accessibility (ISA) directing visitors to the accessible route. Reduce running slope to be no steeper than 1:20 (5.00%). Or provide accessible transportation between amenities.	1	-	-
15	Stairs From Fields	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the stairs. Recommendation also applies to both stairs at the upper and lower parking areas.	3	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Tennis Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	5.1%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
17	To Fields	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water		Repair surface to ensure water does not accumulate within the accessible route. Recommendation applies to all walkways with a similar issue.	1	-	-
18	Towards Birch Hall	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	11.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
19	Towards Camp Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	10.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
20	Towards Camp Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Towards Camp Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	2.2% 12.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%). Or provide accessible transportation between amenities.	1	-	-
22	Towards Pine Knoll	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to Pine Knoll. Recommendation also applies to the Pine Knoll building.	2	-	-
23	Towards Pine Lodge From Pool	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	3.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
24	Towards Pine Lodge From Pool	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	6.3% 14%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%). Or provide accessible transportation between amenities.	1	-	-
25	Towards Pine Lodge From Pool	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5.00%)	15.7% 22.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5.00%). Or provide accessible transportation between amenities.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
26	Lower Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	28 est. 0 0 - - -	Provide one accessible space. Provide one van accessible space. Note: Due to the lack of an accessible route from the lot, locate the required accessible parking spaces in the lot near the camp office.	1	-	-
27	Near Camp Office	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	36 est. 0 0 - - -	Provide one accessible space. Provide one van accessible space. Provide a marked access aisle that is at least 60" wide. at the car accessible space and 96" min. wide at the van accessible space. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van	3	825	\$1K - \$5K
28	Upper Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	44 est. 0 0 - - -	Provide one accessible space. Provide one van accessible space. Note: Due to the lack of an accessible route from the lot, locate the required accessible parking spaces in the lot near the camp office.	1	-	-
Exterior Ramp												
29	Women's Toilet and Changing Room	Ext.		Exterior Ramp	N/A		Edge protection < 4" high Handrails not provided on both sides	- -	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Ensure handrails are provided on both sides. Ensure handrails have 1-1/4" to 1-1/2" circular cross sections. Recommendation also applies to the men's toilet	2	-	-
30	Women's Toilet and Changing Room	Ext.		Exterior Ramp	N/A		Edge protection < 4" high Handrails not provided on both sides Level change > 1/4" at transition	- - 1"	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface. Ensure handrails are provided on both sides. Ensure handrails have 1-1/4" to 1-1/2" circular cross sections. Alter change in level to be 1/4" high max.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Stair												
31	Pine Knoll - Main Entrance	Ext.		Exterior Stair	N/A		Handrail height < 34" or > 38" Bottom handrail extends < 12" + one tread Cross section of handrail is not compliant Handrail not provided on both sides Not maintained in operable working condition Stair has open risers	31" - - - -	Alter so the handrails are 34"- 38" high above the ground. Bottom: Ensure that the sloped bottom extension extends one tread depth min. beyond last riser nosing in same direction as stair flight. Provide handrails with 1 1/4" - 2" circular cross sections. Provide a handrail on each side. Repair treads and risers to ensure stairs are maintained in operable working condition. Ensure stairs have closed risers.	1	-	-
32	Stairs From Fields	Ext.		Exterior Stair	N/A		Cross section of handrail is not compliant	-	Provide handrails with 1 1/4" - 2" circular cross sections.	1	-	-
33	To Lower Parking	Ext.		Exterior Stair	N/A		Surface not stable, firm, and slip-resistant Not maintained in operable working condition Handrails not provided	- - -	Repair the surface to ensure treads are firm, stable, and slip-resistant. Repair treads and risers to ensure stairs are maintained in operable working condition. Provide handrails with 1 1/4" - 2" circular cross sections.	1	-	-
34	To Recreation Complex From Upper Parking	Ext.		Exterior Stair	N/A		Surface not stable, firm, and slip-resistant Handrails not provided	- -	Repair the surface to ensure treads are firm, stable, and slip-resistant. Provide handrails with 1 1/4" - 2" circular cross sections.	1	-	-
35	Towards Pine Knoll	Ext.		Exterior Stair	N/A		Handrails not provided	-	Provide handrails with 1 1/4" - 2" circular cross sections.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
36	Birch Hall - Rear Entrance	Ext.		Entrance	Other		Maneuvering clearance at door > 1:50 (2.00%) Threshold > 1/2" high	11.1% 4.5"	Provide a directional sign indicating the location of the nearest accessible entrance.	1	743	\$500 - \$1K
											743	
37	Birch Hall - Secondary Entrance	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	4"	Provide a directional sign indicating the location of the nearest accessible entrance. Recommendation also applies to the main entrance to the camp office.	2	743	\$1K - \$5K
											1486	
38	Camp Office - Secondary Entrance	Ext.		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA). Recommendation also applies to the main entrance to Birch Hall.	2	743	\$1K - \$5K
											1486	
39	Camp Room 3	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	4"	Provide an accessible entrance into the camp room. Recommendation applies to both camp rooms.	2	-	-
40	Inaccessible Men's Toilet and Changing Room	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	5.5"	Provide a directional sign indicating the location of the nearest accessible toilet and changing room. Recommendation also applies to both entrances to the inaccessible men's and women's toilet and changing room.	4	743	\$1K - \$5K
											2972	

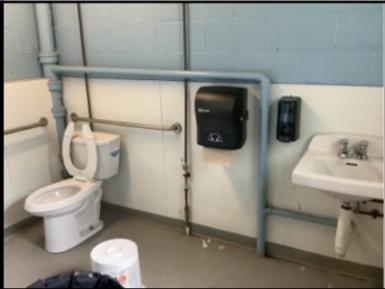
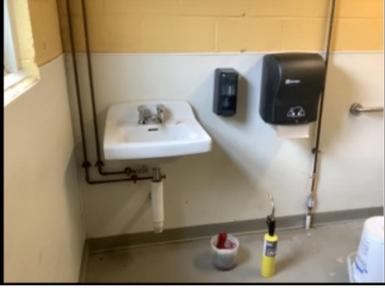
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Pine Lodge - Main Entrance	Ext.		Entrance	Main Entrance		Maneuvering clearance is not provided Maneuvering clearance at door > 1:50 (2.00%)	- 9.3%	Extend the concrete platform to provide the 12" min. maneuvering clearance at the push-side of the door. Or provide an automatic door opener. (Cost estimate is for an automatic door opener.)	1	9900	\$5K - \$10K
											9900	
42	Women's Toilet and Changing Room	Ext.		Entrance	Secondary Entrance		Maneuvering clearance at door > 1:50 (2.00%)	9.6%	Ensure door remains open when facility is in use or provide an automatic door opener. Recommendation applies to both entrances to the men's and women's toilet and changing rooms.	4	9900	\$10K - \$50K
											39600	
<div style="border: 1px solid gray; padding: 2px; margin-bottom: 5px;">Access to Goods and Services ▼</div> <div style="border: 1px solid gray; padding: 2px;">Means of Egress</div>												
43	Birch Hall - Main Egress	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door.	1	413	\$1 - \$500
											413	
44	Birch Hall - Secondary Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit. Recommendation also applies to the north egress in Birch Hall and the main entrance to the camp office.	3	413 413	\$1K - \$5K
											2478	
45	Camp Office - Secondary Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	413	\$1 - \$500
											413	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
46	Camp Room	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. Recommendation applies to both camp room.	2	413	\$500 - \$1K
											826	
47	Women's Inaccessible Toilet and Changing Room	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the latch side of the door. Recommendation applies to both egresses from the men's and women's changing rooms.	4	413	\$1K - \$5K
											1652	
Doors, Doorways, & Gates												
48	Camp Office - Main Egress	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the required 18" min. maneuvering clearance at the pull-side of the door.	1	Labor	Labor
49	Camp Office - Secondary Egress	1		Doors, Doorways, & Gates	Office		Threshold not beveled Threshold > 1/2" high	- 1.25"	Bevel the threshold. Alter the threshold to be 1/2" high max.	1	1650	\$1K - \$5K
											1650	
50	Men's Shower Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	42.5"	Provide an automatic door opener. Recommendation also applies to the women's shower room.	2	9900	\$10K - \$50K
											19800	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
51	Men's Toilet and Changing Room - Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	9900	\$5K - \$10K
											9900	
52	Pine Lodge - Main Egress	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Relocate table to maintain the required 18" min. maneuvering clearance at the pull-side of the door. Recommendation applies to all doors with a similar issue.	1	Labor	Labor
53	Women's Toilet and Changing Room	1		Doors, Doorways, & Gates	Other		Threshold not beveled Threshold > 1/2" high	- 1.5"	Bevel the threshold. Alter the threshold to be 1/2" high max.	1	1650	\$1K - \$5K
											1650	
54	Birch Hall - Main Entrance	Ext.		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Threshold not beveled Threshold > 1/2" high	- - 1.5"	Extend the concrete platform to provide the required 12" min. maneuvering clearance at the push-side of the door, or provide an automatic door opener. Bevel the threshold. Alter the threshold to be 1/2" high max. (Cost estimate is for an automatic door opener and renovating the threshold.)	1	9900 1650	\$10K - \$50K
											11550	
55	Women's Shower Room	Ext.		Doors, Doorways, & Gates	Other		Threshold not beveled Threshold > 1/2" high	- 2.25"	Bevel the threshold. Alter the threshold to be 1/2" high max. Recommendation also applies to the men's shower room.	2	1650	\$1K - \$5K
											3300	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
56	Women's Toilet and Changing Room - Toilet Room	1		Signage	Designation		Location of tactile sign not compliant	-	Locate sign alongside the door on the latch side. Where there is no wall space at the latch side of a single door, locate sign on the nearest adjacent wall.	1	Labor	Labor
57	Birch Hall - Main Entrance	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on the sign. Recommendation applies to all signs with a similar issue. Unit cost is provided for one instance of this repetitive item.	1	743	\$500 - \$1K
											743	
58	Men's Inaccessible Toilet and Changing Room	Ext.		Signage	Designation		Directional sign to access toilet not provided	-	Install a sign indicating the location of the nearest accessible toilet and changing room. Recommendation also applies to the men's toilet and changing room. Unit cost is provided for one instance of this repetitive item.	1	743	\$500 - \$1K
											743	
59	Women's Inaccessible Toilet and Changing Room	Ext.		Signage	Designation		Not in operable working condition	-	Replace sign.	1	743	\$500 - \$1K
											743	
Operable Parts / Reach Range												
60	Women's Shower Room	1		Operable Parts / Reach Range	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	63.5"	Provide an additional coat hook located no higher than 48" above the finished floor. Recommendation also applies to the men's shower room.	2	124	\$1 - \$500
											248	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Locker Room												
61	Women's Toilet and Changing Room	1		Locker Room	N/A		30" clear not provided alongside bench Bench < 24" deep	- 9.25"	Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Provide a bench that is 24" deep.	1	990	\$500 - \$1K
											990	
Picnic Tables												
62	Camp Room	1		Picnic Tables	N/A		At least 5% accessible spaces not provided Knee clearance less than 19" deep	- 14"	Ensure that at least 5% (minimum one) of picnic tables are accessible. Provide at least one picnic table with knee clearance that is 19" deep min. Recommendation applies to all picnic tables with a similar issue.	1	2310	\$1K - \$5K
											2310	
63	Near Basketball Court	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided 30" clear width not provided Picnic table not on an accessible route	- 16" -	Provide at least 1 accessible picnic table (or ensure that 5% of picnic tables are accessible) with a 30" by 48" clear floor space. Ensure that the picnic table is connected to an accessible route. (Cost estimate is for an accessible picnic table.) Recommendation applies to 5% of picnic tables with a similar issue in each area where tables are provided.	1	2310	\$1K - \$5K
											2310	
64	Near Birch Hall	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route. Recommendation applies to all picnic tables with a similar issue.	1	-	-
65	Near Birch Hall	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route Knee clearance less than 19" deep	4.1% cross x 7.3% run 15.5"	Ensure that the picnic table is connected to an accessible route. Provide at least one picnic table with knee clearance that is 19" deep min. (Cost estimate is for an accessible picnic table.)	1	2310	\$1K - \$5K
											2310	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Benches												
66	Near Volleyball	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate one bench to an accessible route. Recommendation also applies to a bench near the Pine Lodge.	1	-	-
Toilet & Bathing Rooms												
Overall Access												
67	Men's Toilet and Changing Room - Toilet Room	1		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed. Recommendation also applies to the women's toilet room.	2	-	-
Lavatory												
68	Camp Office - Single-User Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory	-	Relocate trash can to maintain a 30" min. by 48" min. clear floor space positioned for a forward approach. Recommendation applies to all lavatories with a similar issue.	1	Labor	Labor
69	Women's Toilet and Changing Room - Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	248	\$1 - \$500
											248	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
70	Camp Office - Single-User Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate trash can to ensure that there is 60" wide min. clear floor space at the toilet.	1	Labor	Labor
71	Camp Office - Single-User Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 72" clear depth (MAAB)	55"	Relocate stored equipment to ensure that there is 72" deep min. clear floor space at the toilet.	1	Labor	Labor
72	Men's Toilet and Changing Room - Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Side grab bar < 54" from back wall	- 52.75"	Relocate the flush control to the open side. Relocate the side wall grab bar to ensure that one end is located 12" max. from the rear wall and the other end is 54" min. from the rear wall.	1	1650 825	\$1K - \$5K
											2475	
73	Women's Toilet and Changing Room - Toilet Room	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB)	19.5"	Relocate toilet so that the centerline is 18" from the side wall.	1	6066	\$5K - \$10K
											6066	
Shower Compartment												
74	Men's Shower Room	1		Shower Compartment	Gang Shower		Accessible shower not provided	-	Provide at least one accessible gang shower. Recommendation also applies to the women's shower room.	2	3606	\$5K - \$10K
											7212	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Portable Toilet												
75	Near Fields	Ext.		Portable Toilet	N/A		Not located on an accessible route 60" by 72" clear space not provided	- 56" x 57"	Locate portable toilet on an accessible route. Provide an accessible portable toilet that has 60" wide and 72" deep at the toilet.	1	-	-
Additional Access												
Drinking Fountains												
76	Near Men's Toilet and Changing Room	Ext.		Drinking Fountains				-	Note: IHCD team was informed that drinking fountains are no longer in use at the recreation area.	1	-	-
Recreation Facilities												
Swimming Pool												
77	Pool	Ext.		Swimming Pool	Over 300 Linear Feet		Minimum # of accessible entries not provided	-	Two accessible means of pool entry are required for a pool of this size. Provide a lift or other means of accessible entry into the pool such as a transfer wall, transfer platform, or transfer steps. (Cost estimate is for a pool lift.)	1	25067	\$10K - \$50K
											25067	
78	Pool	Ext.		Swimming Pool	Sloped Entry		Sloped entry running slope > 1:12	9.6%	Further study will be needed to determine whether it is technically feasible to bring this pool into full compliance with the ADA Standards.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
79	Near Softball Field	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components.	1	-	-
Field												
80	Soccer Field	Ext.		Field	Soccer		Field not connected to an accessible route No accessible route to all areas of sport activity	- -	Provide an accessible route to the soccer field. Install an accessible route between all areas of sport activity. Recommendation also applies to the softball field.	2	-	-
81	Softball Field	Ext.		Field	Softball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" firm, stable, and slip-resistant clear floor space at team seating. Provide an accessible route to this space. Recommendation applies to both team seating areas at the softball field.	2	-	-
Court												
82	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 60" firm, stable, and slip-resistant clear floor space at sidelines seating. Based on the number of seats provided, look to 2010 ADA Table 221.2.1, and provide the minimum number of wheelchair seats based on that count. Provide an accessible route to this space.	1	-	-
83	Basketball Court	Ext.		Court	Basketball		Court is not connected to an accessible route No accessible route between all areas of sport activity	- -	Provide an accessible route to the basketball court. Install an accessible route between all areas of sport activity. Recommendation also applies to both tennis courts and the volleyball court.	4	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
84	Basketball Court	Ext.		Court	Basketball		Court not maintained in operable working condition	-	Repair surface to ensure that the basketball court is maintained in operable working condition.	1	-	-
85	Court	Ext.		Court	Other		Court not maintained in operable working condition	-	If this court is still in use, provide an accessible route and ensure that the court is maintained in operable working condition.	1	-	-
86	Gaga Ball Pit	Ext.		Court	Gaga Ball		Court is not connected to an accessible route Court not maintained in operable working condition No accessible route between all areas of sport activity	- - -	Provide an accessible route to the gaga ball pit. Trim vegetation to ensure that the court is maintained in operable working condition. Install an accessible route between all areas of sport activity.	1	-	-
87	Near Pool	Ext.		Court	Other		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 60" firm, stable, and slip-resistant clear floor space at sidelines seating. Based on the number of seats provided, look to 2010 ADA Table 221.2.1, and provide the minimum number of wheelchair seats based on that count. Provide an accessible route to this space.	1	-	-
88	Tennis Courts	Ext.		Court	Tennis		Court not maintained in operable working condition	-	If the tennis courts are still in use, repair surface to ensure that the court is maintained in operable working condition. Recommendation applies to both tennis courts.	2	-	-

Best Practice ▼

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Clear Floor Space												
89	Near Pine Lodge	Ext.		Clear Floor Space	N/A			-	Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-
Locker Room												
90	Women's Toilet and Changing Room	1		Locker Room	Women's			-	Recommend providing a private changing stall that is 78" by 72" min. Recommendation also applies to the men's toilet and changing room.	2	-	-
Operable Parts / Reach Range												
91	Camp Office - Single-User Toilet Room	1		Operable Parts / Reach Range	Emergency Pull Cord			-	Ensure the emergency pull cord is not tied so that it extends to within 12" of the floor.	1	-	-
Signage												
92	Camp Office - Single-User Toilet Room	1		Signage	Designation			-	Recommend providing a designation sign with raised characters and braille alongside the door on the latch side. Recommendation applies to all permanent rooms that lack a designation sign.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Visual Contrast												
93	Stairs From Fields	Ext.		Visual Contrast	N/A			-	<p>Recommend providing a contrasting strip at each stair tread on the stair so that each tread is readily apparent when viewed in descent or ascent.</p> <p>Recommendation applies to all stairs.</p>	1	-	-