



# ADA SELF EVALUATION AND TRANSITION PLAN

City of South Gate

Volume 2  
Facilities Barriers Assessment Report

March 2018

# LIST OF APPENDICES

The following is a list of appendices attached to Volume 2 of the City of South Gate ADA Self Evaluation and Transition Plan:

**Appendix B-1 Facility Barrier Cost Table**

**Appendix B-2 Facility Barrier Photo Report**

# VOLUME 2

## Facilities Barrier Assessment Report

### 1.0 Introduction to the Volume

In assessing the facilities for physical barriers, our Certified Access Specialists (CASp) assessors visited each facility in order to evaluate compliance with State and Federal accessibility laws and codes. The field investigation was conducted with the state-of-the art tools for efficient and accurate data collection in order to analyze, describe, and document code conformance. Inaccessible elements that posed barriers to accessibility (commonly referred to as physical barriers) were recorded and are presented herein this part of the report.

The Tables attached to this Volume are a compilation of the results of the priorities work sessions and the public meeting and describe the priorities for barrier removals at City facilities.

The following list, although not exhaustive, are the most common barriers that CASp assessors look for and document.

#### **Parking:**

- Does the building have correct number of accessible and van accessible stalls?
- Proper Signage
- Cross slopes
- Curb ramps
- Accessible route from nearest transit stop to building site
- Accessible route from accessible stalls to building entrance
- Pavement Striping
- Tow Away signs

#### **Ramps**

- Handrails and Handrail extensions
- Edge Protection
- Cross Slope
- Landings

#### **Building Entrance:**

- Door Width, hardware, closing speed, landing, door threshold
- Change in elevation at the door

#### **Restrooms:**

- Accessible stall dimensions
- Grab bars
- Height of Dispensers
- Protruding objects

- Accessible routes / corridors
- Shelves/coat hooks/mirrors/accessories
- Door Swing
- Door Maneuvering clearing
- Seat Heights
- Location of Flush controls
- Lavatories and Sinks
- Geometric Door Signage

### **Drinking Fountains**

- High and Low fountains provided
- Clear Floor space
- Protruding objects
- Reach ranges

### **Signage**

- Tactile/Braille Signage requirements
- Sign Mounting Heights
- Signs indicating location of accessible elements

### **Miscellaneous:**

- Meeting Rooms - Are Assistive Listening Devices provided
- Service counter Heights
- Stairs

## **2.0 Facilities Barrier Prioritization**

Because the City of South Gate has a large number of facilities, it is impossible to immediately renovate all facilities that create barriers to program access, barriers to facilities will be removed systematically. This Transition Plan includes a 10-year budgeting plan that implements the barrier removal.

Facilities targeted in Phase One will become a high priority for capital improvement funding.

The responsibility for ensuring the barrier removal will reside with the City Manager and the ADA Coordinator.

### **Level 1: High Visibility / High Use Items**

Level One priorities are assigned to immediate features that significantly affect access to facilities. For example:

#### Pedestrian Access Routes:

- Tripping Hazards
- Overhead Clearance Obstacles
- Loose Debris Impeding Access Routes

- Detectability issues

Facilities:

- Entry walks and doors
- Handrail Modifications
- Signs indicating accessible entrances
- Overhead Obstacles
- Accessible Parking Stalls

**Level 2: Barriers That Pose Obstacles to Access Routes and Hinder Access to Programs.**

Level Two priorities are those features that create obstacles to both roadside and facility pedestrian access routes. Also included are barriers to programs, activities, and services provided by the City. For example:

Pedestrian Access Routes:

- Driveway Landings
- Impediments to Access route width

Facility Access:

- Conference rooms, classrooms, program areas. (The most frequently used and highest volume rooms as Level Two priorities. Duplicate rooms or features are prioritized at a lower level).
- Primary doors into program areas.
- Braille and tactile signage.
- Assistive-listening devices.
- Public restrooms.
- Showers and locker rooms associated with swimming programs.
- Transaction counters where information is offered, bills are paid, etc.

**Level 3: Minor Access and Amenity Barriers.**

Level Three priorities are those features that are not immediately preventing passage but provide hardship to the impaired. Also included are features that do not directly affect access to programs, activities, and services provided by the City. For example:

Pedestrian Access routes:

- Cracked cement slabs.

Facility Access Routes:

- Doors that pose little obstacle to program access.
- Vending machines, drinking fountains, light switches, electrical outlets, and storage rooms in program areas.

### 3.0 List of Facilities

The following list of abbreviations are used in Appendix B-1 and B-2.

<b>ABBREVIATION</b>	<b>FACILITY</b>
BSC	Boy Scout Camp
CC	Civic Center
CH-E	City Hall Exterior
CHL	City Hall
CHS	Court House
CY	City Yard (Field Operations)
GC	Golf Course
GCH	Girls Club House
GTL	Gardendale Tot Lot
HRC	Hollydale Resource Center
MA	Municipal Auditorium
MTSC	Margaret Travis Senior Center
PD	Police Department
SC	Sports Center
SS	Swim Stadium
WRC	Westside Resource Center
CCP	Cesar Chavez Park
CP	Circle Park
HCP	Hollydale Community Park
HRP	Hollydale Regional Park
SGP	South Gate Park
SP	Stanford Park
SSP	State Street Park
TP	Triangle Park

## 4.0 Facilities Transition Plan

The following tables represent a recommended distribution of facilities repair over a ten year period.

### **10-Year Facility Transition Plan**

<b>Fiscal Year</b>	<b>Direct Costs</b>	<b>Project Costs*</b>
FY 17-18	\$169,099	\$219,829
FY 18-19	\$172,922	\$224,799
FY 19-20	\$168,927	\$219,605
FY 20-21	\$97,980	\$127,374
FY 21-22	\$92,435	\$120,166
FY 22-23	\$101,339	\$131,741
FY 23-24	\$99,698	\$129,607
FY 24-25	\$101,200	\$131,560
FY 25-26	\$86,425	\$112,353
FY 26-27	\$69,335	\$90,136
Total:	\$1,159,360	\$1,507,168

\* Project Costs are increased by 30% to account for soft costs, engineering, project management and escalation

**Cost Per Facility - Transition Plan**

<b>Facility</b>	<b>Direct Costs</b>	<b>Project Costs*</b>	<b>Percent of Total</b>
Boy Scout Camp	\$53,585	\$69,661	4.62%
Civic Center	\$31,275	\$40,658	2.70%
Caesar Chavez Park	\$16,510	\$21,463	1.42%
City Hall Complex - Exterior	\$158,434	\$205,964	13.67%
City Hall	\$21,275	\$27,658	1.84%
City Hall - South Annex	\$17,365	\$22,575	1.50%
Court House (out of service)	\$22,230	\$28,899	1.92%
Circle Park	\$10,995	\$14,294	0.95%
Field Operations - City Yard	\$38,515	\$50,070	3.32%
Golf Course	\$25,636	\$33,327	2.21%
Girl's Club House	\$46,725	\$60,743	4.03%
Gardendale Tot Lot	\$15,310	\$19,903	1.32%
Hollydale Community Park	\$73,975	\$96,168	6.38%
Hollydale Resource Center	\$41,185	\$53,541	3.55%
Hollydale Regional Park	\$173,411	\$225,434	14.96%
Municipal Auditorium	\$72,642	\$94,435	6.27%
Margaret Travis Senior Center	\$20,980	\$27,274	1.81%
Police Department	\$22,593	\$29,371	1.95%
Sports Center	\$43,565	\$56,635	3.76%
South Gate Park	\$119,209	\$154,972	10.28%
Stanford Park	\$17,300	\$22,490	1.49%
Swim Stadium	\$44,265	\$57,545	3.82%
State Street Park	Under Construction		
Triangle Park	\$14,050	\$18,265	1.21%
Westside Resource Center	\$58,330	\$75,829	5.03%
<b>Total:</b>	<b>\$1,159,360</b>	<b>\$1,507,168</b>	<b>100.00%</b>



## 5.0 Miscellaneous Comments

Please note these additional comments regarding the following facilities.

Courthouse: The Courthouse Building was closed in 2004 and is out of service and unoccupied. The facility has multiple ADA barriers and code deficiencies. Our field assessors conducted a visual survey and concluded that a retrofit of the ADA elements is not sufficient as a stand-alone retrofit since a full assessment of architectural, ADA, seismic and other Title 24 upgrades will need to be performed when and if the decision is made to open the facility for use.

Golf Course: The obligation of the City to provide accessible golf as a city program is much higher as a Title II entity than that of a privately owned golf course under Title III. In evaluating the policies and procedures implemented at the course, there are barriers to entry for customers with disabilities seeking to play the course. The current “No Carts” policy must be reviewed and revised to include “accessible” carts. The greens of the course are highly susceptible to costly damage by cart travel, however, newer “greens friendly” mobility devices with wide wheels reduce the PSI (pounds of square inch of pressure) of some of these single rider golf carts on the greens surface and is often less than the human footprint and less than that applied by motorized moving equipment. It is recommended that the City invests in at least two accessible carts.

The Waterworks Facilities (3 reservoirs, 2 elevated tanks, and 11 water wells) qualify under the general exceptions of the ADA per CBC 11B-203.5 Machinery Spaces and therefore does not require accessible access. These facilities are frequented only by service personnel for maintenance, repair or occasional monitoring of equipment and shall not be required to comply with these requirements or to be on an accessible route.

Solid Waste Transfer Facility has no buildings on site and the only means of access between various spaces on site is a vehicular way not providing pedestrian access. Therefore, per exception CBC 11B-206.2.2, an accessible route is not be required on site.

# APPENDIX B-1 FACILITY BARRIER COST TABLE

# APPENDIX B-2 FACILITY BARRIER PHOTO REPORT