



Town of Fort Myers Beach

ADA Transition Plan

08/27/2020

Prepared by:





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1.0 Introduction

The Town of Fort Myers Beach requested a review of eight (8) facilities/parks, seven (7) parking lots, 25 public beach access points, and approximately three (3) miles of sidewalk and their associated curb ramps. The Town would like to formally assess these facilities and create a Town-wide American with Disabilities Act (ADA) Transition Plan with the goal to become Local Agency Program (LAP) certified as well as to bring the facilities to full compliance with the ADA.

The ADA Transition Plan is a living document that will be utilized by all departments as a guide to the Town's remediation priorities, based upon the severity of the violations and availability of resources. This document is a stand-alone report, and its contents will be disseminated in various formats to other departments to ensure its recommendations are followed and accessibility work is coordinated.

At the request of the Town of Fort Myers Beach, Tindale Oliver and Castellanos + Tramonte Architects created a scope of services that was organized into three tasks. Each task was completed throughout the Spring and Summer of 2020 to meet the LAP deadline in September 2020. To fully meet the requirements for LAP, the Town's ADA Self-Evaluation and Transition Plan Services project also included a holistic review of Town programs, services, policies, and procedures. The ADA Transition Plan process has been broken down into three tasks, namely:

- Assessment of Facilities
- Assessment of Pedestrian Infrastructure
- Review of Programs, Services, Policies, and Procedures

1.1 Legislative Mandate

The U.S. Congress adopted the ADA in 1990, and it went into effect in 1992. The ADA is companion legislation to two previous federal statutes and regulations: The Architectural Barriers Acts (ABA) of 1968 and Section 504 of the Rehabilitation Act of 1973. The ADA is a civil rights law that prohibits discrimination against individuals with disabilities in all areas of public life, including jobs, schools, transportation, and all public and private places that are open to the general public. The ADA is divided into 5 Titles:

- Title I: Employment
- Title II: State and Local Government
- Title II: Public Accommodations
- Title IV: Telecommunications
- Title V: Miscellaneous Provisions

This Transition Plan focuses on Title II of the ADA which prohibits discrimination to individuals with disabilities in all programs, activities, and services of public entities. Title II applies to all state and local governments, their respective departments, agencies, and any other special purpose districts.

1.2 Current Adopted ADA Policy

At the time of the programs, services, policies, and procedures review, the Town did not have an existing ADA Transition Plan and has not adopted any documents detailing their ongoing compliance



efforts such as an ADA Title II Notice and a Grievance Procedure. This endeavor included a full review of all the Town's current ADA policies in more detail. However, it is important to note that effort is being made now to foster an inclusive environment that includes creating and maintaining ADA compliant facilities for visitors and citizens. Upon completion of the ADA Transition Plan, the Town is dedicated to reviewing and improving upon facilities to comply with the ADA.

2.0 ADA Transition Plan Preparation

2.1 Transition Plan Requirements

The ADA Transition Plan establishes a list of improvements necessary to achieve full compliance to and within all Town facilities. The Plan is to be implemented over time based on available resources, as established by the Town. It is the responsibility of the Town to ensure the implementation of the ADA Transition Plan is carried out. Its adherence will protect the Town from future litigation pertaining to accessibility issues within the assessed Town facilities. Conversely, deviance from the plan without justification may leave the Town vulnerable to litigation. Therefore, it is important to update and maintain the ADA Transition Plan until it is either fully implemented or replaced with a newer version.

The CFR, 28 CFR 35.150(d) explains the legal requirements for an ADA Transition Plan. At a minimum, the law requires four components of the plan:

- Physical obstacles that limit the public accessibility of programs or services must be identified,
- Methods that will make these items accessible must be described in detail,
- The schedule required to implement the necessary steps to make these items compliant, must be specified, and
- The officials responsible for implementation of the items must be indicated.

As described below, as well as in each of the facility's individual ADA Transition Plans, assessments of the physical obstacles that present barriers to accessibility were identified, proposed steps for mitigation were recommended and prioritized, and a schedule for their implementation was prepared.

2.2 Applicable Standards

The findings for each facility assessed have been provided in the form of an Accessibility Assessment Report (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 deficiencies in compliance with the ADA Standards established by the U.S. Department of Justice (DOJ), the 2015 International Building Code's (IBC) standards for accessibility, and the Florida Building Code/Florida Accessibility Code (FBC/FAC).

The date the facility was constructed or renovated is important because it could change the applicable DOJ standard that must be applied during the assessment process. The first ADA requirements became enforceable in January 1992. Since then, a revision was published in 2010, which became enforceable in 2012. This AAR will report deficiencies according to the recent 2010 ADA



Standards for Accessible Design, to allow the Town to recognize where it falls short of meeting the most recently adopted ADA standards.

Older facilities or certain types of buildings may have exemptions that do not require aspects of the facility to be brought up to the most recent accessibility standard or may not be required to be made accessible until which time when additional renovations occur. The identification of compliance issues will be based on the most recent 2010 ADA Standards. However, due to the facility’s age or use, it will occasionally be listed that no mitigation is necessary, due to it not being required under the Code.

3.0 Development of the Transition Plan

The Transition Plan was developed in coordination with Town staff through several steps including: conducting self-evaluations/field surveys of the facilities and pedestrian infrastructure, reviewing Town programs, services, policies, and procedures, developing recommendations to mitigate the identified barriers to accessibility, drafting the ADA Transition Plan, and implementing the Transition Plan.



Figure 3.1 Assessment Process

3.1 Self-Evaluation/Field Survey

The data collection process for infrastructure assessments is the most involved portion of the project. Every facility included in this report was inspected by an International Code Council (ICC) certified Accessibility Inspector/Plan Examiner (AI/PE) and Professional Engineer (P.E.), who was accompanied by a second ICC certified Accessibility Technician. To conduct a proper field inspection, a general understanding of the facilities’ purpose and use was necessary, then detailed measurements and recording of issues could be addressed. For this reason, it was important that every facility had representation of a facility tour guide that explained the building’s purpose and use, as well as, provided access to areas of the building that would otherwise be restricted to our inspectors.

Measurements were taken using a tape measure for clearances, distances, and heights; a smart level for slopes; and a door pressure gauge for weight of doors. In addition, photos and videos were captured, diagrams were drawn, and information was recorded in our ADA Compliance Checklist



application using an Android based tablet. This application populates and organizes photos and information in a secure geo-coded database that the Accessibility Inspectors then use to generate a report for each facility.

3.2 Summary of Self-Evaluation Findings

Recommendations to mitigate all barriers to accessibility for this project were developed. These range from items that can be fixed quickly and inexpensively, such as missing or non-compliant room signage, to items that will require more time and effort to make compliant, such as non-compliant ramp slopes. A list of each facilities' barriers to accessibility can be found in each facilities' Transition Plan report's appendix - AAR.

Common violations throughout the facilities include non-compliant running and cross slopes of accessible routes and parking spaces, missing or non-compliant tactile signage identifying permanent rooms and exits, and non-compliant curb ramps. The Town's pedestrian infrastructure has the greatest number of violations. Throughout the three miles of sidewalk, many of the violations occurred in the most heavily trafficked area of the Town around the shops and restaurants.

While several of the beach access points do not have accessible parking readily available, it was determined that not every beach access is required to have accessible parking as deemed by the United States Access Board. Accessible beach routes are recommended to have a stable, firm, and slip resistant route to the high tide line and can be distributed throughout the beach accesses as one per every 1.5-mile. However, based on the Access Board, this is a general recommendation rather than a firm requirement.

4.0 Implementation and Financial Plan

The final step in the Transition Plan process is the development of an Implementation and Financial Plan. This was accomplished through the following efforts:

- Preparing cost estimates for the required improvements,
- Identifying the funding that is estimated to be available in the coming years, and
- Categorizing and prioritizing the improvements.

The individual facility reports outline specific improvements that are required to make each of the buildings fully accessible. Each recommendation is categorized by the perceived severity of the associated barrier to accessibility, which was then used to develop a draft timeline of improvements along with a schedule of associated costs.

4.1 Cost Estimates for Improvements

In order to develop the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on industry standards when local data was not available. It is important to note that for complex improvements, a planning-level approach was taken on how to correct the situation. Since no engineering was performed on the proposed solution, in some cases, the quantities and unit costs were derived from broad assumptions. These larger items will need to be reviewed by an architect, engineer, or facility manager prior to the actual



implementation, to ensure the assumptions are accurate and appropriate and to potentially make changes to cost or products used as these items move through the project development process.

4.2 Development of Priorities

The Town of Fort Myers Beach should seek all opportunities to “piggyback” on other planned construction projects that may be able to implement the required ADA improvements fully or partially. These other projects may already be planned or under design due to other needs outside of the ADA. Under ideal circumstances, the Town would leverage these projects to address identified issues within the project’s limits, allowing the Town 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 leveraging other projects is not included in the Implementation and Financial Plan at this time.

Recommendations are categorized in each report based on the risk involved with prolonging action. Those items that would correct a situation that is currently at high risk of an ADA complaint or injury and would require very little effort to correct will be the first priority. These items can be fixed with very little time and resources and eliminate a major barrier for someone with a disability, therefore should be addressed immediately. On the other hand, items that have a low risk of a complaint being generated if action is prolonged and require large amounts of time and resources to correct will fall at the bottom of the prioritization.

It should be noted that the prioritization and ranking plan is just a guide. 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.

Table 4.1 illustrates the approximate costs to remediate all the identified barriers to accessibility at each facility. The number of items mitigated each year and the specific locations chosen for improvement may vary due to factors such as actual costs of the improvement.

Facility	Estimate of Cost
Bay Oaks Recreation Center	\$84,700
Bayview Park	\$0
Beach Accesses	\$152,600
Mound House	\$119,100
Newton Park	\$39,400
North Tower	\$0
Parking	\$42,500
Public Right-of-Way (ROW), Dinghy Dock, and Bayside Park/Fountain Park	\$659,800
South Tower	\$0
Town Hall	\$85,900
Grand Total	\$1,184,000

Table 1 Barrier Remediation Costs



5.0 Next Steps

As previously discussed, the Town of Fort Myers Beach must take action to remediate all the barriers to accessibility at each of its facilities. Although a schedule has been developed, it must be stressed that it should only be used as a guide. As projects near construction, costs for the recommended mitigation can be further refined by the Town. As the Town's accessibility mitigation budget and its mitigation priorities change over time, the items chosen for mitigation may also change – so long as improvements are made each year until which time when all the Town's facilities are fully ADA compliant.

Lastly, it is important that the ADA Transition Plan be kept up to date. As barriers to accessibility are removed, they must be kept track of. This will ensure that the Town is always aware of the amenities within each facility that are currently not accessible and have a plan as to when they will be mitigated and can be utilized safely and accessibly by all of the Town's citizens and visitors.

April 23, 2020

Chelsea O’Riley, CFM, MPA
Public Works Director
Town of Fort Myers Beach
2525 Estero Boulevard,
Fort Myers Beach, FL 33931

Subject: Town of Fort Myers Beach – Final Report on Evaluation of Town Website

Dear Ms. O’Riley:

As proposed by Task III under the ADA Self-Evaluation and Transition Plan project for the Town of Fort Myers Beach, Tindale Oliver and Castellanos+Tramonte Architects have reviewed the Town’s website and online information services including the Geographic Information System (GIS) viewer, Assessors information, and online permitting for ADA compliance. The website has been developed to specifically comply with website accessibility standards of Section 508 of the Rehabilitation Act of 1973. The following information provides recommendations and determinations concerning all web pages, online documents, and web-based applications that are currently employed by the Town. The suggested actions have been determined to meet the minimum ADA requirements and to achieve full compliance with the law.

All information accessible by the public shall be maintained to a standard that allows persons with disabilities equal informational access. Web accessibility depends not only on the accessibility of the content but also on the accessibility features of Web browsers and other user agents. Authoring tools and content developers play the greatest role in Web accessibility. The Web Content Accessibility Guidelines (WCAG) 2.0 and 2.1 created by the World Wide Web Consortium (W3C) in addition to Section 508 of the Rehabilitation Act of 1973, are used as the standards to create an accessible webpage. These standards should be followed at each destination provided on the Town of Fort Myers Beach website. To determine the overall accessibility of the website, a web accessibility evaluation tool called Wave was used to support our efforts. Our review of the Town’s website as published or posted for public review included a discussion with Ms. Chelsea O’Riley, Town of Fort Myers Beach Public Works Director, to discuss the review of the website and associated webpages.

Background

Chapter XI of Title 36 of the CFR, Part-1194 Electronic and Information Technology Accessibility Standards, Subpart B-Technical Standards final rule was issued under the authority of Section 508 of the Rehabilitation Act Amendments of 1998 which establishes civil rights protections for individuals with disabilities. Section 508 standards include technical specifications and performance-based requirements which focus on the functional capabilities covered by specific technologies. The



standards in Part 1194.22-Web-based Intranet and Internet Information and Applications include regulations relevant to the accessibility of World Wide Web sites.

Under the authority of Section 508 of the Rehabilitation Act, the U.S. Architectural and Transportation Barriers Compliance Board (Access Board) enacted regulations setting forth accessibility standards for federal agencies' electronic and information technology, including web pages. Effective February 20, 2001, organizations that have funds provided by the U.S. Government must comply with Section 508 regulations.

The Section 508 standards provide technical requirements as well as functional performance criteria. Section 508 accessibility requires that when Federal agencies develop, procure, maintain, or use electronic and information technology, Federal employees with disabilities must be provided access to and use of information and data that is comparable to the access and use by Federal employees who are not individuals with disabilities, unless an undue burden would be imposed on the agency. Section 508 also requires that individuals with disabilities, who are members of the public seeking information or services from a Federal agency, must be provided access to and use of information and data that is comparable to that provided to the public who are not individuals with disabilities, unless an undue burden would be imposed on the agency.

The U.S. Department of Justice issued a civil rights policy ruling in 2000 regarding the Americans with Disabilities Act's (ADA) applicability to websites and other electronic communications. The Justice Department ruling stated that places of public accommodation and governments "that use the Internet for communications regarding their programs, goods, or services must be prepared to offer those communications through accessible means as well." Thus, organizations must offer access to its information through means other than merely its site content, if not accessible via screen access programs.

Evaluation Results and Recommendations

The Town of Fort Myers Beach tasked Tindale Oliver and Castellanos+Tramonte Architects with the evaluation of its website and online information services. Each hyperlink coded into the site pages was followed and the resulting pages were evaluated and then the links on the resulting page were followed and evaluated. Full browsing of the sites included an evaluation of the functional elements and the source code available for each page. The Town should be mindful, that although its website may appear harmless, it may result in denying individuals with disabilities the full participation of its programs, activities, or services and should be systematically reviewed over time to ensure changed environments or processes have not affected policies or procedures.

WCAG organizes accessibility requirements under four principles: Perceivable, Operable, Understandable, and Robust.



- **Perceivable** - Information and user interface components must be presentable to users in ways they can perceive.
 - This means that users must be able to perceive the information being presented (it can't be invisible to all their senses).
- **Operable** - User interface components and navigation must be operable.
 - This means that users must be able to operate the interface (the interface cannot require interaction that a user cannot perform).
- **Understandable** - Information and the operation of user interface must be understandable.
 - This means that users must be able to understand the information as well as the operation of the user interface (the content or operation cannot be beyond their understanding).
- **Robust** - Content must be robust enough that it can be interpreted reliably by a wide variety of user agents, including assistive technologies.
 - This means that users must be able to access the content as technologies advance (as technologies and user agents evolve, the content should remain accessible).

Below is a summary of our review indicating areas that need careful examination.

Perceivable

Requirement 1 (WCAG 2.1 Guideline 1.1 Text Alternatives): Alternative text (tags) shall be present to the user for all non-text content including tables, graphs, and images. The purpose of the alternative text is to tell website viewers the contents of an image in a descriptive and understandable manner. The text must contain both the content and the function of the image being described to allow for a complete understanding for the user. Additionally, alternative text enables search engines to display images based on written descriptions and to display search results with the greatest accuracy. It is important for alternative text to be placed on every image within the webpage because computers and screen readers cannot analyze images to provide information to the user. When images are not pertinent to the user, they shall be artifacted so the screen reader does not recognize them as images that must be described to the user.

Finding: Overall, there are not many images on the Town's website that require alternative text because they are used as decorative images, not requiring a description. These images are not pertinent to the information being provided to the user. In contrast, some key elements on web pages do not have descriptions, which could significantly reduce access. For example, on the "Stay Connected" webpage, there is no alternative text describing the function to sign up for the routine and emergency alerts offered by the Town of Fort Myers Beach. Alternative text throughout the website is inconsistent. Some images that would be pertinent to someone with no or low vision do not have alternative text. We suggest creating a policy in which department heads or other designated individuals must verify the use of alternative text on images before the information is included on the Town's website.

Requirement 2 (WCAG 2.1 Guideline 1.2.1 Audio-only and Video-only (Pre-recorded)): Pre-recorded audio-only and pre-recorded video-only, an alternative for time-based media must be provided that presents equivalent information. For pre-recorded video only, an audio track must be provided that presents equivalent information.

Finding: Pre-recorded audio is accompanied by a transcript that is compatible with screen reading software for all the past Town meetings. The videos posted by the Town also have audio track with accompanying text on the right-hand side of the screen that is compatible with screen reading software. The Town is also utilizing a YouTube channel that has closed captioning and the text equivalent can be found on the Town’s “Meetings & Agendas” web page.

Requirement 3 (WCAG 2.1 Guideline 1.2.2 and 1.2.4 Captions, 1.2.8 Media Alternative): Captions shall be provided for all live audio content included on the webpage. If the audio is prerecorded, audio descriptions must be provided. This is to ensure that persons with disabilities who are unable to read can partake in the media in the same capacity as those without disabilities.

Finding: Captioning services shall be provided for Town Hall meetings that are live streamed or recorded. After further examination of the [“Meetings & Agendas”](#) webpage, there is an option provided that allows users to caption previously recorded meetings on MediaTraQ Webcast, however, when the appropriate option is selected, captions are not provided. Ensure MediaTraQ has the captioning capability and that the Town can update its current video inventory to offer the service. The Town of Fort Myers Beach shall ensure that captioning is available on live streamed meetings or provide an interpreter, such as a sign language translator, that is visible in the video frame for viewers who are hard of hearing (in accordance with WCAG Guideline 1.2.6 Sign Language (Pre-Recorded)). The Town of Fort Myers Beach is responsible for offering captioning services for all archived and future meetings. When requested, alternate formats shall be provided. Contact information shall be placed on the MediaTraQ webpage or in the footer of the website for citizens who need further assistance.

Requirement 4 (WCAG 2.1 Guideline 1.4.6 Contrast, 3.1.2 Language of Parts, 3.1.3 Unusual Words): Web pages that contain text shall use colors that are high contrast for users to effectively read and interpret. The visual presentation of text and images of text shall have a contrast ratio of at least 4.5:1. Enhanced contrast shall be permitted up to 7:1. All provided text on web pages shall be in a consistent language and programmatically determined. The language of each passage or phrase in the content can be programmatically determined except for proper names, technical terms, and words or phrases that have become part of the vernacular of the immediately surrounding text. Color should not be used as the only visual means of conveying information; other forms of perception are required.



Finding: Most of the website and associated web pages have text that is high contrast and easily understandable. Throughout the website, the items labeled “Code Red”, Request for Action”, “Council Meetings Online”, “Fort Myers Beach Permits”, and “Pay Bills Online” located in the navigation pane to the left were flagged for being low contrast on the associated background color. Ensure that the text on the website and associated web pages is high contrast throughout with dark text on a light background and vice versa. The language used is consistent throughout and is without the use of technical jargon.

Requirement 5 (WCAG 2.1 Guideline 1.4.4 Resize text): Text can be resized without assistive technology up to 200 percent without loss of content or functionality.

Finding: The text throughout the website can be resized up to 200 percent without losing content. When adding webpages, ensure that the developer is using relative font sizes to ensure the text can scale.

Requirement 6: There is no accessible standard for font size however, it is generally recommended that at least a 16-point font be used.

Finding: The Town Government and Departments webpage contains text that is much smaller than 16-point font. The size of the text on the webpage is not consistent.

Operable

Requirement 7 (WCAG 2.1 Guideline 2.1.1 Keyboard, 2.1.2 No Keyboard Trap, 3.2.3 Consistent Navigation): All functionality of the content shall be available through a keyboard interface without requiring specific individual keystrokes permitting users with no or low vision to successfully navigate a webpage. This interface allows users to provide keystroke inputs. The keyboard shall be used to provide additional functionality, not forbid or discourage mouse input or other input methods. Navigational mechanisms that are repeated across multiple web pages within a website shall occur in the same relative order each time they are repeated. The layout of each web page should be consistent containing elements that the user can rely upon for navigation throughout the website such as a footer, search box, and navigational menu. If keyboard focus can be moved to a component of the page using a keyboard interface, then focus can be moved away from that component using only a keyboard interface, and, if it requires more than unmodified arrow or tab keys or other standard exit methods, the user is advised of the method for moving focus away. This should not discourage providing mouse input or other input methods in addition to keyboard operation.

Finding: The website is mostly navigable using the keyboard interface, however, on different web pages, the order in which links are selected is not consistent. In some instances, the headings at the top of the webpage are navigated to first. In contrast, the headings on the left side bar are navigated to first on other web pages. Ensure that web content appears and operates in predictable ways. This helps users to quickly learn the functionality and navigation provided within the web page. The footer, search box, and navigational menu are consistent on all webpages making it easy to use keyboard navigation.

Requirement 8 (WCAG 2.1 Guideline 2.1.1 Keyboard): Where forms, flyers, surveys, and other interactive elements are provided, they shall be navigable via keyboard by using the tab key to move between questions and answers. Fillable forms shall be identified to the user. If a form is provided as a PDF, ensure it is an accessible fillable PDF complying with Section 508 and WCAG 2.1. Without properly labeled forms, it can become confusing and unclear to the user. This guideline does not forbid and should not discourage providing mouse input or other input methods in addition to keyboard operation.

Finding: Not all the forms found on the Town’s website are navigable via keyboard, however, they are appropriately labeled with alternative text for clear understanding. The Application for Employment fillable form was not navigable via the keyboard interface as the keyboard was unable to navigate to the fillable portions. This would pose a major impediment to persons with disabilities wanting to apply for a position. Where fillable forms are provided, the Town should provide contact information for persons who are seeking an alternate format. Another example of a non-navigable fillable form can be found [here](#). While the interactive Google Map element on the right side of the webpages is navigable via the keyboard, it is not compatible with the screen reading software. Currently, it appears that there are no flyers or surveys on the website.

Requirement 9 (WCAG 2.1 Guideline 2.4.2 Page Titled): Titles identify the current location without requiring users to read or interpret page content. When titles appear in site maps or lists of search results, users can quickly identify the content they need. User agents make the title of the page easily available to the user for identifying the page. For instance, a user agent may display the page title in the window title bar or as the name of the tab containing the page. All webpages shall have a title that describes its topic or purpose.

Finding: Webpages throughout the various websites all have appropriate titles that identify the current location on the website. The titles and sub-headings are high contrast throughout.

Requirement 10 (WCAG 2.1 Guideline 2.4.10 Section Headings, 2.4.3 Focus Order): Section headings shall be used to organize the content in a way that makes sense for the user. The headings shall identify the information included in the section and be marked such that they can be programmatically identified. Utilizing appropriate headings allows assistive technologies such as screen readers to notify the user of what is included in that section. Screen reader users may depend on the section headings to determine what portion of the website is applicable to them.

Finding: The headings throughout the website and associated web pages are organized and clearly identify the information included in each section. The screen reading software employed in our review recognized the appropriate headings and read information in the proper sequence as an individual without disabilities would understand it.



Understandable

Requirement 11 (WCAG 2.1 Guideline 3.1.5 Reading Level): When text requires reading ability more advanced than the lower secondary education level after removal of proper names and titles, supplemental content, or a version that does not require reading ability more advanced than the lower secondary education level, is available. Content should be written as clearly and simply as possible. The intent of this guideline is to ensure that additional content is available to aid the understanding of difficult or complex text and to establish a testable measure indicating when such additional content is required.

Finding: After review of the website and all associated web pages, it was found that the content was written clearly and as simply as possible. There is no complex text that would require additional modifications on the part of the Town.

Requirement 12 (WCAG 2.1 Guideline 3.3.4 Error Prevention (Legal, Financial, Data)): For Web pages that cause legal commitments or financial transactions for the user to occur, that modify or delete user-controllable data in data storage systems, or that submit user test responses, at least one of the following shall be true: (1) Reversible - Submissions are reversible, (2) Checked - Data entered by the user is checked for input errors and the user is provided an opportunity to correct them, and (3) Confirmed - A mechanism is available for reviewing, confirming, and correcting information before finalizing the submission.

Finding: Ensure that the online water bill payment site allows for error prevention. All entered information such as “Account Number” or “Service Address Number” should be either reversible or allow user to check for errors and an opportunity to be corrected or allow for confirmation.

Requirement 13 (WCAG 2.1 Guideline 3.3.5 Help): There are several forms on the Town’s web page such as code violation complaints, maintenance requests, public records requests, and website complaints. Therefore, it is required that the Town provides information regarding who can be contacted to obtain a form in an alternate format.

Finding: All the forms on [RequestTracker](#) are linked to the same fillable form that requests information applicable to a code violation complaint. It is unclear whether the forms should be distinct by asking different questions pertaining to the topic selected or if they are meant for general use. Ensure that the forms are appropriate for the topic listed on the [RequestTracker](#) webpage. The forms are navigable using the keyboard and compatible with screen reading software.

Robust

Requirement 14 (WCAG 2.1 Guideline 4.1 Compatible): Webpages shall be compatible with screen reading software and other assistive technologies to provide access to the largest audience possible.



Assistive technologies include but are not limited to special-purpose computers, mounting systems, curricular software, and positioning devices.

Finding: The Town’s web page for Town Council meetings and agendas contained meeting minutes that are scanned, hence incompatible with screen reading software. Convert meeting minutes, the Town organizational chart, and all the files located on the Letter of Map Amendments and Letter of Map Revisions webpage into readable PDFs. The Bay Oaks Social Seniors (BOSS) event calendar is an image requiring alternative text or reformatted into an accessible table directly on the webpage. The employment resources listed on the Employment webpage are not compatible with the NVDA screen reading software. The available positions, Application for Employment, payment plans, benefits, and the personnel manual PDFs are not compliant. In the future, all PDFs should be vetted to ensure they are readable and not scanned images before being placed on the website. The Parks and Recreation department newsletters are also incompatible with screen reading software and necessitate an alternate format for people with disabilities. Overall, the screen reading software was inconsistent throughout the website, mostly in PDF files and other uploads such as calendars, and care should be taken to ensure that citizens of all abilities are able to navigate and understand the website in its entirety. The Town should include a contact person for any accessibility related questions and to request alternative formats.

The Town of Fort Myers Beach must take action to remediate all the barriers to accessibility on its website and all associated webpages and documents. The review found deficiencies throughout the website in all departments. A major impediment to the Town’s accessibility is the scanned PDF documents that have been uploaded throughout the website. While the Town provides a Website Accessibility resource webpage, it does not openly offer users the ability to contact the Town regarding accessibility issues. When the “Contact Us” button was clicked, it led to a fillable form with poor contrast, small text and no means of directing comment to the appropriate party. This feature should be upgraded as a means of offering a greater level of accessibility and ease of contacting the Town. When a designee is appointed to ADA Coordinator, contact information shall be provided directly on the Website Accessibility webpage.

Moving forward, the Town should consider the development of their website, authoring tools, evaluation tools, assistive technologies, and user agents to achieve the utmost accessibility possible. The site developer utilizing commonly available software such as A-Prompt Project, The Wave, and Watchfire Bobby can obtain detailed information concerning these deficiencies and remedial suggestions. It is important that the website becomes accessible because it serves as the hub of information for community residents regarding the Town’s programs, policies, services, and activities. The community should remain engaged and informed of this process to ensure that the needs of the community members are met. To do so, the Town shall provide information on a continuing basis and whenever necessary. The Town should take care to revise webpages to reflect the ongoing needs of the community by providing a forum for citizen participation.



Resources

Guidelines

Section 508 Standards <http://www.access-board.gov/sec508/standards.htm>

World Wide Web Consortium, Web Accessibility Initiative <http://www.w3.org/WAI/>

Groups

Web Accessibility in Mind (WebAIM) www.webaim.org

Assistive Technology Industry Association <http://www.atia.org>

Captioning and Transcripts and Video Remote Interpreting

Captions and Transcription Services http://www.uiaccess.com/transcripts/transcript_services.html

Open Source Subtitling Tool <http://www.universalsubtitles.org/en/>

Purple Video Remote Interpreting <http://www.purple.us/>

Audio Description of Visual Information

WebAIM <http://webaim.org/techniques/word/>

University of Wisconsin at Madison <http://www.doit.wisc.edu/accessibility/online-course/index.htm>

Multi-media Access Generator (MAGpie) http://ncam.wgbh.org/invent_build/web_multimedia/tools-guidelines/magpie

Audio Description <http://www.astc.org/resource/access/medad.htm>

Guidelines For Visual Descriptions:

<http://www.csun.edu/cod/conf/2001/proceedings/0031alonzo.htm>

Tools

WAVE Accessibility Evaluator <http://wave.webaim.org/>

Open Source Screen Reader <http://www.nvda-project.org/>

JAWS Screen Reader <http://www.freedomscientific.com/products/fs/jaws-product-page.asp>

Lynx Viewer (View Website in Text Only Format) <http://www.delorie.com/web/lynxview.html>

Applications

JW Media Player <http://www.washington.edu/accessit/articles?1251>

YouTube with an “Accessible Skin” <http://icant.co.uk/easy-youtube/docs/index.html>

Software and Service Providers

Net Centric Technologies (PDF Conversions) www.CommonLook.com



April 29, 2020

Chelsea O'Riley, CFM, MPA
Public Works Director
Town of Fort Myers Beach
2525 Estero Boulevard
Fort Myers Beach, FL 33931

Subject: Town of Fort Myers Beach – Final Report on ADA Policies and Procedures Including Policy and Process Suggestions for Adoption or Consideration

Dear Mrs. O'Riley:

As required by Task III under the ADA Self-Evaluation and Transition Plan project for the Town of Fort Myers Beach, Castellanos and Tramonte Architects and Tindale Oliver have reviewed the requirements for programs and policies necessary for the Town to be compliant with the requirements of the Americans with Disabilities Act (ADA). The following information provides suggestions and determinations concerning the policies, procedures, and practices either currently employed by the Town or our suggested actions to meet minimum ADA requirements and to achieve full compliance with the law.

Normally, the Town's policies and practices are reflected in its laws, ordinances, regulations, administrative manuals or guides, policy directives, and memoranda. Other practices, however, may not be recorded and may be based on local custom. Our review of the existing Town policies and procedures as published or posted for public review included a discussion with Mrs. Chelsea O'Riley, Town of Fort Myers Beach Public Works Director, to discuss the review of policies and procedures.

Title II Requirements and Findings

The Town has identified its policies and practices and their ADA Consultant has determined whether these policies and practices adversely affect the full participation of individuals with disabilities in its programs, activities, and services. In this regard, the Town should be mindful, that although its policies and practices may appear harmless, they may result in denying individuals with disabilities the full participation of its programs, activities, or services and should be systematically reviewed over time to ensure changed environments or processes have not affected policies or procedures. Areas that need careful examination include the following:



Requirement 1: The Town must provide an ADA Title II Notice that offers information on Title II requirements. Methods used to provide this information includes handbooks, manuals, and pamphlets that are distributed to the public to describe the Town's programs. In providing the notice, the Town must comply with Title II requirements for effective communications, including alternate formats, as deemed appropriate by the Town (see II-8.4000).

Finding: The Town has an ADA Policy in place for Town employees, but no public notice has been issued therefore, this requirement has not been met. An example of a compliant ADA Title II Notice can be found at the end of this memo.

Requirement 2: The Town must designate a responsible employee and develop a grievance procedure to coordinate efforts and fulfill the Town's responsibilities under Title II. This includes the investigation of complaints made against the Town. The grievance procedure shall be adopted and published allowing for prompt and equitable resolution of complaints. The name, office address, and telephone number of the designated employee shall be made available (see II-8.5000).

Finding: This requirement has not been met. An example of a compliant grievance procedure can be found at the end of this memo.

Requirement 3: The Town must examine each program to determine whether any physical barriers to access exist. It should identify steps that need to be taken to enable these programs to be made accessible when viewed in their entirety. If structural changes are necessary, they should be included in the transition plan (see II-8.3000).

Finding: At the conclusion of the Town's ADA Self-Evaluation project, this requirement will have been met. However, it should be noted that the Town must carefully and methodically document all modifications it makes to each program and facility and ensure that all future changes are compliant with the ADA. As noted, structural changes will be included in the ADA Transition Plan per Title II requirements.

Requirement 4: The Town must review its policies and practices to determine whether any exclude or limit the participation of individuals with disabilities in its programs, activities, or services. Such policies or practices must be modified, unless they are necessary for the operation or provision of the program, service, or activity. The self-evaluation should identify policy modifications to be implemented and include complete justifications for any exclusionary or limiting policies or practices that will not be modified.

Finding: This memo documents the review of the Town's policies and practices and makes recommendations to bring them all into compliance with the ADA.

Requirement 5: The Town should review its policies to ensure that it communicates with applicants, participants, and members of the public with disabilities in a manner that is as effective as its communications with others. If the Town communicates with applicants and beneficiaries by telephone, it should ensure that TTY's or equally effective telecommunication systems are used to



communicate with individuals with impaired hearing or speech. Finally, if the Town provides telephone emergency services, it should review its policies to ensure direct access to individuals who use TDD's and computer modems.

Finding: There are currently no policies describing the Town's language access policy, availability of TTY, or alternate formats. A policy should be crafted that ensures effective communication with applicants, participants, and members of the public with disabilities. This information may be published online and in the Title II ADA Notice. Additionally, contact information should be provided to allow for an individual with disabilities to request an alternate format.

Requirement 6: The Town should review its policies to ensure that they include provisions for readers for individuals with visual impairments; interpreters or other alternative communication measures, as appropriate, for individuals with hearing impairments; and amanuenses for individuals with manual impairments. A method for securing these services should be developed, including guidance on when and where these services will be provided. Where equipment is used as part of the Town's program, activity, or service, an assessment should be made to ensure that the equipment is usable by individuals with disabilities, particularly individuals with hearing, visual, and manual impairments. In addition, the Town should have policies that ensure that its equipment is maintained in operable working order.

Finding: There are currently no policies describing the Town's provisions for readers for individuals with impairments therefore, there is no policy outlining the methods for securing or maintaining the devices. Assistive listening devices are integral to providing individuals with disabilities the same experience as others in programs, activities, and Town services.

Requirement 7: A review should be made of the procedures to evacuate individuals with disabilities during an emergency. This may require the installation of visual and audible warning signals and special procedures for assisting individuals with disabilities from a facility during an emergency.

Finding: Within the Personnel Manual, the Severe Weather Conditions and Other Unusual Emergency Situations section outlines that employees should refer to the Emergency Operations policy. There is no information regarding the procedures that are in place to evacuate individuals with disabilities during an emergency from Town facilities. Ensure that Town facilities have operable visual and audible warning signals and compliant exit signage. Maintenance programs shall be outlined. Alarm systems policies are outlined in Chapter 12 of the [Code of Ordinances](#).

The Town operates an emergency notification system called [Code Red](#) that can notify citizens of an emergency via a recorded message to a phone line, a text message to a cell phone, and/or a message to an email address. The Town should ensure the accessibility of the messages. Chapter 12 of the Code of Ordinances goes into greater detail outlining the Town's emergency management services however, it fails to account for individuals with disabilities. Ensure that



all Town facilities have a procedure in place should an emergency happen during a Town program or event.

Requirement 8: A review should be conducted of the Town's written and audio-visual materials to ensure that individuals with disabilities are not portrayed in an offensive or demeaning manner.

Finding: After a review of the provided documentation and the Town website, it has been determined that the Town does not portray individuals with disabilities in an offensive or demeaning manner.

Requirement 9: If the Town operates historic preservation programs, it should review its policies to ensure that it gives priority to methods that provide physical access to individuals with disabilities.

Finding: The Town of Fort Myers Beach operates a historic preservation program, a [Historic Preservation Board](#), and a [Historic Preservation Advisory Committee](#). Documents pertaining to the Town's historic preservation program can be found on the Historic Preservation Advisory Committee website. The documents outline the historic determination process, the process for historic designation, and a petition for historic designation. None of the documents listed on the web pages discuss ensuring priority to methods that provide physical access to individuals with disabilities.

Requirement 10: The Town should review its policies to ensure that its decisions concerning a fundamental alteration in the nature of a program, activity, or service, or a decision that an undue financial and administrative burden will be imposed by Title II, are made properly and expeditiously.

Finding: There are no policies outlining the Town's decisions concerning fundamental alterations. Any alteration in a policy concerning a fundamental alteration in the nature of a program, activity, or service that may affect individuals with disabilities will be reviewed by the Town's ADA Coordinator once appointed.

Requirement 11: The Town should review its policies and procedures to ensure that individuals with mobility impairments are provided access to public meetings.

Finding: There are no policies specifically outlining that individuals with mobility impairments are or are not provided equal access to all public meetings. It is in the best interest of the Town to ensure that public meetings take place in readily accessible locations such first floor conference rooms as opposed to other locations. In the case that meetings are recorded or live streamed, ensure that captioning or an alternate format is made available to those who request such. More information regarding recordings and live streaming can be found in the Website Review memo.

Requirement 12: The Town should review its employment practices to ensure that they comply with other applicable nondiscrimination requirements, including section 504 of the Rehabilitation Act and the ADA regulation issued by the Equal Employment Opportunity Commission.



Finding: The Personnel Manual outlines an Equal Employment Opportunity, Anti-Harassment Policy, discipline procedures, and pertinent information regarding employee hiring and training. The [Employment](#) web page and Personnel Manual do not discuss nondiscrimination requirements in terms of the hiring process. The Town states that “All employees, citizens, customers and vendors shall be treated with fairness, respect and dignity. Accordingly, any form of harassment based on an individual's race, color, sex, religion, sexual orientation, national origin, age or disability is a violation of this policy and will be treated as a disciplinary matter” in the Personnel Manual.

Requirement 13: The Town should review its building and construction policies to ensure that the construction of each new facility or part of a facility, or the alteration of existing facilities after January 26, 1992, conforms to the standards designated under the Title II regulation.

Finding: The Town does not provide information in its code regarding building and construction policies that consider the standards designated under the Title II regulations. It is suggested that this requirement be met in Chapter 8 of the Town Code of Ordinances. When complete, the Town of Fort Myers Beach ADA Transition Plan will give insight to the Town’s overall facility compliance.

Requirement 14: A review should be made to ascertain whether measures have been taken to ensure that employees of the Town are familiar with the policies and practices for the full participation of individuals with disabilities. If appropriate, training should be provided to employees.

Finding: Within the Personnel Manual Training and Development section, the completion of accessibility training for all employees is not distinguished. ADA training is essential to ensure Town compliance as well as the accessibility of programs, events, and services offered by the Town.

Requirement 15: If the Town limits or denies participation in its programs, activities, or services based on drug usage, it should make sure that such policies do not discriminate against former drug users, as opposed to individuals who are currently engaged in illegal use of drugs. Should the Town identify policies and practices that deny or limit the participation of individuals with disabilities in its programs, activities, and services, it should take immediate remedial action to eliminate the impediments to full and equivalent participation. Structural modifications that are required for program accessibility should be made as expeditiously as possible and in concert with the final ADA Transition Plan.

Finding: There is no published policy that limits or denies programs, activities, and services to any individual.

Additional Recommendations

1. Reasonable accommodations must be provided in Town programs, activities, and services per Title II. There shall also be provisions to offer programs and activities in accessible locations. In the case of Town Council Meetings, published policies do not provide information as to how to



request accommodations or who to contact. It is suggested that the Town provide a web page offering information regarding reasonable accommodations, which includes the ADA Coordinator's contact information.

2. Programs shall provide equal opportunity for participation of persons with varying disabilities. Ensure that programs including but not limited to; summer camps, swim lessons, Bay Oaks Social Seniors activities, teen programs, and volunteer opportunities are accessible to the highest extent possible under the ADA.
3. Policies, programs, and procedures that are provided for public consumption on the Town website shall be accessible. Scanned documents shall be reexamined and uploaded in a PDF format. Further information regarding website accessibility can be found in the Website Accessibility memo.

The Town of Fort Myers Beach must take action to remediate all the barriers to accessibility in each of its programs, policies, and procedures. The community should remain engaged and informed of this process to ensure that the needs of the community are met. To do so, the Town shall provide information on an ongoing basis and whenever necessary. The Town should take care to revise policies and procedures to reflect the ongoing needs of the community by providing a forum for citizens.



Example Title II Notice

NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA"), the Town of Fort Myers Beach will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment: The Town of Fort Myers Beach does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication: The Town of Fort Myers Beach will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the Town of Fort Myers Beach's programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The Town of Fort Myers Beach will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all its programs, services, and activities. For example, individuals with service animals are welcomed in the Town of Fort Myers Beach offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Fort Myers Beach should contact (Insert ADA Coordinator contact information) as soon as possible but no later than 48 hours before the scheduled event.

The ADA does not require the Town of Fort Myers Beach to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden. Complaints that a program, service, or activity of the Town of Fort Myers Beach is not accessible to persons with disabilities should be directed to (Insert ADA Coordinator contact information).

The Town of Fort Myers Beach will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.



Example Grievance Procedure

Town of Fort Myers Beach
Grievance Procedure for
The Americans with Disabilities Act Relating to the Town's Programs,
Services, and Activities*

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). It may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the Town of Fort Myers Beach. The Town of Fort Myers Beach's Human Resources policies that govern employment-related complaints of disability discrimination.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem. Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint, will be made available for persons with disabilities upon request. The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to:
(Insert ADA Coordinator contact information)

Within 15 calendar days after receipt of the complaint, (Insert ADA Coordinator) will meet with the complainant to discuss the complaint and the possible resolutions. Within 15 calendar days of the meeting, unless another date is agreed to in writing, (Insert ADA Coordinator) will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the Town of Fort Myers Beach and offer options for substantive resolution of the complaint.

If the response by (Insert ADA Coordinator) does not satisfactorily resolve the issue, the complainant and/or his/her designee may appeal the decision within 15 calendar days after receipt of the response to the (Insert Town Manager).

Within 30 calendar days after receipt of the appeal, the (Insert Town Manager) or will meet with the complainant to discuss the complaint and possible resolutions. Within 30 calendar days after the meeting, the (Insert Town Manager) will respond in writing, and, where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.





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All written complaints received by (Insert ADA Coordinator), appeals to the (Insert Town Manager), and responses from these two offices will be retained by the Town of Fort Myers Beach for at least three years.



TAMPA BALTIMORE BARTOW FORT LAUDERDALE JACKSONVILLE MIAMI NAPLES SEATTLE www.tindaleoliver.com

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Town of Fort Myers Beach

BAY OAKS RECREATION CENTER

08/07/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that by designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Assessment and developing an ADA Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Town facilities and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of each facility has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.

1.2 Location Overview

The Bay Oaks Recreation Center is located at 2731 Oak St, Fort Myers Beach, FL 33931. Teen, senior, youth, and athletic programs are offered at the recreation center. The Fort Myers Beach Community Pool is also at this location.



Figure 1.1 Aerial Photo of the Bay Oaks Recreation Center



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of building elements for compliance with applicable accessibility standards was conducted on March 20, 2020 by Tindale Oliver and Castellanos + Tramonte Architects staff certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of the Bay Oaks Recreation Center dictates egress and accessible route requirements consistent with 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 FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the building.



2.3 Parking

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

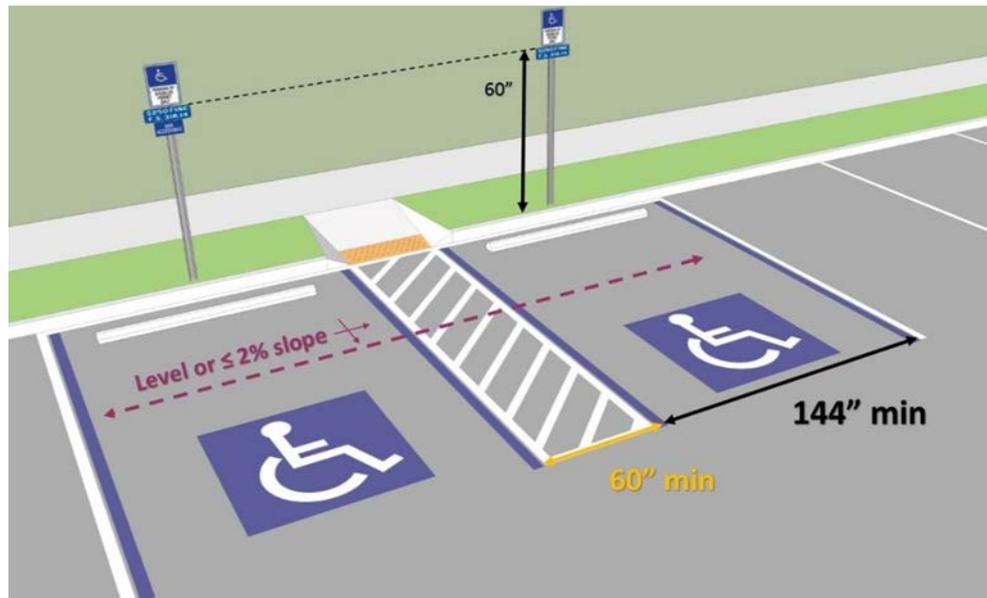


Figure 2.1 Accessible Parking Spaces

2.4 Accessible Routes

2.4.1 Interior and Exterior Accessible Routes

Sidewalks and routes that connect to the pedestrian arrival points must be accessible. In addition, the requirements listed below also apply to all internal accessible routes used by the public as they navigate the internal corridors of the building, as described in sections §301 and §401 of the 2010 ADA Standards for Accessible Design.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36" minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32" for a maximum distance of 24", as shown in Figure 2.2.
- Shall have 60"x60" passing spaces at 200' intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4" and 1/2" must be beveled at 1:2 slope.
- Changes in level greater than 1/2" are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2" wide and openings must be aligned perpendicular to travel.

- Objects with edges between 27” and 80” above the floor can be considered protruding objects, as shown in Figure 2.3, if their edges protrude more than 4” horizontally into the circulation path.

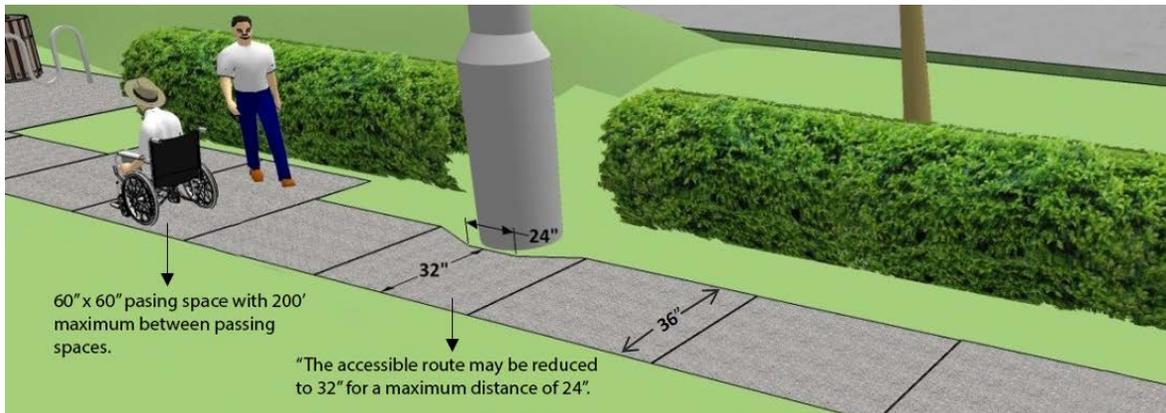


Figure 2.2 Accessible Route Standards Diagram

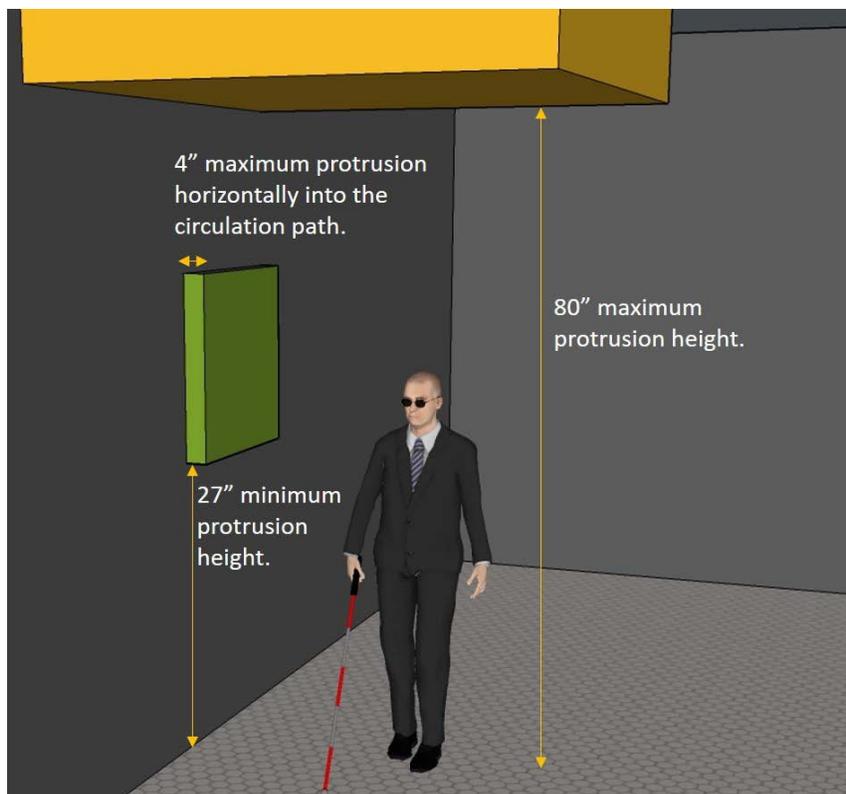


Figure 2.3 Protruding Objects



2.4.2 Ramps

The requirements for a ramp are more stringent than those of an accessible route, as listed in §405 of the 2010 ADA Standards for Accessible Design and described below.

Standards:

- Shall have a minimum of a 36” wide continuous unobstructed path.
- The running slope (parallel to direction of travel) must not be steeper than 8.3%.
- The cross slope (perpendicular to direction of travel) must be 2% or less.
- The rise shall be 30” maximum.
- Landings must be located at the top and bottom of all ramp runs and must be a minimum of 60” long and at least the width of the ramp.
 - Ramps that do not have level landings at changes in direction can create a compound slope. Curvilinear ramps continually change direction and cannot, by their nature, meet the requirements for accessible routes.
- Ramp runs with a rise greater than 6” shall have handrails and edge protection.

2.4.3 Handrails

Handrails along ramps and stairs shall comply with §405.8 and §505 of the 2010 ADA Standards for Accessible Design.

Standards:

- Handrails must be provided along ramps and stairs. Where handrails are required, they must be installed on both sides of the ramp or stairs.
- Handrail gripping surfaces shall be installed at a height of 34” minimum and 38” maximum above the walking surface, stair nosing, and ramp surface.
- The clearance between handrail and adjacent surface shall be 1 ½” minimum.
- Ramp handrails shall extend 12” minimum beyond the top and bottom of ramp runs. Extensions shall be continuous and return to a wall or be continuous to the handrail of an adjacent ramp run.
- At the top of the stairs, handrails shall extend horizontally 12” minimum directly above the stair riser and shall return to the wall or guard, as shown in Figure 2.4.
- At the bottom of the stairs, handrails shall extend a distance at least equal to one tread depth beyond the last riser and return to the wall or guard, as shown in Figure 2.4.

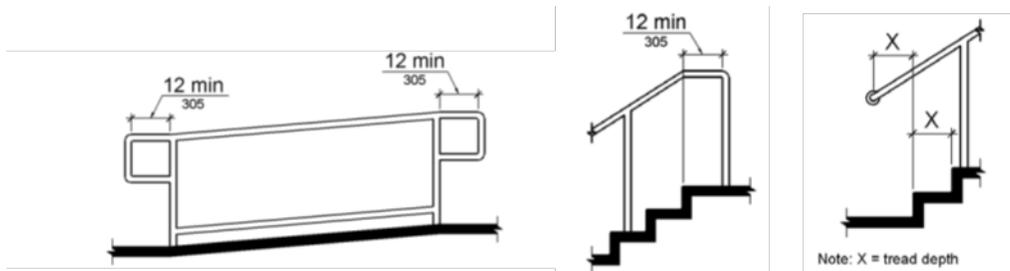


Figure 2.4 Handrails

2.4.4 Doors and Doorways

Doors and doorways that are part of accessible routes and shall comply with §404 of the 2010 ADA Standards for Accessible Design.

Standards:

- Sixty percent (60%) of all public entrances shall be accessible. Directional signs shall be provided to guide users to the nearest accessible means of egress.
- Accessible doors shall have a clear width of 32” minimum measured between the face of the door and the stop.
- If thresholds are provided, they shall be ½” high maximum.
- The distance between two doors in series shall be 48” minimum plus the width of the door swinging into the space.
- The maneuvering clearance varies depending on type of door and direction of approach. The most commonly used door with a front approach, requiring the user to pull to it, shall have a 60” maneuvering clearance perpendicular to doorway and 18” parallel to doorway, as shown in Figure 2.5.
- Operable parts such as door handles, pulls, latches and locks shall be located 34” minimum and 48” maximum above the floor.
- The door closing speed from a 90-degree open position to 12 degrees shall be 5 seconds minimum.

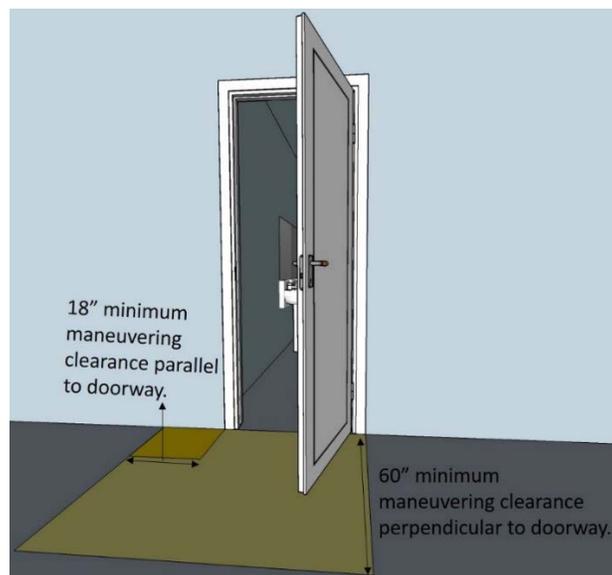


Figure 2.5 Accessible Maneuvering Clearance at Doorway

2.5 Amenities

2.5.1 Reach Range

Reach range standards, as described below and shown in Figures 2.6, 2.7, and 2.8 were used to determine if an amenity can be accessed by a person in a wheelchair.

Standards:

- A level, 30”x48”, firm, stable, and slip-resistant clear floor space must be present adjacent to the amenity.
- Forward Approach:
 - The unobstructed minimum vertical reach range is 15” and maximum is 48” above the floor, as shown in Figure 2.6.
 - The obstructed reach range is 48” maximum above the floor if the horizontal obstruction depth is 20” maximum, and 44” maximum if the horizontal depth is between 20”–25”, as shown in Figure 2.7.
- Side Approach:
 - The unobstructed side reach range is 15” minimum and 48” maximum above the floor. These same dimensions are permitted where an obstruction depth is 10” maximum, as shown in Figure 2.8.
 - Where the side reach is over an obstruction, the height of the obstruction is 34” maximum and the depth of the obstruction shall be 24” maximum. The high side reach shall be 48” maximum for a reach depth of 10” maximum. Where the reach depth exceeds 10”, the high side reach shall be 46 inches maximum for a reach depth of 24” maximum.

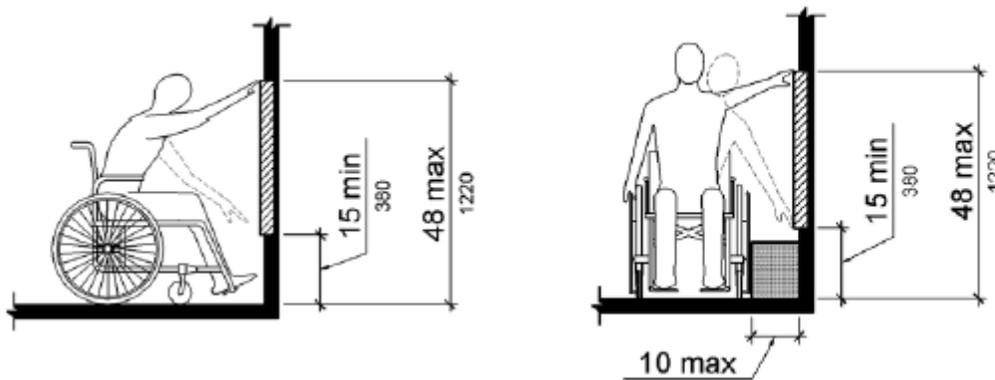


Figure 2.6 Unobstructed Reach Range

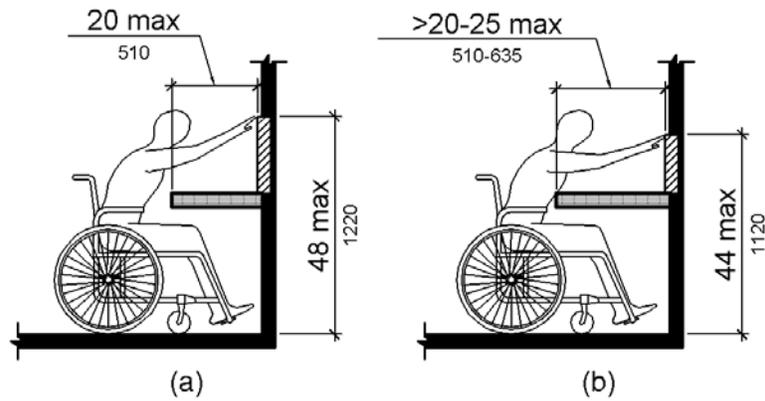


Figure 2.7 Obstructed Reach Range

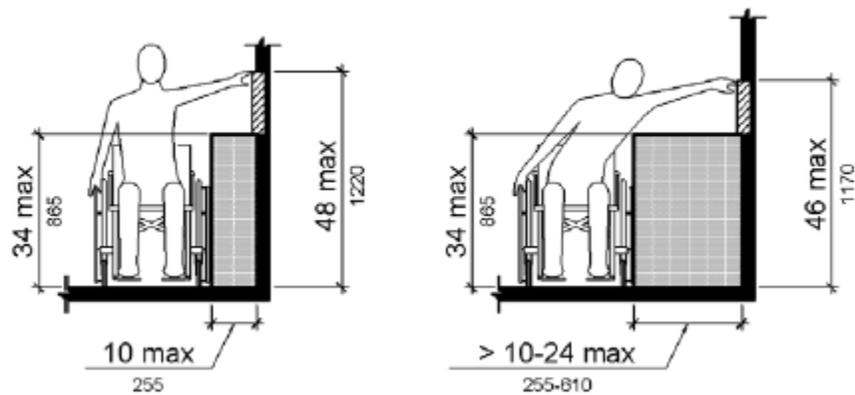


Figure 2.8 Side Obstructed Reach Range

Care should always be taken when designing or improving an accessible route within a building to keep the path free of obstructions. Amenities such as benches, garbage cans, and drinking fountains must be placed to not interfere with the accessible path but, at the same time, must be located on an accessible route, within reach range, and not act as a protruding object. Not only can these obstructions prevent visitors from accessing and using the amenities, they can also present a potential safety concern.

It should be stressed that amenities that are located off the accessible path are considered inaccessible. For items to be accessible, they must be located on, adjacent to, or within reach of a firm, stable, and slip-resistant surface, as shown in Figure 2.9.



Figure 2.9 Accessible Garbage Can Located Adjacent to Paved Trail

To help clear existing accessible paths from obstructions and to identify those features that are currently inaccessible, data on infrastructure were collected in the field to determine if they present an obstruction or are inaccessible. Based on the data collected, the difficulty level of remediating a barrier to accessibility could range from moving a bench to an accessible location to designing and installing a new accessible route to an amenity.

2.5.2 Drinking Fountains

Drinking fountains, like all amenities, must be accessible, as described in §602 of the 2010 ADA Standards for Accessible Design.

Standards:

- Drinking fountains shall be connected to an accessible route.
- The clear floor space, positioned for a forward approach, adjacent to the drinking fountain shall:
 - Be a minimum of 30”x48” in size.
 - Not have any slope greater than 2%.
 - Have a firm, stable, and slip resistant surface.
- Where drinking fountains are provided, there shall be at least two.
 - For a low fountain, the water spout height shall be 36” maximum above the floor.
 - For standing persons, the water spout height shall be 38” minimum and 43” maximum above the floor.
- The spout shall provide a flow of water 4” high minimum and shall be located 5” maximum from the front of the unit.

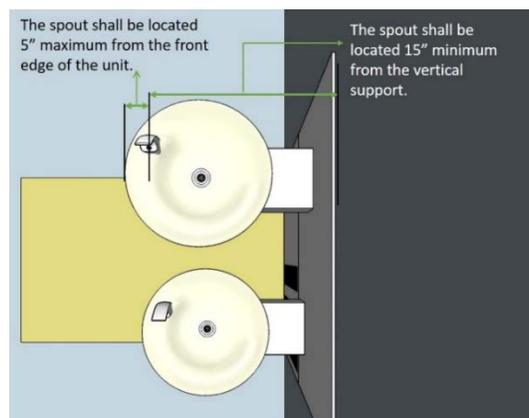


Figure 2.10 Drinking Fountain Location

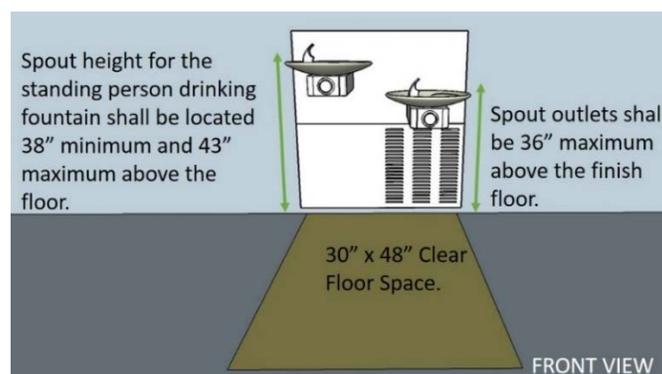


Figure 2.11 Drinking Fountain Height

2.6 Service Counters

Service and sales counters, like all amenities, must be accessible, as described in §904.4 of the 2010 ADA Standards for Accessible Design.

Standards:

- The accessible portion of the countertop shall extend the same depth as the sales or service countertop.
- For a parallel approach, a portion of the counter surface that is 36” long minimum and 36” high maximum above the finish floor shall be provided.
 - A clear floor or ground space complying with §305 shall be positioned for a parallel approach adjacent to the 36” minimum length of counter.
- For a forward approach, a portion of the counter surface that is 30” long minimum and 36” high maximum shall be provided.
 - Knee and toe clearance shall be provided under the counter.
 - Toe clearance shall extend a minimum of 17” to a maximum of 25” under the counter.
 - The clearance under the element shall be 9”.
 - Knee clearance shall extend a minimum of 11” to a maximum of 25” under an element at 9” above the floor.
 - A clear floor or ground space complying with §305 shall be positioned for a forward approach to the counter.

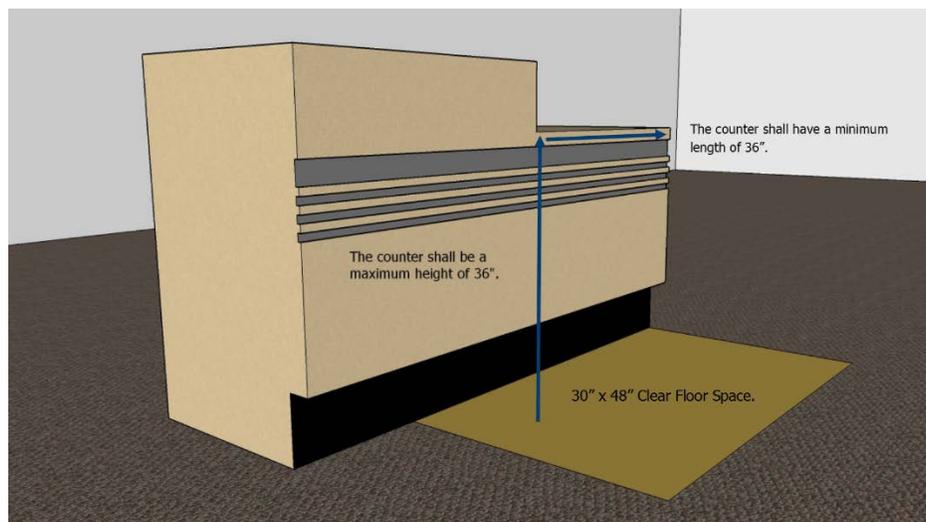


Figure 2.12 Parallel Approach Service Counter

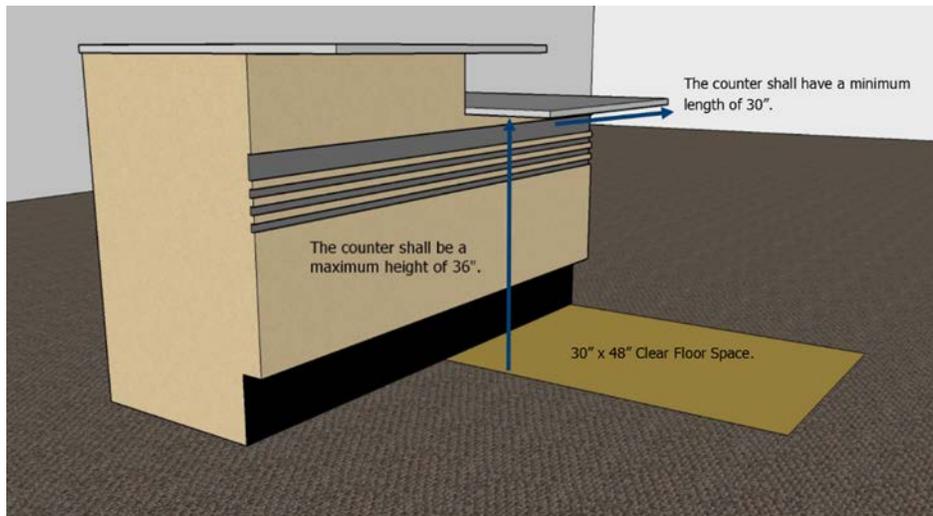


Figure 2.13 Forward Approach Service Counter

2.6.1 Dining and Work Surfaces

Dining and work surfaces must be accessible as described in §902 of the 2010 ADA Standards for Accessible Design.

Standards:

- Clear floor space complying with §305 positioned for a forward approach shall be provided.
- The tops of dining surfaces and work surfaces shall be 28” minimum and 34” maximum above the finish floor or ground.
- Accessible dining surfaces and work surfaces for children’s use shall comply with §902.4.



Figure 2.14 Accessible Dining and Work Surface

2.7 Restrooms

2.7.1 Toilet Compartments

Restrooms are not required by the ADA. However, if provided, then accessible restrooms must also be available per §604 of the 2010 ADA Standards for Accessible Design.

Standards:

- Toilet compartment:
 - The toilet compartment shall be 56” minimum measured from the back wall and 60” minimum measured from the side wall for wall hung water closets.
 - The toilet shall be located 16” minimum to 18” maximum from the sidewall for wheelchair accessible stalls, as shown in Figure 2.10.
 - Seat heights shall be 17” minimum to 19” maximum above the floor.
 - A 60” wide turning space shall be provided within the room. Turning space, clear floor space, and clearance at fixtures shall be permitted to overlap. Doors shall be permitted to swing into the turning space but shall not swing into the clear floor space or clearance at fixtures.
 - Flush controls shall be hand-operated or automatic. Flush controls shall be located on the open side of the toilet.
- Urinals shall be installed at a maximum height of 17” above the floor and a minimum depth of 13 ½” measured from the outer surface of the urinal to the back wall.

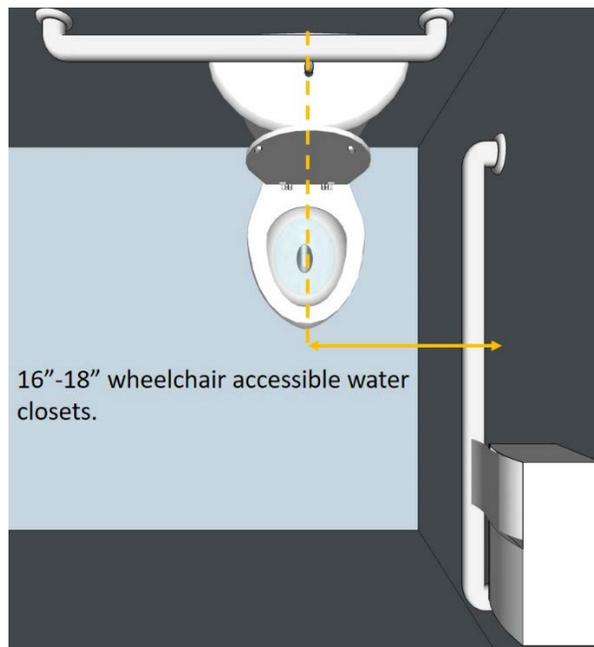


Figure 2.15 Toilet Location

2.7.2 Toilet Paper Dispenser

Issues with the placement of the toilet paper dispensers, not in compliance with §604.7 of the 2010 ADA Standards for Accessible Design, were extremely common in the Judicial Center, as described below:

Standards:

- Dispensers shall be installed at a height of 7” minimum to 9” maximum in front of the toilet measured to the centerline of the dispenser.
- The outlet shall be within the reach range of 15” minimum and 48” maximum above the floor.
- The toilet paper dispenser shall not be located behind grab bars.
- There shall be a 1 ½” minimum clearance below the grab bar. Dispensers shall not be the type that controls delivery or that does not allow continuous paper flow.

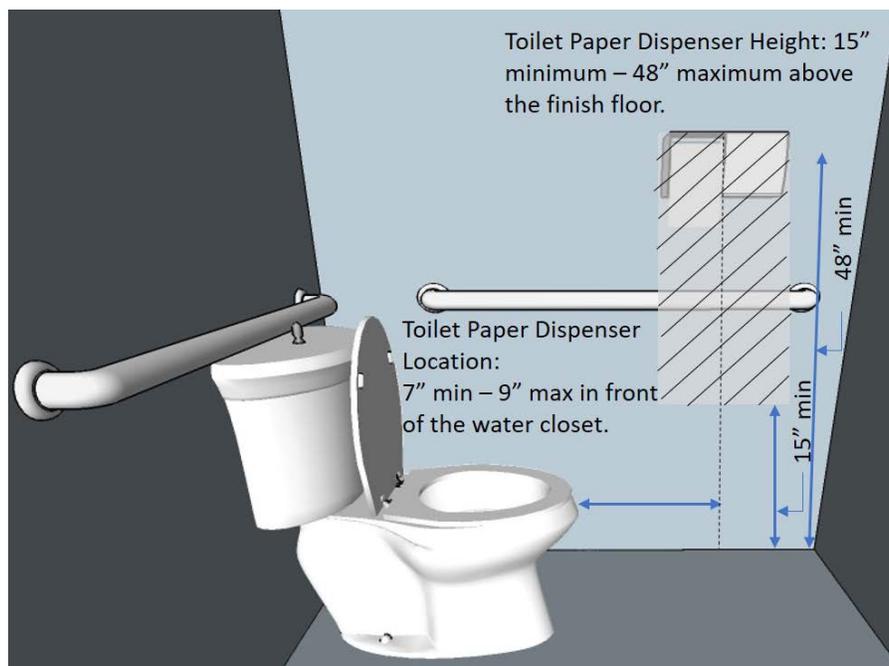


Figure 2.16 Toilet Paper Dispenser

2.7.3 Grab Bars

Grab bars in restrooms must comply with §604.5 of the 2010 ADA Standards for Accessible Design.

Standards:

- Toilet compartment:
 - The sidewall grab bar shall be 42” long minimum, installed at 12” maximum from the back wall.
 - The back-wall grab bar shall be 36” long minimum and extend 12” minimum from the centerline of the toilet on one side and 24” minimum on the other side.
 - The top gripping surface of the grab bars must be 33” minimum and 36” maximum above the floor.

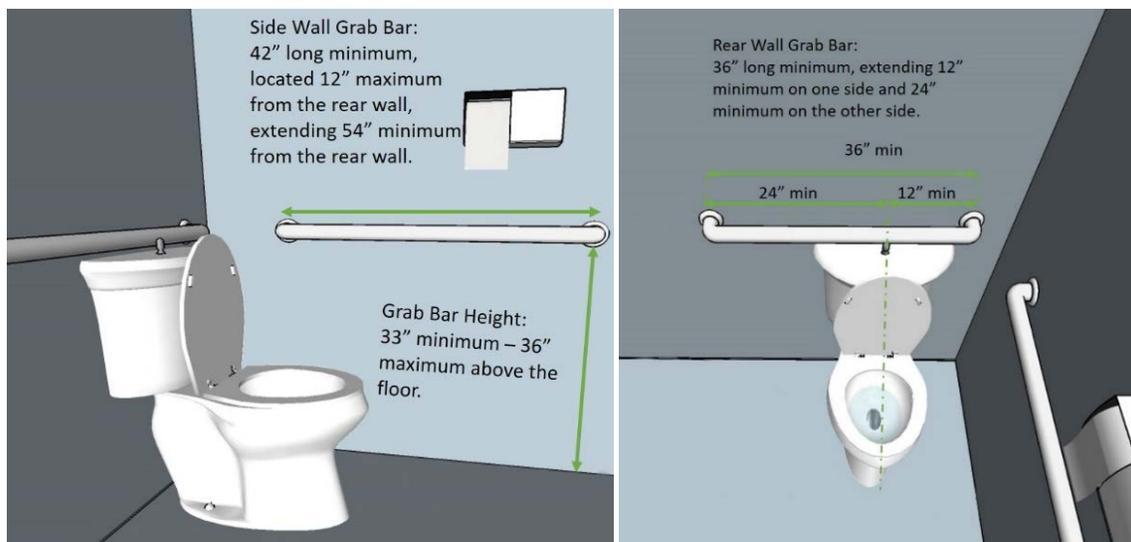


Figure 2.17 Grab Bars

2.7.4 Sink, Mirror, and Shelf

Standards:

- Sinks shall be installed at a maximum height of 34” above the floor.
 - Pipes shall be insulated and configured to prevent contact.
- Mirrors located above sinks shall be installed at a maximum height of 40” above the floor, measured at the bottom of the reflecting surface.
- Coat hooks and shelves shall be located at a minimum reach range of 15” and maximum 48” above the floor.
 - Shelves shall be located 40” minimum and 48” maximum above the floor.

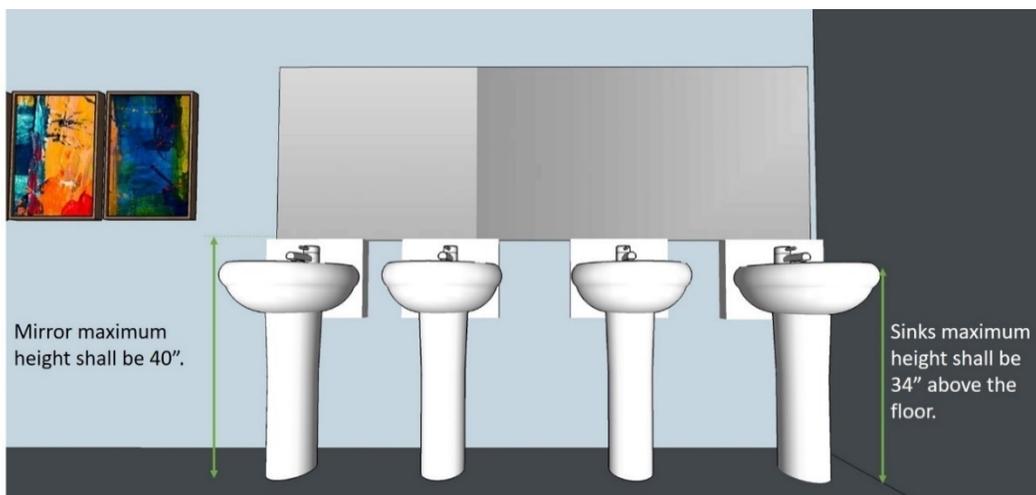


Figure 2.18 Bathroom Sinks and Mirror

2.7.5 Locker Room Showers

Showers in locker room must comply with §608 of the 2010 ADA Standards for Accessible Design.

Standards:

- Shower compartments shall have sizes and clearances complying with §608.2.
 - Transfer type shower compartments shall be 36” by 36” clear inside dimensions measured at the center points of opposing sides and shall have a 36” wide minimum entry on the face of the shower compartment.
 - Standard roll-in type shower compartments shall be 30” wide minimum by 60” deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60” wide minimum entry.
 - Alternate roll-in type shower compartments shall be 36” wide and 60” deep minimum clear inside dimensions measured at center points of opposing sides.
- Shower seats shall be provided in transfer type shower compartments and shall comply with §610.
- Controls, faucets, and shower spray units shall comply with §608.5 and §309.4.

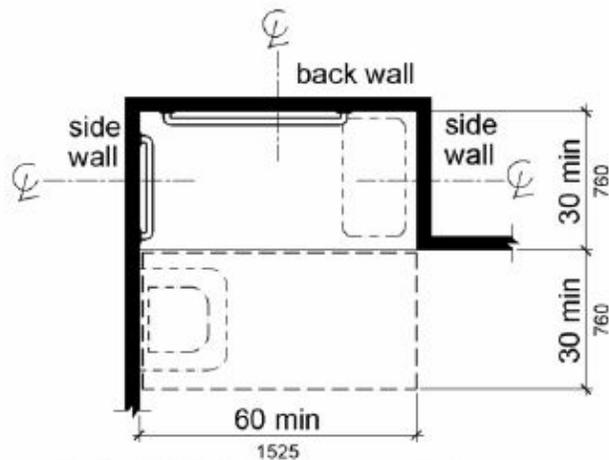


Figure 2.19 Locker Room Showers

2.8 Room Signage

Signs are required to designate permanent rooms and places, per §701 of the 2010 ADA Standards for Accessible Design. In addition, exit doors must be identified by tactile (raised characters and Braille) signs.

Standards:

- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Signs containing tactile characters shall be located so that a clear floor space of 18” by 18” minimum, centered on the tactile characters, is provided beyond the arc of any door swing.
- Signs shall be installed 48” minimum above the floor, measured from the lowest character, and 60” maximum above the floor measured from the highest character.
- Signage characters and their background shall have a non-glare finish. The characters shall be high contrast compared to their background.

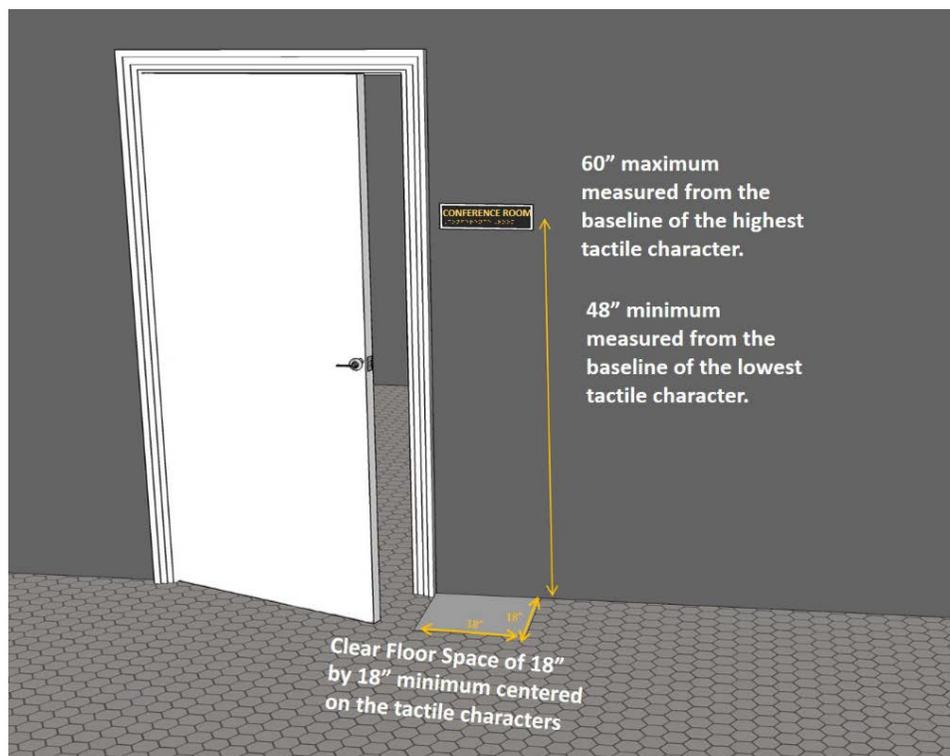


Figure 2.20 Room Signage



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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

Category	Estimate of Cost
High	\$37,300
Medium	\$42,100
Low	\$5,300
Total	\$84,700
<i>Quick-Fixes</i>	\$5,700

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

08/07/2020

Prepared by:





ID: 67 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Multipurpose Room

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

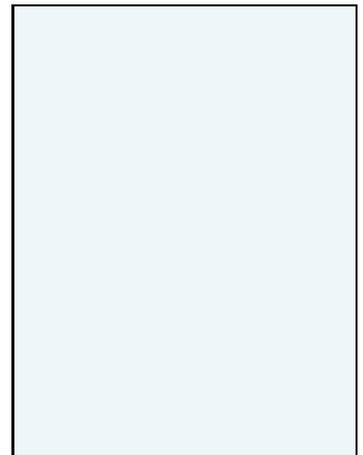
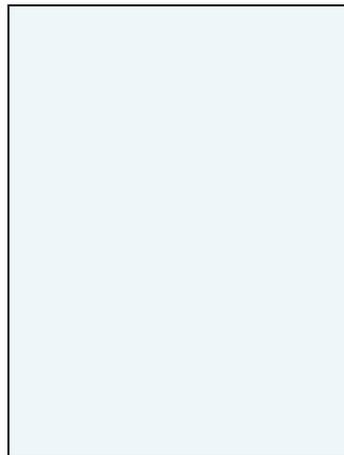
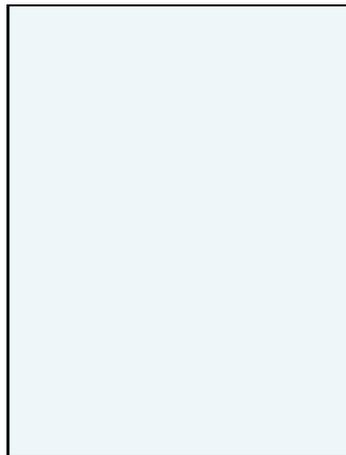
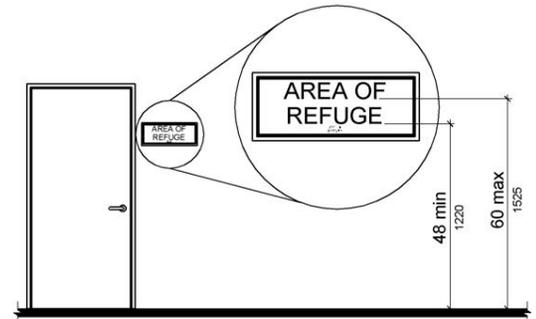
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 78 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Lobby Storage

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

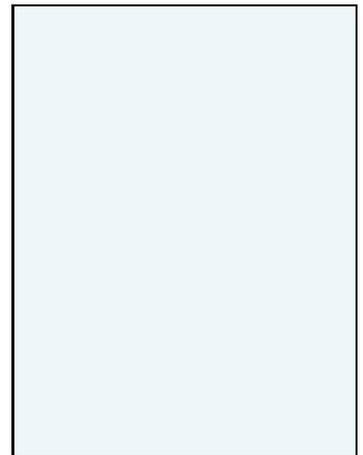
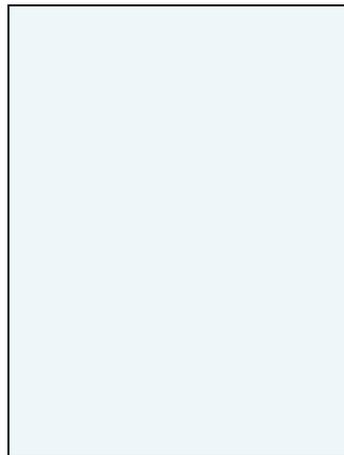
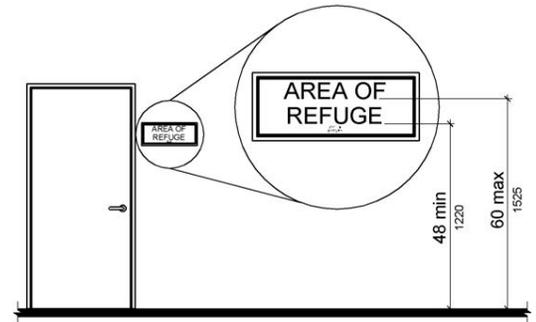
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 80 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Lobby

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

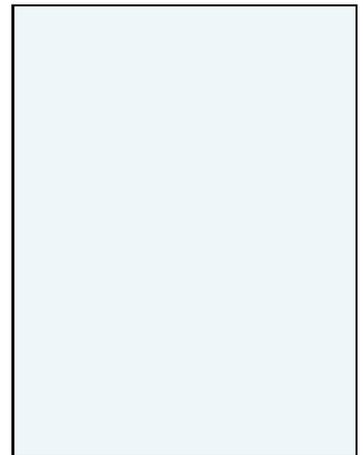
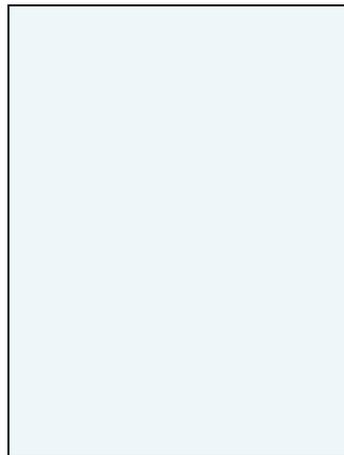
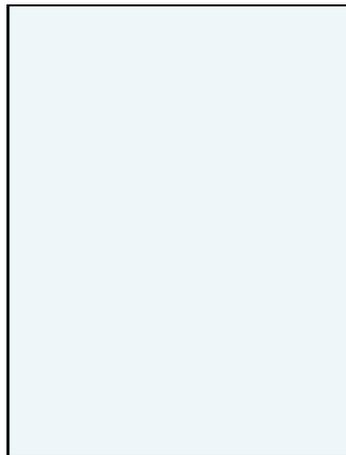
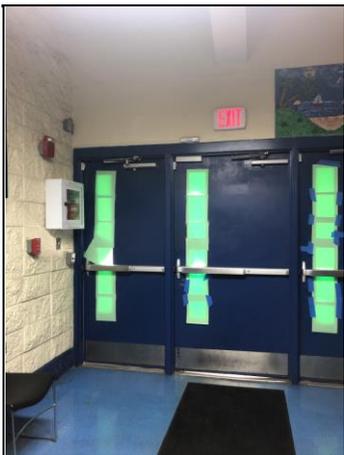
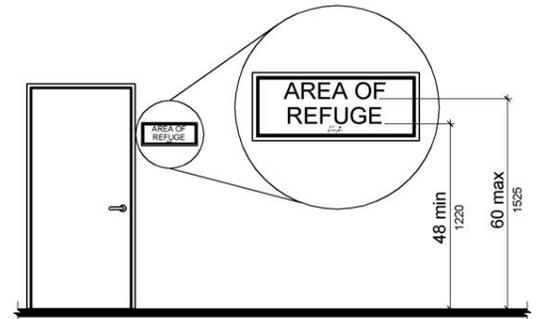
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 98 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Baseball Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

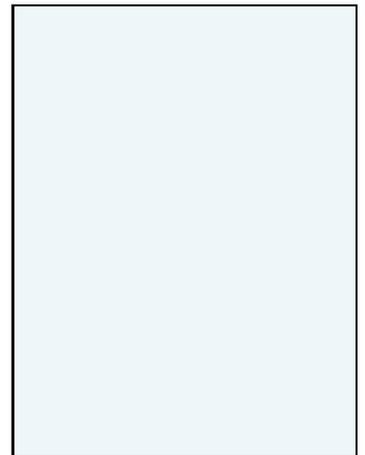
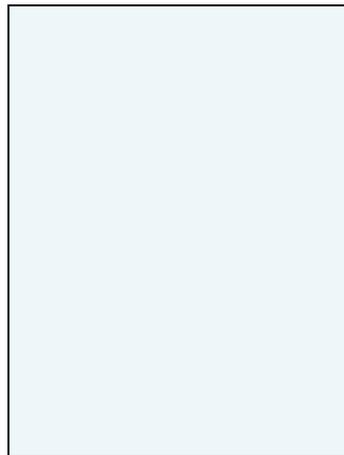
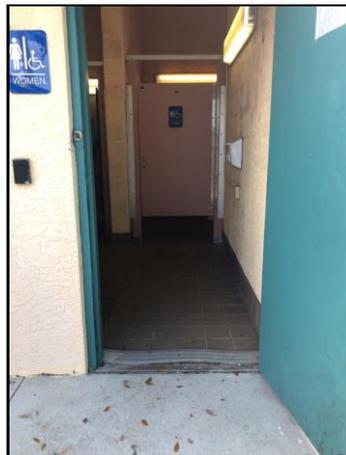
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

The raised threshold creates a tripping hazards.

RECOMMENDATIONS

Secure the metal plate to the ground to ensure that the threshold is a maximum of 0.25" high or 0.5" high if beveled.





ID: 101 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Baseball Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

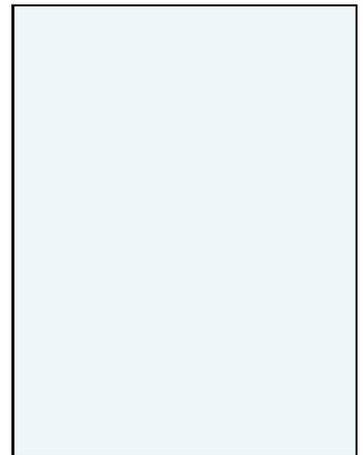
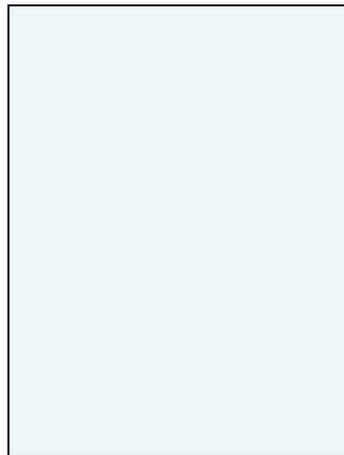
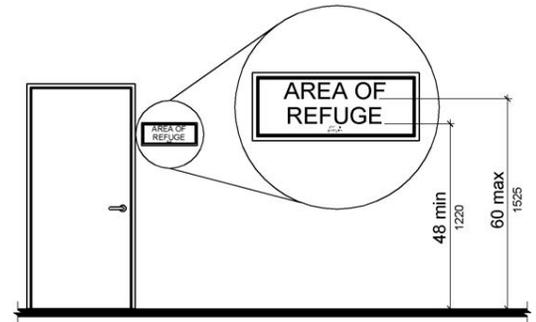
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the storage room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 102 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Baseball Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

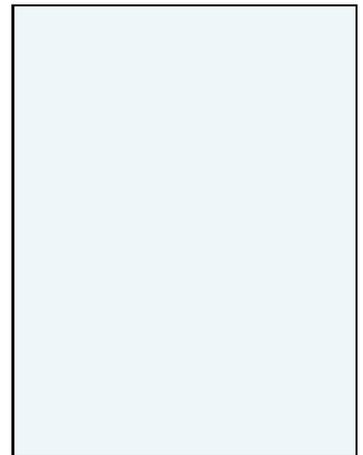
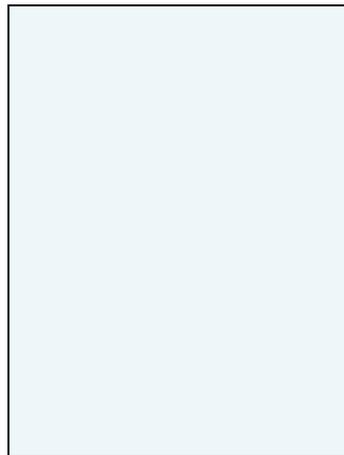
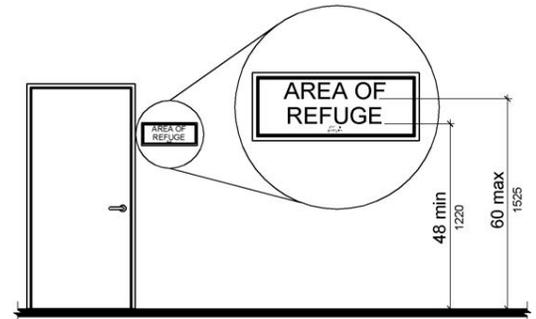
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the restroom.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying the restroom by name.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID:
112

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Pool Storage

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

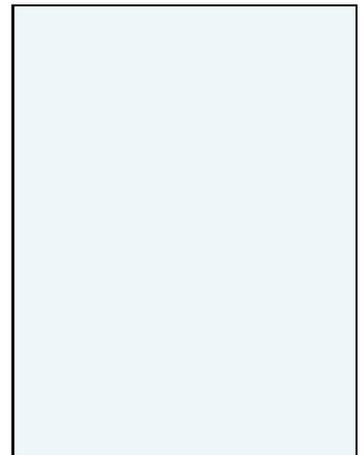
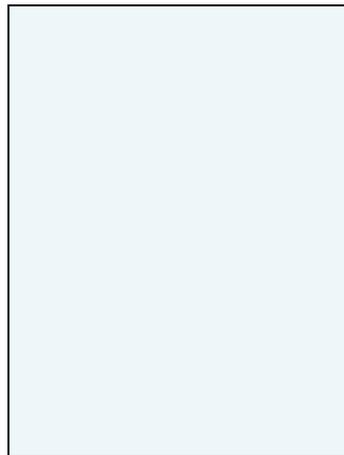
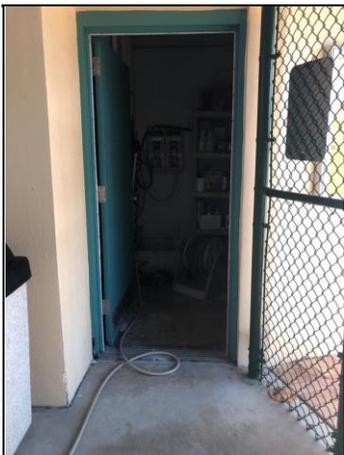
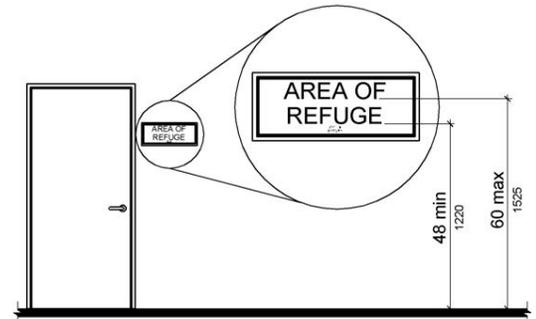
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 119 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Storage Room

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

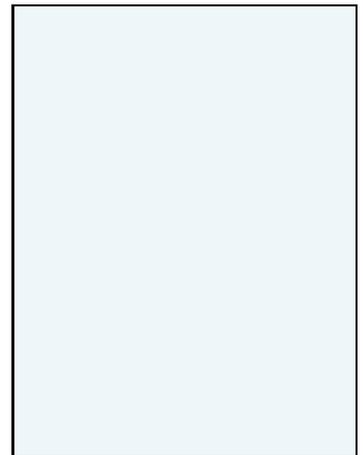
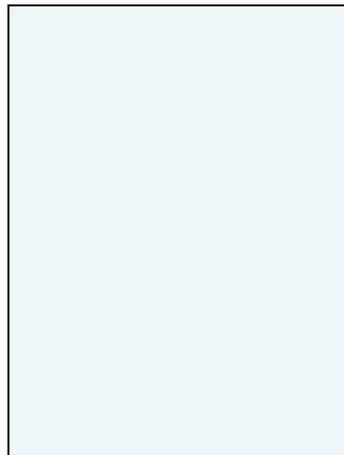
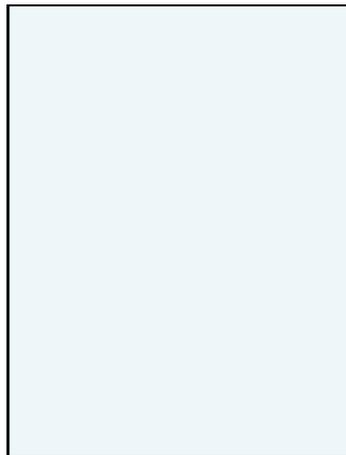
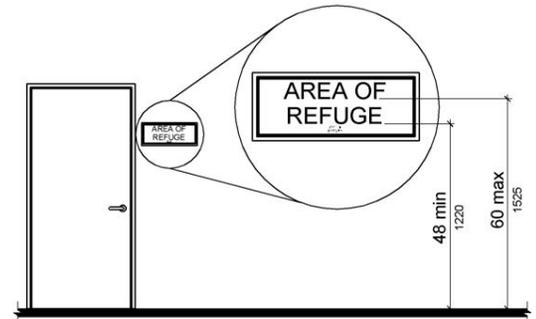
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 120 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

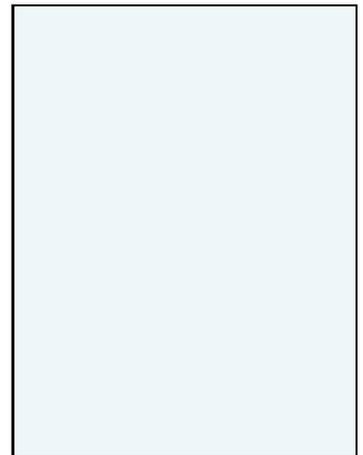
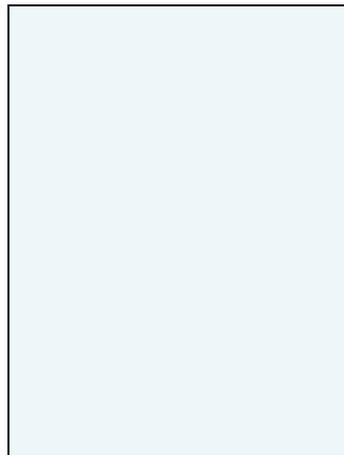
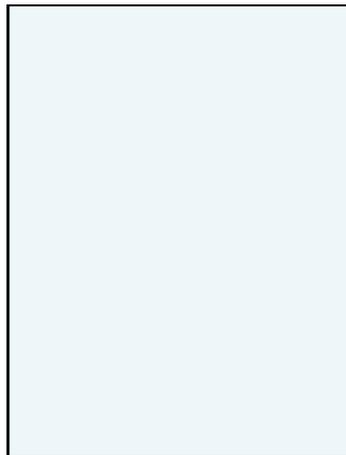
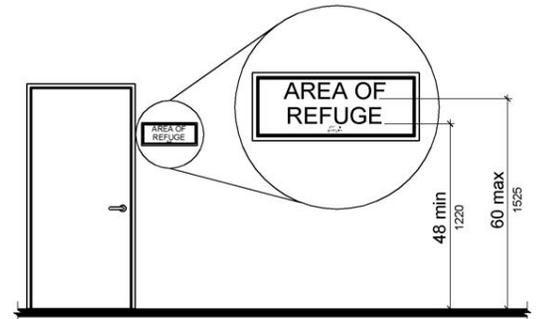
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the the women's restroom.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying the restroom by name.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 125 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Storage Room

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

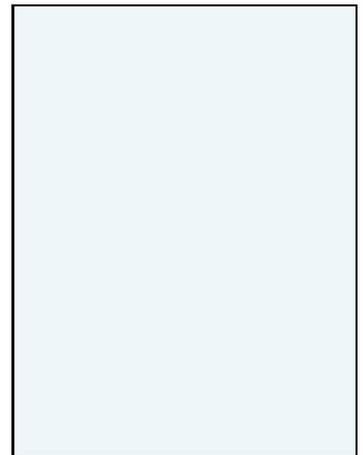
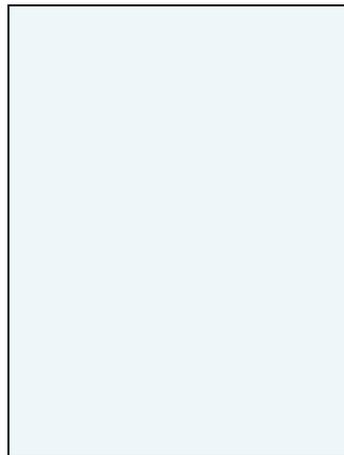
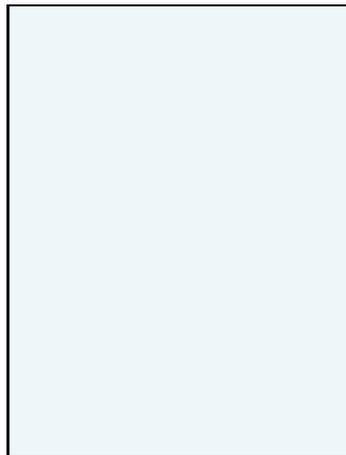
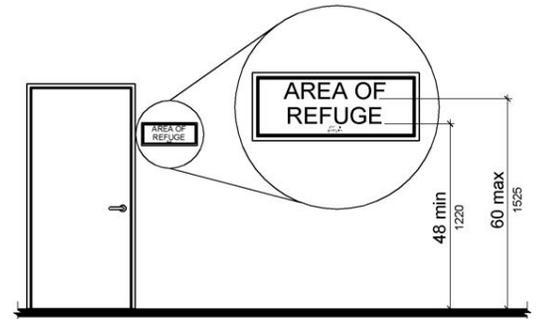
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 159 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Lobby Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

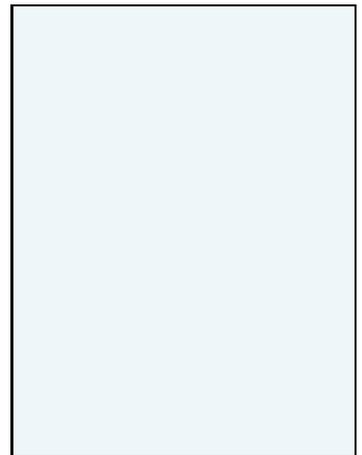
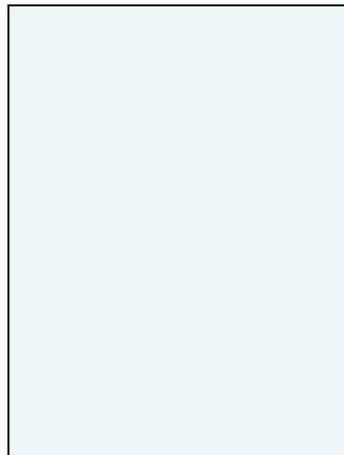
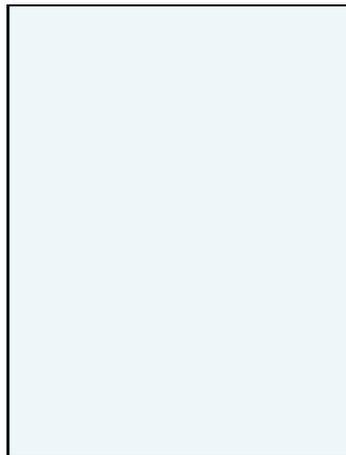
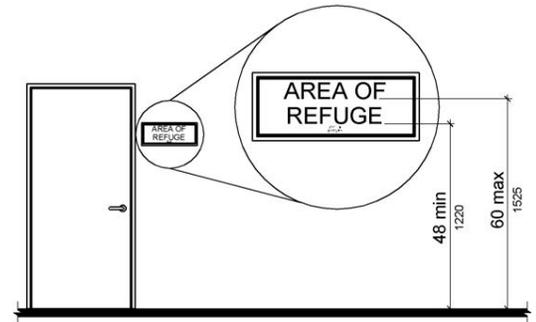
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 502 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

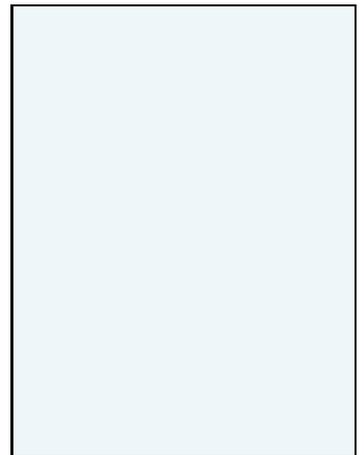
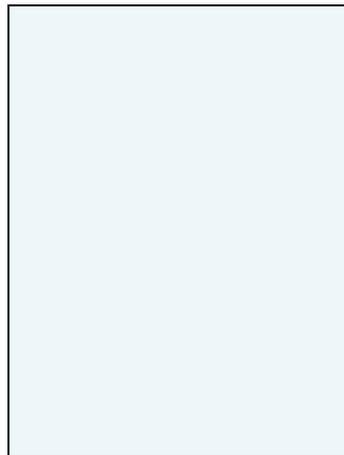
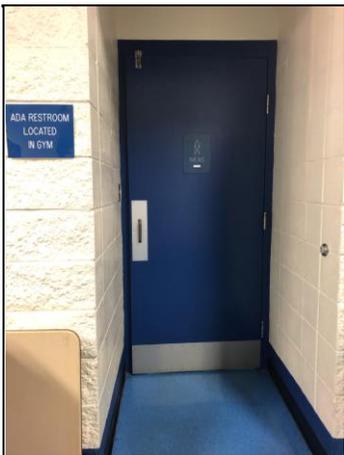
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.8.1.1, §703.4

Due to the size of the restroom and narrow corridor, this restroom is not accessible.

RECOMMENDATIONS

Place additional signage adjacent to the door, outside the corridor, directing people to the nearby accessible restroom.





ID: 69 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Misc. Rooms
Schedule: 2020
Estimated Cost: \$200.00

VIOLATIONS

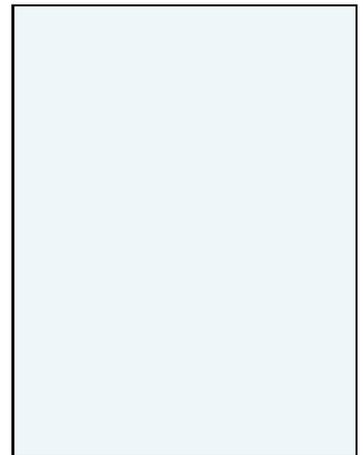
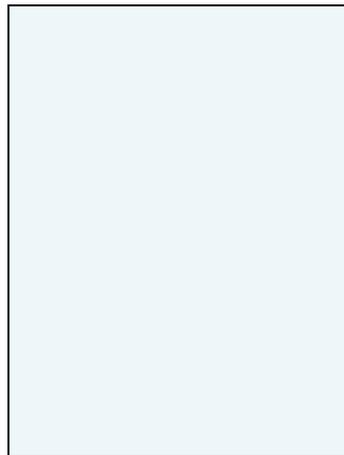
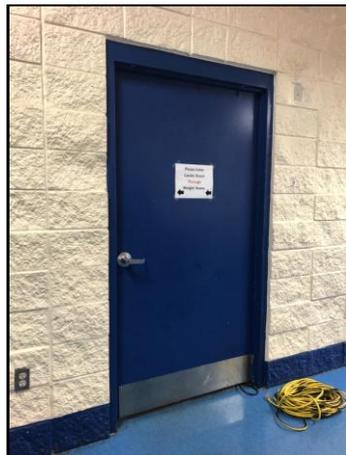
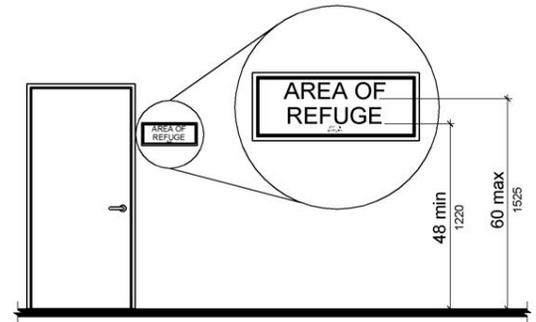
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent rooms.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 75 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Gym Storage

Schedule: 2020

Estimated Cost: \$200.00

VIOLATIONS

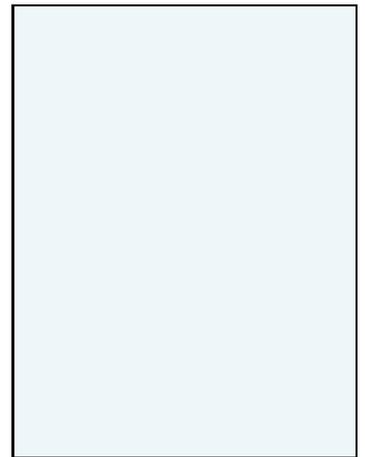
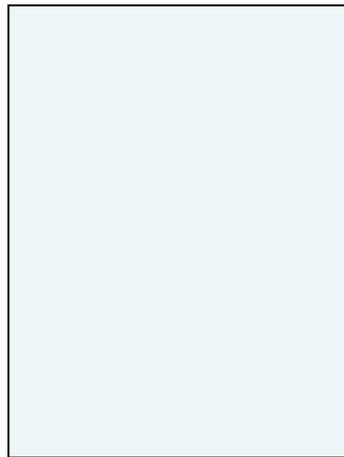
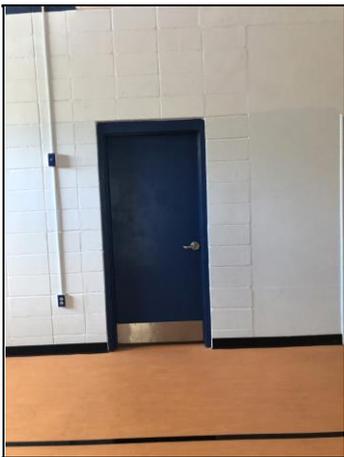
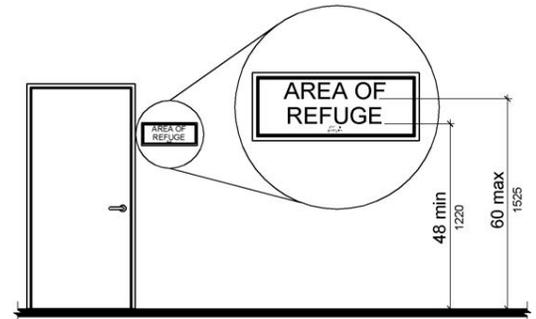
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the gym storage room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 77 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Gym Storage

Schedule: 2020

Estimated Cost: \$200.00

VIOLATIONS

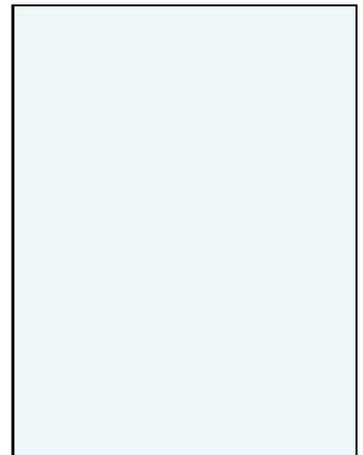
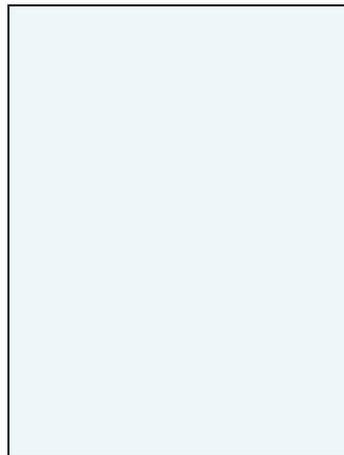
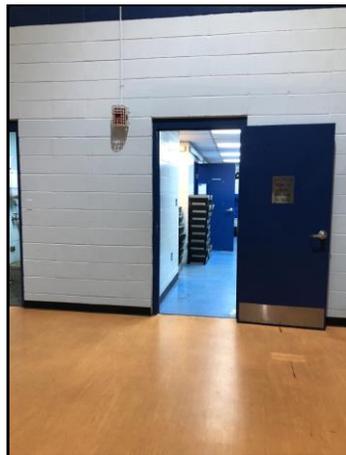
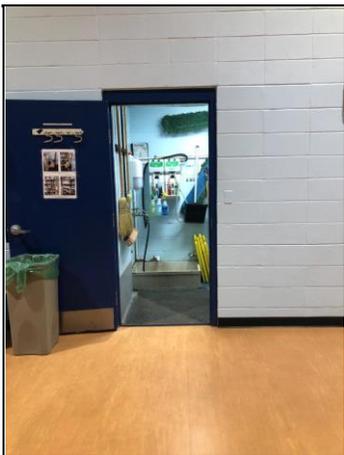
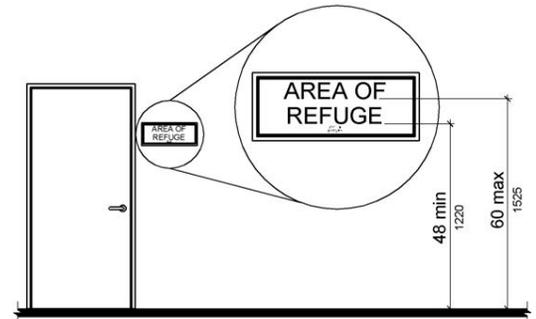
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent rooms.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID:
107

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Pool Parking

Schedule: 2020

Estimated Cost: \$200.00

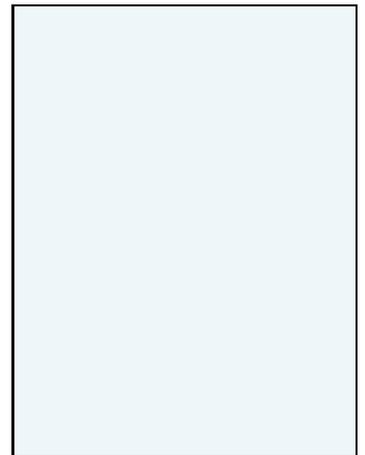
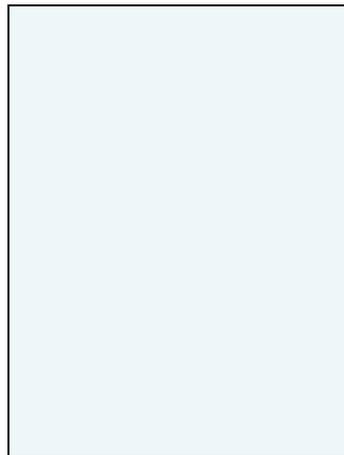
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The trash cans are located on a slope.

RECOMMENDATIONS

Relocate the trash cans to be adjacent to an area with a slope not exceeding 2%.





ID: 76 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Gym Storage

Schedule: 2020

Estimated Cost: \$300.00

VIOLATIONS

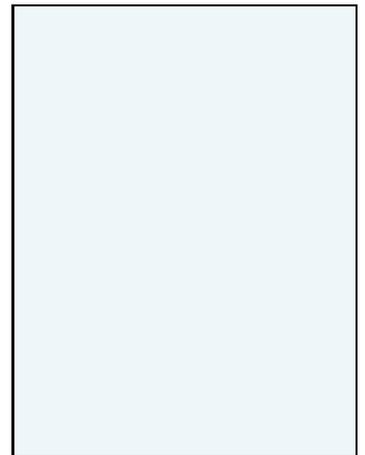
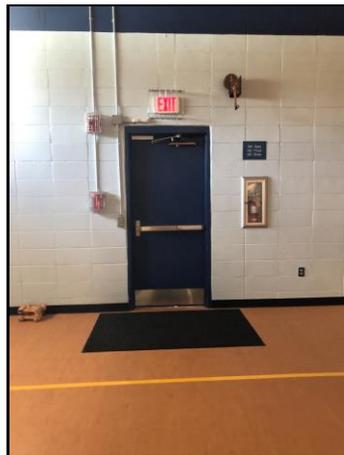
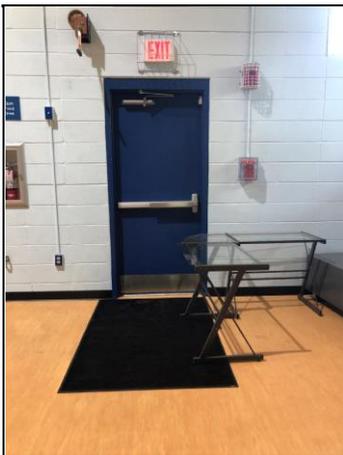
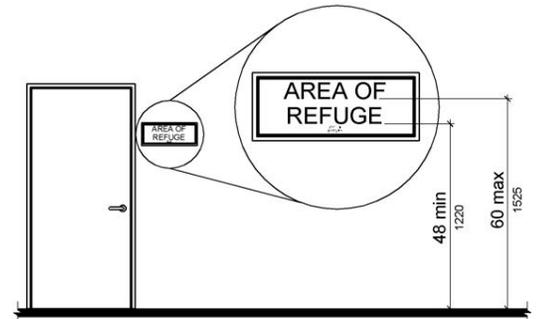
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Install tactile signage on the latch side of the door at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 66 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Gym
Schedule: 2020
Estimated Cost: \$400.00

VIOLATIONS

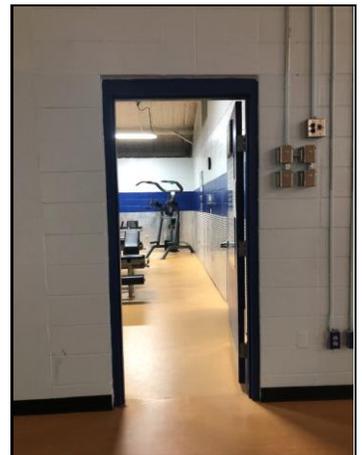
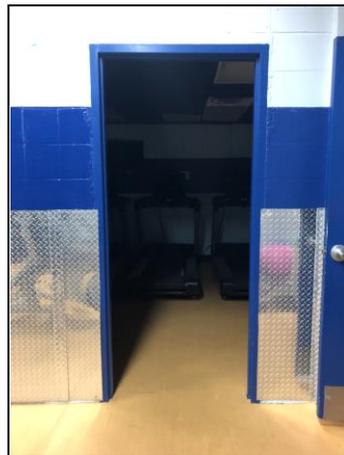
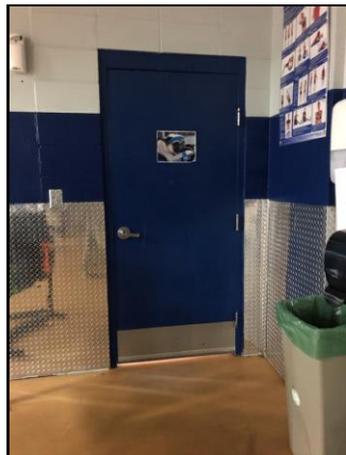
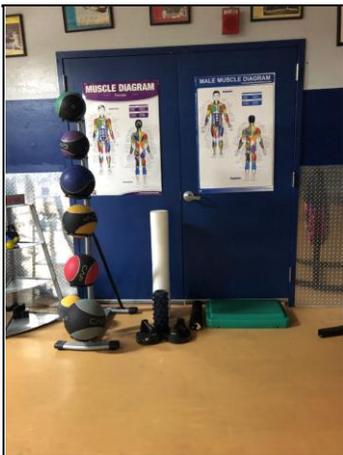
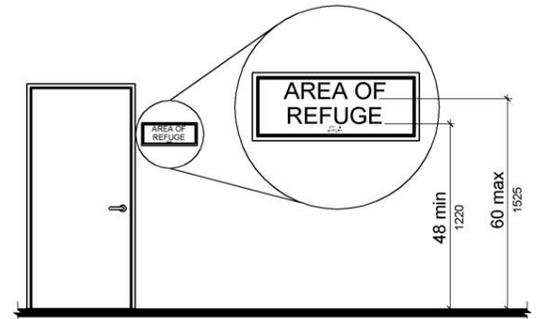
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 71 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

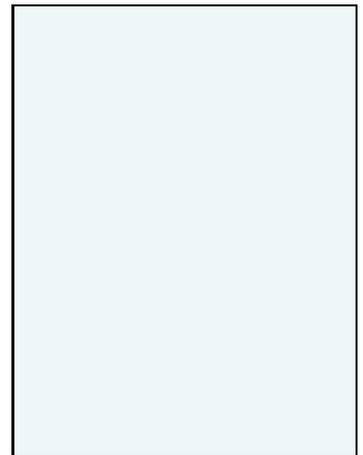
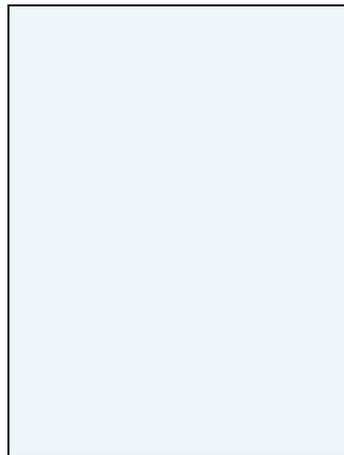
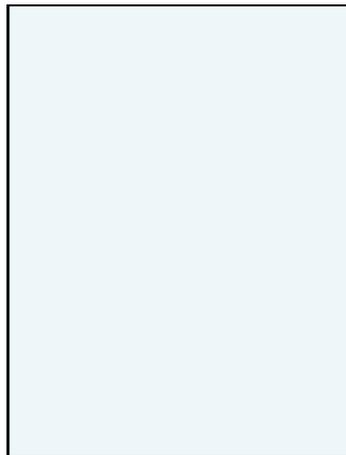
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.8.1.1, §703.4

Due to the size of the restroom and narrow corridor, this restroom is not accessible.

RECOMMENDATIONS

Place additional signage adjacent to the door, outside the corridor, directing people to the nearby accessible restroom.





ID: 121 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

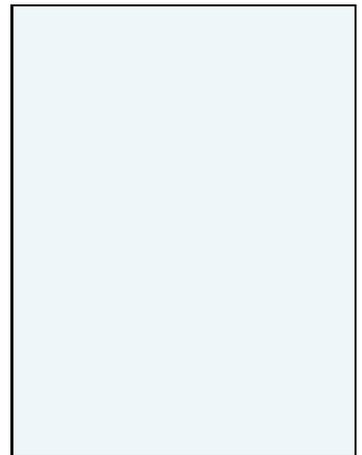
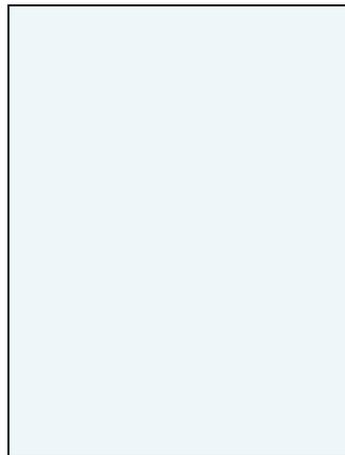
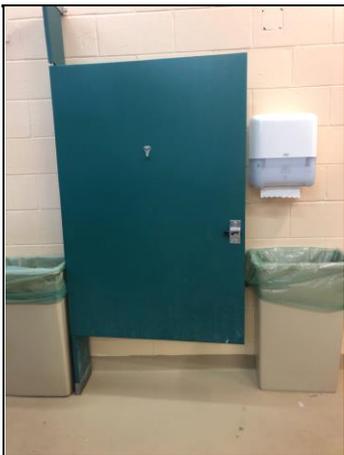
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.8.1.2

The door is not self-closing.

RECOMMENDATIONS

Install a self-closing door for the toilet compartment with a 42" minimum clearance between door and any obstruction.





ID:
124

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

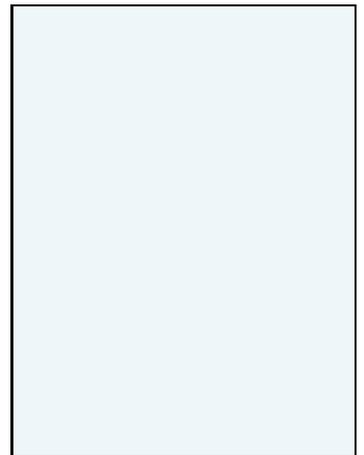
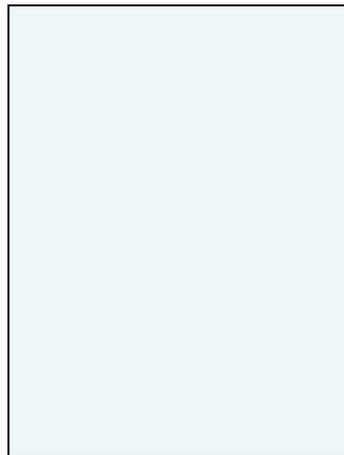
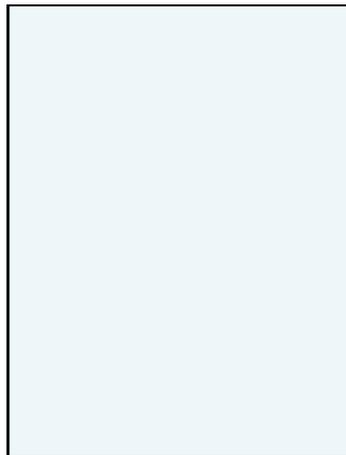
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §606.5

The pipes under the sink are not covered.

RECOMMENDATIONS

Wrap the pipes beneath the sink with soft protective wrap or plastic.





ID:
129

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

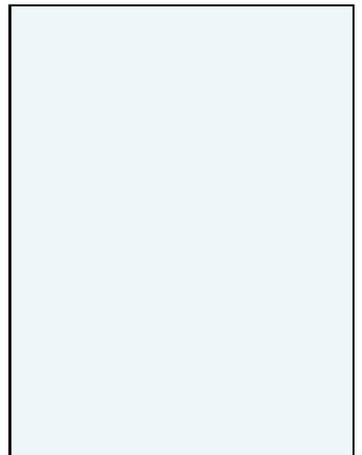
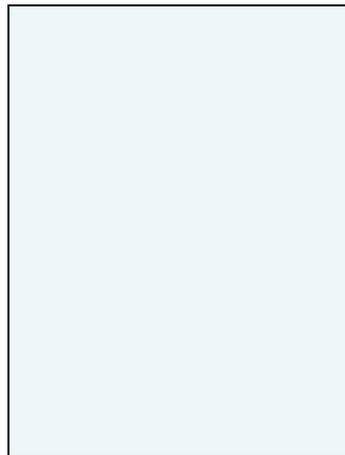
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §606.5

The pipes under the sink are not covered.

RECOMMENDATIONS

Wrap the pipes beneath the sink with soft protective wrap or plastic.





ID: 133 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

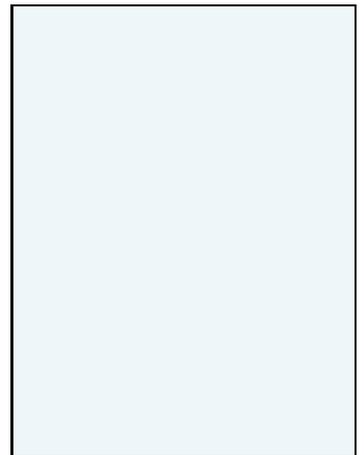
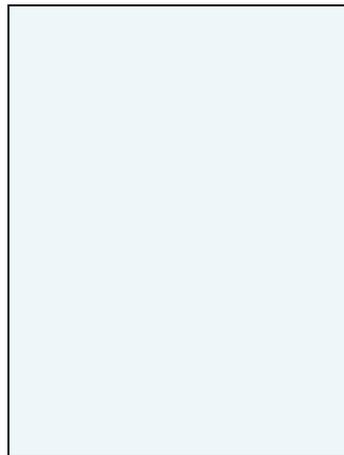
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §606.5

The pipes under the sink are not covered.

RECOMMENDATIONS

Wrap the pipes beneath the sink with soft protective wrap or plastic.





ID:
500

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

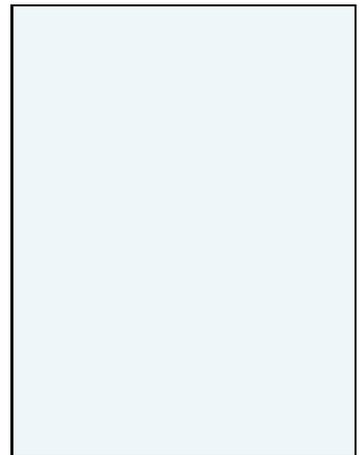
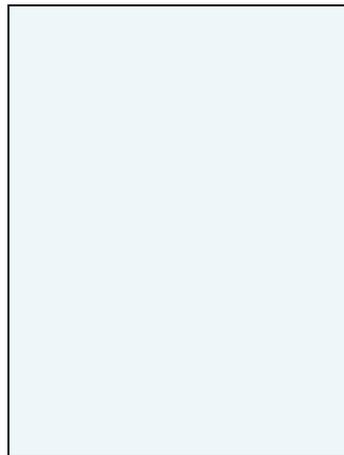
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The seat cover dispenser is mounted too close to the grab bar.

RECOMMENDATIONS

Relocate the seat covers to a location that is at least 12" or greater away from the grab bars.





ID:
501

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

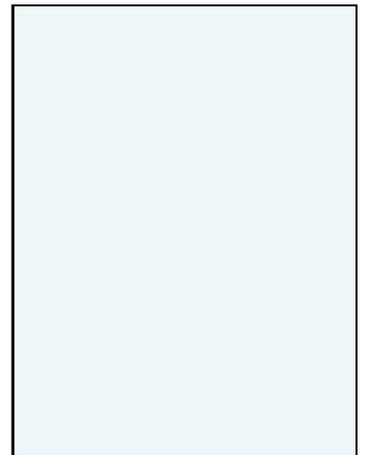
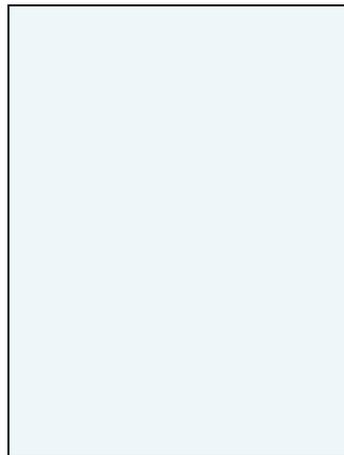
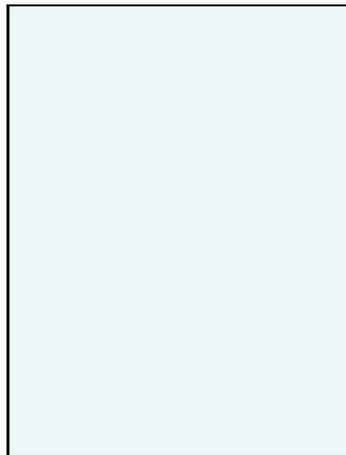
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The seat cover dispenser is mounted too close to the grab bar.

RECOMMENDATIONS

Relocate the seat covers to a location that is at least 12" or greater away from the grab bars.





ID:
122

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$200.00

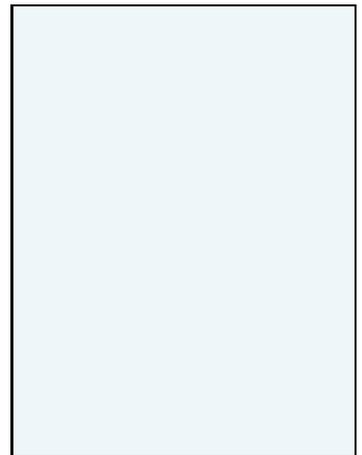
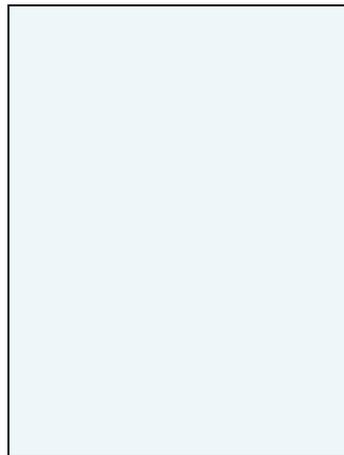
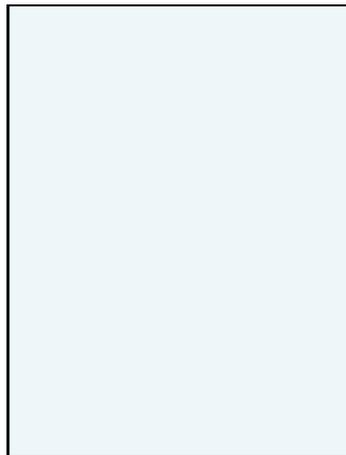
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §606.5

The pipes under the sink are not covered.

RECOMMENDATIONS

Wrap the pipes beneath the sink with soft protective wrap or plastic.





ID: 131 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$200.00

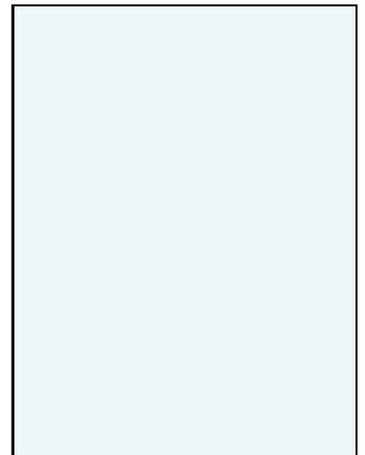
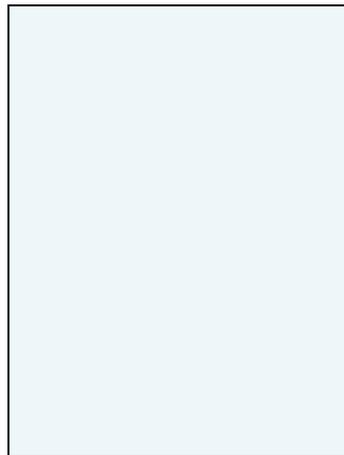
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The space between the grab bar and toilet paper/seat covers 5.5" and 11" from the top of the railing.

RECOMMENDATIONS

Relocate the seat covers a minimum of 12" above the rear grab bar and the toilet paper dispenser below the grab bar.





ID: 130 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$500.00

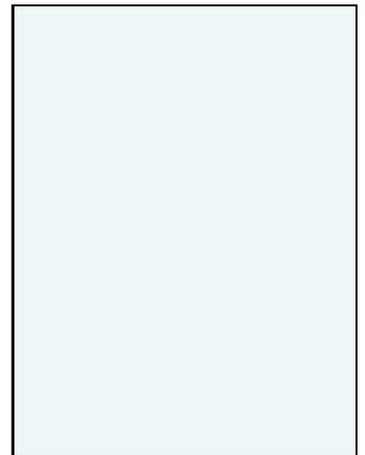
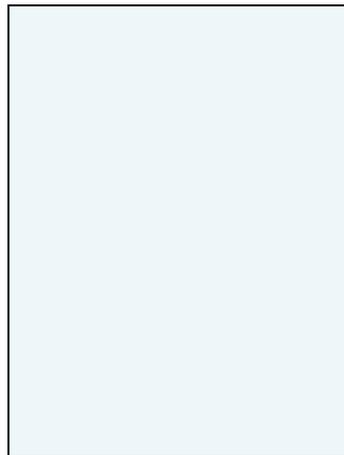
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.8.1.2

The door is not self-closing.

RECOMMENDATIONS

Install a self-closing door for the toilet compartment. Reverse the swing of the door to ensure it does not impede into the stall's clear floor space.





ID: 113 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 6



Quick Fix: Yes
Built before ADA: Yes

Location: Pool Office

Schedule: 2020

Estimated Cost: \$100.00

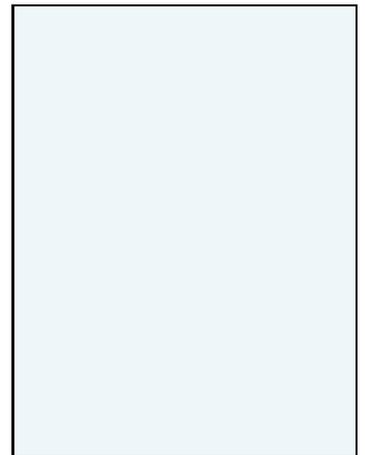
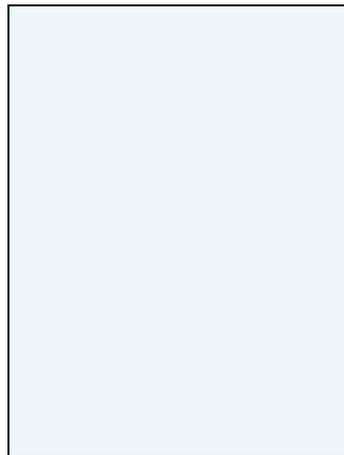
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §309.4

The door knob requires twisting of the wrist.

RECOMMENDATIONS

Replace the door knob with a lever handle that can be operated with a closed fist and without twisting the wrist.





ID: 65 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Gym
Schedule: 2020
Estimated Cost: \$100.00

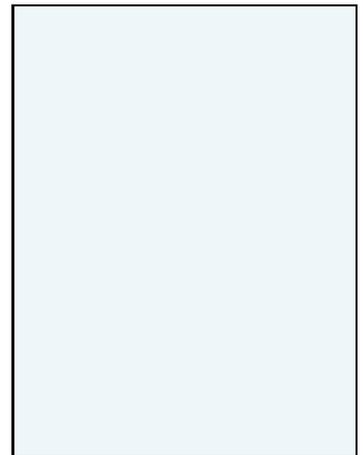
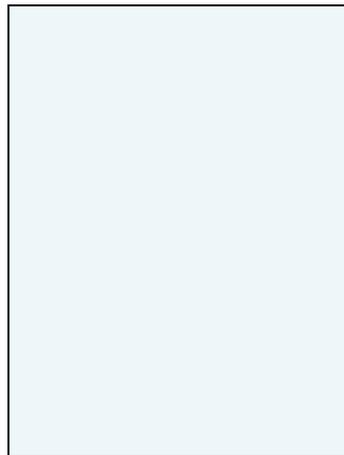
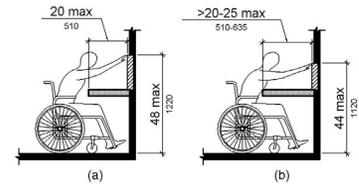
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.2

The paper towel dispenser is located at 52" above the ground, which is above the reach range.

RECOMMENDATIONS

Lower the paper towel dispenser by 4" to a maximum height of 48" above the ground.





ID: 70 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

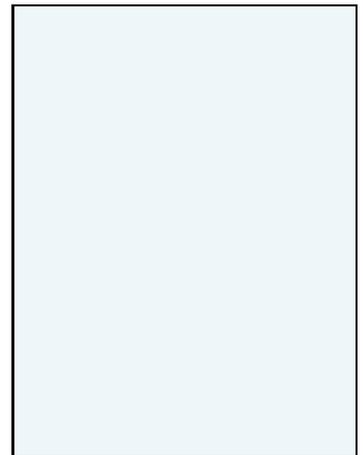
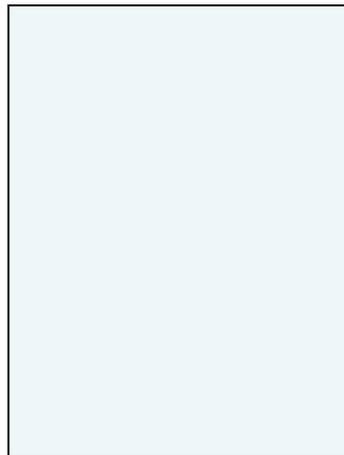
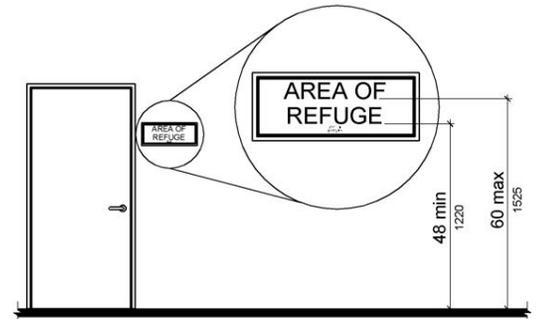
2010 ADA Standards for Accessible Design Codes: §703.4

The tactile sign identifying the room is not in the correct location.

RECOMMENDATIONS

Reinstall the tactile sign on the latch side of the door, outside the cooridor, at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 72 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

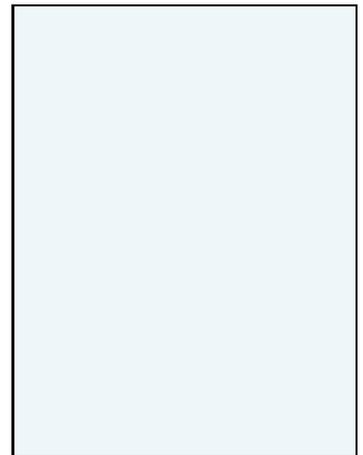
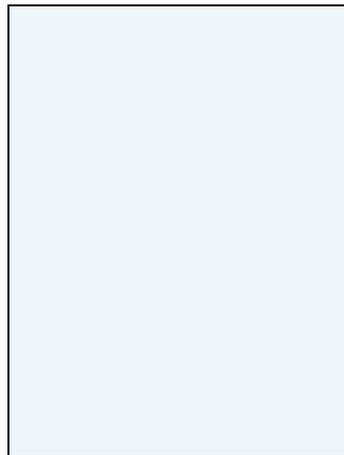
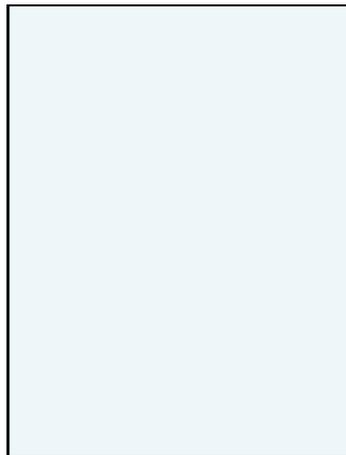
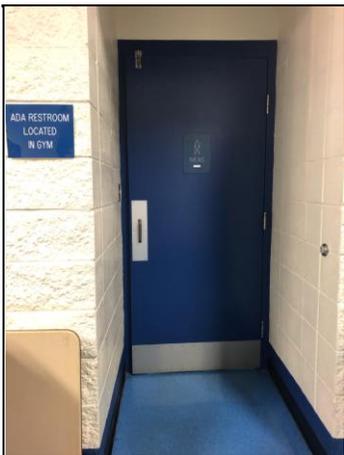
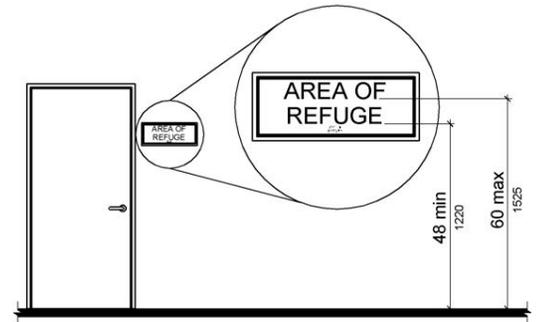
2010 ADA Standards for Accessible Design Codes: §703.4

The tactile sign identifying the room is not in the correct location.

RECOMMENDATIONS

Reinstall the tactile sign on the latch side of the door, outside the cooridor, at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 81 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Men's Restroom by Lobby

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

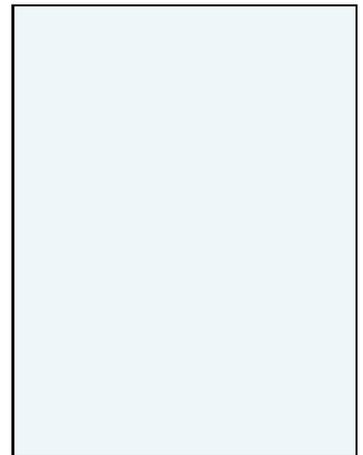
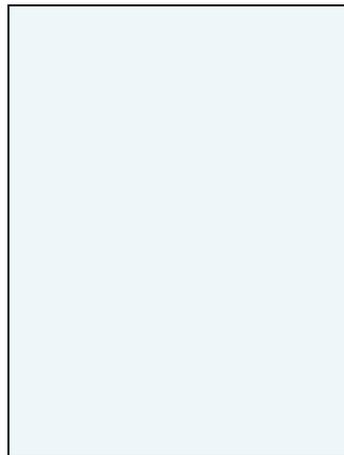
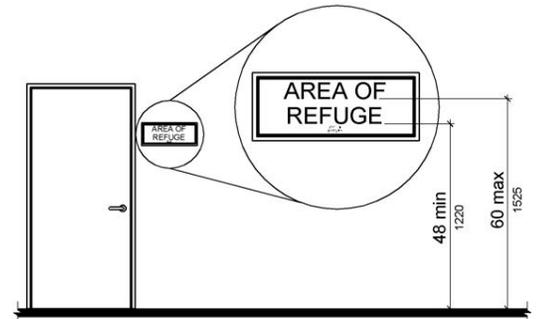
2010 ADA Standards for Accessible Design Codes: §703.4

The tactile sign identifying the room is not in the correct location.

RECOMMENDATIONS

Reinstall tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 88 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Tennis Courts

Schedule: 2020

Estimated Cost: \$100.00

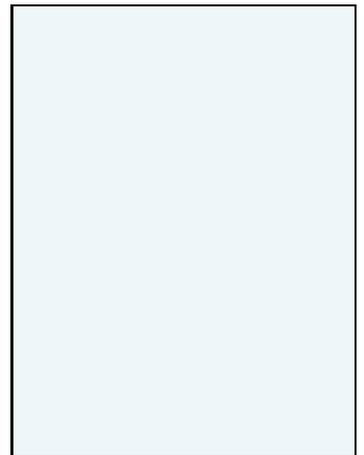
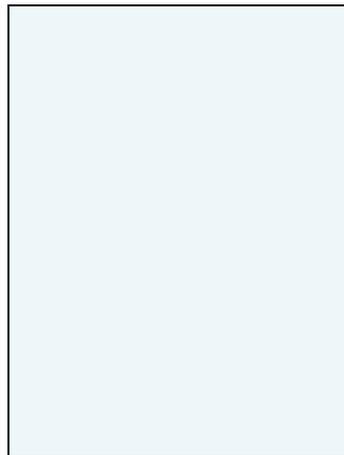
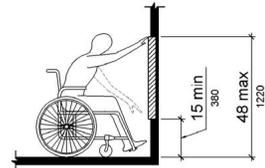
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.1

The tennis court light switch is 52" above the ground.

RECOMMENDATIONS

Lower the light switch by 4" to meet the acceptable reach range of 48" maximum above the ground.





ID: 114 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Pool Shower

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

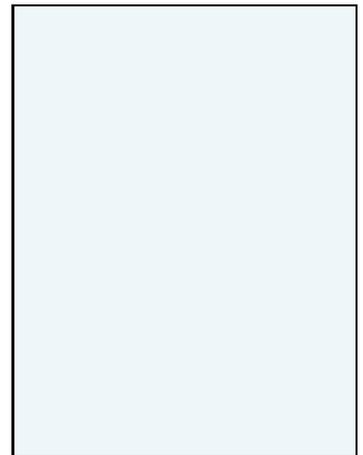
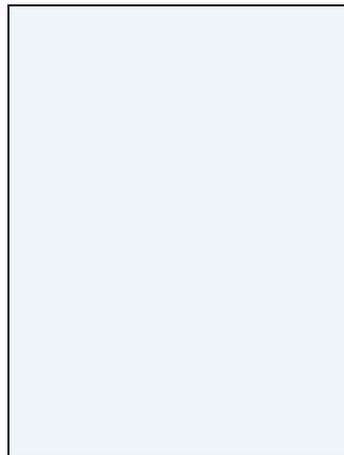
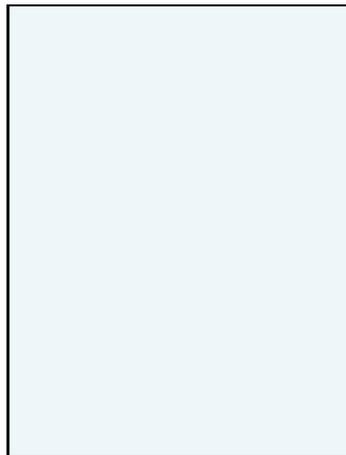
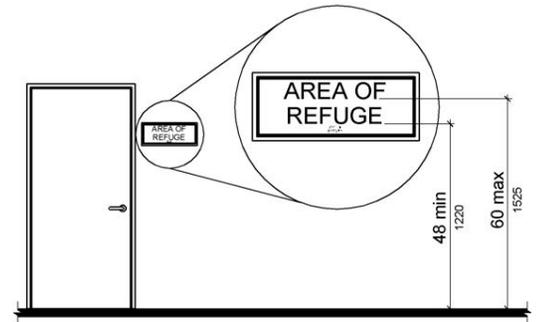
2010 ADA Standards for Accessible Design Codes: §703.4

The tactile sign identifying the room is not in the correct location.

RECOMMENDATIONS

Reinstall the sign on the latch side of the door at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 62 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 10



Quick Fix: Yes
Built before ADA: Yes

Location: Tennis Courts
Schedule: 2020
Estimated Cost: \$200.00

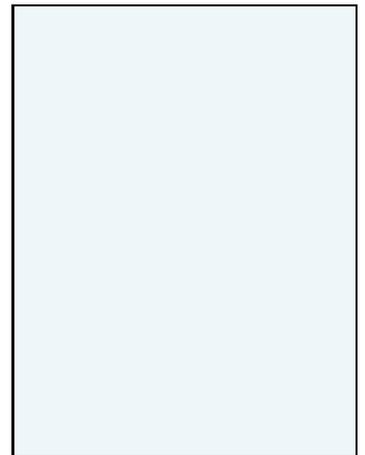
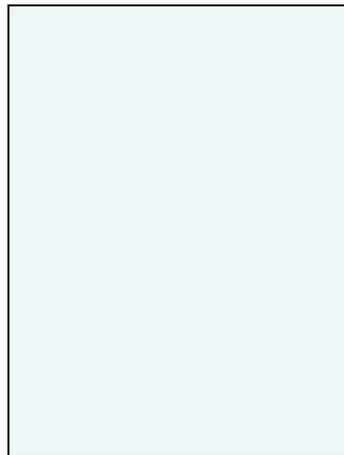
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §602.2, §305.3

The drinking fountain does not provide adequate clear floor space for a forward approach.

RECOMMENDATIONS

Relocate the garbage can and recycling bin to allow for a 30"x48" clear floor space.





ID: 61 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 10



Quick Fix: Yes
Built before ADA: Yes

Location: Tennis Courts

Schedule: 2020

Estimated Cost: \$500.00

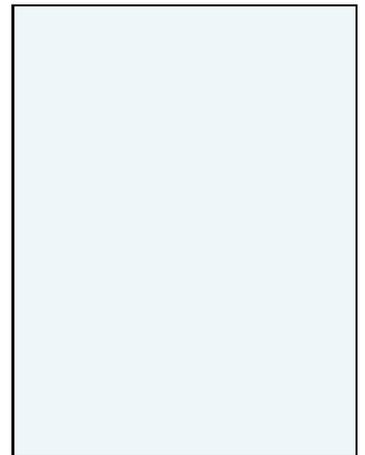
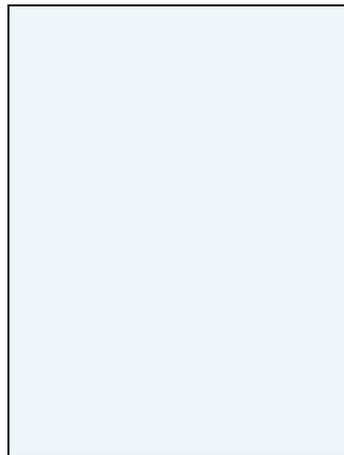
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §602.6

The standing person's drinking fountain has a water flow height greater than 4".

RECOMMENDATIONS

Decrease the water pressure to provide a flow of water 4" high minimum.





ID:
105

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Baseball Parking Lot

Schedule: 2020

Estimated Cost: \$1,000.00

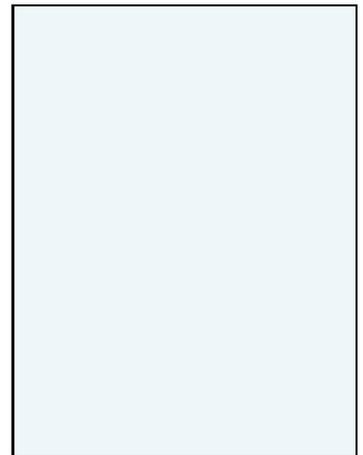
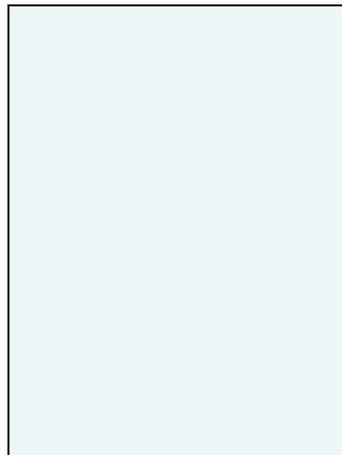
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.9

The gate leading to the accessible parking needs to be manually opened and takes a lot of force to open.

RECOMMENDATIONS

Either remove the gate, ensure it stays open during park hours, or fix the intercom/automatic opener.





ID:
100

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Baseball Parking Lot

Schedule: 2020

Estimated Cost: \$2,500.00

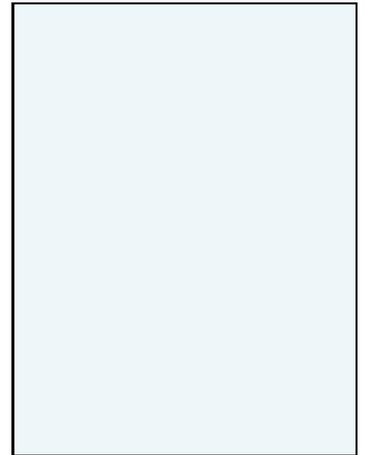
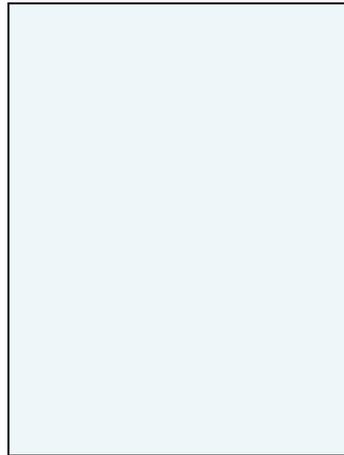
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The accessible parking space has a 3% slope.

RECOMMENDATIONS

Resurface the parking space to ensure a maximum slope of 2% in all directions.





ID:
110

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Pool Parking

Schedule: 2020

Estimated Cost: \$2,500.00

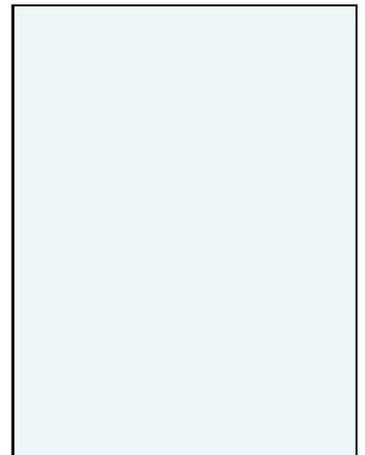
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope of the parking space is 3.5%, exceeding the maximum allowable of 2%.

RECOMMENDATIONS

Resurface the parking space and aisle to reduce the cross slope to a maximum of 2%.





ID: 59 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Rear Tables and Grills

Schedule: 2020

Estimated Cost: \$5,000.00

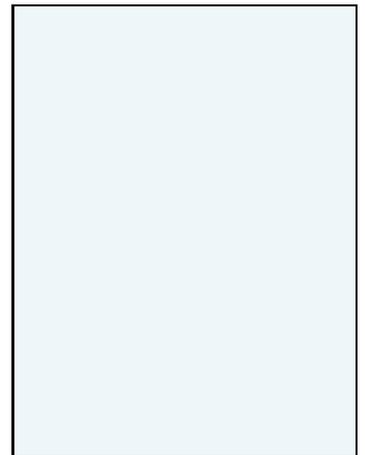
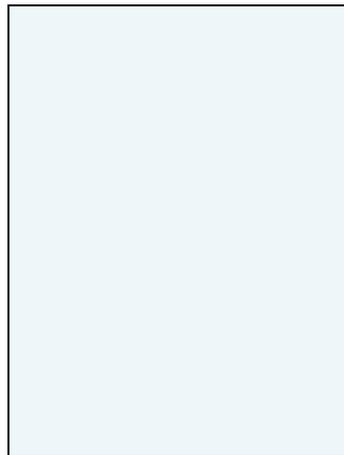
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is no accessible route to the picnic tables and grills.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to the tables and grills.





ID: 64 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Gym Exit to Basketball

Schedule: 2020

Estimated Cost: \$5,000.00

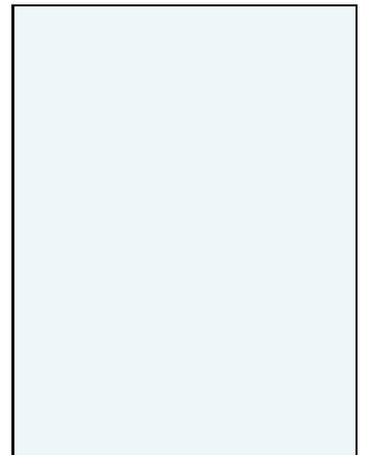
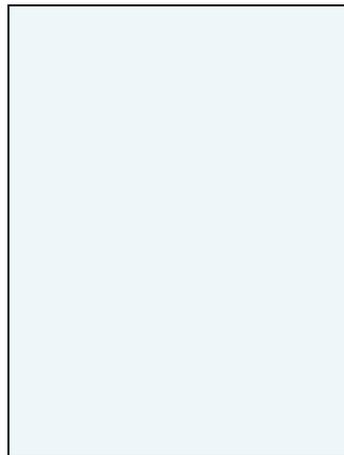
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the ramp is 11.7% on the exterior side of the exit door.

RECOMMENDATIONS

Resurface the ramp to reduce the running slope to a maximum of 2% for a distance of at least 48" beyond the door.





ID: 83 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Small Playground Route

Schedule: 2020

Estimated Cost: \$5,000.00

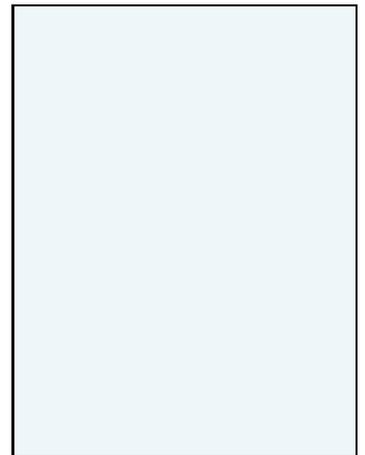
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is no accessible route leading to the playground.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route with maximum cross and running slopes of 2% and 5% respectively.





ID: 85 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Rear Parking

Schedule: 2020

Estimated Cost: \$5,000.00

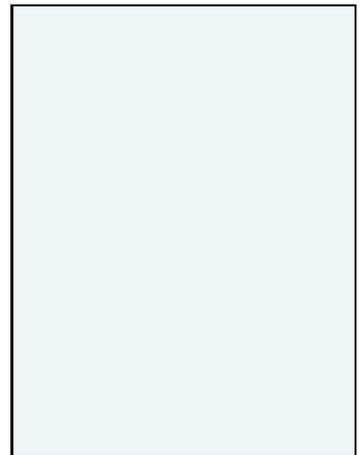
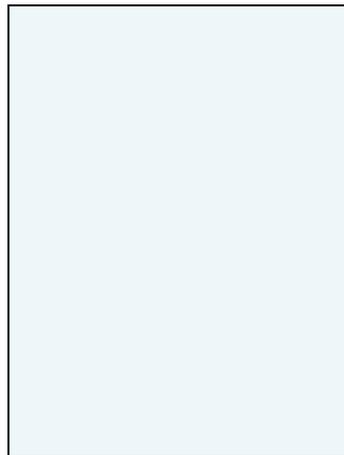
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space on the right side is not 12' wide.

RECOMMENDATIONS

Restripe/repave the accessible parking space to ensure that it is a minimum of 144" wide with an adjacent 60" aisle.





ID: 134 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Front Desk

Schedule: 2020

Estimated Cost: \$1,000.00

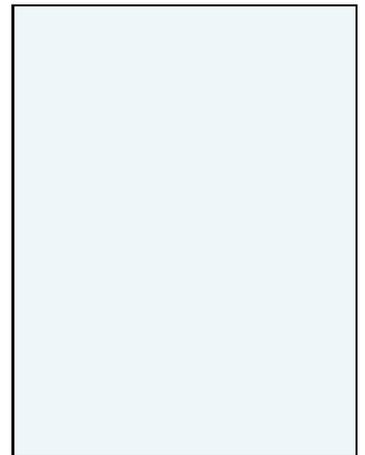
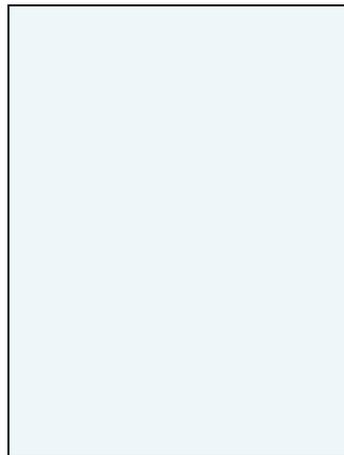
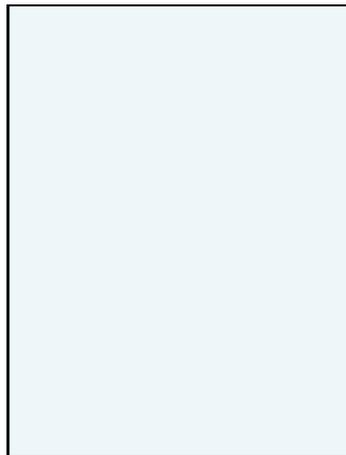
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The counter height is at 42" above the ground, exceeding the maximum height.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the ground for a horizontal distance of 36". Consider mounting a supplementary lower service counter.





ID:
104

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Baseball Parking Lot

Schedule: 2020

Estimated Cost: \$2,500.00

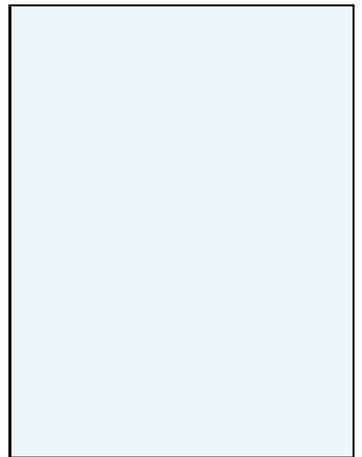
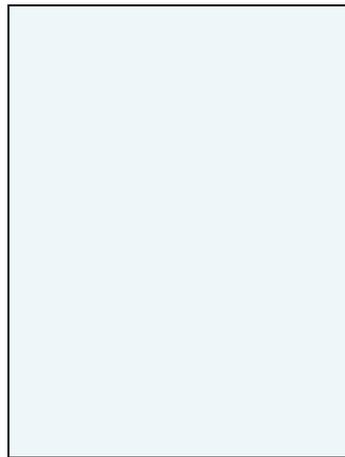
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The counter height is at 36.5" above the floor, exceeding the maximum accessible height.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the ground for a horizontal distance of 36".





ID: 92 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Playground

Schedule: 2020

Estimated Cost: \$5,000.00

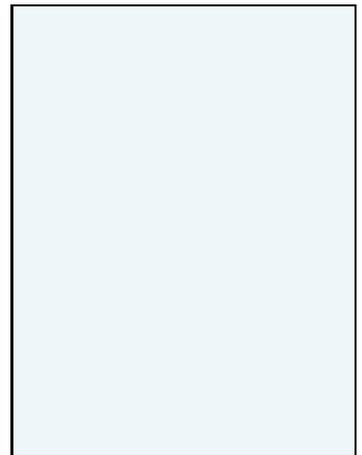
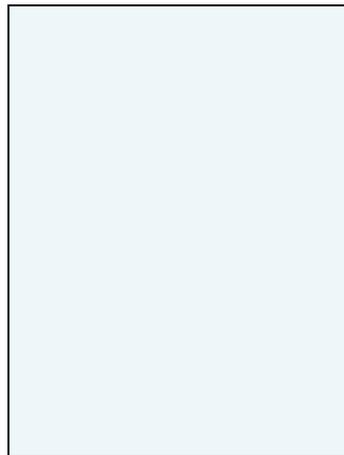
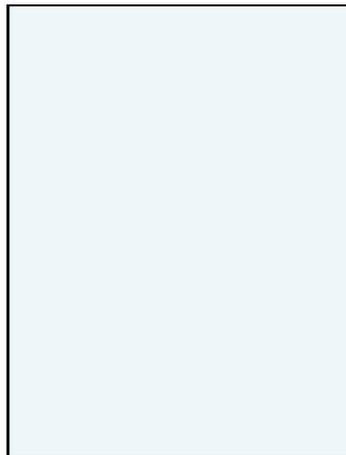
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §504.2

The top step is 12" high, exceeding the maximum allowable.

RECOMMENDATIONS

Replace the top step and ensure that the stair risers have a height of 7" maximum.





ID: 73 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

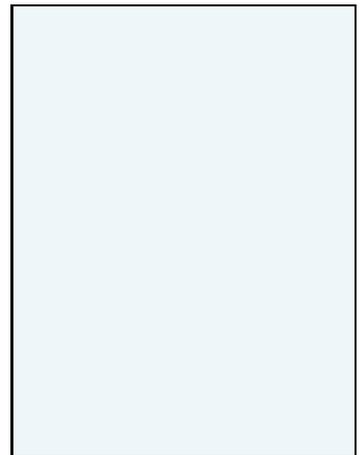
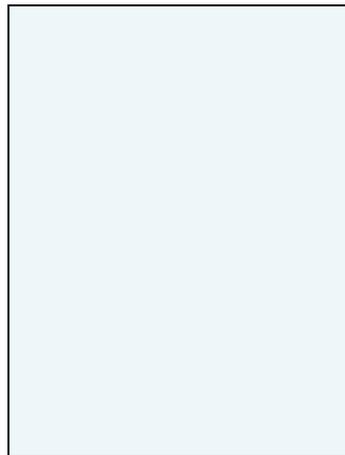
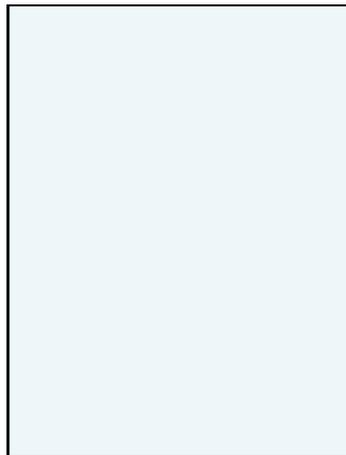
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §605.2

The urinal height is 24" above the floor.

RECOMMENDATIONS

Lower at least one of the urinals to a maximum height of 17" above the floor.





ID: 95 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Baseball Dugouts

Schedule: 2021

Estimated Cost: \$1,000.00

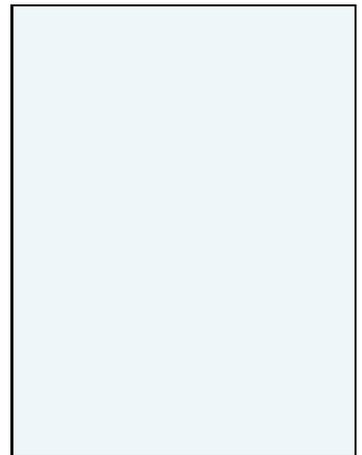
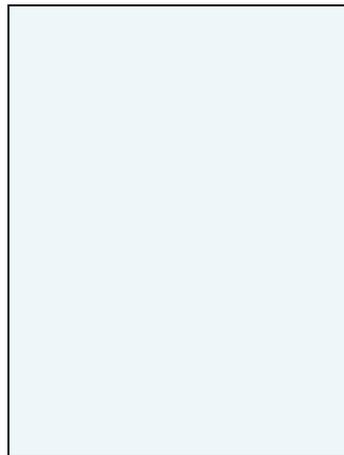
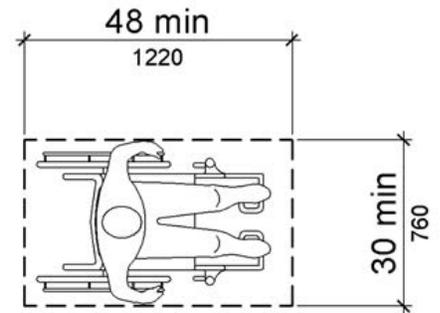
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.3

There is not an adequate clear floor space in the dugout.

RECOMMENDATIONS

Shorten the bench's length to allow for a clear floor space of 30"x48" minimum. Ensure that the clear floor space has a maximum slope of 2%.





ID:
96

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Baseball Dugouts

Schedule: 2021

Estimated Cost: \$1,000.00

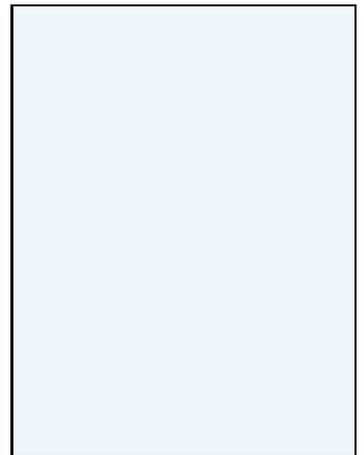
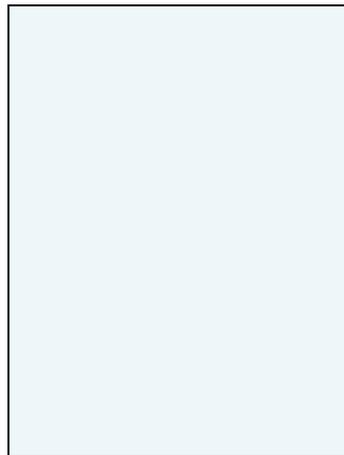
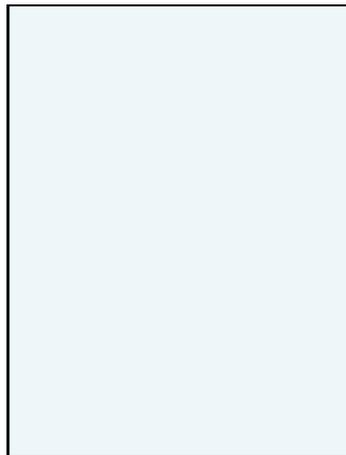
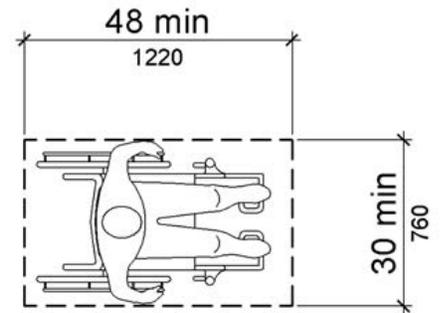
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.3

There is not adequate clear floor space in the dugout.

RECOMMENDATIONS

Shorten the bench's length to allow for a clear floor space of 30"x48" minimum. Ensure that the clear floor space has a maximum slope of 2%.





ID: 99 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Baseball Dugouts

Schedule: 2021

Estimated Cost: \$1,000.00

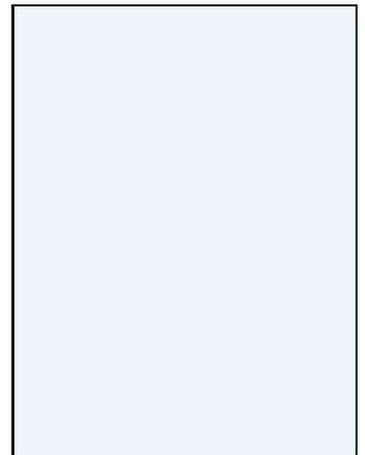
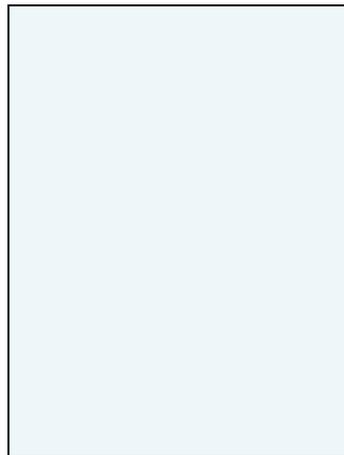
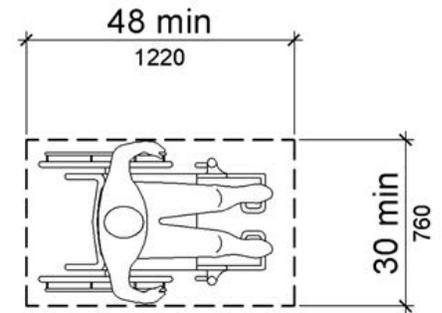
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.3

There is not adequate clear floor space in the dugout.

RECOMMENDATIONS

Reduce the length of the bench to allow for a clear floor space of 30"x48" minimum. Ensure that the clear floor space has a maximum slope of 2%.





ID:
106

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Baseball Dugouts

Schedule: 2020

Estimated Cost: \$1,000.00

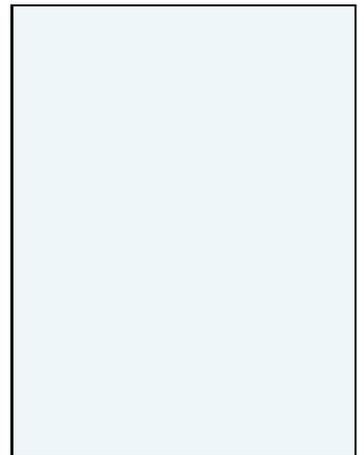
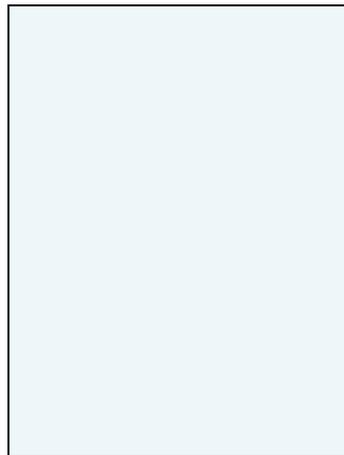
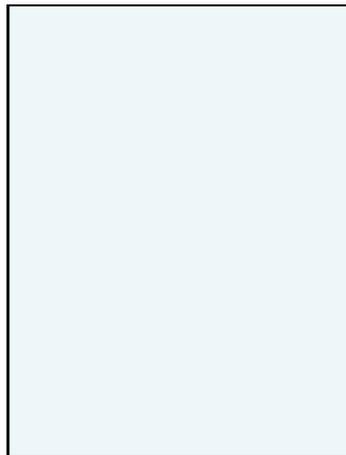
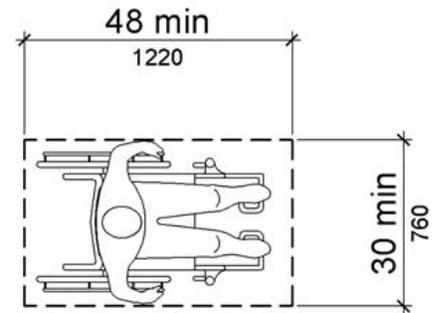
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.3

There is not adequate clear floor space in the dugout.

RECOMMENDATIONS

Move the bench over to allow for a 30"x48" clear floor space. The clear floor shall be leveled with a maximum slope of 2%.





ID:
123

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Women's Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

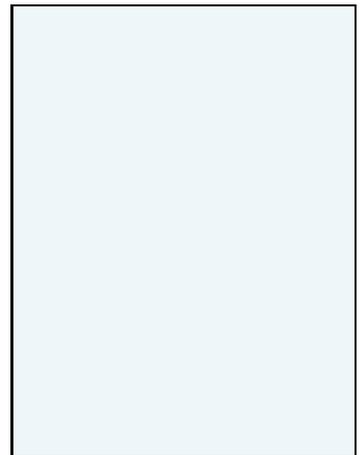
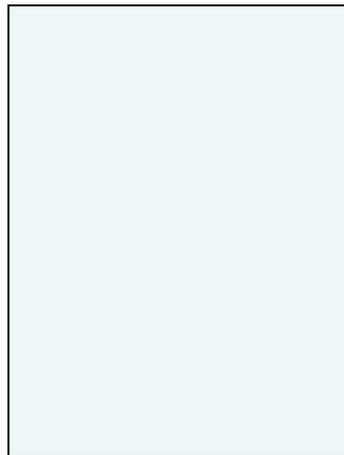
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.6

The flush control is not accessible.

RECOMMENDATIONS

Reposition the flush control to the open side of the stall.





ID:
132

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

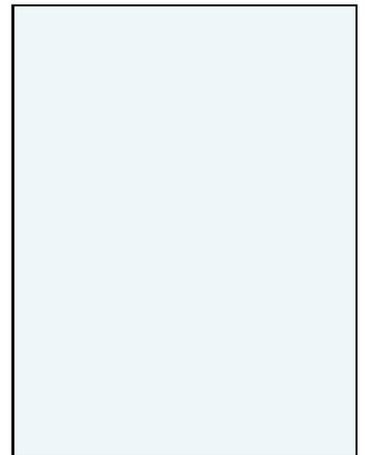
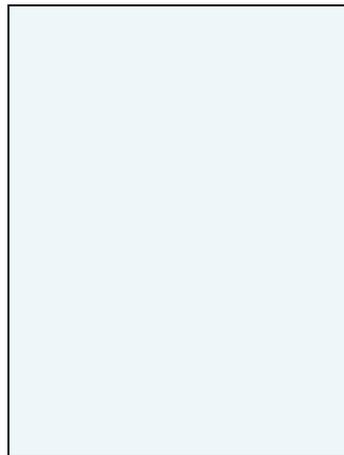
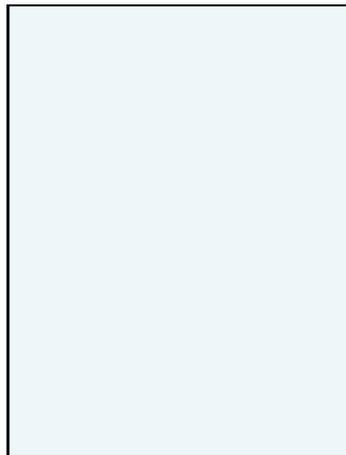
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.6

The flush control is located on the wall side of the toilet.

RECOMMENDATIONS

Either make the toilet flush automatically or relocate the flush control to be operated on the open side of the toilet.





ID: 103 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Baseball Restroom

Schedule: 2021

Estimated Cost: \$2,500.00

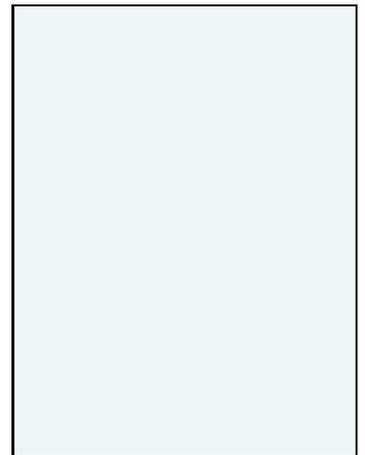
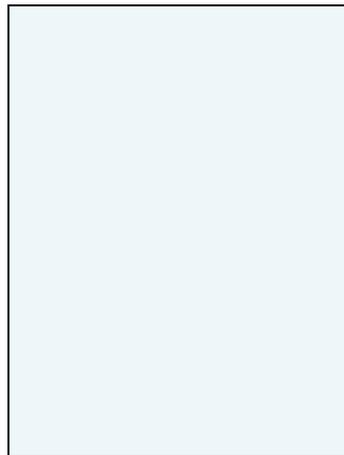
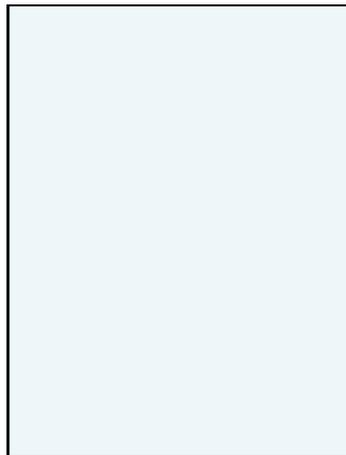
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FS 553.504

Florida Statutes state that wheelchair accessible toilet compartment must contain an accessible lavatory within it. However, none exists at this location.

RECOMMENDATIONS

Install a wall-mounted lavatory, a minimum of 19" wide and 17" deep, a maximum of 34" above the floor, ensuring it does not overlap the toilet's clear floor space. Mount a mirror above the lavatory.





ID: 87 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 6



Quick Fix: No
Built before ADA: Yes

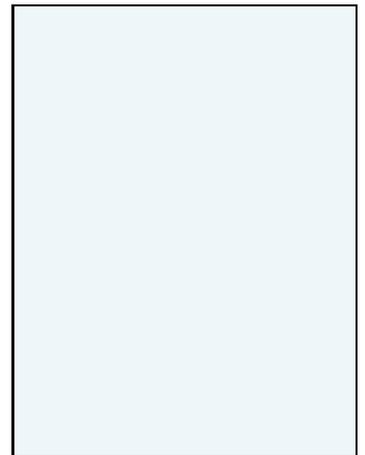
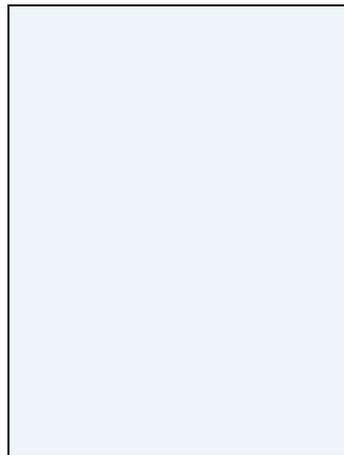
Location: Tennis Courts
Schedule: 2021
Estimated Cost: \$1,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §211.2, §602.7
There is only one drinking fountain provided near the tennis courts.

RECOMMENDATIONS

Install an additional drinking fountain at a minimum height of 38" and maximum of 48" above the ground. Ensure the existing water fountain has a maximum height of 36" above the floor.





ID:
126

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 6



Quick Fix: No
Built before ADA: Yes

Location: Men's Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

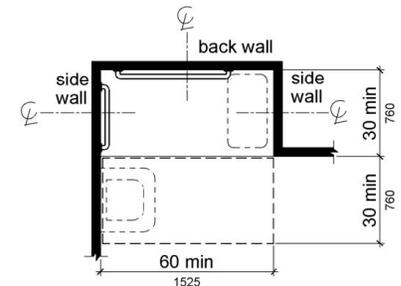
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §608.2.2

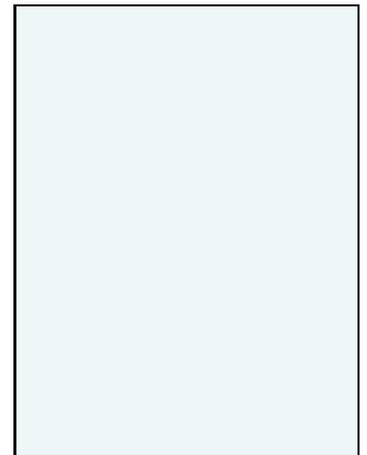
The shower dimensions do not meet the requirements for a standard roll-in type shower as it is 59.5" wide.

RECOMMENDATIONS

Expand the shower to have a 60" wide minimum entry on the face of the shower compartment.



Note: inside finished dimensions measured at the center points of opposing sides





ID: 63 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Basketball Court

Schedule: 2021

Estimated Cost: \$1,000.00

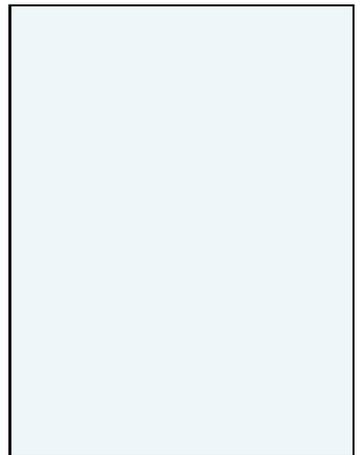
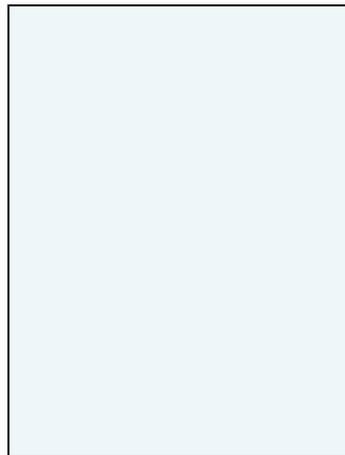
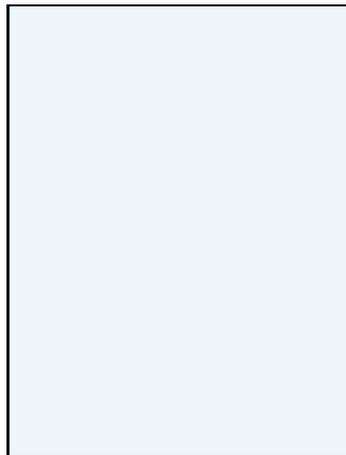
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The table is located in the shells, therefore not accessible.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to the table.





ID:
108

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Pool Parking

Schedule: 2021

Estimated Cost: \$3,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

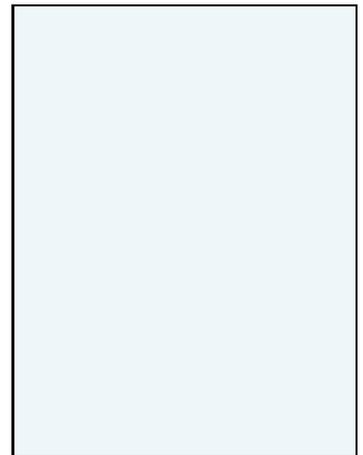
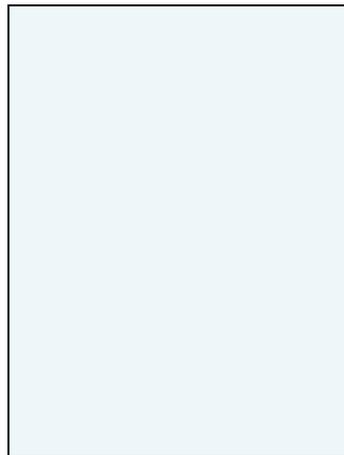
The tables are located in the shells, therefore not accessible.

None of the picnic tables have an accessible wheelchair space available.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to an accessible table.

Add an additional accesible picnic tables so that at least 5% of the seating is wheelchair accessible. Provide a clear floor space of 30" x 48" with a slope not steeper than 2%.





ID: 84 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Parking Route
Schedule: 2020
Estimated Cost: \$5,000.00

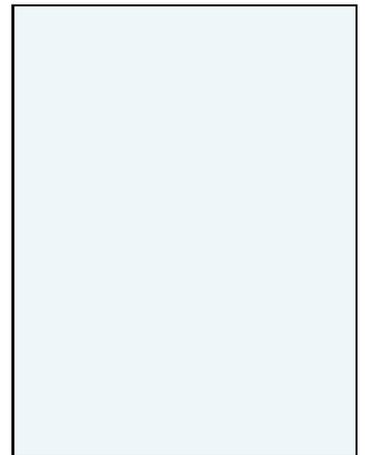
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route leading from the accessible parking to the entrance.

RECOMMENDATIONS

Repave the area of the sidewalk to remove the bumpy areas in the accessible route. Ensure a firm, stable and slip resistant accessible route with maximum running and cross slopes of 5% and 2% respectively.





ID: 86 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Grills by Playground

Schedule: 2021

Estimated Cost: \$5,000.00

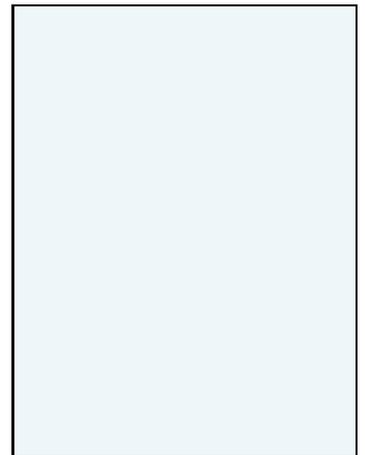
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The tables and grills are located in the grass, therefore not accessible.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route connecting to the tables and grill, with maximum cross and running slopes of 2% and 5% respectively.





ID:
94

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Baseball Table

Schedule: 2021

Estimated Cost: \$5,000.00

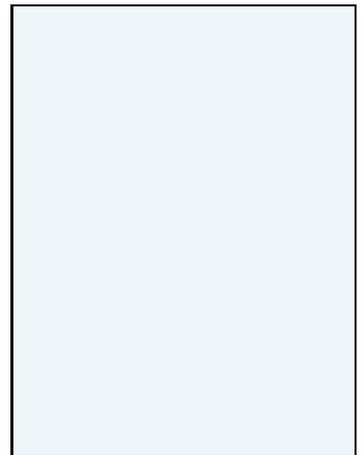
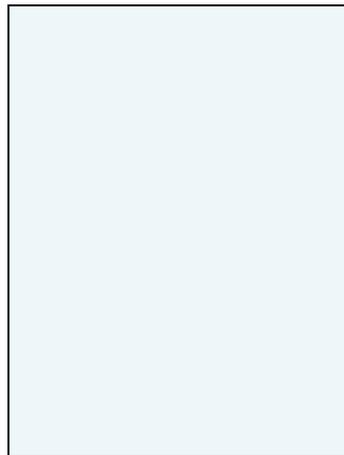
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The picnic tables are located in the grass, therefore not accessible.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to the table.





ID:
93

Facility:
Bay Oaks Recreation Center/Beach Pool

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Playground

Schedule: 2020

Estimated Cost: \$10,000.00

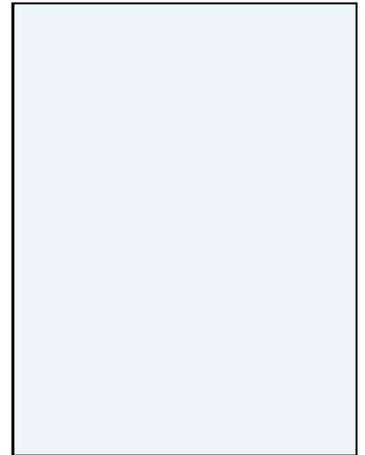
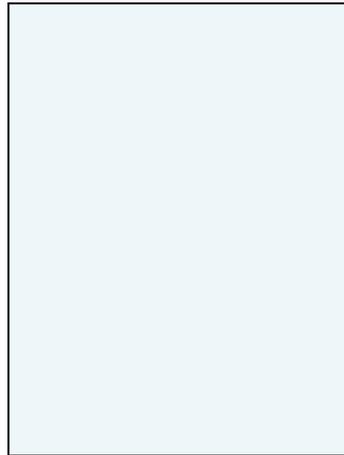
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

The playground has mulch and leaves, which are not accessible.

RECOMMENDATIONS

Replace the mulch/leave surface with engineered wood fiber, poured in placed rubber, or another accessible surface.





ID: 91 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Playground

Schedule: 2022

Estimated Cost: \$1,000.00

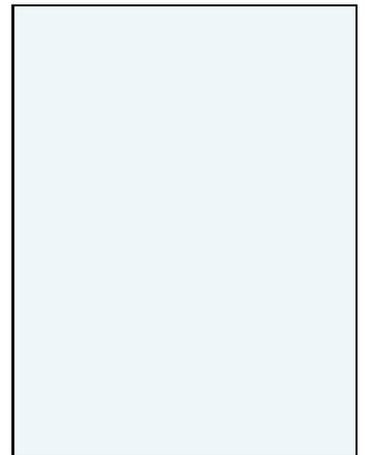
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Reinstall the padding to create an accessible entrance to the playground. Ensure a firm, stable and slip resistant accessible route with gaps that are 0.5" maximum.





ID: 68 Facility: Bay Oaks Recreation Center/Beach Pool

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Drinking Fountain

Schedule: 2021

Estimated Cost: \$3,000.00

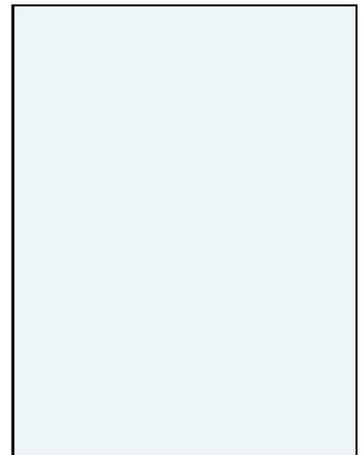
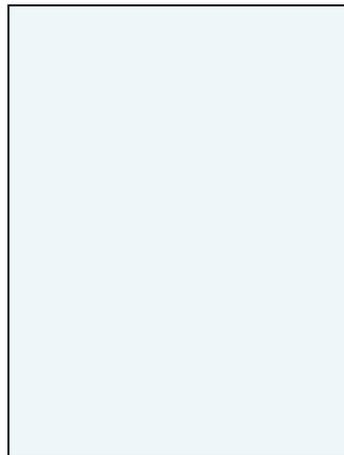
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §211.2, §602.4, §602.7

There is only one drinking fountain provided 37" above the ground.

RECOMMENDATIONS

Lower the existing drinking fountain in order to comply with the 36" maximum spout height above the ground. Install an additional drinking fountain at a minimum height of 38" and a maximum of 48" above the ground.





Town of Fort Myers Beach

Beach Accesses

08/24/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that by designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Assessment and developing an ADA Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Town facilities and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of each facility has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.



1.2 Location Overview

The Town of Fort Myers Beach operates and maintains approximately 22 public beach accesses. Most of the beach accesses are marked and many of them have access to public parking, either at the beach access or in nearby City-owned parking lots. All the beach accesses are marked along Estero Blvd. The Town has wheelchairs available for loan to people with disabilities who want to enjoy the natural environment that must be reserved 24 hours in advance by calling the Town.

1. Aberdeen Beach Access
2. Alva Beach Access
3. Avenue A Beach Access
4. Avenue C Beach Access
5. Avenue E Beach Access
6. Bayview Beach Access
7. Canal Beach Access
8. Coconut Beach Access
9. Connecticut Beach Access
10. Dakota Beach Access
11. Delmar Beach Access
12. Flamingo Dr. Beach Access
13. Gulf Beach Access
14. Gulfview Beach Access
15. Hercules Beach Access
16. Lanark Beach Access
17. Mango Beach Access
18. Miramar Beach Access
19. Palm Beach Access
20. Pompano Beach Access
21. Seaview Beach Access
22. Strandview Beach Access



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of building elements for compliance with applicable accessibility standards was conducted on June 2, 2020 by Tindale Oliver and Castellanos + Tramonte Architects staff certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of the beach access routes dictates egress and accessible route requirements consistent with 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 FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the building.



2.3 Parking

2.3.1 Accessible Parking

Accessible parking is vital in allowing visitors access to the beaches. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
 - Access aisles are not required for on-street parallel parking.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.
 - It should be noted that since all the beach access points serve the same general beach location, combining as long as the aggregate of the parking lots meets the minimum requirements, which it does, than at this point in time it is not necessary to ensure that an accessible parking space is at each individual beach location. However, be aware that additional beach parking at locations with accessible beach access would provide a greater level of accessibility.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

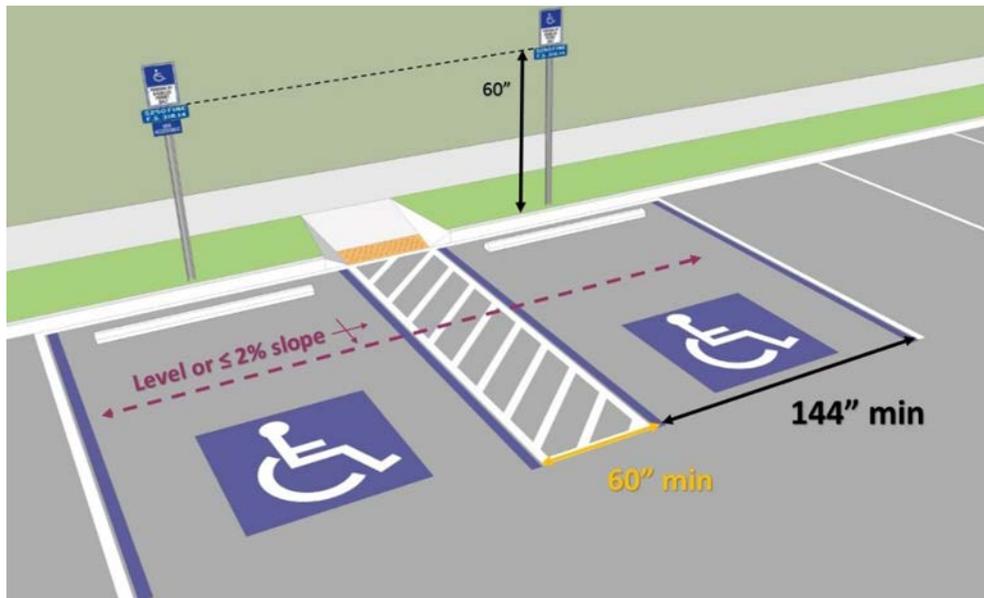


Figure 2.1 Accessible Parking Spaces

2.4 Accessible Routes

2.4.1 Exterior Accessible Routes

Sidewalks and routes that connect to the pedestrian arrival points must be accessible. In addition, the requirements listed below also apply to all internal accessible routes used by the public as they navigate the internal corridors of the building, as described in sections §301 and §401 of the 2010 ADA Standards for Accessible Design.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36” minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32” for a maximum distance of 24”, as shown in Figure 2.2.
- Shall have 60”x60” passing spaces at 200’ intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4” and 1/2” must be beveled at 1:2 slope.
- Changes in level greater than 1/2” are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2” wide and openings must be aligned perpendicular to travel.

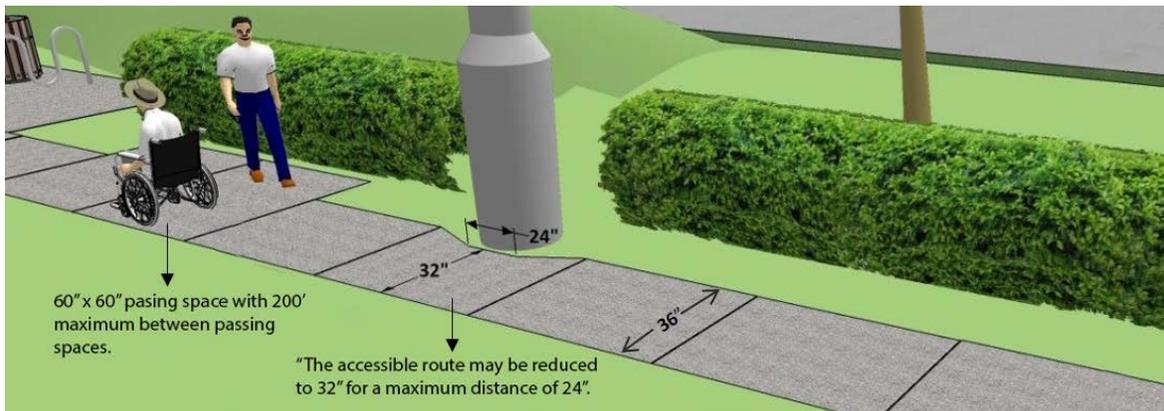


Figure 2.2 Accessible Route Standards Diagram

2.4.2 Ramps

The requirements for a ramp are more stringent than those of an accessible route, as listed in §405 of the 2010 ADA Standards for Accessible Design and described below.

Standards:

- Shall have a minimum of a 36” wide continuous unobstructed path.
- The running slope (parallel to direction of travel) must not be steeper than 8.3%.
- The cross slope (perpendicular to direction of travel) must be 2% or less.
- The rise shall be 30” maximum.
- Landings must be located at the top and bottom of all ramp runs and must be a minimum of 60” long and at least the width of the ramp.
 - Ramps that do not have level landings at changes in direction can create a compound slope. Curvilinear ramps continually change direction and cannot, by their nature, meet the requirements for accessible routes.
- Ramp runs with a rise greater than 6” shall have handrails and edge protection.

2.4.3 Handrails

Handrails along ramps and stairs shall comply with §405.8 and §505 of the 2010 ADA Standards for Accessible Design.

Standards:

- Handrails must be provided along ramps and stairs. Where handrails are required, they must be installed on both sides of the ramp or stairs.
- Handrail gripping surfaces shall be installed at a height of 34” minimum and 38” maximum above the walking surface, stair nosing, and ramp surface.
- The clearance between handrail and adjacent surface shall be 1 ½” minimum.
- Ramp handrails shall extend 12” minimum beyond the top and bottom of ramp runs. Extensions shall be continuous and return to a wall or be continuous to the handrail of an adjacent ramp run.
- At the top of the stairs, handrails shall extend horizontally 12” minimum directly above the stair riser and shall return to the wall or guard, as shown in Figure 2.3.
- At the bottom of the stairs, handrails shall extend a distance at least equal to one tread depth beyond the last riser and return to the wall or guard, as shown in Figure 2.3.

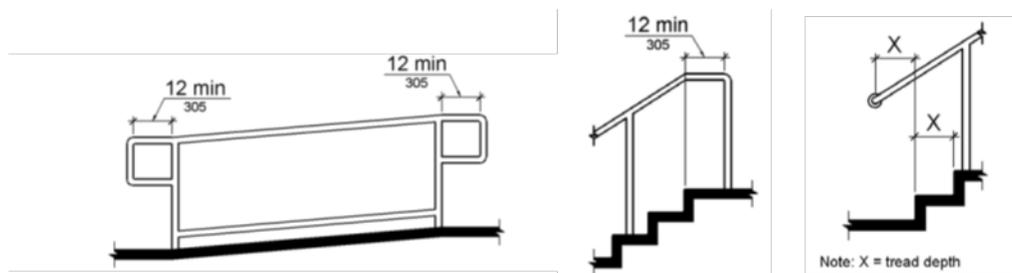


Figure 2.3 Handrails



2.4.4 Beach Access Routes

Not explicitly required by law under the 2010 ADA Standards for Accessible Design, the United States Access Board describes the best practices for beach access routes as outlined below.

Standards:

- Must connect an entry point to the beach to the high tide level at tidal beaches.
 - Whenever possible, providing a beach access route that extends into the water will allow people to remain in their mobility devices and to transfer directly into the water.
 - The clear width of beach access routes must be a minimum of 60” wide.
- The accessible route must be stable, firm, and slip resistant.
 - It is important to recognize that sand is not a firm or stable surface and is therefore not considered accessible.
- At least one beach access route must be provided for each one-half mile of beach shoreline administered or managed by the same entity.
- The running slope of any segment of a beach access route must be no steeper than 10% and the cross slope shall not exceed 2%.
- Resting intervals are required between beach access route segments any time the running slope exceeds 5%.
 - Resting intervals must be at least 60”x60”.

2.5 Amenities

2.5.1 Reach Range

Reach range standards, as described below and shown in Figures 2.4, 2.5, and 2.6 were used to determine if an amenity can be accessed by a person in a wheelchair.

Standards:

- A level, 30”x48”, firm, stable, and slip-resistant clear floor space must be present adjacent to the amenity.
- Forward Approach:
 - The unobstructed minimum vertical reach range is 15” and maximum is 48” above the floor, as shown in Figure 2.4.
 - The obstructed reach range is 48” maximum above the floor if the horizontal obstruction depth is 20” maximum, and 44” maximum if the horizontal depth is between 20”–25”, as shown in Figure 2.5.
- Side Approach:
 - The unobstructed side reach range is 15” minimum and 48” maximum above the floor. These same dimensions are permitted where an obstruction depth is 10” maximum, as shown in Figure 2.6.
 - Where the side reach is over an obstruction, the height of the obstruction is 34” maximum and the depth of the obstruction shall be 24” maximum. The high side reach shall be 48” maximum for a reach depth of 10” maximum. Where the reach depth exceeds 10”, the high side reach shall be 46 inches maximum for a reach depth of 24” maximum.

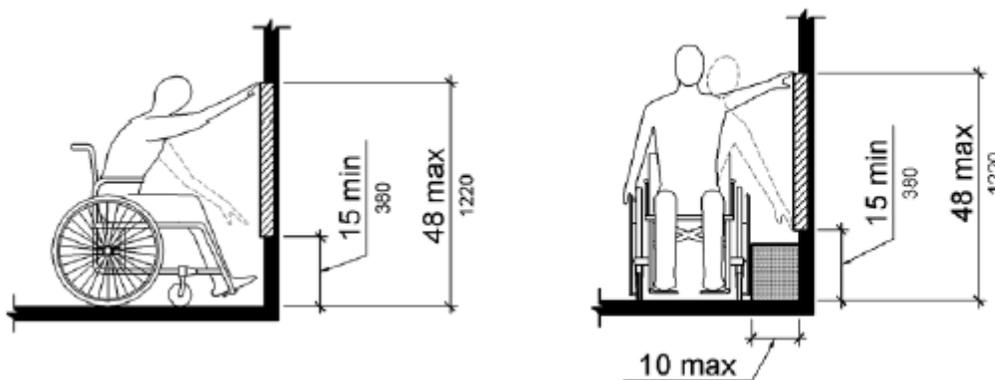


Figure 2.4 Unobstructed Reach Range

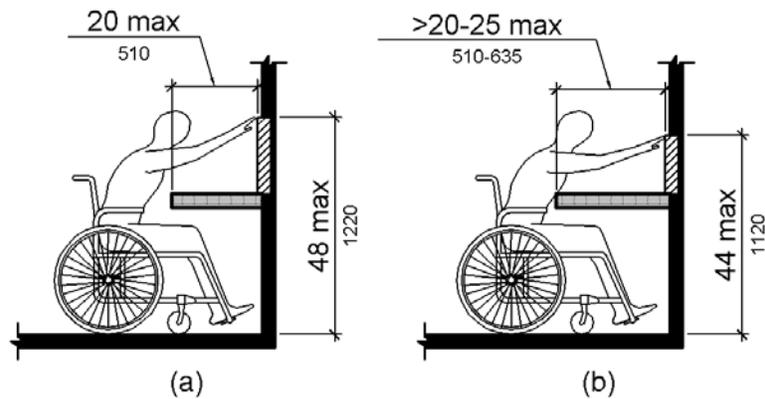


Figure 2.5 Obstructed Reach Range

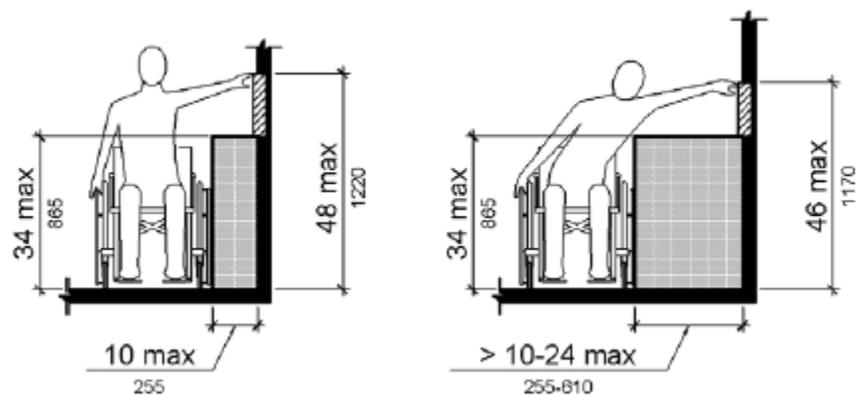


Figure 2.6 Side Obstructed Reach Range

Care should always be taken when designing or improving an accessible route within a building to keep the path free of obstructions. Amenities such as benches, garbage cans, and drinking fountains must be placed to not interfere with the accessible path but, at the same time, must be located on an accessible route, within reach range, and not act as a protruding object. Not only can these obstructions prevent visitors from accessing and using the amenities, they can also present a potential safety concern.

It should be stressed that amenities that are located off the accessible path are considered inaccessible. For items to be accessible, they must be located on, adjacent to, or within reach of a firm, stable, and slip-resistant surface, as shown in Figure 2.7.



Figure 2.7 Accessible Garbage Can Located Adjacent to Paved Trail

To help clear existing accessible paths from obstructions and to identify those features that are currently inaccessible, data on infrastructure were collected in the field to determine if they present an obstruction or are inaccessible. Based on the data collected, the difficulty level of remediating a barrier to accessibility could range from moving a bench to an accessible location to designing and installing a new accessible route to an amenity.



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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

Category	Estimate of Cost
Aberdeen Beach Access	
High	\$20,000
Medium	\$0
Low	\$200
Total	\$20,200
Quick-Fixes	\$200
Bayview Beach Access	
High	\$0
Medium	\$0
Low	\$1,000



Total	\$1,000
Quick-Fixes	\$0
Coconut Beach Access	
High	\$0
Medium	\$200
Low	\$0
Total	\$200
Quick-Fixes	\$200
Connecticut Beach Access	
High	\$0
Medium	\$10,000
Low	\$1,500
Total	\$11,500
Quick-Fixes	\$500
Dakota Beach Access	
High	\$35,000
Medium	\$200
Low	\$0
Total	\$35,200
Quick-Fixes	\$200
Flamingo Dr. Beach Access	
High	\$5,000
Medium	\$200
Low	\$0
Total	\$5,200
Quick-Fixes	\$200
Gulf Beach Access	
High	\$10,000
Medium	\$200
Low	\$0
Total	\$10,200
Quick-Fixes	\$200
Gulfview Beach Access	
High	\$0
Medium	\$100
Low	\$0
Total	\$100
Quick-Fixes	\$100
Lanark Beach Access	
High	\$5,000
Medium	\$200



Low	\$0
Total	\$5,200
Quick-Fixes	\$200
Mango Beach Access	
High	\$1,000
Medium	\$1,500
Low	\$0
Total	\$2,500
Quick-Fixes	\$500
Palm Beach Access	
High	\$7,500
Medium	\$100
Low	\$1,000
Total	\$8,600
Quick-Fixes	\$100
Pompano Beach Access	
High	\$10,000
Medium	\$21,000
Low	\$0
Total	\$31,000
Quick-Fixes	\$0
Seaview Beach Access	
High	\$5,000
Medium	\$700
Low	\$1,000
Total	\$6,700
Quick-Fixes	\$700
Strandview Beach Access	
High	\$15,000
Medium	\$0
Low	\$0
Total	\$15,000
Quick-Fixes	\$0
Grand Total	\$152,600

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

08/24/2020

Prepared by:





ID: 223 Facility: Seaview Beach Access

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: #23
Schedule: 2020
Estimated Cost: \$500.00

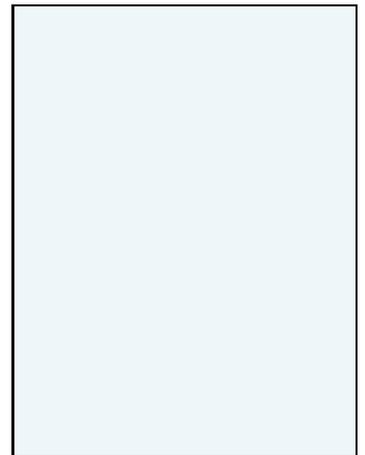
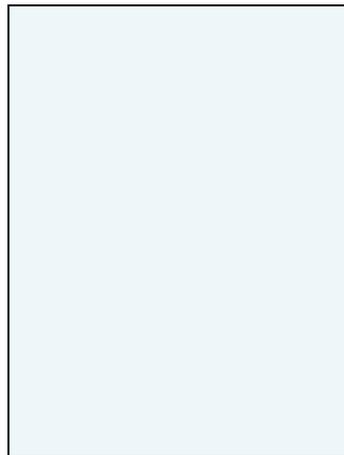
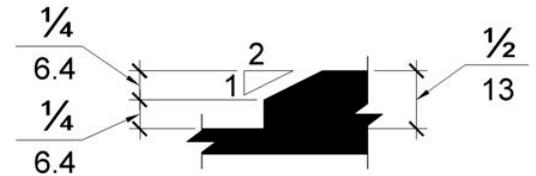
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

There is a change in level is 1", greater than 0.25".

RECOMMENDATIONS

Resurface the pathway to reduce the change in level to 0.25" or 0.5" if beveled.





ID: 237 Facility: Mango Beach Access

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

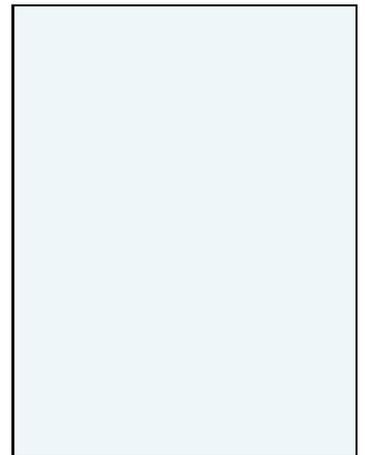
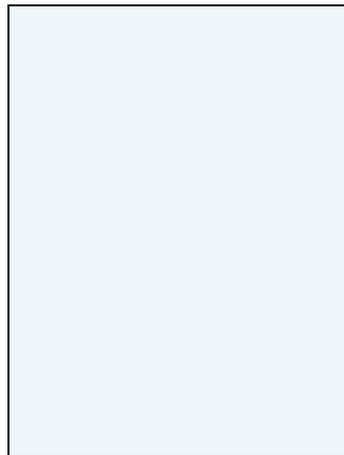
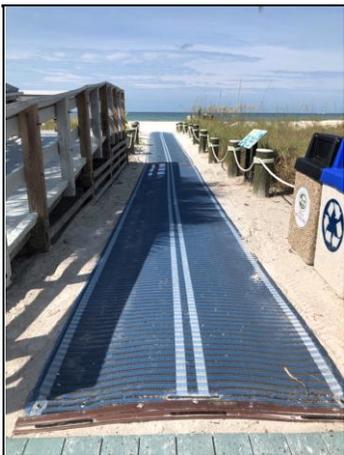
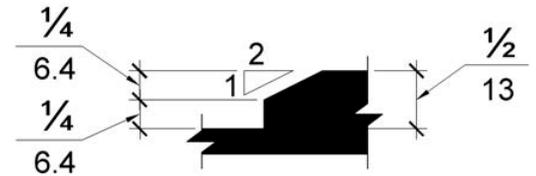
Location: #27
Schedule: 2020
Estimated Cost: \$500.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2
There a change in level of 0.5" and a 1" gap between the mat and deck.

RECOMMENDATIONS

Adjust the mat's transition to reduce the change in level to 0.25" or 0.5" if beveled.





ID:
205

Facility:
Dakota Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #15
Schedule: 2020
Estimated Cost: \$100.00

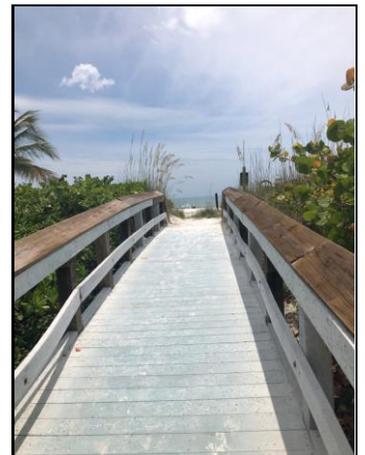
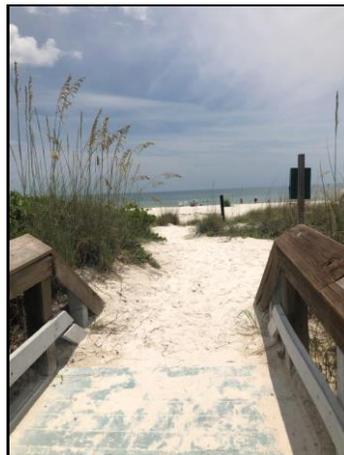
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The dog waste station is located in the sand, therefore not accessible.

RECOMMENDATIONS

Relocate the dog waste station to be adjacent to the path.





ID: 209 Facility: Dakota Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #15
Schedule: 2020
Estimated Cost: \$100.00

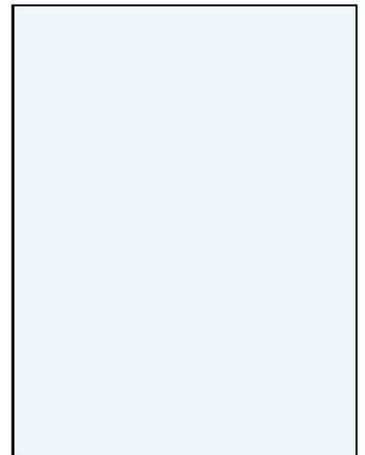
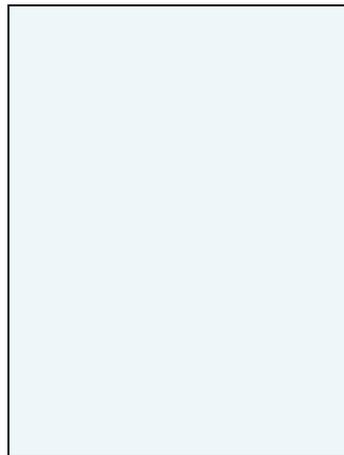
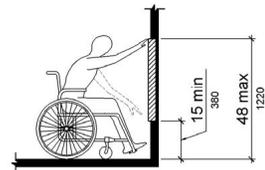
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.1, §308.3.1

The dog waste station is located 50" above the path and 16" away from the mat, outside of the accessible reach ranges.

RECOMMENDATIONS

Lower the dog waste station to a maximum height of 48" above the ground and relocate it a maximum of 10" from the side of the path.





ID: 212 Facility: Gulfview Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #18
Schedule: 2020
Estimated Cost: \$100.00

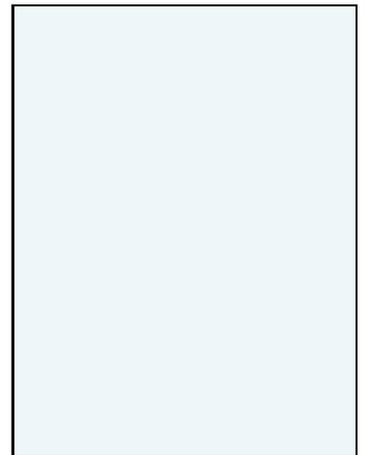
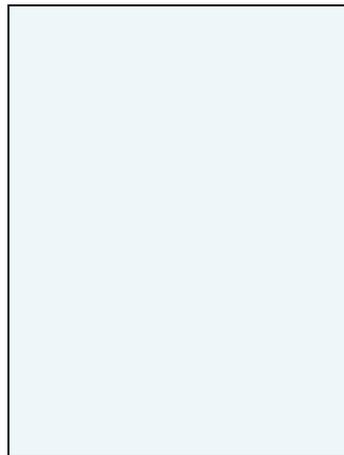
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The dog waste station is located in the sand, therefore not accessible.

RECOMMENDATIONS

Move the dog waste station within 10" to the edge of the mat.





ID: 243 Facility: Palm Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #30
Schedule: 2020
Estimated Cost: \$100.00

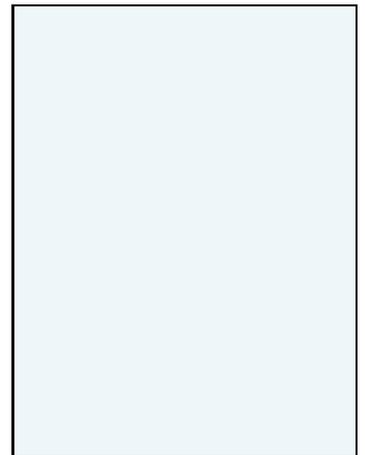
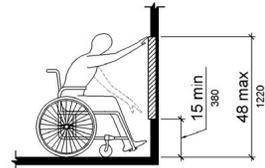
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.1, §308.3.1

The dog waste station is outside of the reach range.

RECOMMENDATIONS

Relocate the dog waste station to be adjacent to the accessible route, ensuring that it is 48" maximum above the ground.





ID: 190 Facility: Flamingo Dr. Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #11
Schedule: 2020
Estimated Cost: \$200.00

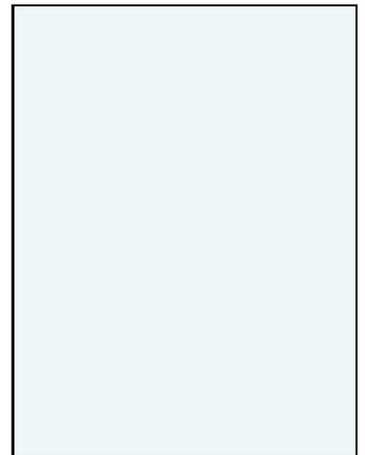
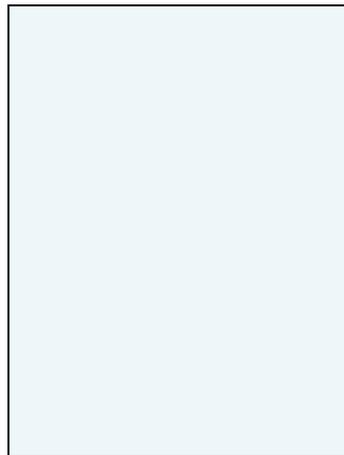
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The garbage can and dog waste station are located in the sand, therefore not accessible.

RECOMMENDATIONS

Move the garbage can and dog waste station adjacent to the accessible route.





ID: 192 Facility: Gulf Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #12
Schedule: 2020
Estimated Cost: \$200.00

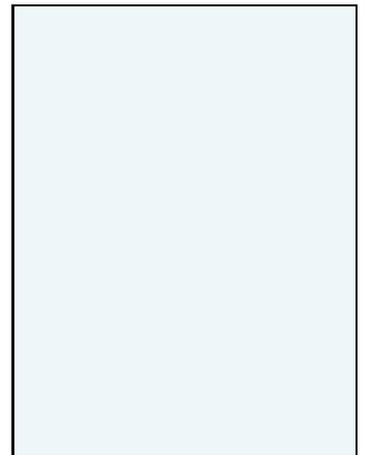
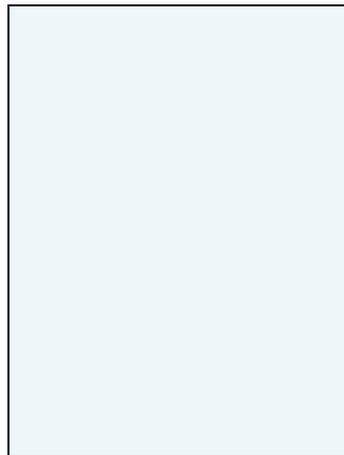
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The dog waste and garbage cans are located 30" beyond the accessible path.

RECOMMENDATIONS

Move the garbage can and dog waste station adjacent to the accessible route.





ID: 194 Facility: Lanark Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #13
Schedule: 2020
Estimated Cost: \$200.00

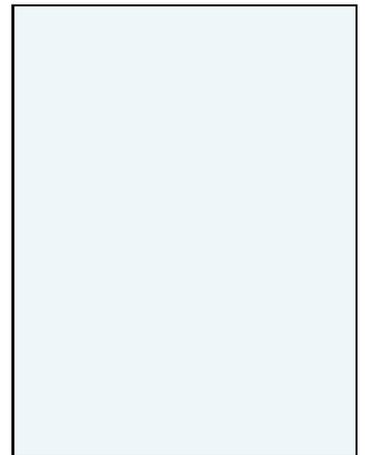
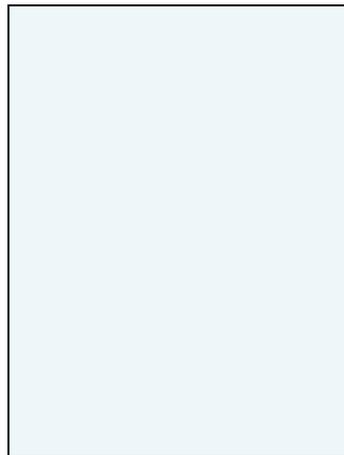
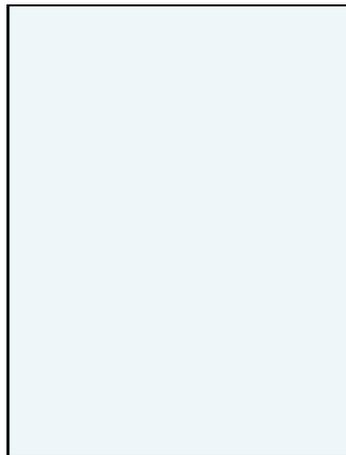
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The garbage can is located in the shells, therefore not accessible. The dog waste station is 30" from the trail.

RECOMMENDATIONS

Move the garbage can and dog waste station adjacent to the trail.





ID: 215 Facility: Coconut Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #20
Schedule: 2020
Estimated Cost: \$200.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The garbage can and recycling can are not accessible.

RECOMMENDATIONS

Place the garbage can and recycling can adjacent to the accessible route.





ID: 222 Facility: Seaview Beach Access

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: #23
Schedule: 2020
Estimated Cost: \$200.00

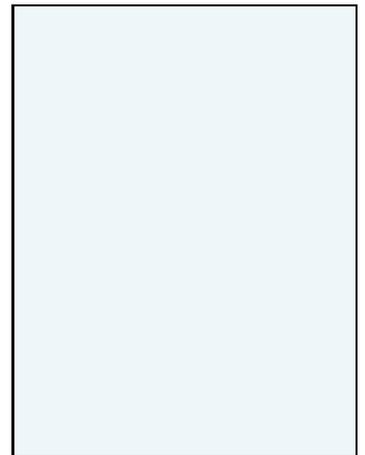
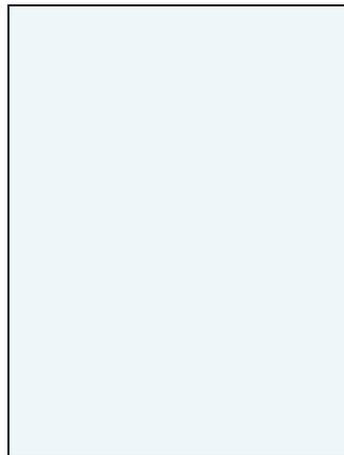
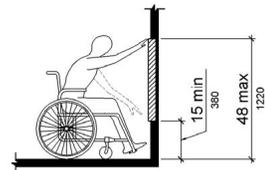
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.1, §308.3.1

The garbage and recycling cans are outside of the reach range by being located in the grass.

RECOMMENDATIONS

Relocate the garbage cans to be adjacent to the asphalt parking lot.





ID:
200

Facility:
Aberdeen Beach Access

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: #14

Schedule: 2020

Estimated Cost: \$200.00

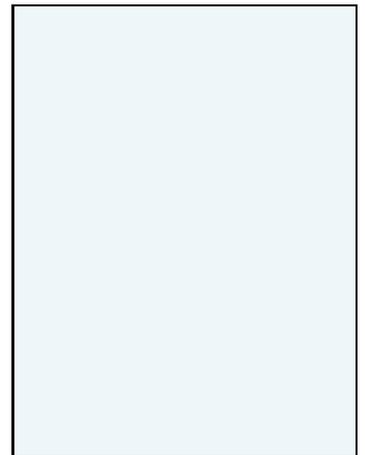
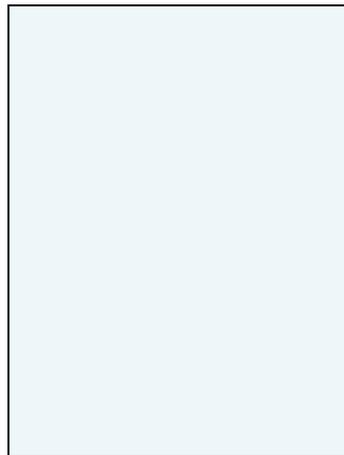
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.6.1

There is no sign posted indicating the penalty for illegal parking.
The parking signage is at a height of 33" above the ground.

RECOMMENDATIONS

Mount a sign indicating the penalty for illegal parking as pursuant of s.553.5041, F.S. Install an accessible parking sign at each accessible space at a minimum height of 60" above the ground.





ID:
217

Facility:
Connecticut Beach Access

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: #22
Schedule: 2020
Estimated Cost: \$500.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3.3

The accessible parking space and aisle are faded and hard to see.

RECOMMENDATIONS

Restripe the accessible parking space and access aisle to ensure they are easily visible.





ID:
235

Facility:
Mango Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #27

Schedule: 2020

Estimated Cost: \$1,000.00

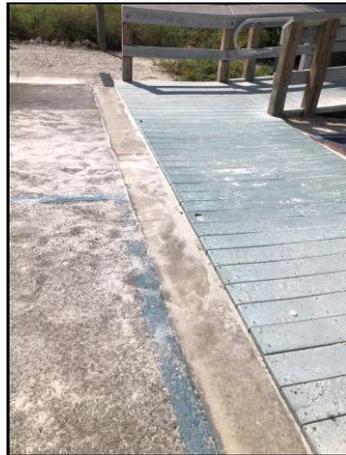
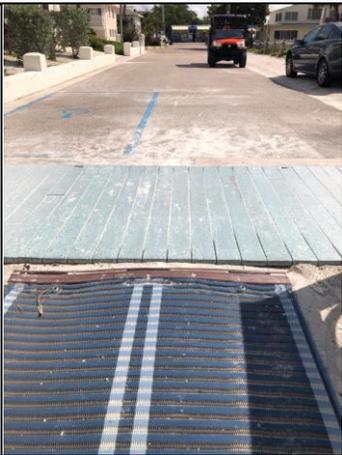
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.2

The accessible parking space is 96" wide.

RECOMMENDATIONS

Repave/restripe the accessible parking space and access aisle to ensure the parking space is 144" wide with an adjacent 60" wide access aisle.





ID: 241 Facility: Palm Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #30
Schedule: 2020
Estimated Cost: \$2,500.00

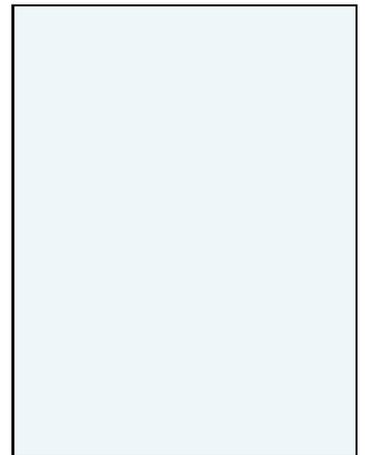
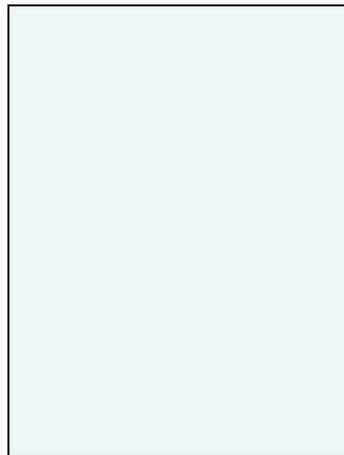
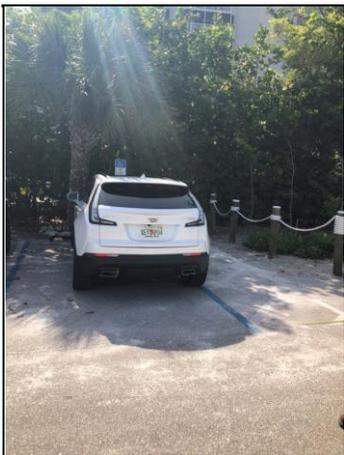
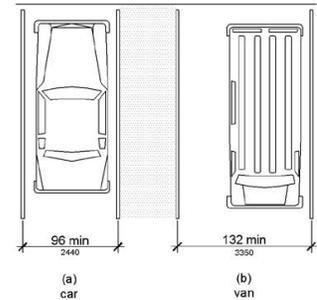
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space is not of sufficient width, at 9' wide.

RECOMMENDATIONS

Expand the accessible parking space to a minimum of 144" wide. Ensure that the access aisle remains 60" minimum.





ID: 189 Facility: Flamingo Dr. Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #11
Schedule: 2020
Estimated Cost: \$5,000.00

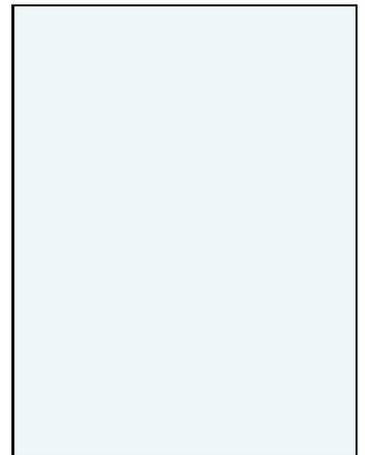
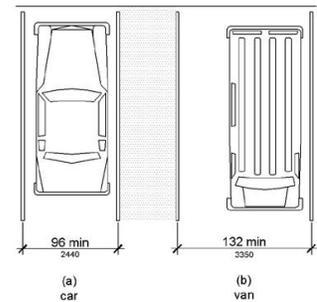
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space, with a width of 10' and an aisle of 5', are not of sufficient width.

RECOMMENDATIONS

Reconstruct the accessible parking space so that that is a minimum of 144" wide with an adjacent 60" wide access aisle.





ID: 191 Facility: Gulf Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #12
Schedule: 2020
Estimated Cost: \$5,000.00

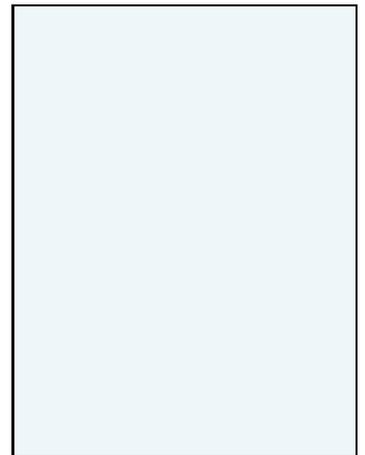
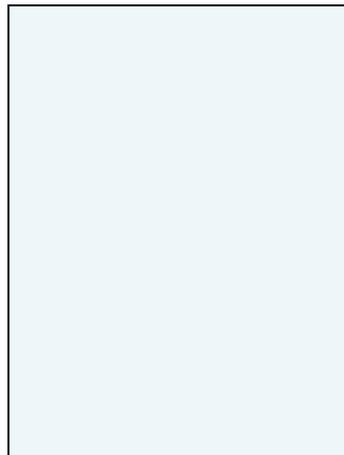
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.3

The accessible parking space is made from crushed shell, and is therefore not a stable surface.

RECOMMENDATIONS

Reconstruct the accessible parking space out of an ADA compliant material, such as asphalt or cement. Repaint it so its width is a minimum of 144". Since this is a parallel parking space, an access aisle is not required.





ID:
193

Facility:
Gulf Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #12
Schedule: 2020
Estimated Cost: \$5,000.00

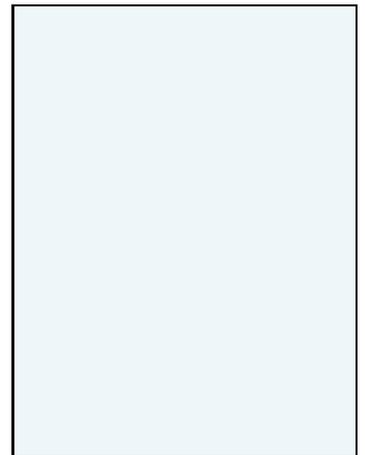
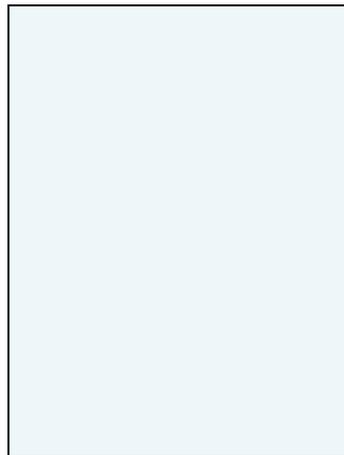
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: ABA F248.2

There is no beach access mat at this location, although it does have an accessible parking space.

RECOMMENDATIONS

Since an accessible parking space is provided at this location, install a beach access mat from the parking lot to the beach.





ID: 195 Facility: Lanark Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #13
Schedule: 2020
Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.3

The accessible parking space is made from crushed shell and is therefore not a stable surface.

RECOMMENDATIONS

Reconstruct the accessible parking space out of an ADA compliant material, such as asphalt or cement.
Repaint it so its width is a minimum of 144". Since this is a parallel parking space, an access aisle is not required.





ID:
208

Facility:
Dakota Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #15
Schedule: 2020
Estimated Cost: \$5,000.00

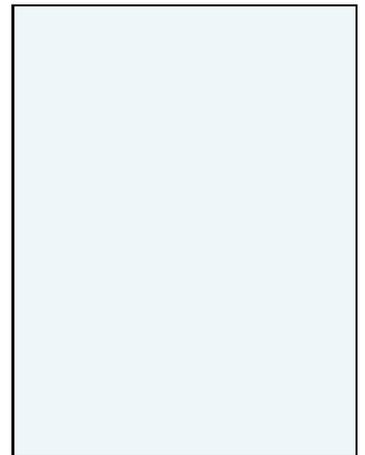
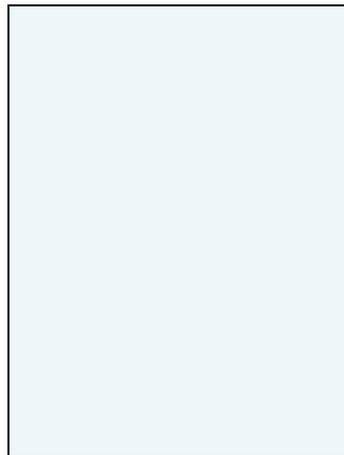
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope of the gutter, located behind the access aisle, is 16%.

RECOMMENDATIONS

Reconstruct the gutter to ensure that the slope being the access aisle is 5% or less.





ID: 210 Facility: Strandview Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #16
Schedule: 2020
Estimated Cost: \$5,000.00

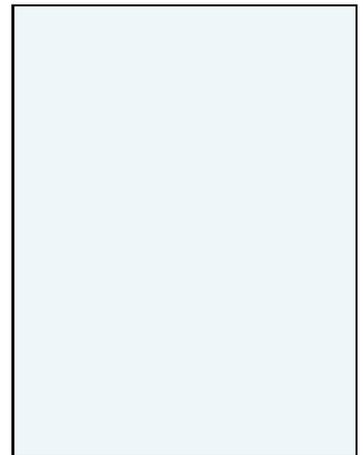
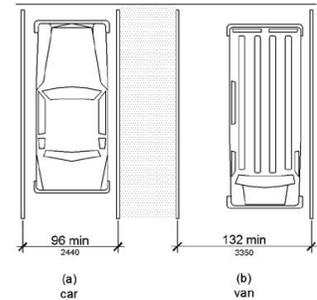
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2, §502.3

The access aisles, at 2'6", are not of sufficient width.
The accessible parking space, at 10' wide, are not of sufficient width.

RECOMMENDATIONS

Reconstruct/Repaint the accessible parking spaces and access aisles so that all accessible car parking spaces are a minimum of 144" wide and their adjacent access aisles are a minimum of 60" wide.





ID: 225 Facility: Seaview Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #23
Schedule: 2020
Estimated Cost: \$5,000.00

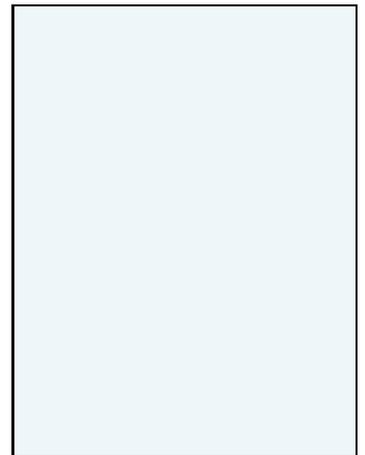
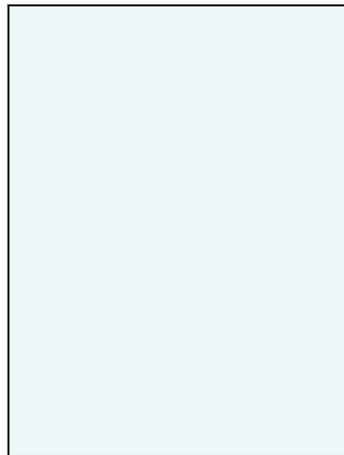
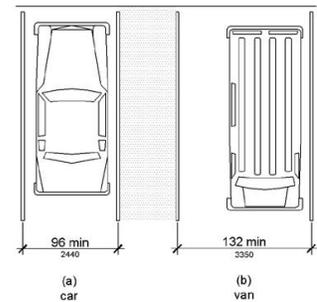
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2, §502.3

The accessible parking spaces are not of sufficient width at 11' wide.
There are no access aisles.

RECOMMENDATIONS

Restripe the accessible parking space so it is a minimum of 144" wide.
Install an access aisle adjacent to the accessible parking space that is 60" wide.





ID:
229

Facility:
Pompano Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #24

Schedule: 2020

Estimated Cost: \$5,000.00

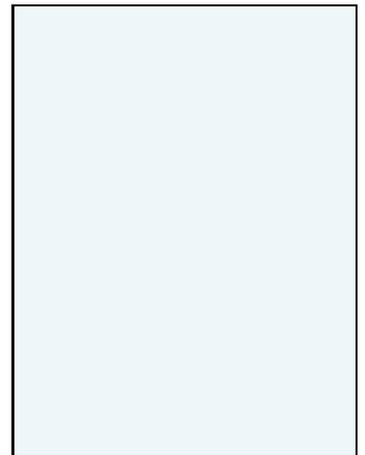
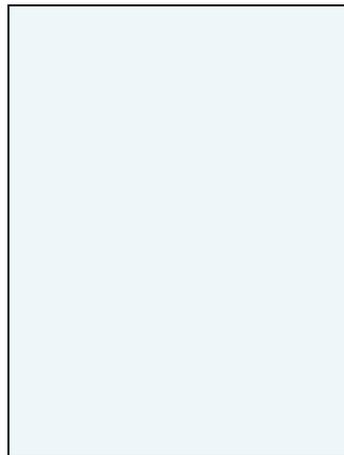
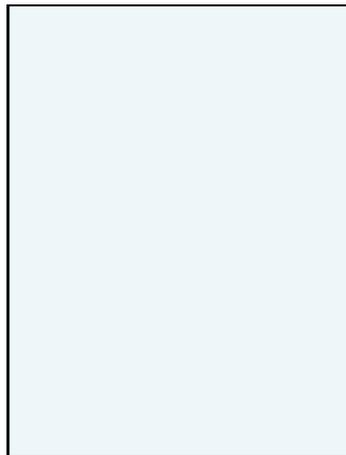
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: ABA 1018.2

The ramps accessible route ends in the sand and does not extend to the high tide line.

RECOMMENDATIONS

Consider extending the mats to the high tide level at tidal beaches to provide greater accessibility to the beach.





ID:
230

Facility:
Pompano Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #24

Schedule: 2020

Estimated Cost: \$5,000.00

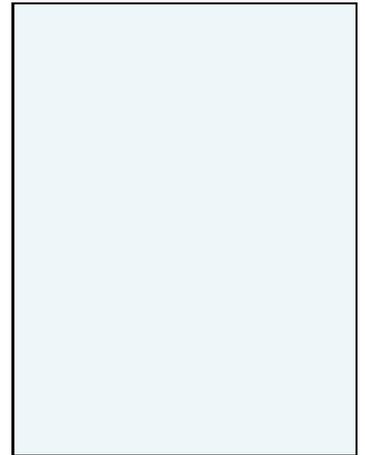
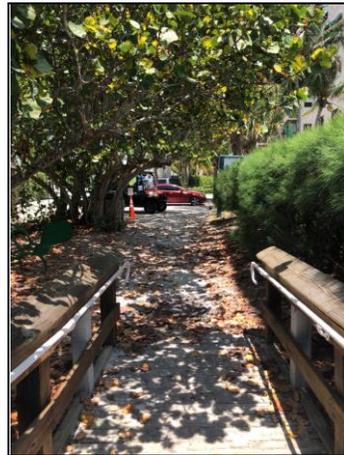
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: Advisory §502.3

The accessible parking space does not connect to an accessible route at the ramp.

RECOMMENDATIONS

Pave the dirt path that leads from the access aisle to the adjacent ramp.
Ensure the cross slope is a maximum of 2%.





ID: 242 Facility: Palm Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #30
Schedule: 2020
Estimated Cost: \$5,000.00

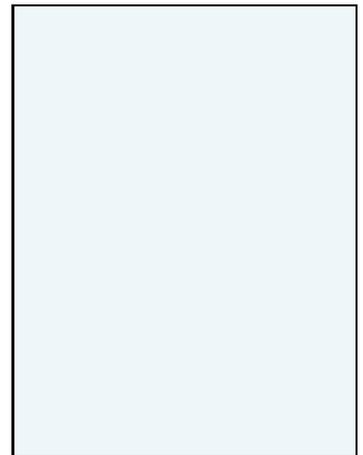
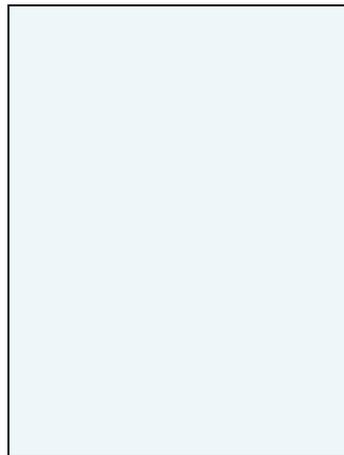
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: ABA 1018.2

The beach access mat does not extend to the high tide line.

RECOMMENDATIONS

Consider extending the mat to the high tide level of the beach to ensure the path is accessible.





ID: 202 Facility: Aberdeen Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #14
Schedule: 2020
Estimated Cost: \$10,000.00

VIOLATIONS

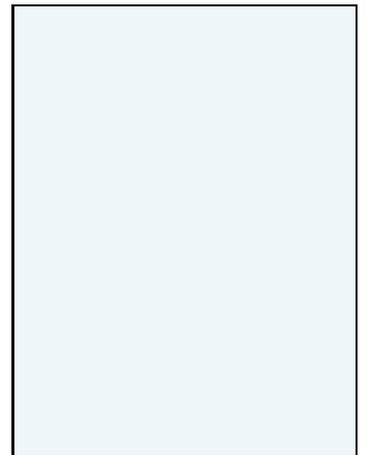
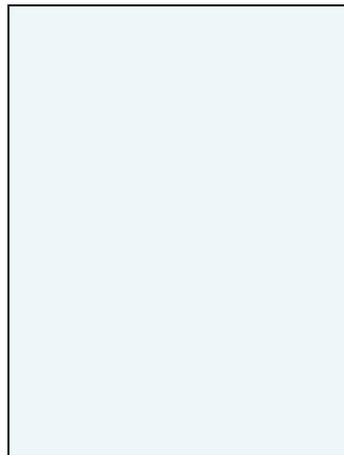
2010 ADA Standards for Accessible Design Codes: §405

The beach is only accessible via stairs in the sand.

RECOMMENDATIONS

This beach access is identified as being accessible, yet has no accessible entrance to the beach.

Replace the stairs with a ramp, ensuring the slope does not exceed 8.3% and has compliant handrails, landings, and edge protection. Add a mat over the sand from the parking area to the beach.





ID:
203

Facility:
Aberdeen Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #14

Schedule: 2020

Estimated Cost: \$10,000.00

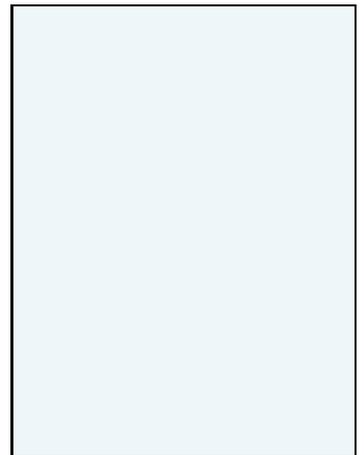
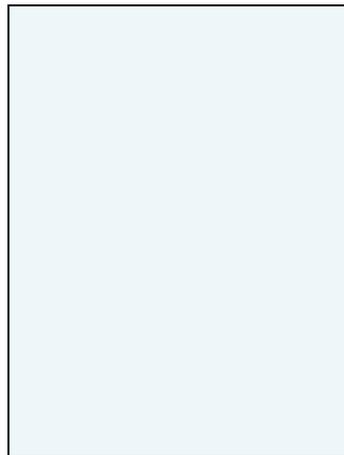
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: ABA F248.2

There is no beach access mat to provide a firm and stable surface to the beach.

RECOMMENDATIONS

Consider adding a mat to this location and removing the stair to provide greater accessibility to the beach. Or, relocate the accessible parking space to another location with easier beach access.





ID: 211 Facility: Strandview Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #16
Schedule: 2020
Estimated Cost: \$10,000.00

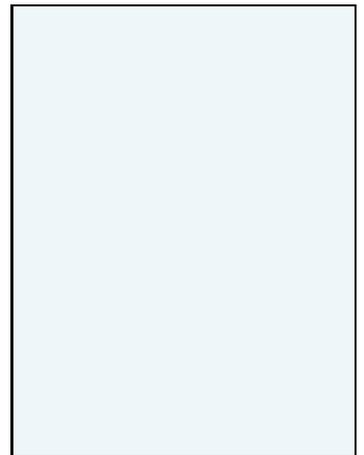
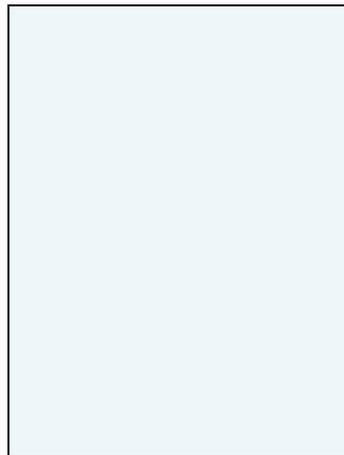
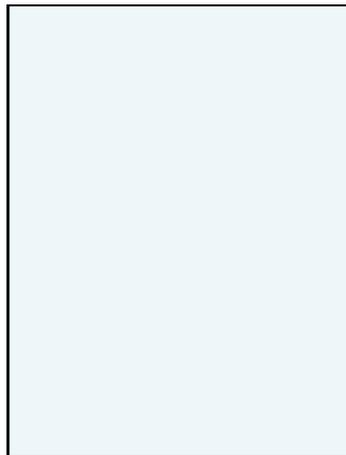
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.7

The ramp is filled in with sand, rendering it unusable.

RECOMMENDATIONS

Reconstruct the ramp to ensure that its slope is a maximum of 8.3% with level landings and handrails 34"-38" above the ramp.





ID: 206 Facility: Dakota Beach Access

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: #15
Schedule: 2021
Estimated Cost: \$30,000.00

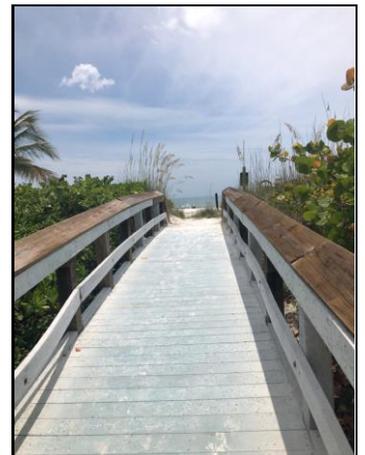
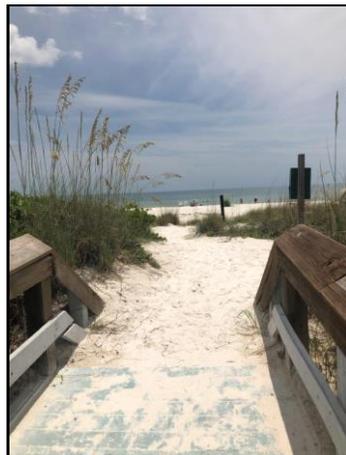
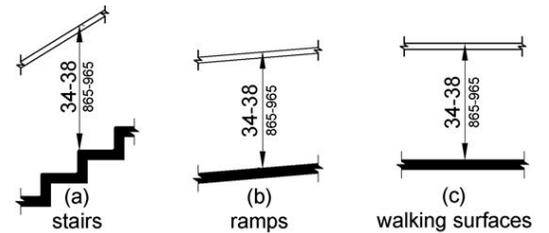
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2, §505.2

There are no handrails.
The running slope of the ramp is 10%, exceeding the maximum of 8.3%.

RECOMMENDATIONS

Install an additional handrail to the wall side of the ramp at a minimum height of 34” and maximum of 38” above the ground. Make sure there are adequate handrail extensions both at the top and bottom of the handrail.
Reconstruct the ramp to reduce the running slope to a maximum of 8.3%.
In addition, extend the accessible route by adding mats from the end of the ramp to the beach.





ID:
228

Facility:
Pompano Beach Access

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: #24

Schedule: 2021

Estimated Cost: \$1,000.00

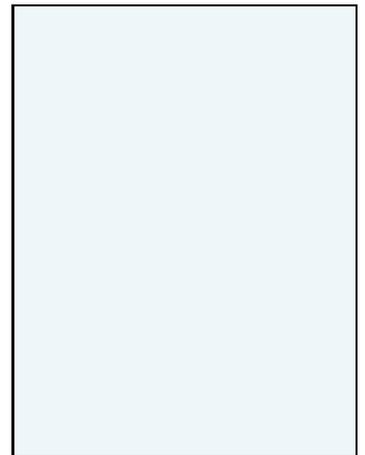
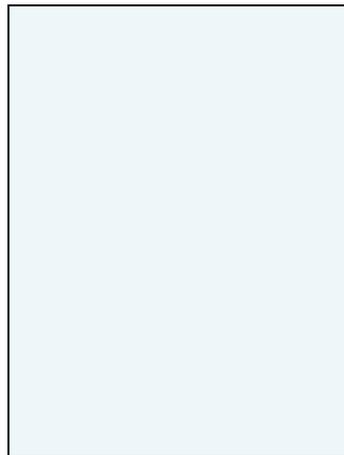
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.2

There are no handrails on one side of the ramp.

RECOMMENDATIONS

Install an additional handrail at a minimum height of 34” and maximum of 38” above the ground. Make sure there are adequate handrail extensions both at the top and bottom of the handrail.





ID:
238

Facility:
Mango Beach Access

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: #27

Schedule: 2021

Estimated Cost: \$1,000.00

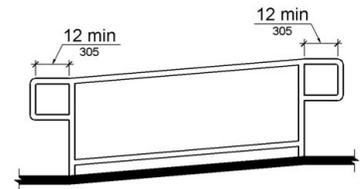
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.1

The handrail extension does not extend beyond the ramp's landing.

RECOMMENDATIONS

Extend the ramp handrails 12" horizontally beyond the top and bottom of ramp runs.





ID:
220

Facility:
Connecticut Beach Access

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: #22

Schedule: 2021

Estimated Cost: \$10,000.00

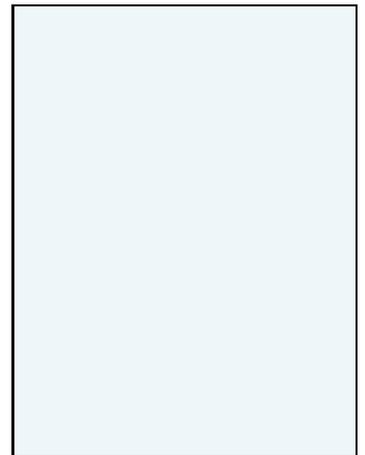
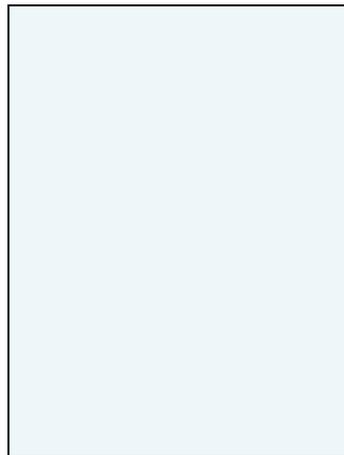
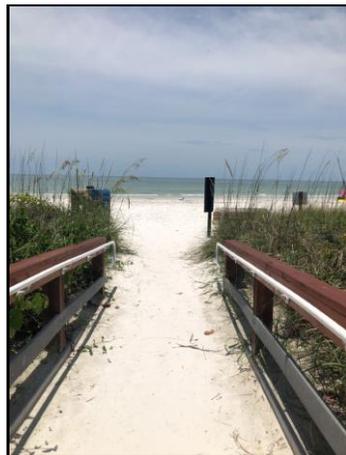
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the ramp is 9.5% at the beach side.

RECOMMENDATIONS

Reconstruct the ramp to reduce the running slope to a maximum of 8.3%.
Add additional mats to the end of the ramp to extend the accessible surface closer to the water.





ID:
227

Facility:
Pompano Beach Access

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: #24

Schedule: 2021

Estimated Cost: \$20,000.00

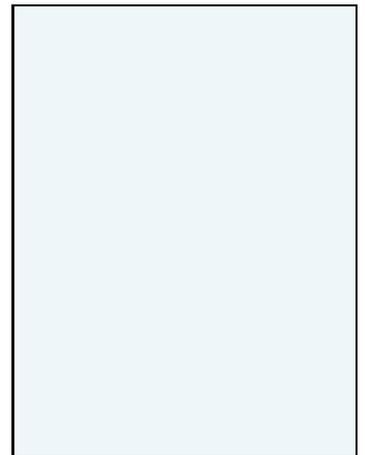
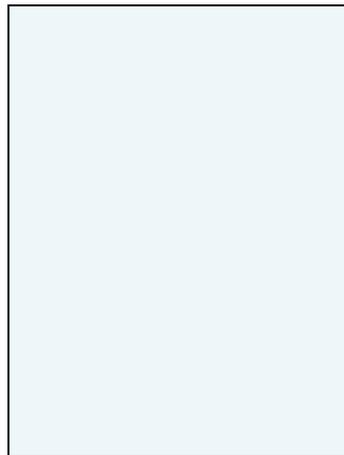
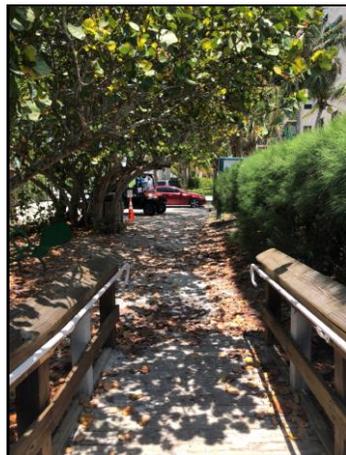
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 10%, exceeding the maximum running slope of 8.3%.

RECOMMENDATIONS

Reconstruct the ramp to reduce the running slope to a maximum of 8.3%.





ID: 214 Facility: Bayview Beach Access

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: #19
Schedule: 2022
Estimated Cost: \$1,000.00

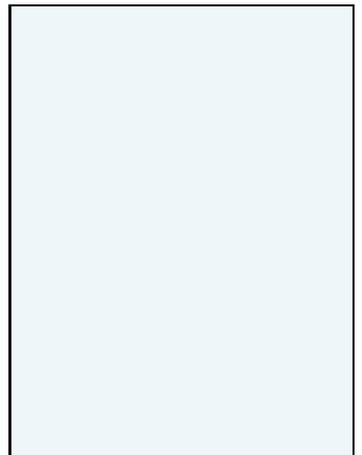
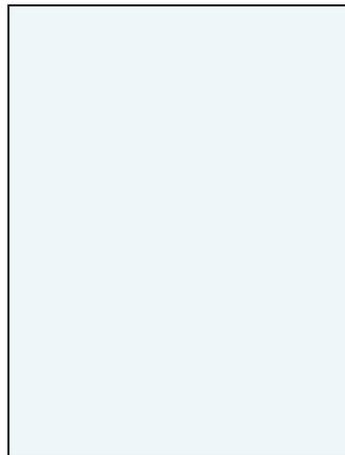
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.3.3

The access aisle is not striped diagonally to designate it as a no-parking zone.

RECOMMENDATIONS

Stripe the access aisle/crosswalk diagonally to discourage parking.





ID:
218

Facility:
Connecticut Beach Access

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: #22

Schedule: 2022

Estimated Cost: \$1,000.00

VIOLATIONS

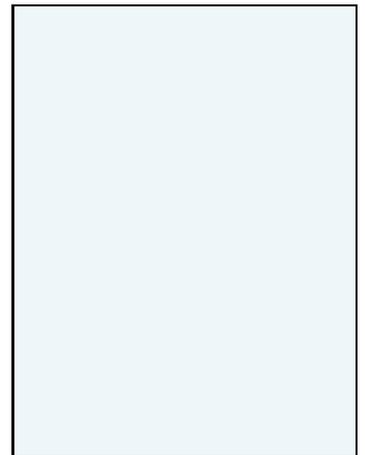
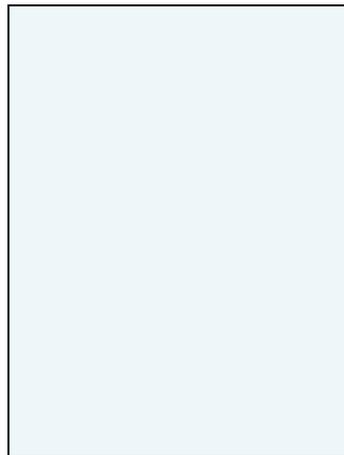
2010 ADA Standards for Accessible Design Codes: FAC/FBC 506.2.1

The painted lines for the accessible parking spaces are faded.

RECOMMENDATIONS

Restripe and repaint the accessible parking spaces, access aisles, and ISA symbols.

Each parking space must be striped to be clearly distinguishable as a parking space designated for persons who have disabilities.





ID: 224 Facility: Seaview Beach Access

Priority Score 9



Quick Fix: No
Built before ADA: Yes

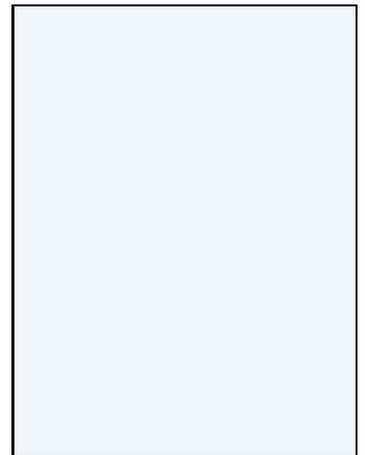
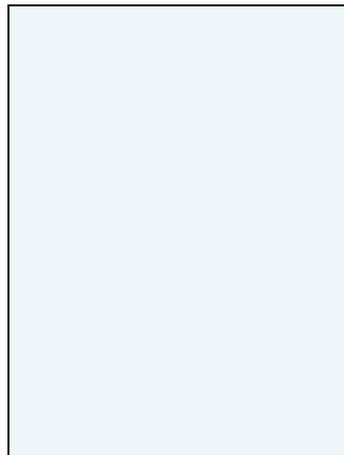
Location: #23
Schedule: 2022
Estimated Cost: \$1,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.4
The running slope of the accessible parking space is 2.3%.

RECOMMENDATIONS

Resurface the accessible parking space to reduce the running slope to a maximum of 2%.





ID: 240 Facility: Palm Beach Access

Priority Score 9



Quick Fix: No
Built before ADA: Yes

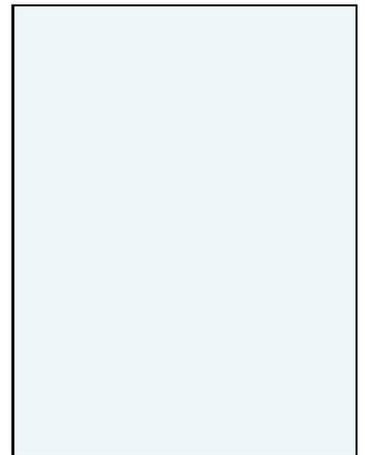
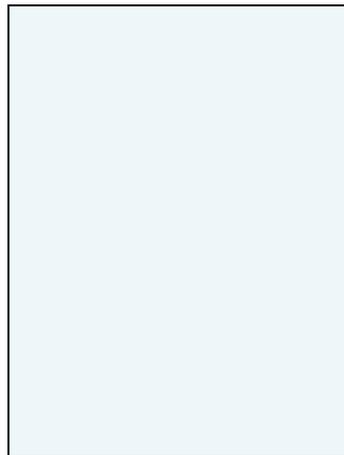
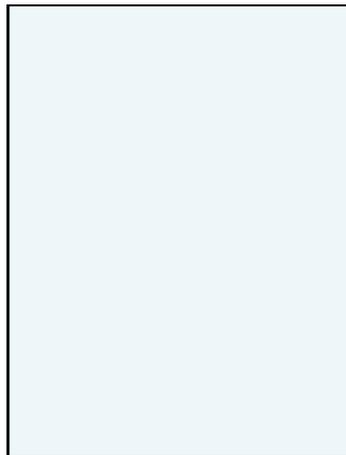
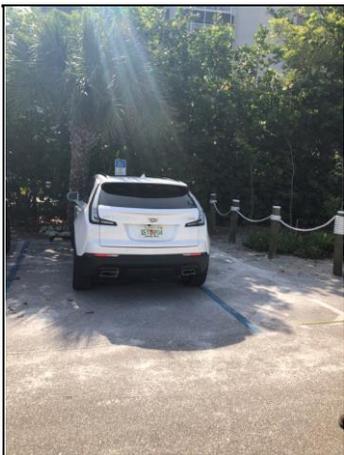
Location: #30
Schedule: 2022
Estimated Cost: \$1,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.4
The cross slope of the access aisle is 3%, exceeding the maximum of 2%.

RECOMMENDATIONS

Resurface the access aisle to reduce the cross slope to a maximum of 2%.





Town of Fort Myers Beach

MOUND HOUSE

08/27/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Assessment and developing an ADA Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Town facilities and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of each facility has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.

1.2 Location Overview

Mound House is a museum that rests at the top of a 2,000-year-old Calusa Indian Shell Mound located at 451 Connecticut St., Fort Myers Beach, FL 33931. Mound House is a museum and active archaeological dig site that immerses visitors in Calusa culture and Fort Myers history. There is also an underground museum named Stories Beneath our Feet and an observation pier. Programs are offered year-round including educational tours, kayak tours, and boat adventures.



Figure 1.1 Aerial Photo of Mound House



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of building elements for compliance with applicable accessibility standards was conducted on March 20, 2020 by Tindale Oliver and Castellanos + Tramonte Architects staff certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of Mound House dictates egress and accessible route requirements consistent with 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 FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the building.



2.3 Parking

2.3.1 Accessible Parking

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

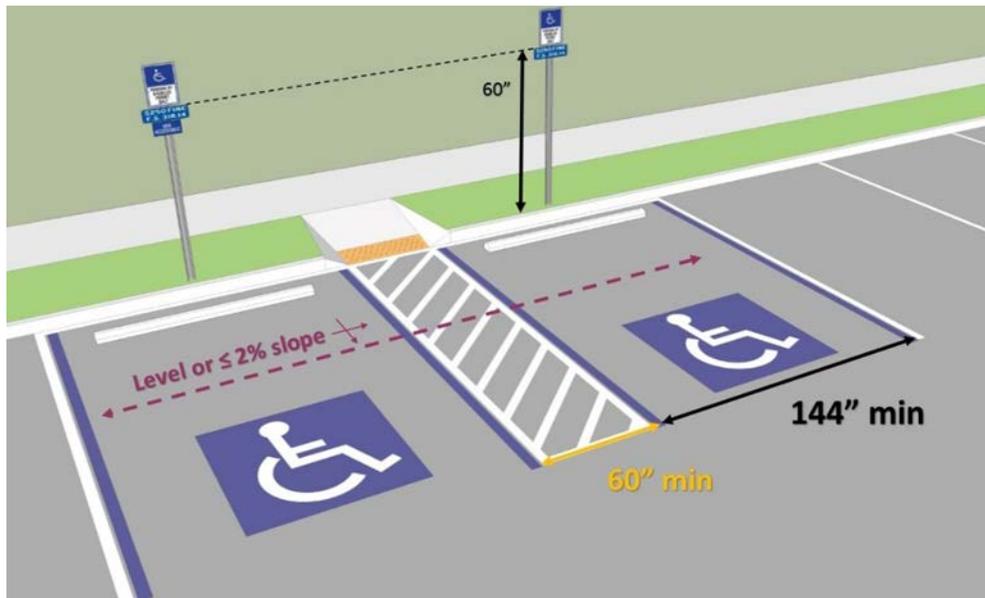


Figure 2.1 Accessible Parking Spaces

2.4 Accessible Routes

2.4.1 Interior and Exterior Accessible Routes (§301 and §401)

Sidewalks and routes that connect to the pedestrian arrival points must be accessible. In addition, the requirements listed below also apply to all internal accessible routes used by the public as they navigate the internal corridors of the building.

Due to the archaeological nature of the mound, some areas may present challenges to persons with disabilities. Install a sign at the accessible parking notifying users of the large slope with a phone number to call for assistance and if requested, a complementary accessible golf cart will transport visitors from the accessible parking to the Mound Houses' accessible entrance.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36" minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32" for a maximum distance of 24", as shown in Figure 2.2.
- Shall have 60"x60" passing spaces at 200' intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4" and 1/2" must be beveled at 1:2 slope.

- Changes in level greater than 1/2" are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2" wide and openings must be aligned perpendicular to travel.
- Objects with edges between 27" and 80" above the floor can be considered protruding objects, as shown in Figure 2.3, if their edges protrude more than 4" horizontally into the circulation path.

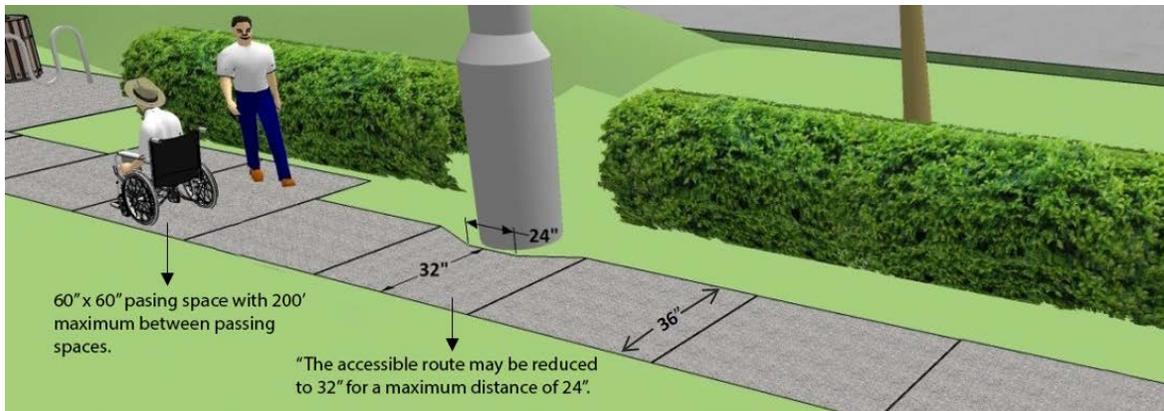


Figure 2.2 Accessible Route Standards Diagram

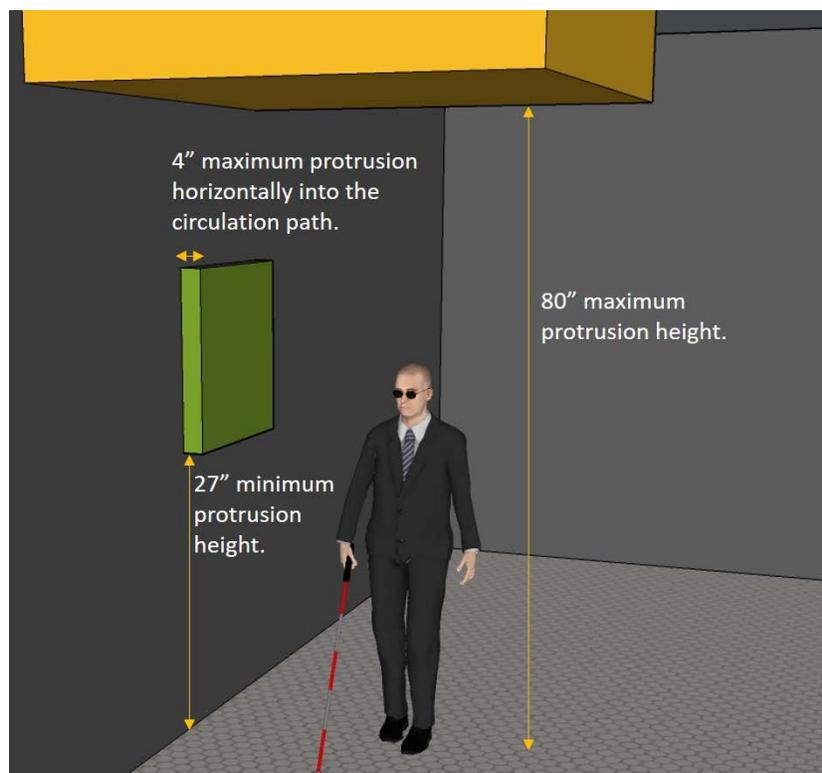


Figure 2.3 Protruding Objects



2.4.2 Ramps (§405)

The requirements for a ramp are more stringent than those of an accessible route, as shown below.

Standards:

- Shall have a minimum of a 36” wide continuous unobstructed path.
- The running slope (parallel to direction of travel) must not be steeper than 8.3%.
- The cross slope (perpendicular to direction of travel) must be 2% or less.
- The rise shall be 30” maximum.
- Landings must be located at the top and bottom of all ramp runs and must be a minimum of 60” long and at least the width of the ramp.
 - Ramps that do not have level landings at changes in direction can create a compound slope. Curvilinear ramps continually change direction and cannot, by their nature, meet the requirements for accessible routes.
- Ramp runs with a rise greater than 6” shall have handrails and edge protection.

2.4.3 Doors and Doorways (§404)

Doors and doorways that are part of accessible routes and shall comply with the standards shown below.

Standards:

- Sixty percent (60%) of all public entrances shall be accessible. Directional signs shall be provided to guide users to the nearest accessible means of egress.
- Accessible doors shall have a clear width of 32” minimum measured between the face of the door and the stop.
- If thresholds are provided, they shall be ½” high maximum.
- The distance between two doors in series shall be 48” minimum plus the width of the door swinging into the space.
- The maneuvering clearance varies depending on type of door and direction of approach. The most commonly used door with a front approach, requiring the user to pull to it, shall have a 60” maneuvering clearance perpendicular to doorway and 18” parallel to doorway, as shown in Figure 2.4.
- Operable parts such as door handles, pulls, latches and locks shall be located 34” minimum and 48” maximum above the floor.
- The door closing speed from a 90-degree open position to 12 degrees shall be 5 seconds minimum.

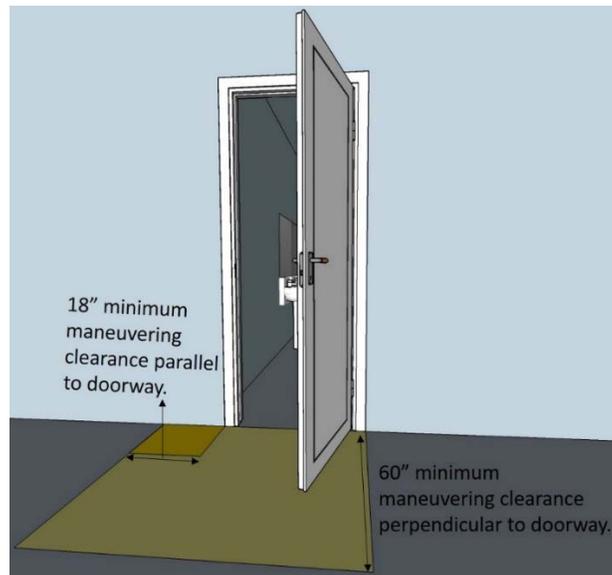


Figure 2.4 Accessible Maneuvering Clearance at Doorway

2.5 Amenities

2.5.1 Reach Range (§308)

Reach range standards, as described below and shown in Figures 2.6, 2.7, and 2.8, were used to determine if an amenity can be accessed by a person in a wheelchair.

Standards:

- A level, 30"x48", firm, stable, and slip-resistant clear floor space must be present adjacent to the amenity.
- Forward Approach:
 - The unobstructed minimum vertical reach range is 15" and maximum is 48" above the floor, as shown in Figure 2.5.
 - The obstructed reach range is 48" maximum above the floor if the horizontal obstruction depth is 20" maximum, and 44" maximum if the horizontal depth is between 20"-25", as shown in Figure 2.6.
- Side Approach:
 - The unobstructed side reach range is 15" minimum and 48" maximum above the floor. These same dimensions are permitted where an obstruction depth is 10" maximum, as shown in Figure 2.7.
 - Where the side reach is over an obstruction, the height of the obstruction is 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum.

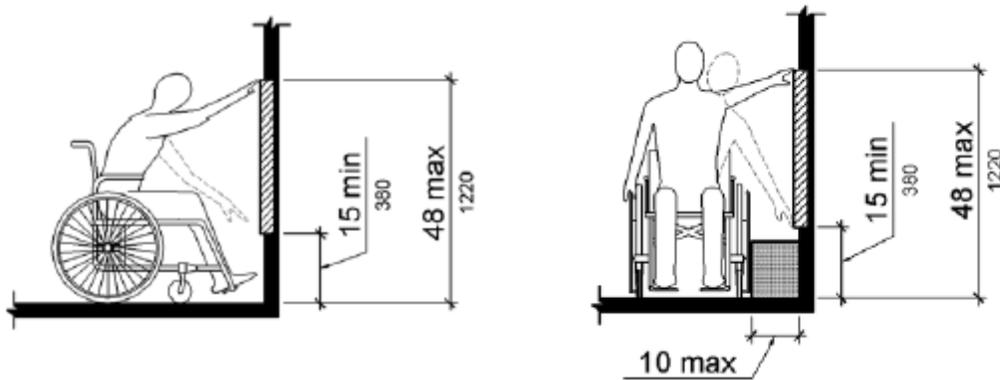


Figure 2.5 Unobstructed Reach Range

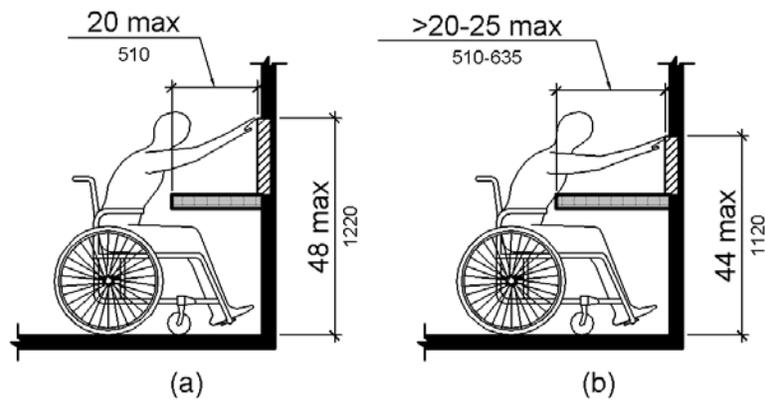


Figure 2.6 Obstructed Reach Range

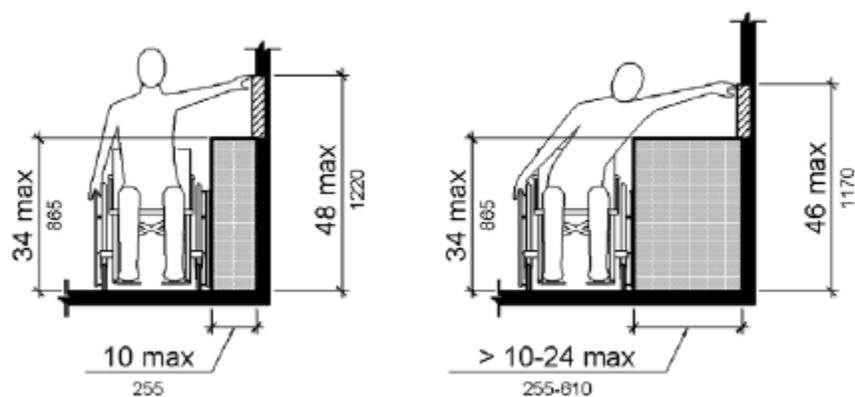


Figure 2.7 Side Obstructed Reach Range

Care should always be taken when designing or improving an accessible route within a building to keep the path free of obstructions. Amenities such as benches, garbage cans, and drinking fountains must be placed to not interfere with the accessible path but, at the same time, must be located on an

accessible route, within reach range, and not act as a protruding object. Not only can these obstructions prevent visitors from accessing and using the amenities, they can also present a potential safety concern.

It should be stressed that amenities that are located off the accessible path are considered inaccessible. For items to be accessible, they must be located on, adjacent to, or within reach of a firm, stable, and slip-resistant surface, as shown in Figure 2.8.



Figure 2.8 Accessible Garbage Can Located Adjacent to Paved Trail

To help clear existing accessible paths from obstructions and to identify those features that are currently inaccessible, data on infrastructure were collected in the field to determine if they present an obstruction or are inaccessible. Based on the data collected, the difficulty level of remediating a barrier to accessibility could range from moving a bench to an accessible location to designing and installing a new accessible route to an amenity.

2.6 Counters

2.6.1 Service Counters (§904.4)

Service and sales counters, like all amenities, must comply with the following standards.

Standards:

- The accessible portion of the countertop shall extend the same depth as the sales or service countertop.
- For a parallel approach, a portion of the counter surface that is 36” long minimum and 36” high maximum above the finish floor shall be provided.
 - A clear floor or ground space complying with §305 shall be positioned for a parallel approach adjacent to the 36” minimum length of counter.
- For a forward approach, a portion of the counter surface that is 30” long minimum and 36” high maximum shall be provided.
 - Knee and toe clearance shall be provided under the counter.
 - Toe clearance shall extend a minimum of 17” to a maximum of 25” under the counter.
 - The clearance under the element shall be 9”.
 - Knee clearance shall extend a minimum of 11” to a maximum of 25” under an element at 9” above the floor.
 - A clear floor or ground space complying with §305 shall be positioned for a forward approach to the counter.

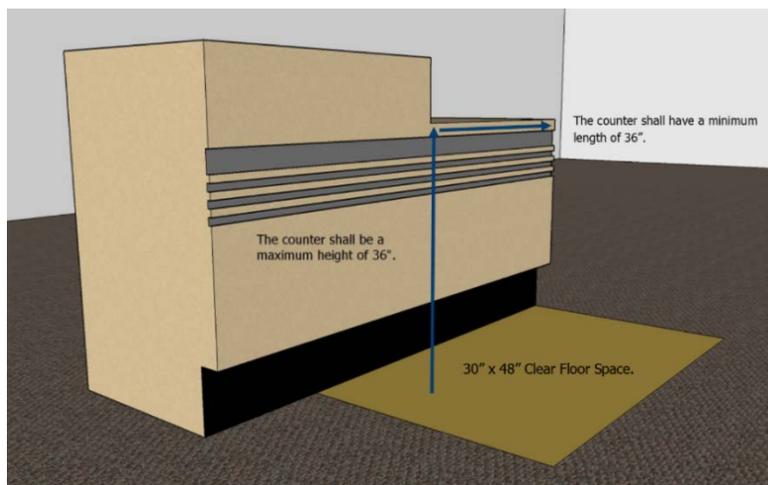


Figure 2.9 Parallel Approach Service Counter

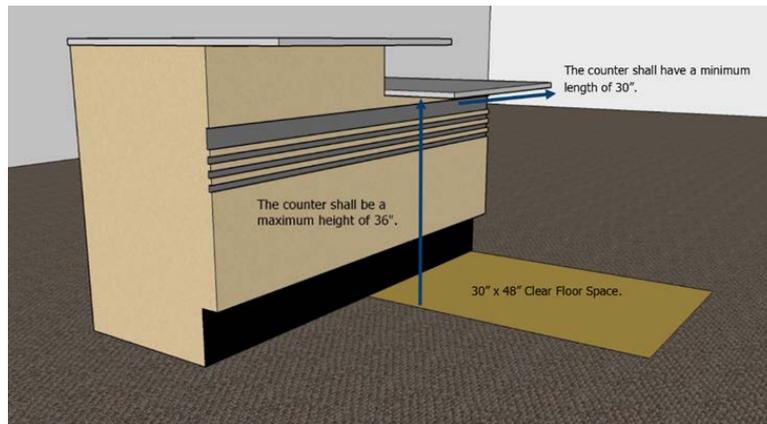


Figure 2.10 Forward Approach Service Counter

2.7 Restrooms

2.7.1 Toilet Compartments (\$604)

Restrooms are not required by the ADA. However, if provided, then accessible restrooms must also be compliant with the following standards.

Standards:

- Toilet compartment:
 - The toilet compartment shall be 56” minimum measured from the back wall and 60” minimum measured from the side wall for wall hung water closets.
 - The toilet shall be located 16” minimum to 18” maximum from the sidewall for wheelchair accessible stalls, as shown in Figure 2.11.
 - Seat heights shall be 17” minimum to 19” maximum above the floor.
 - A 60” wide turning space shall be provided within the room. Turning space, clear floor space, and clearance at fixtures shall be permitted to overlap. Doors shall be permitted to swing into the turning space but shall not swing into the clear floor space or clearance at fixtures.
 - Flush controls shall be hand-operated or automatic. Flush controls shall be located on the open side of the toilet.
- Urinals shall be installed at a maximum height of 17” above the floor and a minimum depth of 13 ½” measured from the outer surface of the urinal to the back wall.

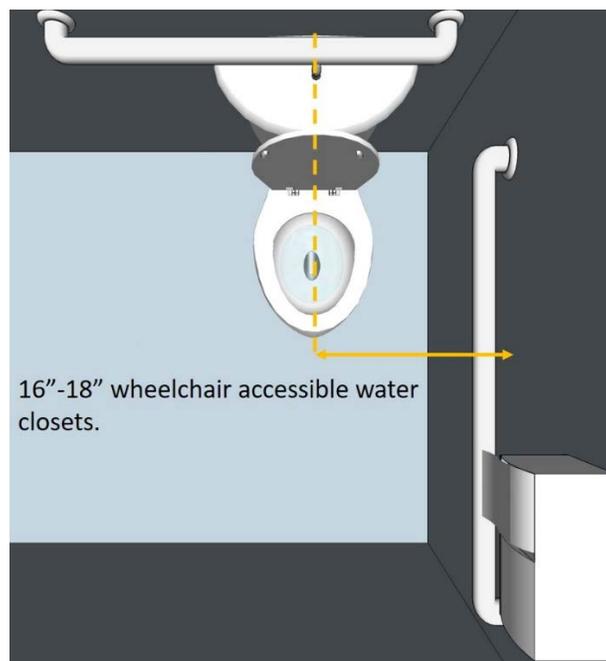


Figure 2.11 Toilet Location

2.7.2 Grab Bars (\$604.5)

Grab bars in restrooms must comply with the following standards.

Standards:

- Toilet compartment:
 - The sidewall grab bar shall be 42” long minimum, installed at 12” maximum from the back wall.
 - The back-wall grab bar shall be 36” long minimum and extend 12” minimum from the centerline of the toilet on one side and 24” minimum on the other side.
 - The top gripping surface of the grab bars must be 33” minimum and 36” maximum above the floor.

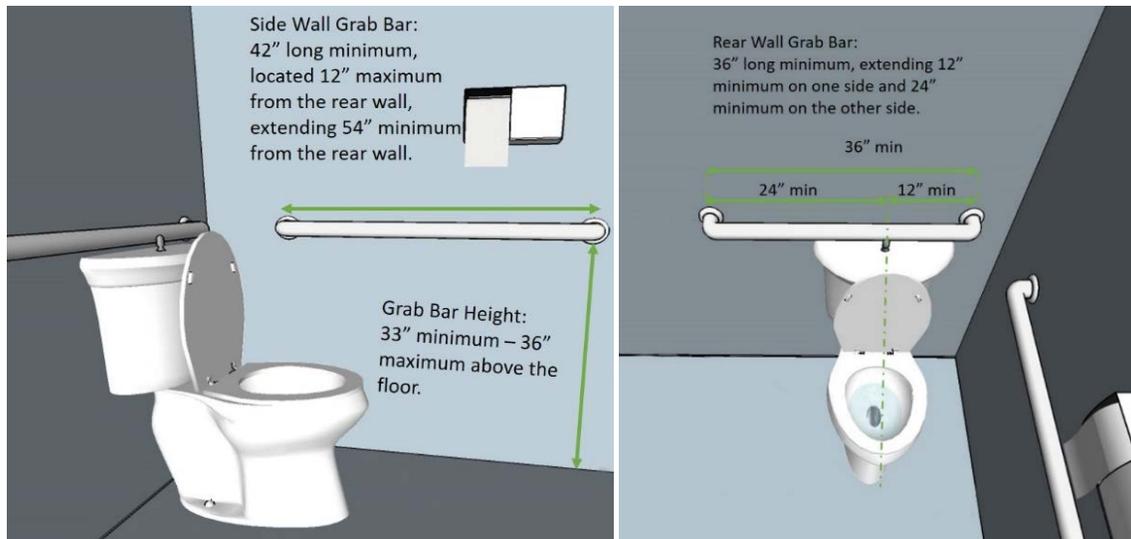


Figure 2.12 Grab Bars

2.7.3 Mirror (\$603.3)

Standards:

- Mirrors located above sinks shall be installed at a maximum height of 40" above the floor, measured at the bottom of the reflecting surface.

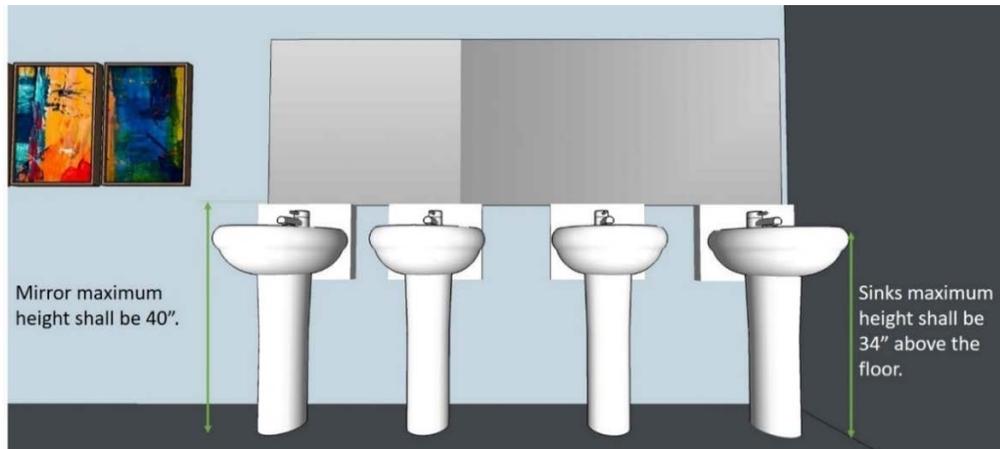


Figure 2.13 Bathroom Sinks and Mirror

2.8 Room Signage

Signs are required to designate permanent rooms and places, per §701 of the 2010 ADA Standards for Accessible Design. In addition, exit doors must be identified by tactile (raised characters and Braille) signs.

Standards:

- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Signs containing tactile characters shall be located so that a clear floor space of 18" by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing.
- Signs shall be installed 48" minimum above the floor, measured from the lowest character, and 60" maximum above the floor measured from the highest character.
- Signage characters and their background shall have a non-glare finish. The characters shall be high contrast compared to their background.

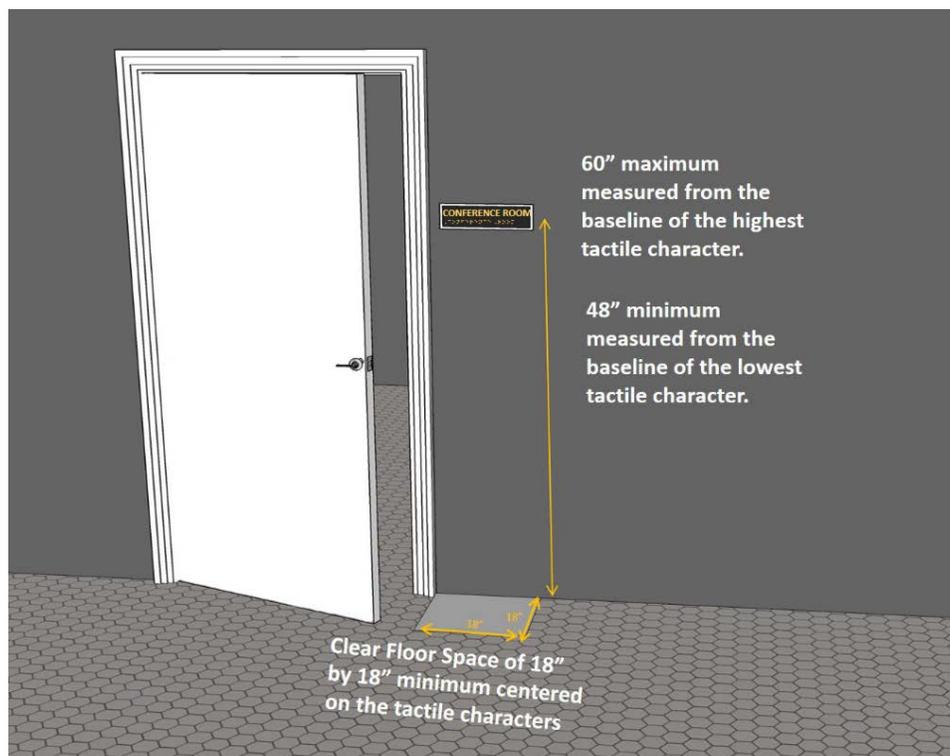


Figure 2.14 Room Signage



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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

Category	Estimate of Cost
High	\$104,900
Medium	\$13,900
Low	\$100
Total	\$118,900
<i>Quick-Fixes</i>	<i>\$1,900</i>

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

08/27/2020

Prepared by:





ID: 33 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Offices

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

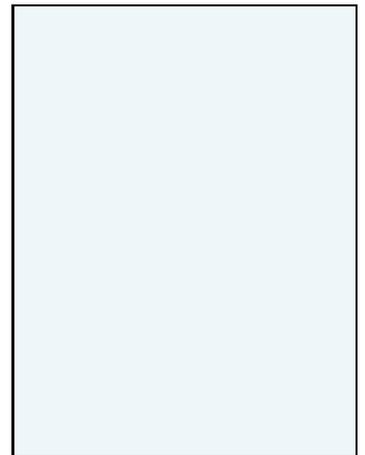
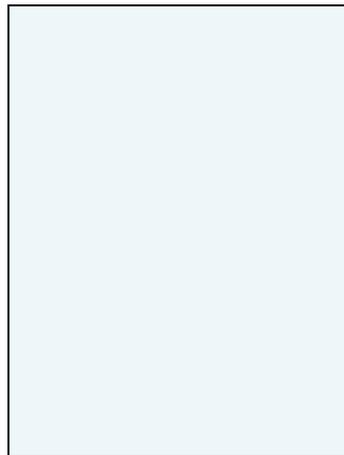
2010 ADA Standards for Accessible Design Codes: §404.2.4

The hallway is 48" wide.

RECOMMENDATIONS

A minimum of a 54" wide hallway is required for doors where a door-closer is present. If a restroom door-closer were not present, then a 48" wide hallway is acceptable. However, door-closers are required for restroom doors.

Consider adding an automatic door opener button to the accessible restroom to make it easier to access with the current hallway width.





ID: 41 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Offices

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

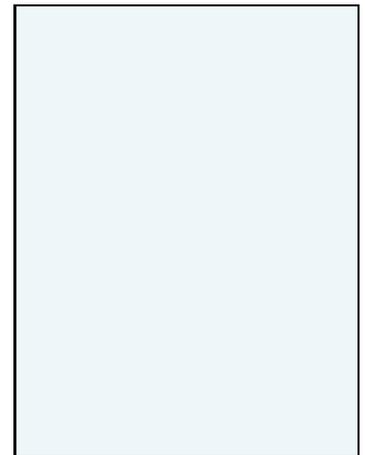
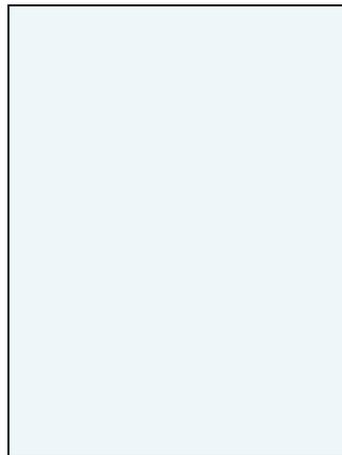
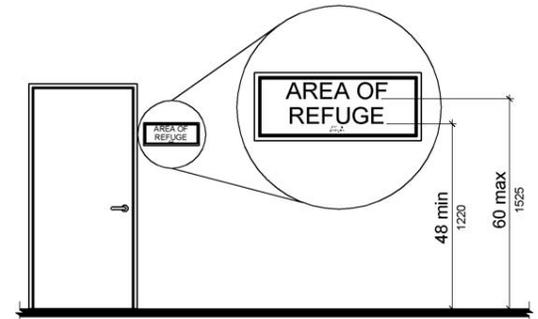
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the staff offices.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying staff office by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 44 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Underground Museum

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

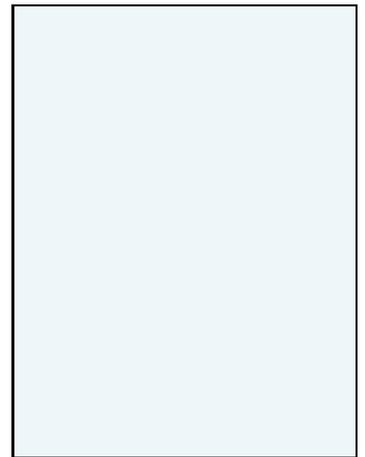
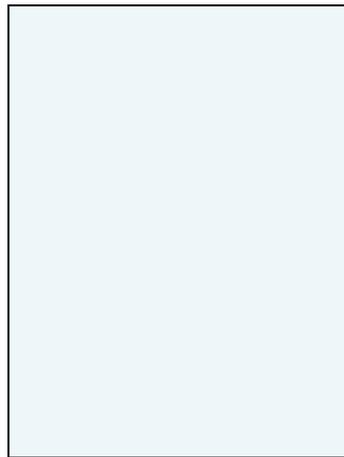
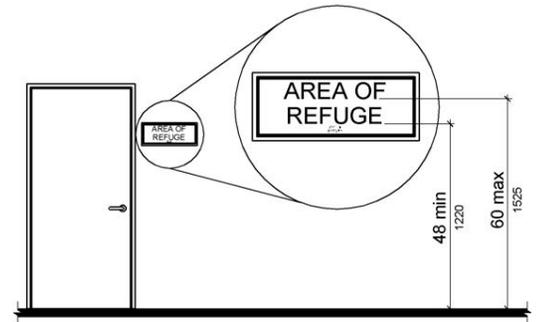
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the underground museum entrance.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 45 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Underground Museum

Schedule: 2020

Estimated Cost: \$100.00

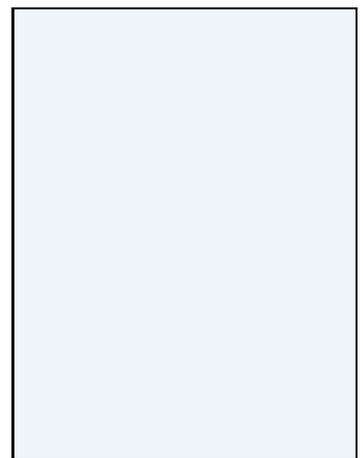
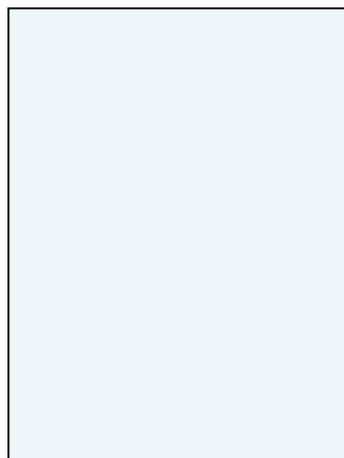
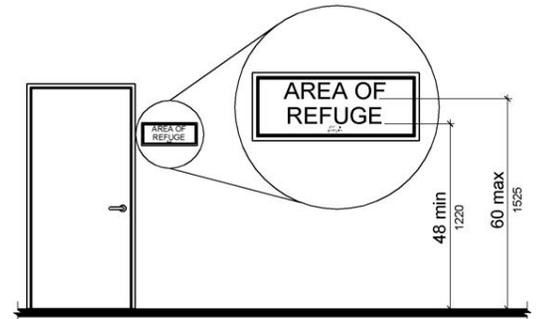
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors. Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space. Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 46 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Underground Museum

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

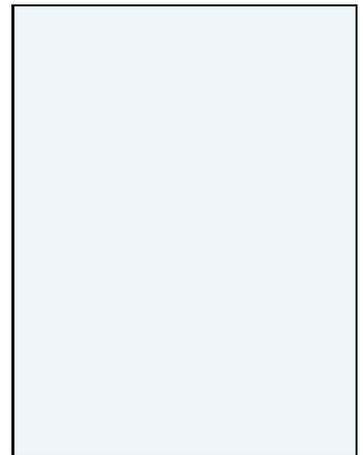
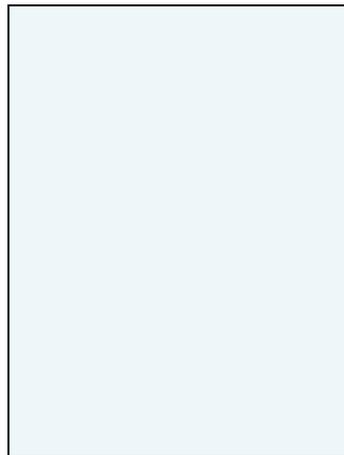
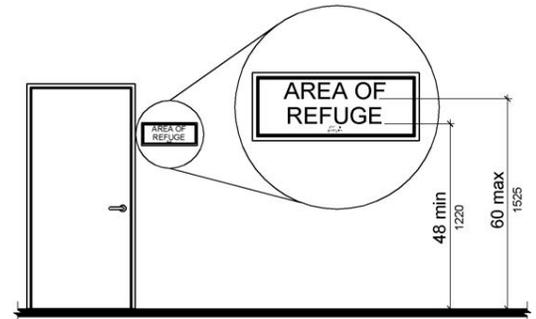
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent room.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorway at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 47 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Gift Shop

Schedule: 2020

Estimated Cost: \$100.00

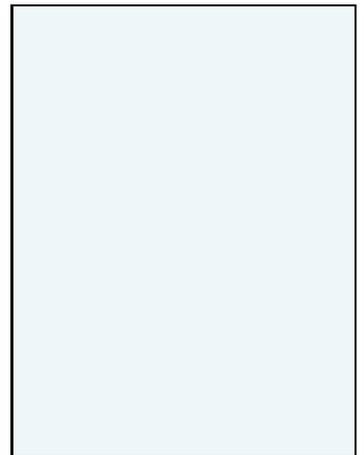
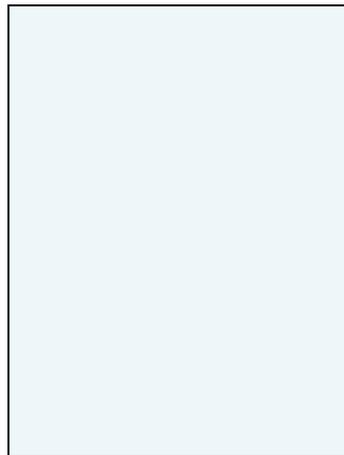
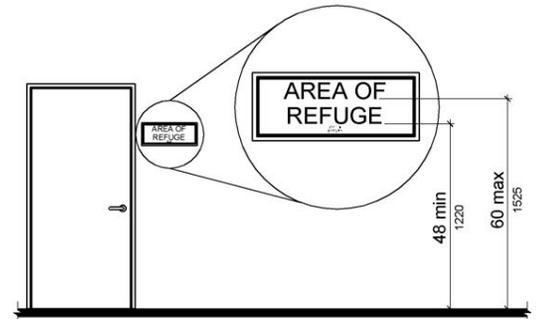
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors. Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space. Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 56 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$100.00

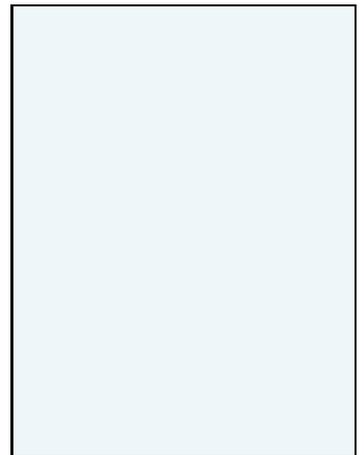
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.2

There are garbage cans in the access aisle.

RECOMMENDATIONS

Relocate the garbage cans to a location outside of the access aisle, but adjacent to a level, firm and stable surface.





ID: 49 Facility: Mound House

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Orientation Room

Schedule: 2020

Estimated Cost: \$200.00

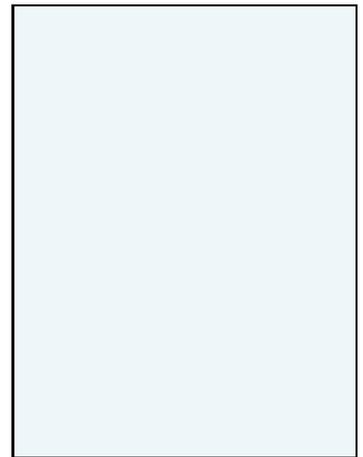
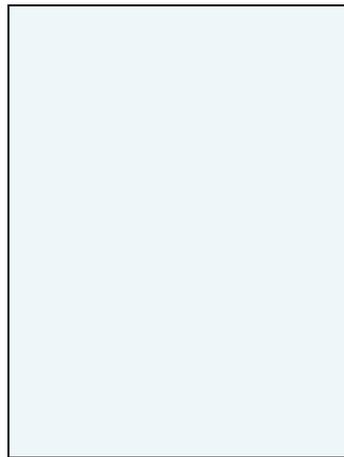
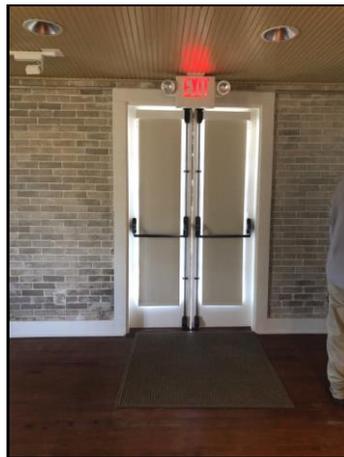
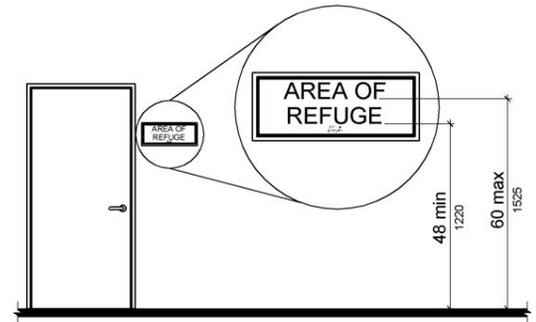
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors. Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space. Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 34 Facility: Mound House

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Restroom

Schedule: 2020

Estimated Cost: \$100.00

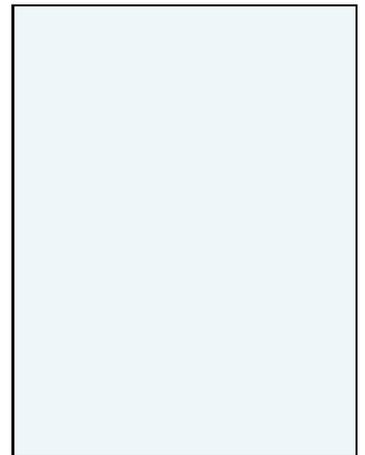
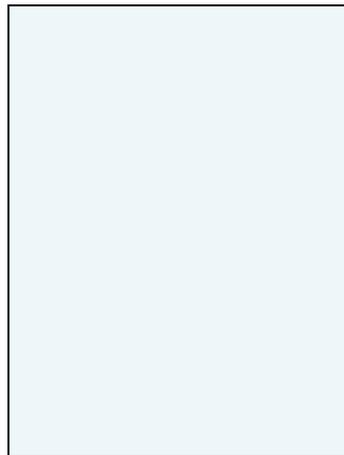
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The space between the grab bar and the toilet seat cover dispenser is 4".

RECOMMENDATIONS

Relocate the toilet seat cover dispenser to a location that is at least 12" or greater away above the grab bars.





ID: 39 Facility: Mound House

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Restroom

Schedule: 2021

Estimated Cost: \$500.00

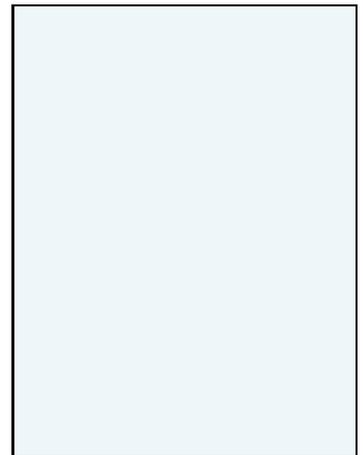
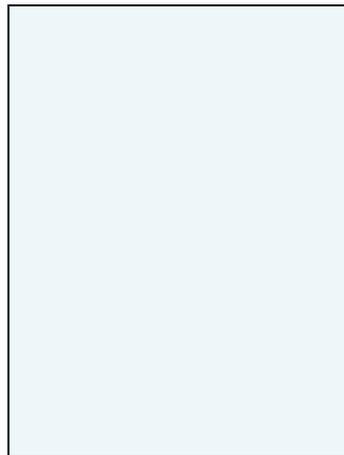
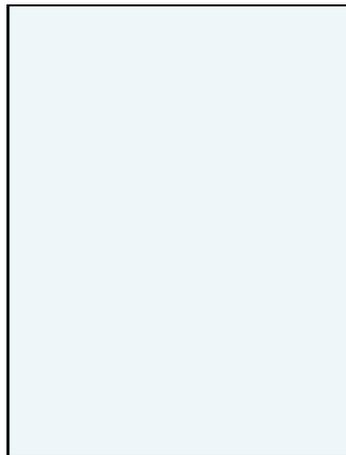
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.3

The hand dryer projects into the door's maneuvering clearance space.

RECOMMENDATIONS

Relocate the hand dryer outside of the clear opening width of the door (at least 60" away from the latch for a forward approach, or place the hand dryer on a side wall) or reduce the protrusion of the hand dryer to less than 4" into the cir





ID: 22 Facility: Mound House

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Route to Dock

Schedule: 2020

Estimated Cost: \$100.00

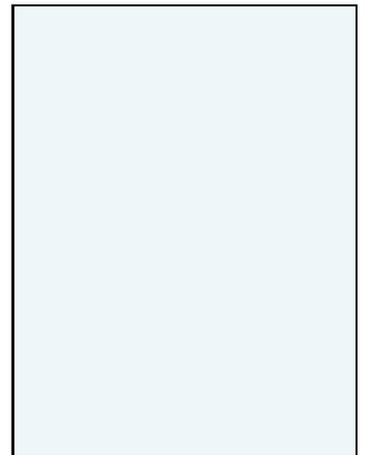
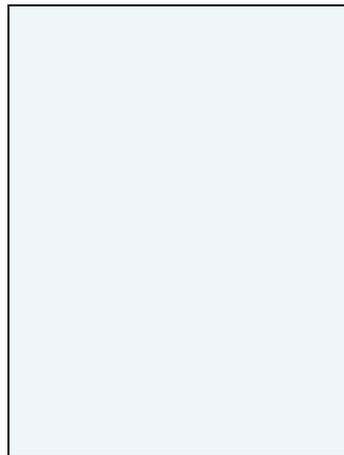
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302

The trash can is not accessible.

RECOMMENDATIONS

Relocate the trash can to be adjacent to a level, firm, stable, and slip resistant clear floor space.
Ensure that the clear floor space has a minimum size of 30"x48" and maximum slope of 2% in any direction.





ID: 32 Facility: Mound House

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Offices

Schedule: 2020

Estimated Cost: \$100.00

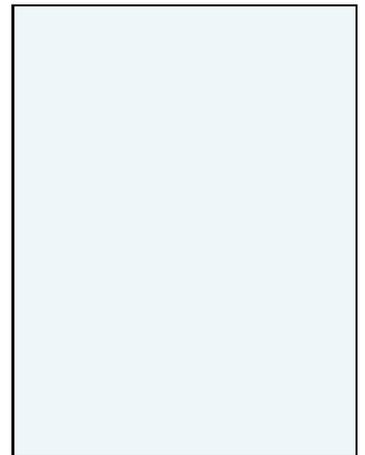
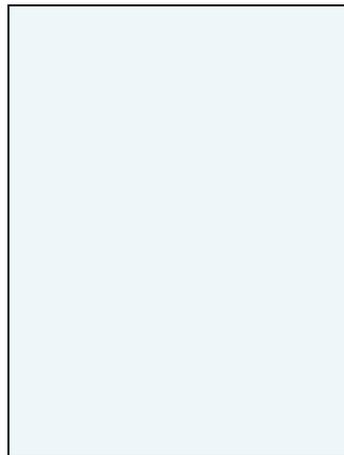
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2.2

The top two brochure racks are above the acceptable reach range.

RECOMMENDATIONS

Lower the top two brochure racks by 3" to meet the acceptable maximum reach range of 48" above the floor.





ID: 38 Facility: Mound House

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Staff Restroom

Schedule: 2020

Estimated Cost: \$100.00

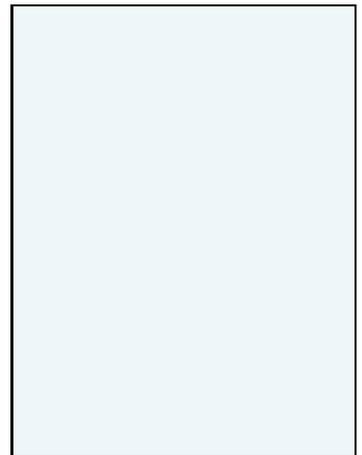
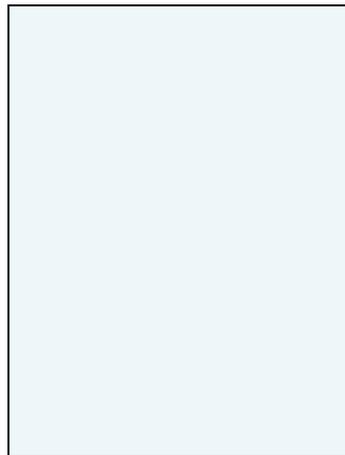
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §603.3

The mirror is 47" above the floor; too high to be accessible.

RECOMMENDATIONS

Lower the mirror to ensure a maximum height of 40" above the floor.





ID: 54 Facility: Mound House

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: Parking Lot

Schedule: 2022

Estimated Cost: \$100.00

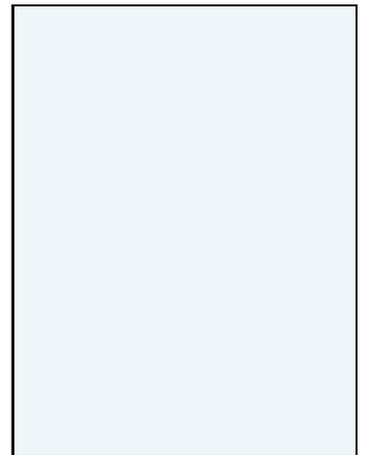
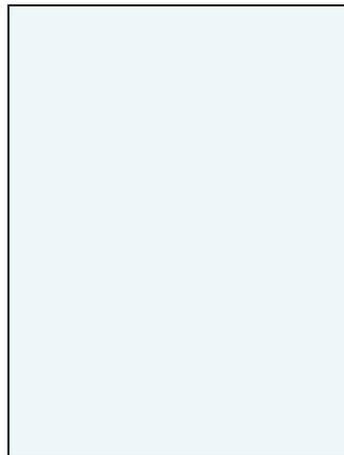
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.6.1

There is no sign posted indicating the penalty for illegal parking.

RECOMMENDATIONS

Mount a sign indicating the penalty for illegal parking as pursuant of s.553.5041, F.S.





ID:
24

Facility:
Mound House

Priority Score 1



Quick Fix: No
Built before ADA: Yes

Location: Main Parking Lot

Schedule: 2020

Estimated Cost: \$10,000.00

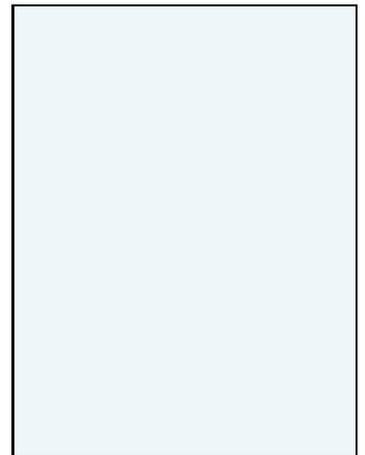
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

The accessible route is not firm, stable, and slip resistant.

RECOMMENDATIONS

Pave the area from the parking lot to the existing sidewalk to ensure it is accessible.





ID: 52 Facility: Mound House

Priority Score 2



Quick Fix: No
Built before ADA: Yes

Location: Emergency Exit

Schedule: 2020

Estimated Cost: \$10,000.00

VIOLATIONS

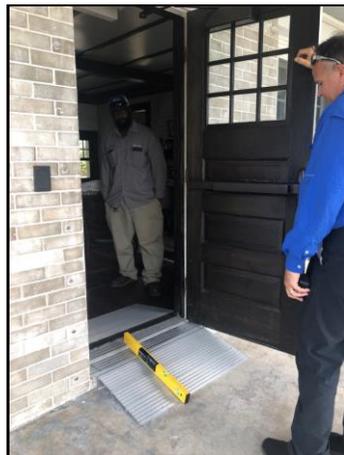
2010 ADA Standards for Accessible Design Codes: §405.2, §505

The running slope of the secondary ramp on the exterior is 22% and on the interior is 18%, greater than the maximum allowable slope of 12.5% for existing buildings with a 3" rise.

RECOMMENDATIONS

Consider reducing the threshold to a maximum of 0.75" high, although lower would be better or extending the ramps to decrease their slopes.

Also, ensure signage is present on interior, latch side of the door informing visitors this is an emergency exit and the nearest accessible exit is at the gift shop.





ID: 26 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Main Parking Lot

Schedule: 2020

Estimated Cost: \$1,000.00

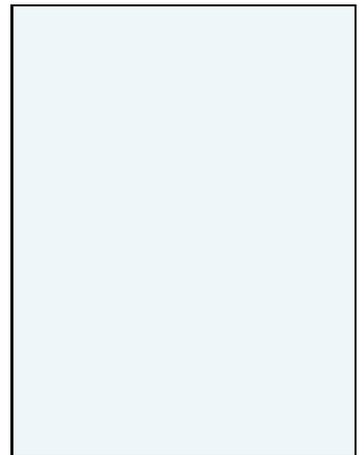
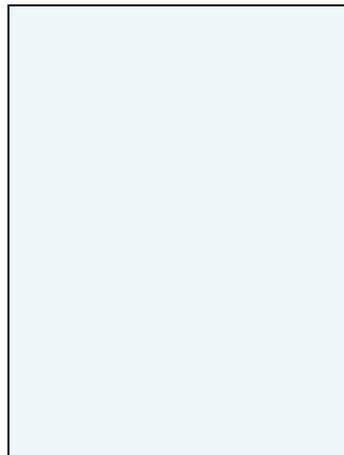
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

The accessible parking space is 153" and the access aisle is 51" wide.

RECOMMENDATIONS

Repaint the access aisle to ensure a minimum width of 60". Note, that the parking space is larger than the minimum required 144" width.





ID: 42 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Picnic Tables
Schedule: 2020
Estimated Cost: \$5,000.00

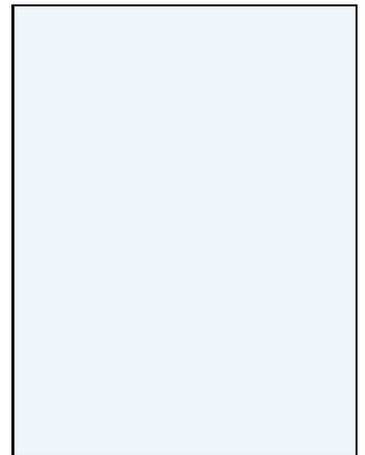
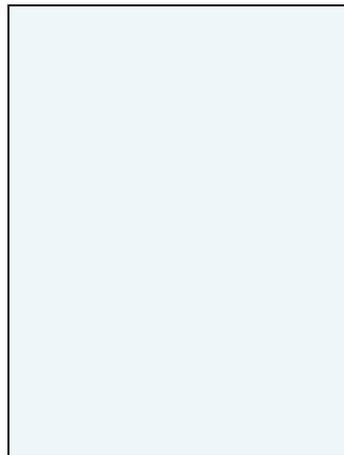
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is no accessible route leading to the picnic tables.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to the picnic tables. Ensure that at least one table has an accessible end with knee and leg clearance for a wheelchair user.
An alternative to paving a new path would be to relocate the accessible end of a picnic table to the existing path.





ID: 55 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$5,000.00

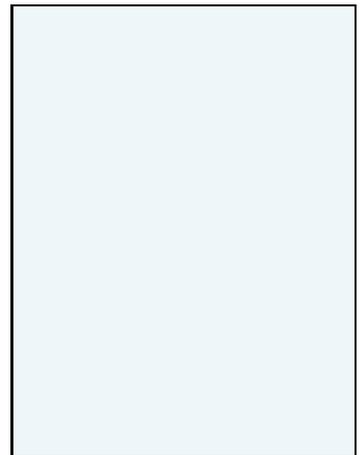
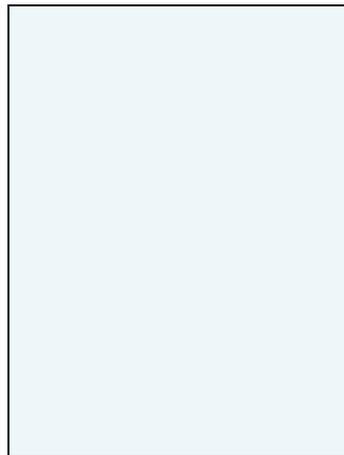
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

The access aisle is 51" and the running slope is 3.3%.

RECOMMENDATIONS

Resurface the parking space and access aisle so the slopes do not exceed 2% in any direction. Repaint the aisle to be 60" minimum and the space to be 144" minimum in width.





ID: 28 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Path to Underground Museum

Schedule: 2020

Estimated Cost: \$10,000.00

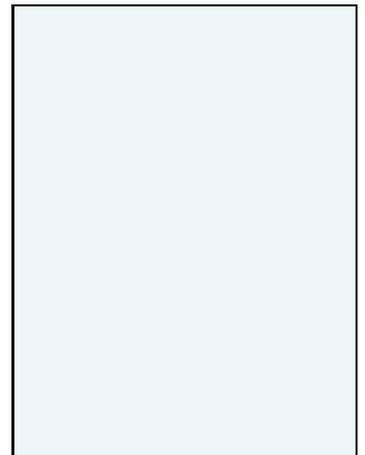
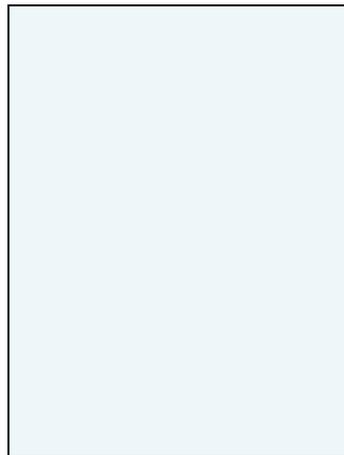
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405

The running slope for the path leading to the underground museum is 6.2%.

RECOMMENDATIONS

Running slopes greater than 5% and less than 8.3% are considered ramps and require that handrails are provided and that level landings be provided at the top and bottom of the ramp.





ID: 29 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Path to Underground Museum

Schedule: 2020

Estimated Cost: \$10,000.00

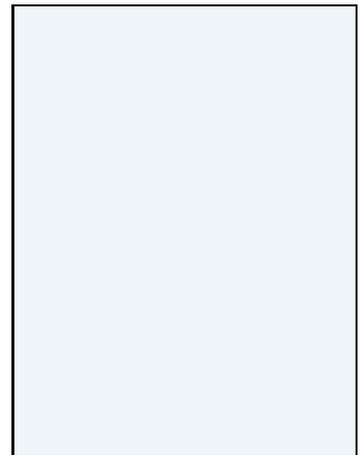
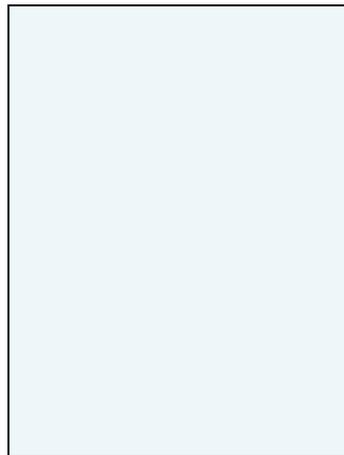
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 5.9%, exceeding the maximum allowable 5%.

RECOMMENDATIONS

Resurface the route to reduce the running slope to a maximum of 5%. However, if the historical nature of the Mound prevents this from occurring, ensure proper signage is placed at the accessible parking notifying users of the large slope with a phone number to call for assistance. If requested, a complementary accessible golf cart could transport visitors from the accessible parking to the Mound Houses' accessible entrance.





ID: 30 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Path to Underground Museum

Schedule: 2020

Estimated Cost: \$10,000.00

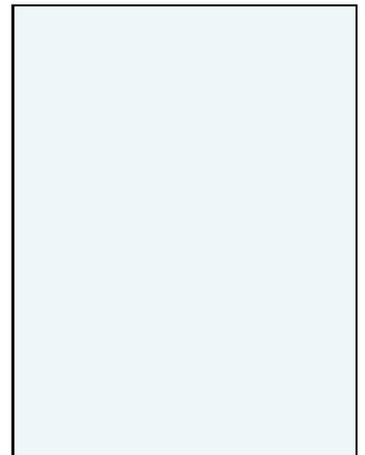
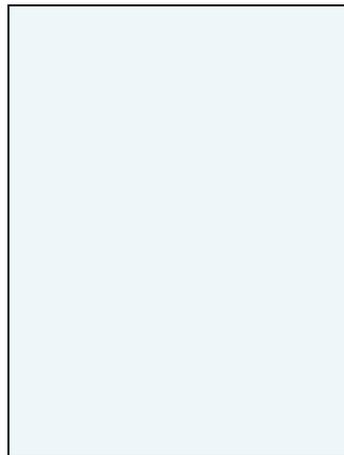
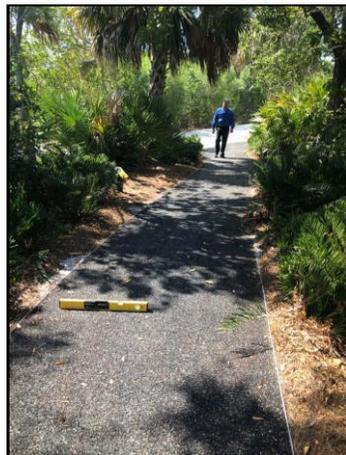
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The path to the underground museum has a cross slope of 6.7%, exceeding the maximum allowable 2%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%. However, if the historical nature of the Mound prevents this from occurring, ensure proper signage is placed at the accessible parking notifying users of the large slope with a phone number to call for assistance. If requested, a complementary accessible golf cart could transport visitors from the accessible parking to the Mound Houses' accessible entrance.





ID: 31 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Staff Offices

Schedule: 2020

Estimated Cost: \$10,000.00

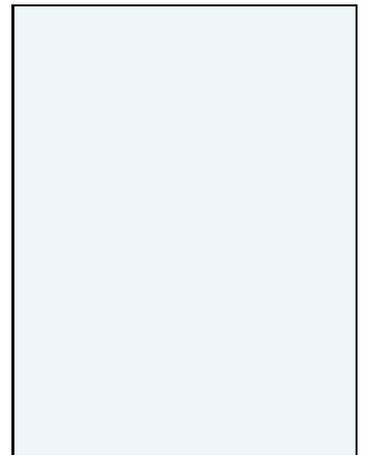
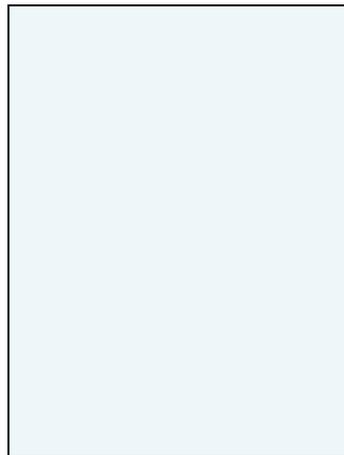
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.4.4

The running slope in front of the door is 5%.

RECOMMENDATIONS

Resurface the entryway by the front door to reduce the slope to a maximum of 2% within the level maneuvering clearance. This level area must extend the width of the door plus 22" on the latch side of the door, extending 48" in front o Or, consider installing an automatic door opener. Ensure the push button is located adjacent to a level portion of the path.





ID: 23 Facility: Mound House

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Route to Dock

Schedule: 2020

Estimated Cost: \$30,000.00

VIOLATIONS

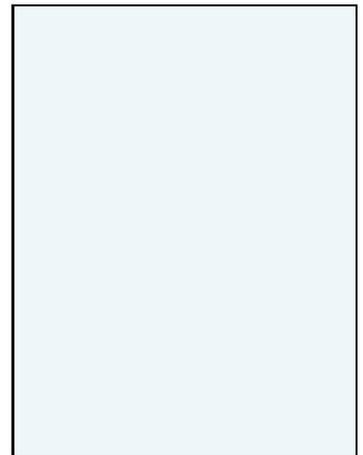
2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 11%, exceeding the maximum allowable of 5%.

RECOMMENDATIONS

Reconstruct the route to the dock to reduce the maximum running slope to 5% to not be considered a ramp. Or, 8.3% and ensure it has handrails, edge protection, and level landings.

If the slope can not be reduced due to the historical nature of the mound, add a sign at the accessible parking notifying users of the large slope with a phone number to call for assistance. If requested, a complementary accessible golf cart will transport visitors from the accessible parking to the Mound Houses' accessible entrance.





ID: 48 Facility: Mound House

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Gift Shop
Schedule: 2020
Estimated Cost: \$3,000.00

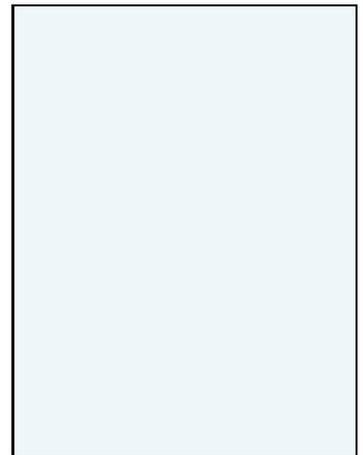
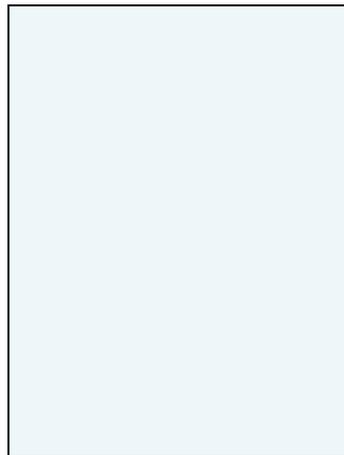
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The counter height is at 38" above the floor.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the floor for a horizontal distance of 36".





ID: 25 Facility: Mound House

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Main Parking Lot

Schedule: 2021

Estimated Cost: \$1,000.00

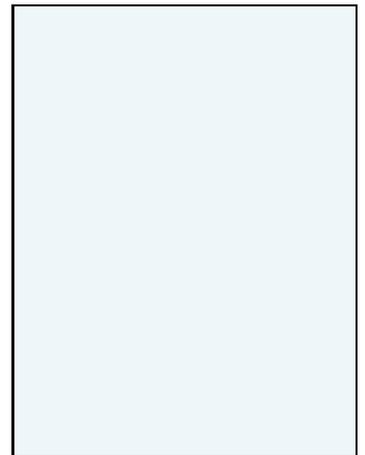
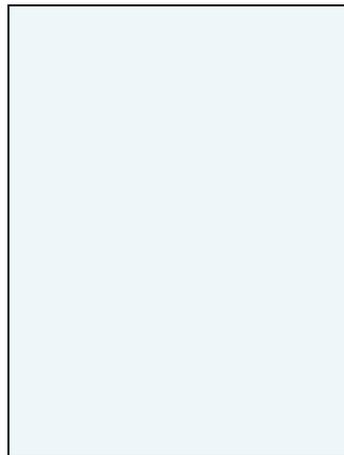
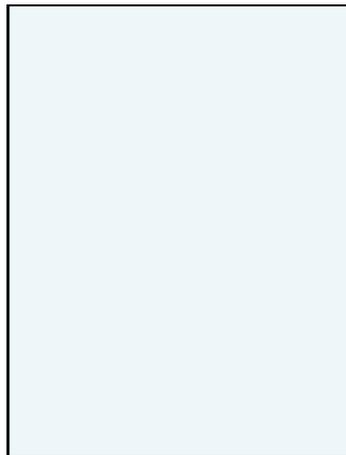
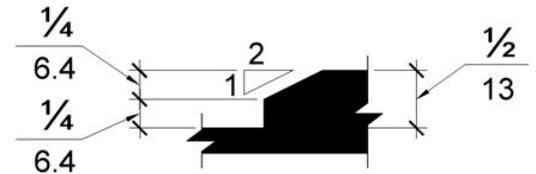
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

There is a 1" change in level at the sidewalk.

RECOMMENDATIONS

Resurface the pathway to reduce the change in level to a maximum of 0.25" or 0.5" if beveled. However, if the historical nature of the Mound prevents this from occurring, ensure proper signage is placed at the accessible parking notifying users of the large slope with a phone number to call for assistance. If requested, a complementary accessible golf cart could transport visitors from the accessible parking to the Mound Houses' accessible entrance.





ID: 36 Facility: Mound House

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Staff Restroom
Schedule: 2021
Estimated Cost: \$1,000.00

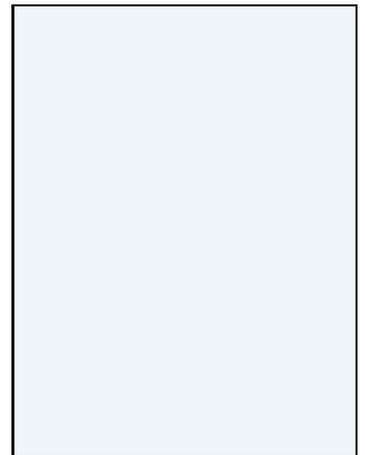
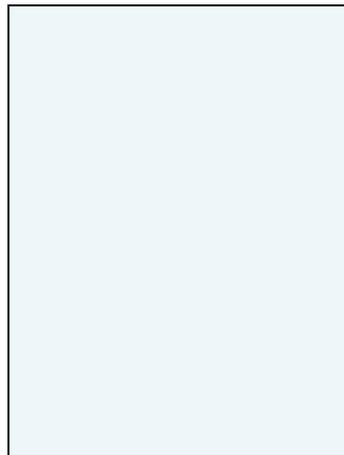
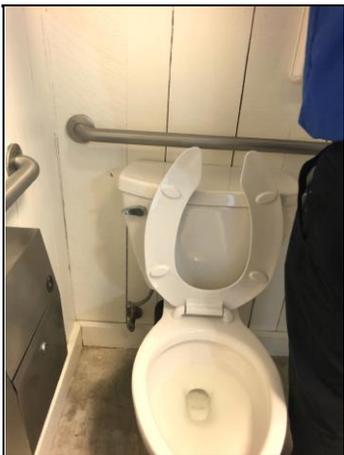
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.6

The flush control is on the wrong side.

RECOMMENDATIONS

Reposition the flush control to the open side of the stall.





ID: 50 Facility: Mound House

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Gift Shop

Schedule: 2021

Estimated Cost: \$1,000.00

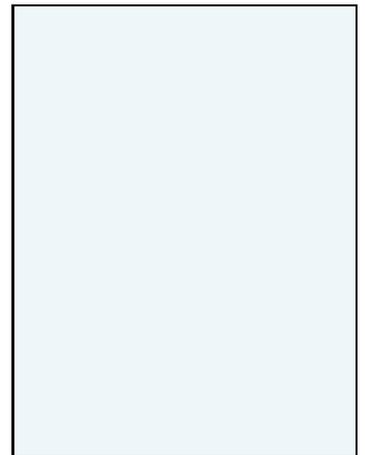
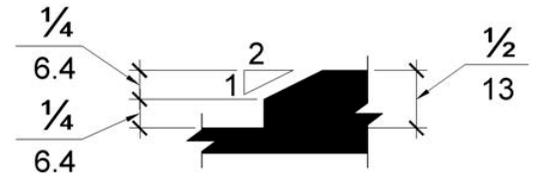
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

The path in the gift shop has a 1.5" threshold at the top and 0.5" at the bottom.

RECOMMENDATIONS

Resurface the pathway to reduce the change in level to a maximum of 0.5".





ID: 21 Facility: Mound House

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Route to Dock
Schedule: 2021
Estimated Cost: \$10,000.00

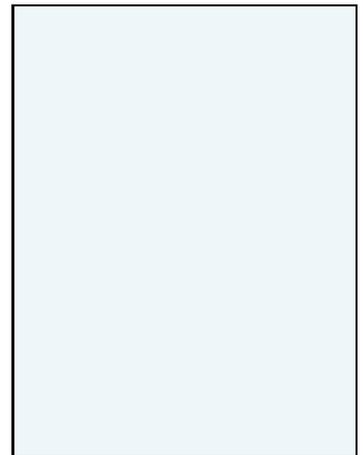
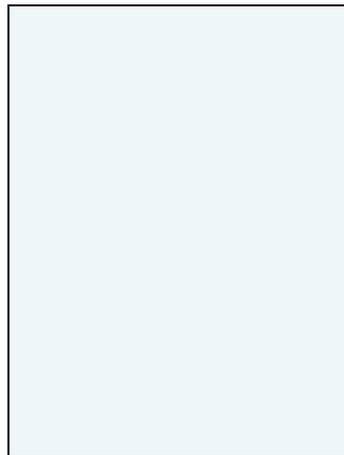
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope leading to the dock ramp is 5.4%.

RECOMMENDATIONS

Resurface the route to reduce the maximum running slope to 5%. **However,** if the historical nature of the Mound prevents this from occurring, ensure proper signage is placed at the accessible parking notifying users of the large slope with a phone number to call for assistance. If requested, a complementary accessible golf cart could transport visitors from the accessible parking to the Mound Houses' accessible entrance.





Town of Fort Myers Beach

NEWTON PARK

07/24/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies and bring facilities to full compliance.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the park to individuals with disabilities,
- Describe the methods to be used to make the park accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Self-Evaluation and developing a Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers park entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Fort Myers Beach Newton Park and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of Newton Park has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.

1.2 Location Overview

Newton Park is located at the corner of Strandview Avenue and Estero Boulevard (4650 Estero Blvd, Fort Myers Beach, FL 33931). This small park contains picnic tables, a chickee hut with access to the beach and a pay station for parking the parking lot. There is also bus bay offering access to public transit users. Bathrooms and changing rooms are also provided for convenience.



Figure 1.1 Aerial Photo of Newton Park



Figure 1.2 Newton Park (Source: Trip Advisor)



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of park elements for compliance with applicable accessibility standards was conducted on March 20, 2020 by Tindale Oliver and Castellanos + Tramonte Architects staff certified as an Accessibility Inspector.

The park survey addressed each accessible element in and around the park and included applicable elements such as park entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the park for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. The park survey consisted of non-intrusive visual observations, which allowed for a readily-accessible and easily-visible components and systems assessment of the park, which included measurements of space and clearance dimensions, slope, walkway widths, reach ranges, maneuverability measurements, etc.

2.2 General

The use and occupancy of Newton Park dictates egress and accessible route requirements consistent with ADAAG regulations. Because the general public regularly accesses the park, and in the interest of establishing an accessibility compliance baseline condition report of the park, a full accessibility assessment was conducted. Where deficiencies in compliance with ADAAG or FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections describe and illustrate common barriers to accessibility found throughout the park and applicable sections of the 2010 ADA Standards for Accessible Design.



2.3 Parking

2.3.1 Accessible Parking (\$502)

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

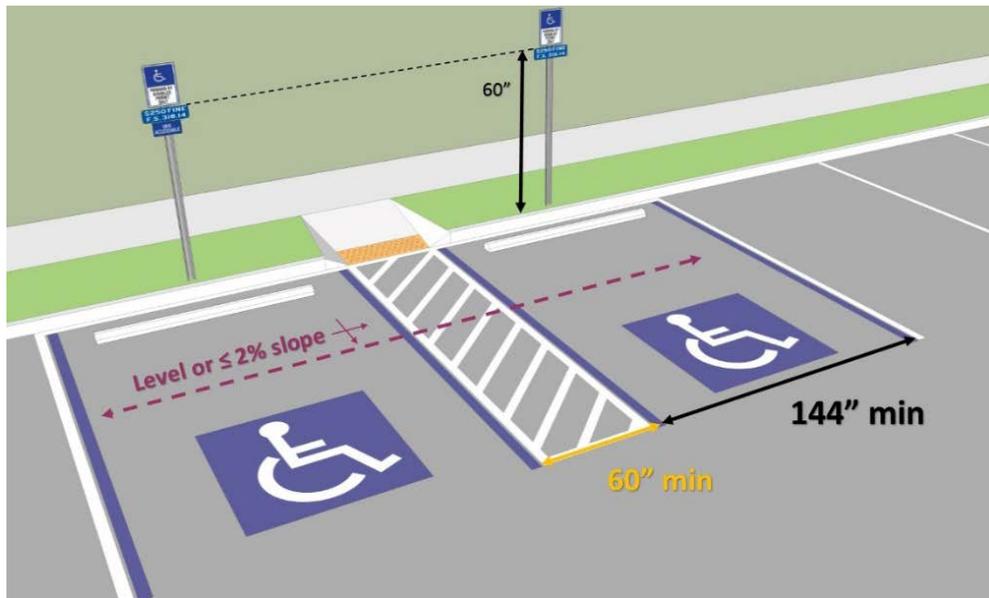


Figure 2.1 Accessible Parking Spaces

2.4 Accessible Routes

2.4.1 Exterior Accessible Routes (§301 and §401)

Sidewalks and routes that connect to the pedestrian arrival points must be accessible. In addition, the requirements listed below also apply to all internal accessible routes used by the public as they navigate the internal corridors of the park.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36" minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32" for a maximum distance of 24", as shown in Figure 2.2.
- Shall have 60"x60" passing spaces at 200' intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4" and 1/2" must be beveled at 1:2 slope.
- Changes in level greater than 1/2" are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2" wide and openings must be aligned perpendicular to travel.

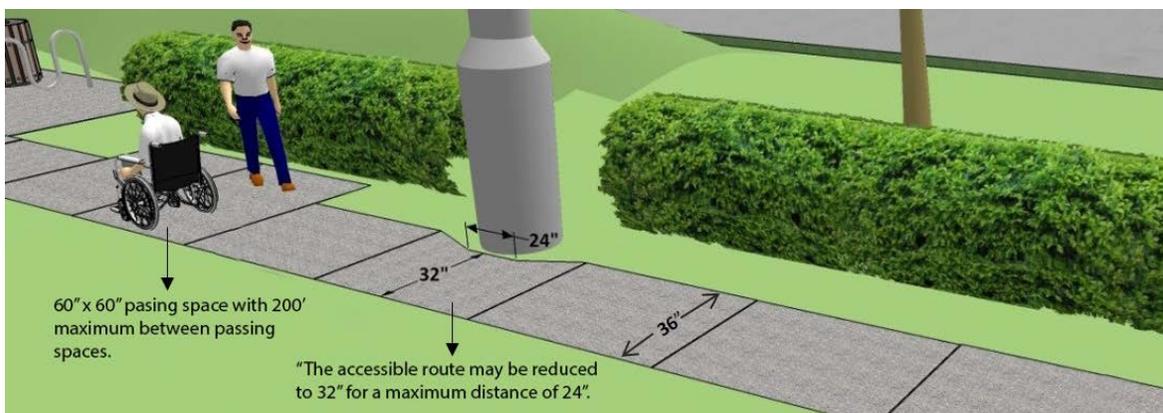


Figure 2.2 Accessible Route Standards Diagram

2.4.2 Handrails (§405.8 and §505)

Handrails along ramps and stairs shall comply with the following standards:

- Handrails must be provided along ramps and stairs. Where handrails are required, they must be installed on both sides of the ramp or stairs.
- Handrail gripping surfaces shall be installed at a height of 34” minimum and 38” maximum above the walking surface, stair nosing, and ramp surface.
- The clearance between handrail and adjacent surface shall be 1 ½” minimum.
- Ramp handrails shall extend 12” minimum beyond the top and bottom of ramp runs. Extensions shall be continuous and return to a wall or be continuous to the handrail of an adjacent ramp run.
- At the top of the stairs, handrails shall extend horizontally 12” minimum directly above the stair riser and shall return to the wall or guard, as shown in Figure 2.3.
- At the bottom of the stairs, handrails shall extend a distance at least equal to one tread depth beyond the last riser and return to the wall or guard, as shown in Figure 2.3.

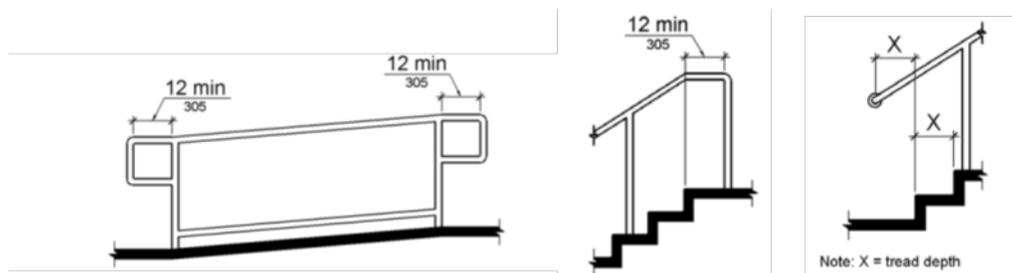


Figure 2.3 Handrails

2.4.3 Doors and Doorways (§404)

Doors and doorways that are part of accessible routes and shall comply with the standards shown below.

Standards:

- Sixty percent (60%) of all public entrances shall be accessible. Directional signs shall be provided to guide users to the nearest accessible means of egress.
- Accessible doors shall have a clear width of 32” minimum measured between the face of the door and the stop.
- If thresholds are provided, they shall be ½” high maximum.
- The distance between two doors in series shall be 48” minimum plus the width of the door swinging into the space.
- The maneuvering clearance varies depending on type of door and direction of approach. The most commonly used door with a front approach, requiring the user to pull to it, shall have a 60” maneuvering clearance perpendicular to doorway and 18” parallel to doorway, as shown in Figure 2.4.
- Operable parts such as door handles, pulls, latches and locks shall be located 34” minimum and 48” maximum above the floor.
- The door closing speed from a 90-degree open position to 12 degrees shall be 5 seconds minimum.

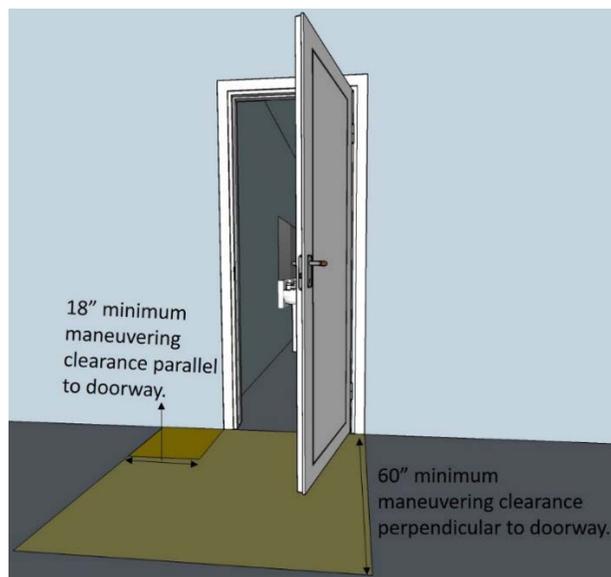


Figure 2.4 Accessible Maneuvering Clearance at Doorway

2.5 Amenities

2.5.1 Drinking Fountains (\$602)

Drinking fountains, like all amenities, must be accessible, complying with the standards shown below.

Standards:

- Drinking fountains shall be connected to an accessible route.
- The clear floor space, positioned for a forward approach, adjacent to the drinking fountain shall:
 - Be a minimum of 30”x48” in size.
 - Not have any slope greater than 2%.
 - Have a firm, stable, and slip resistant surface.
- Where drinking fountains are provided, there shall be at least two.
 - For a low fountain, the water spout height shall be 36” maximum above the floor.
 - For standing persons, the water spout height shall be 38” minimum and 43” maximum above the floor.
- The spout shall provide a flow of water 4” high minimum and shall be located 5” maximum from the front of the unit.

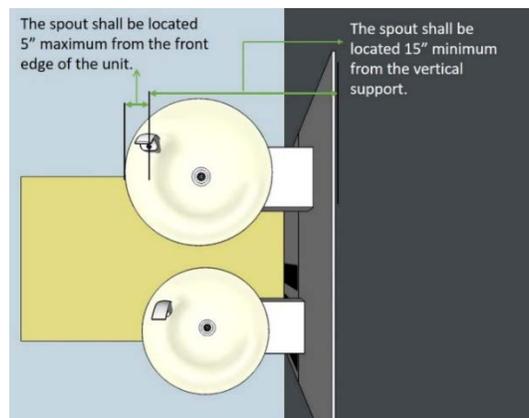


Figure 2.5 Drinking Fountain Location

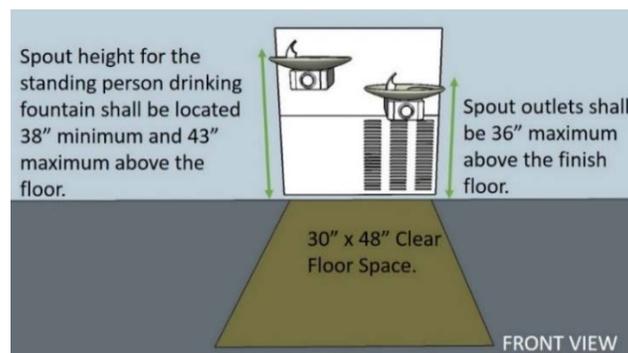


Figure 2.6 Drinking Fountain Height

2.6 Room Signage

Signs are required to designate permanent rooms and places, per §701 of the 2010 ADA Standards for Accessible Design. In addition, exit doors must be identified by tactile (raised characters and Braille) signs.

Standards:

- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Signs containing tactile characters shall be located so that a clear floor space of 18” by 18” minimum, centered on the tactile characters, is provided beyond the arc of any door swing.
- Signs shall be installed 48” minimum above the floor, measured from the lowest character, and 60” maximum above the floor measured from the highest character.
- Signage characters and their background shall have a non-glare finish. The characters shall be high contrast compared to their background.

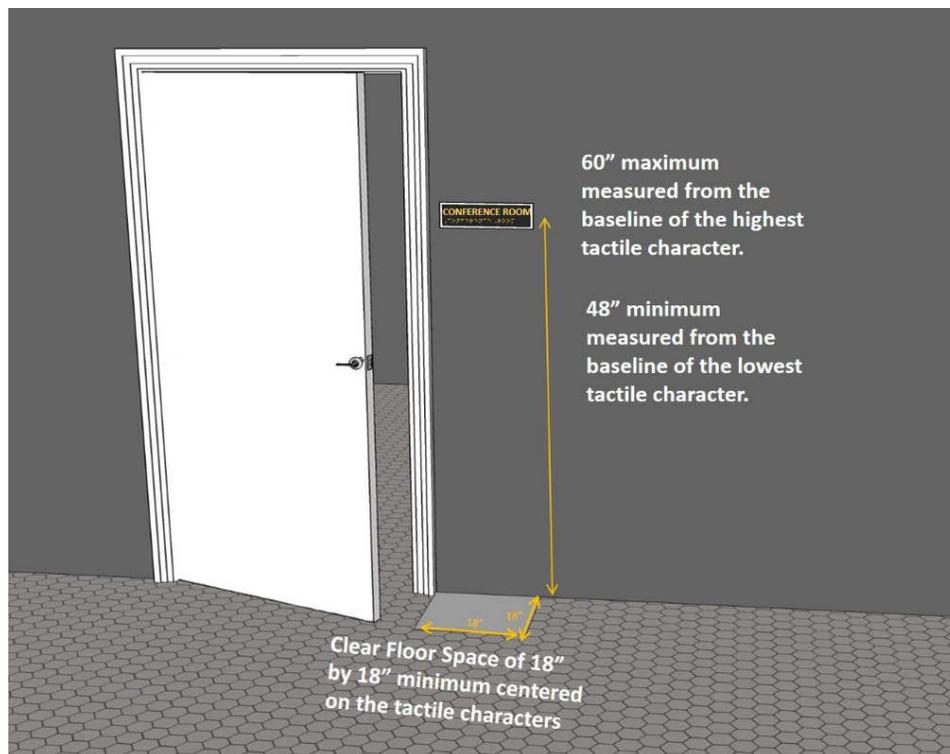


Figure 2.7 Room Signage



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to park entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

It should be noted that the estimates are intended to reflect the order-of-magnitude costs for the Town of Fort Myers Beach’s overall park improvement needs over the timeframe of the plan; for specific projects nearing implementation, it may be necessary for the Town to conduct a more detailed cost assessment.

Category	Estimate of Cost
High	\$22,400
Medium	\$16,500
Low	\$500
Total	\$39,400
<i>Quick-Fixes</i>	<i>\$1,400</i>

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 park or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

07/24/2020

Prepared by:





ID: 10 Facility: Newton Park

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Office
Schedule: 2020
Estimated Cost: \$100.00

VIOLATIONS

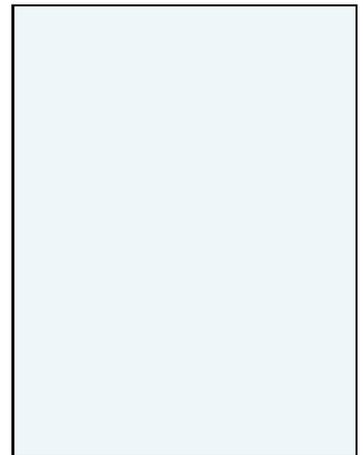
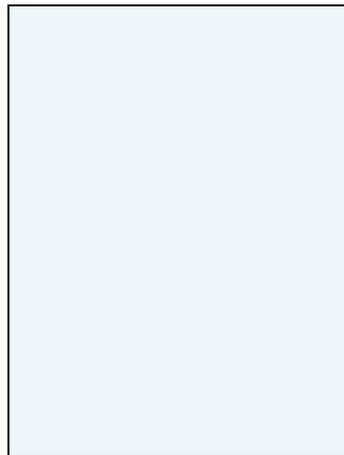
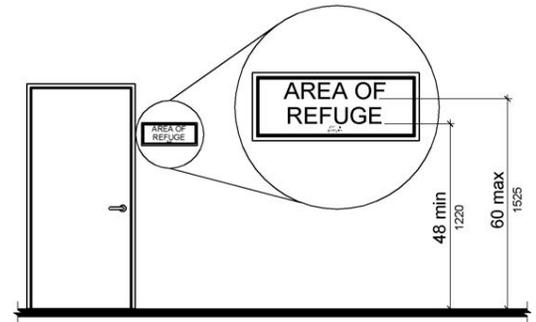
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 14 Facility: Newton Park

Priority Score 3



Quick Fix: Yes
Built before ADA: No

Location: Restroom Area

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

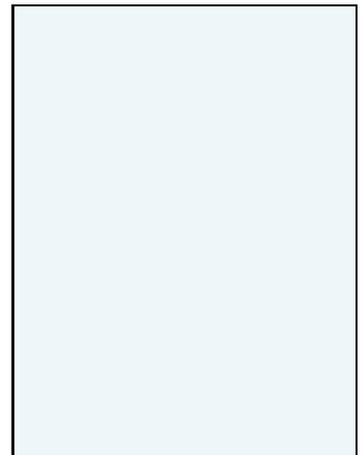
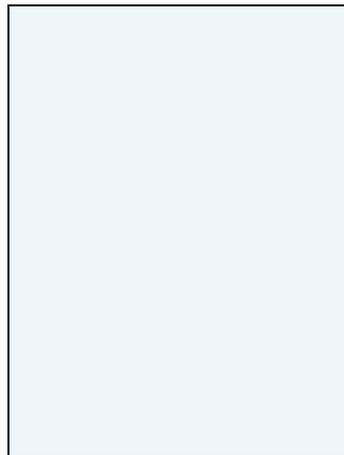
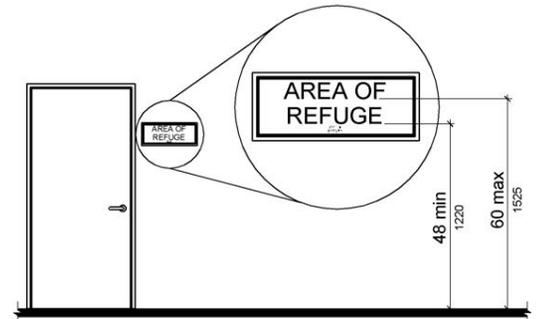
2010 ADA Standards for Accessible Design Codes: §216.4, §703

The door serving as an exit is not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 8 Facility: Newton Park

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Office
Schedule: 2020
Estimated Cost: \$200.00

VIOLATIONS

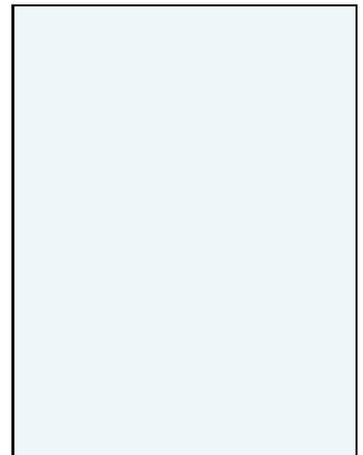
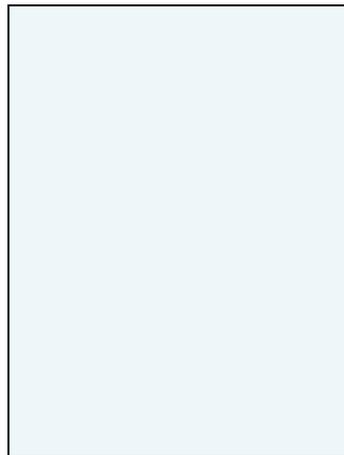
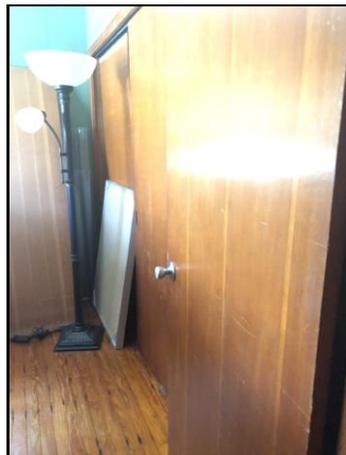
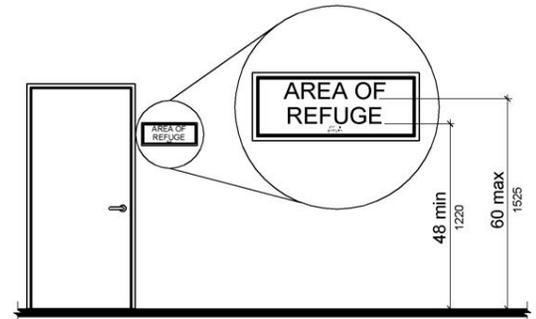
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There are no tactile signs identifying the permanent rooms.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18"x18" clear floor space.





ID: 13 Facility: Newton Park

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: Ramp to Restroom Area

Schedule: 2020

Estimated Cost: \$500.00

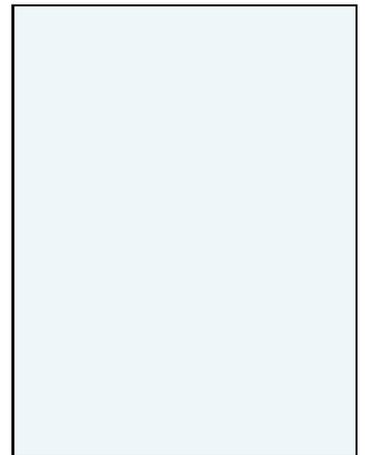
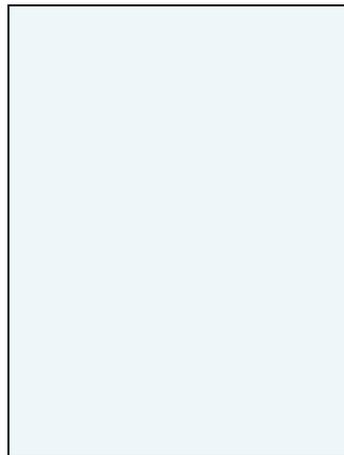
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.9

The handrail is loose.

RECOMMENDATIONS

Ensure the handrails are secure in their fittings.





ID: 17 Facility: Newton Park

Priority Score 9



Quick Fix: Yes
Built before ADA: No

Location: Parking
Schedule: 2020
Estimated Cost: \$500.00

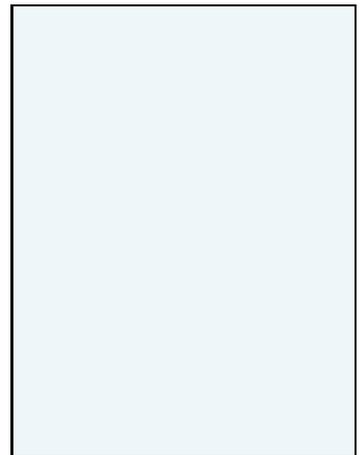
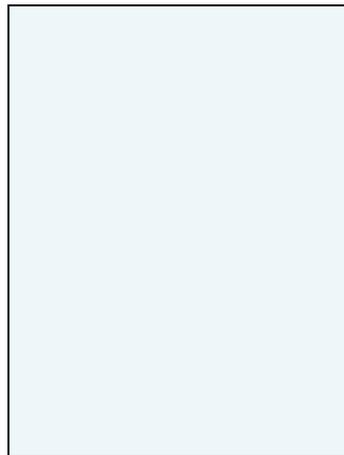
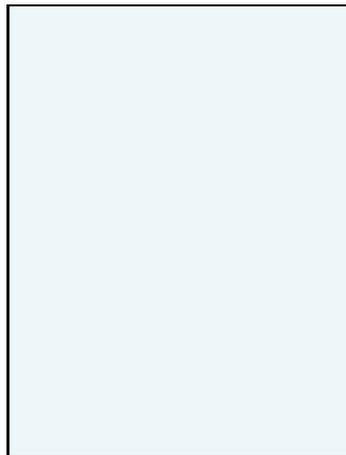
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.6

The ISA symbol is faded.

RECOMMENDATIONS

Repaint the ISA symbol in the accessible parking space.





ID: 19 Facility: Newton Park

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Parking
Schedule: 2020
Estimated Cost: \$2,000.00

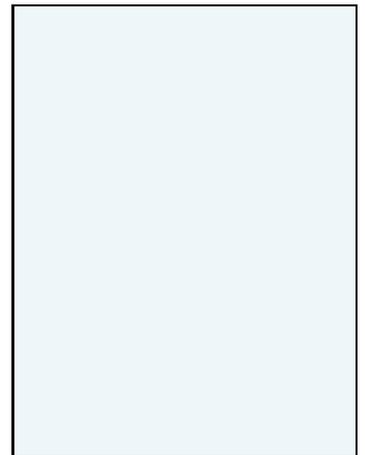
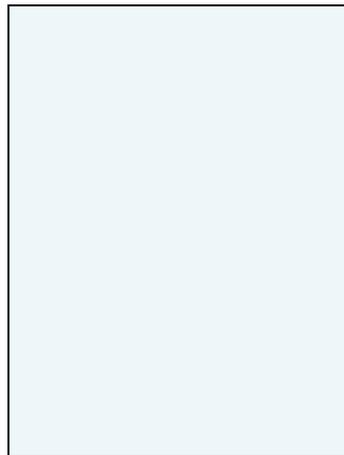
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.2

Both spaces are 11'8" wide, with a 5'6" access aisle.

RECOMMENDATIONS

Restripe the parking spaces to ensure they are at least 12' wide with a 5' wide access aisle.





ID: 12 Facility: Newton Park

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Ramp to Office
Schedule: 2020
Estimated Cost: \$10,000.00

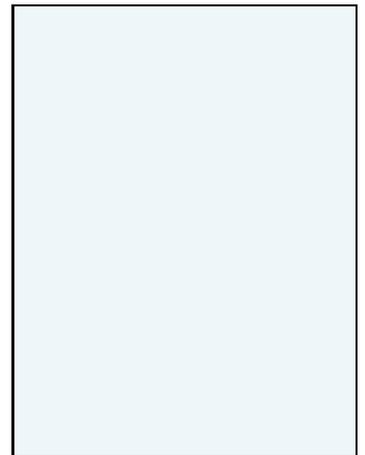
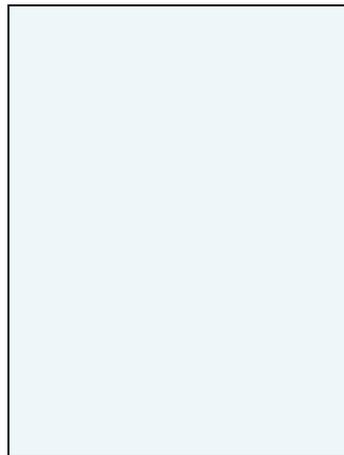
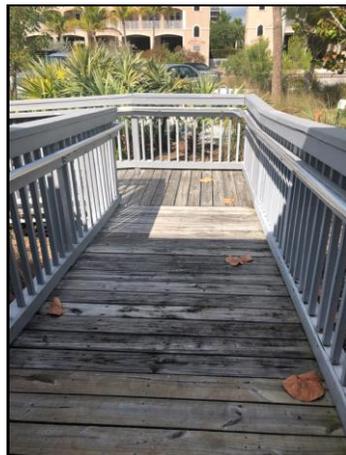
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §304.3.1

The turning space is 56".

RECOMMENDATIONS

Expand the turning space to allow for a minimum width of 60" to provide adequate turning space.





ID: 16 Facility: Newton Park

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Parking
Schedule: 2020
Estimated Cost: \$10,000.00

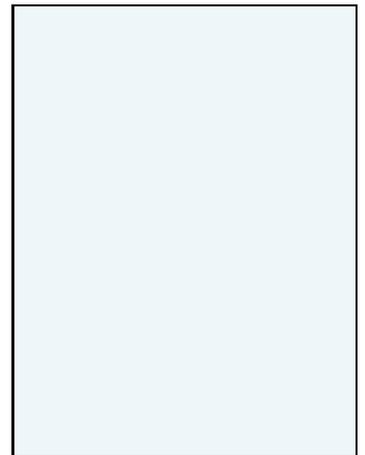
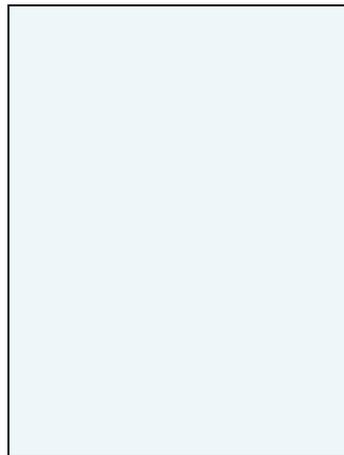
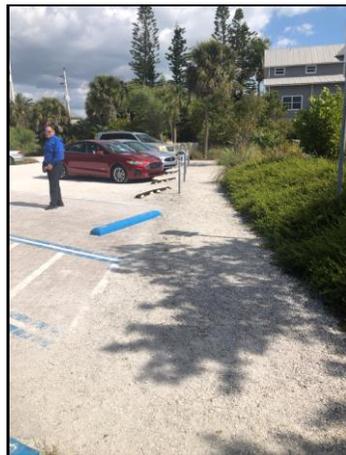
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

The path is not stable, firm, and slip resistant.

RECOMMENDATIONS

Pave the parking lot and accessible path connecting the accessible parking to ensure the path is stable, firm and slip resistant.





ID: 15 Facility: Newton Park

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Parking
Schedule: 2021
Estimated Cost: \$1,000.00

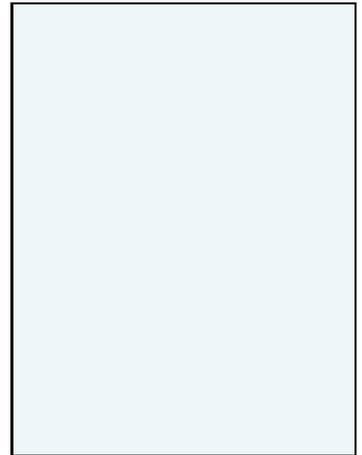
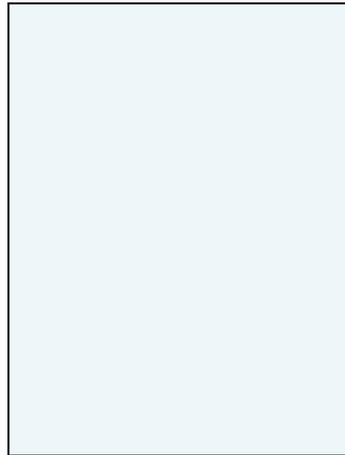
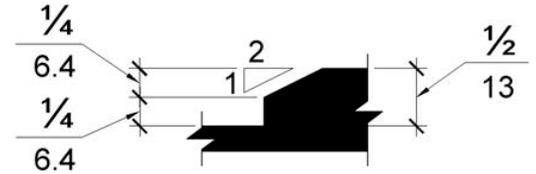
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

There is a change in level of 2", greater than maximum allowable of 0.5" .

RECOMMENDATIONS

Resurface the pathway to reduce the change in level to 0.25" or 0.5" if beveled. Ensure that the accessible path leading to the ramp is firm, stable and slip resistant.





ID: 9 Facility: Newton Park

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Office
Schedule: 2021
Estimated Cost: \$1,000.00

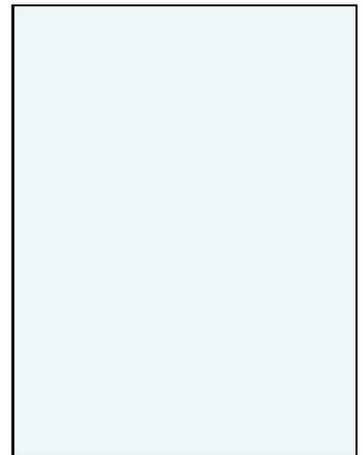
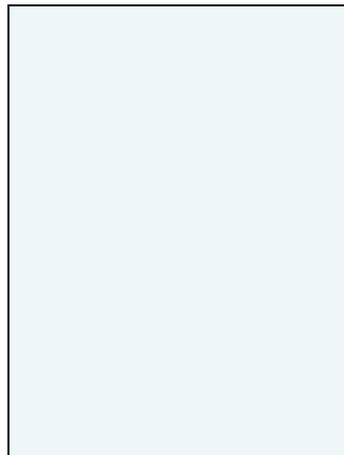
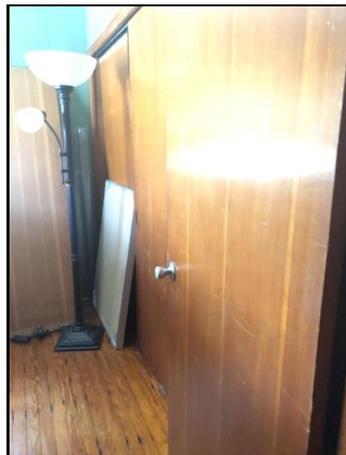
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §309.4

The door knob requires twisting of the wrist.

RECOMMENDATIONS

Replace all door knobs with a lever handle that can be operated with a closed fist and without twisting the wrist.





ID: 187 Facility: Newton Park

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Pavilion
Schedule: 2021
Estimated Cost: \$1,000.00

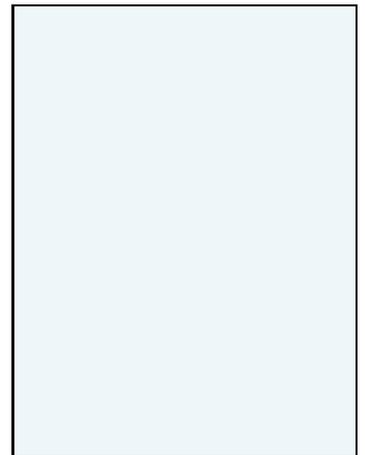
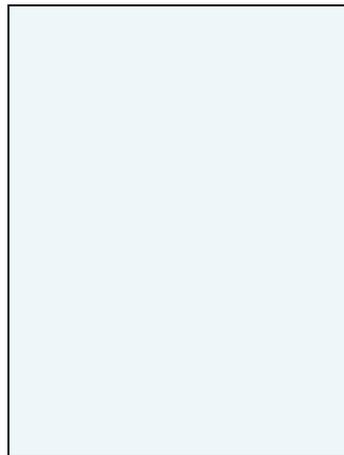
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The drinking fountains are located in an area surrounded by a shell ground surface, and therefore not accessible.

RECOMMENDATIONS

Construct a firm, stable, and slip resistant accessible route to the drinking fountains.





ID:
188

Facility:
Newton Park

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Pavilion

Schedule: 2021

Estimated Cost: \$3,000.00

VIOLATIONS

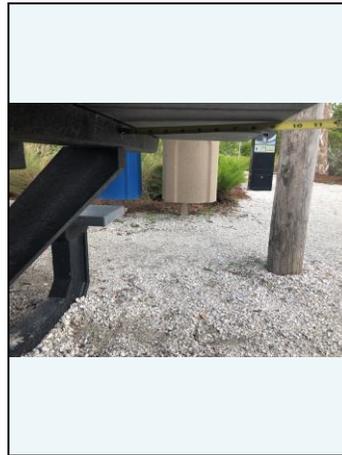
2010 ADA Standards for Accessible Design Codes: §302.1, §305

The ground leading to the accessible picnic table is located in the shell area, therefore not accessible. The wheelchair space has an angled bar underneath interfering with the knee clearance.

RECOMMENDATIONS

Pave a firm, stable, and slip resistant accessible route to the accessible end of the table.

Replace the table with one that does not have a bracket underneath impeding on the knee space.





ID:
184

Facility:
Newton Park

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Pavilion

Schedule: 2021

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

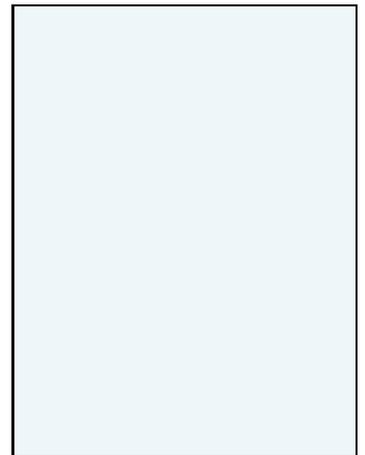
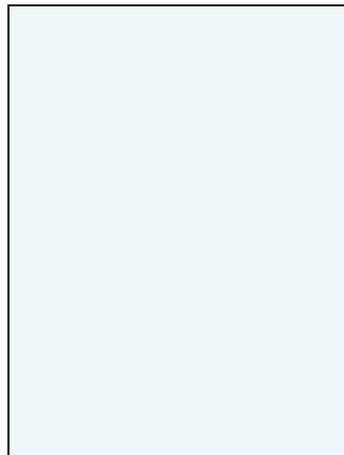
The accessible table is located in the sand, therefore not accessible.

The accessible table has an angled bracket underneath it interfering with the accessible knee clearance.

RECOMMENDATIONS

Relocate the table to a firm, stable, and slip resistant location that has an accessible route with a maximum cross slope of 2% and maximum running slope of 5%.

Replace the table with one that does not have a bracket underneath impeding on the knee space.





ID: 186 Facility: Newton Park

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Pavilion
Schedule: 2021
Estimated Cost: \$5,000.00

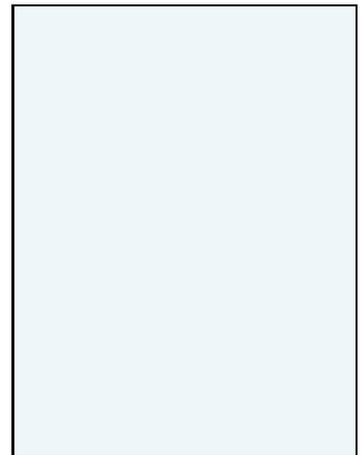
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The ground leading to the accessible picnic table is located in the shell area, therefore not accessible. The table has a rusted angle bracket underneath it.

RECOMMENDATIONS

Pave a firm, stable, and slip resistant accessible route to the accessible end of the table.
Replace the table with one that does not have a bracket underneath impeding on the knee space.





Town of Fort Myers Beach

PARKING

07/30/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that by designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Assessment and developing an ADA Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Town facilities and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of each facility has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.

1.2 Location Overview

The 2nd St. Parking Lot is located at 441 Old San Carlos Blvd Fort Myers Beach, FL 33931. Across the street from Harbour House at the Inn, this parking lot offers parking for the beach accesses and businesses nearby.



Figure 1.1 Aerial Photo of the 2nd St. Parking Lot

The Dinghy Dock Parking Lot is located at 1151 First Street in Fort Myers Beach, Florida 33931. The parking lot is “Pay by Space”, located on First Street, right under the San Carlos Bridge. There are approximately 14 parking spaces available and it provides access to the Dinghy Dock.



Figure 1.2 Photo of the Dinghy Dock Parking Lot

The 3rd St. Parking Lot is conveniently located at 939 Third St, Fort Myers Beach, FL 33931. The parking lot is “Pay by Space” and allows quick access to a number of beach accesses.



Figure 1.3 Aerial Photo of the 3rd St. Parking Lot

The Center St. Parking Lot is located at 200 Old San Carlos Blvd, Fort Myers Beach, FL 33931, behind the Winds beach store providing access to a plethora of restaurants and stores. Short term, metered parking is available at this location.

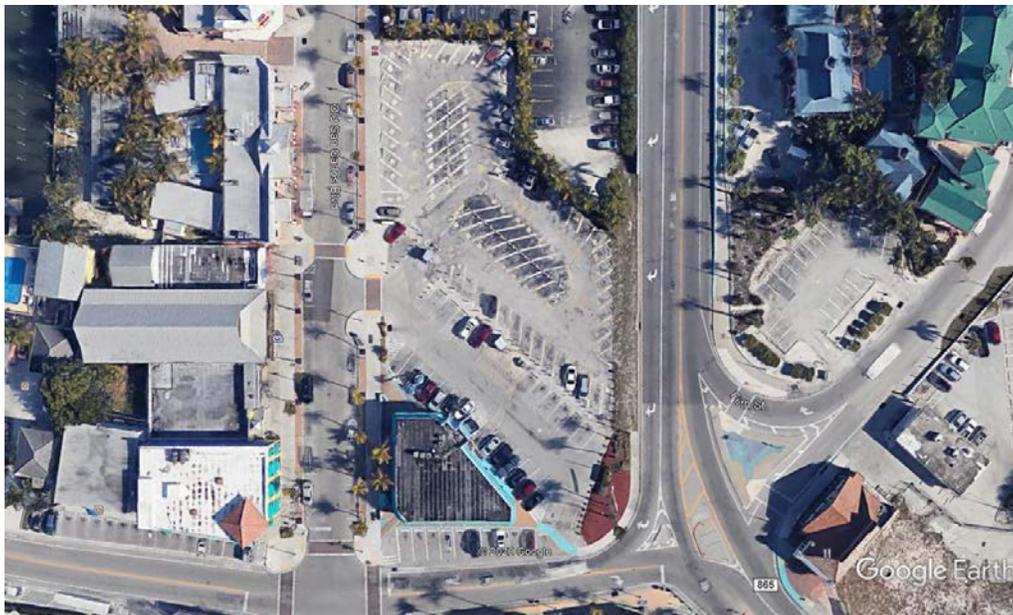


Figure 1.4 Aerial Photo of the Center St. Parking Lot



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of parking lot elements for compliance with applicable accessibility standards was conducted on March 19, 2020 and June 2, 2020, by Tindale Oliver and Castellanos + Tramonte Architects staff certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect’s custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect’s secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of the 2nd St. Parking Lot, 3rd St. Parking Lot, Dinghy Dock Parking Lot, and Center St. Parking Lot dictates egress and accessible route requirements consistent with ADAAG regulations. Because the general public regularly accesses the parking lot, and in the interest of establishing an accessibility compliance baseline condition report of the parking lot, a full accessibility assessment was conducted. Where deficiencies in compliance with ADAAG or FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the parking lot.



2.2.1 Accessible Parking (\$502)

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

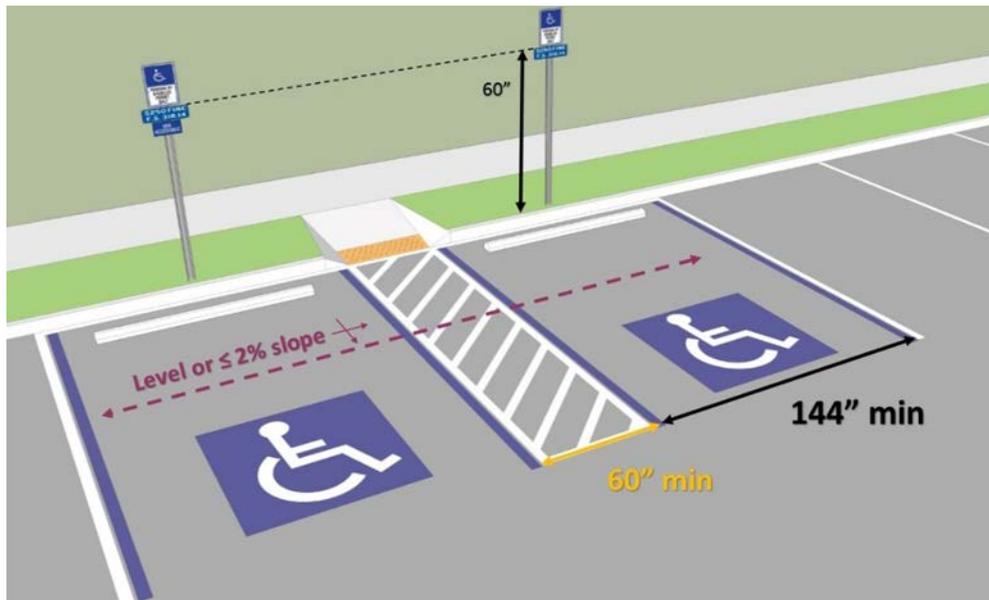


Figure 2.1 Accessible Parking Spaces

2.3 Accessible Routes

2.3.1 Exterior Accessible Routes (§301 and §401)

Sidewalks and routes that connect to the pedestrian arrival points must be accessible.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36" minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32" for a maximum distance of 24", as shown in Figure 2.2.
- Shall have 60"x60" passing spaces at 200' intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4" and 1/2" must be beveled at 1:2 slope.
- Changes in level greater than 1/2" are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2" wide and openings must be aligned perpendicular to travel.

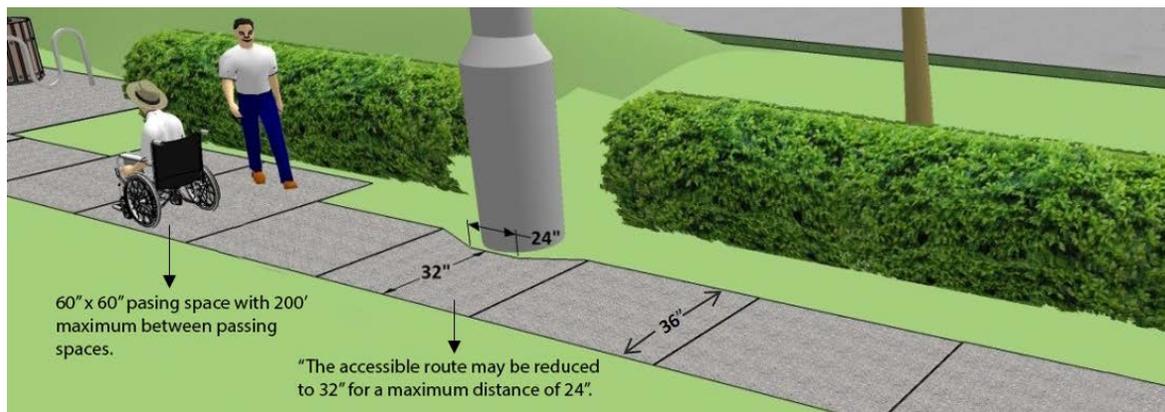


Figure 2.2 Accessible Route Standards Diagram



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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



2 nd St. Parking Lot	
Category	Estimate of Cost
High	\$13,500
Medium	\$0
Low	\$0
Total	\$13,500
<i>Quick-Fixes</i>	\$1,000
3 rd St. Parking Lot	
Category	Estimate of Cost
High	\$21,500
Medium	\$0
Low	\$0
Total	\$21,500
<i>Quick-Fixes</i>	\$500
Center St. Parking Lot	
Category	Estimate of Cost
High	\$2,500
Medium	\$0
Low	\$0
Total	\$2,500
<i>Quick-Fixes</i>	\$0
Dinghy Dock Parking Lot	
Category	Estimate of Cost
High	\$5,000
Medium	\$0
Low	\$0
Total	\$5,000
<i>Quick-Fixes</i>	\$0
Total	\$42,500

Table 4.1 Cost Summary

4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by



completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town's ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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.

PARKING



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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

07/30/2020

Prepared by:





ID: 140 Facility: 2nd St. Parking Lot

Priority Score 3



Quick Fix: Yes
Built before ADA: No

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$500.00

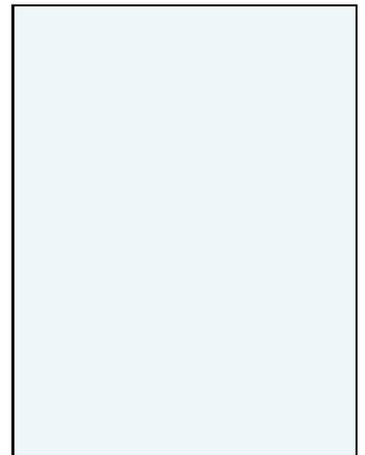
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

The access aisle is obstructed by the pay station.

RECOMMENDATIONS

Relocate the pay station outside of the access aisle.





ID:
144

Facility:
3rd St. Parking Lot

Priority Score 3



Quick Fix: Yes
Built before ADA: No

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$500.00

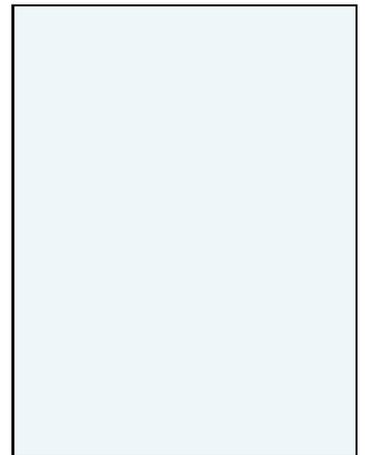
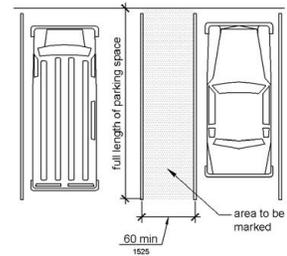
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

The pay station obstructs the access aisle.

RECOMMENDATIONS

Relocate the pay station to an area outside the access aisle.





ID: 141 Facility: 2nd St. Parking Lot

Priority Score 4



Quick Fix: Yes
Built before ADA: No

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$500.00

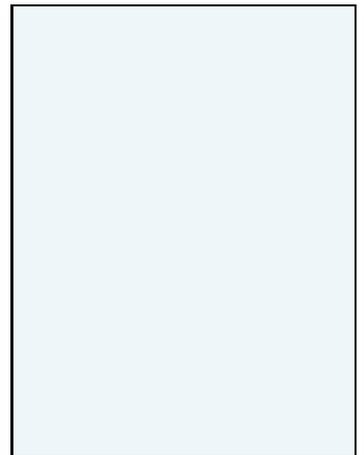
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible parking space.

RECOMMENDATIONS

Repave the parking space to remove the pot hole.





ID: 146 Facility: 3rd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Under Bridge

Schedule: 2020

Estimated Cost: \$1,000.00

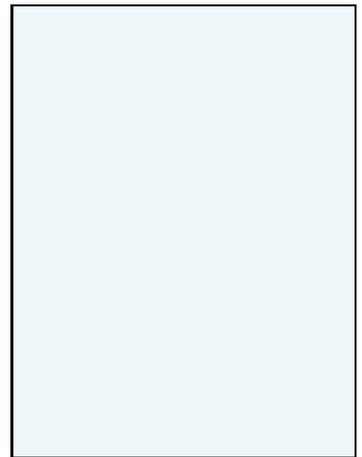
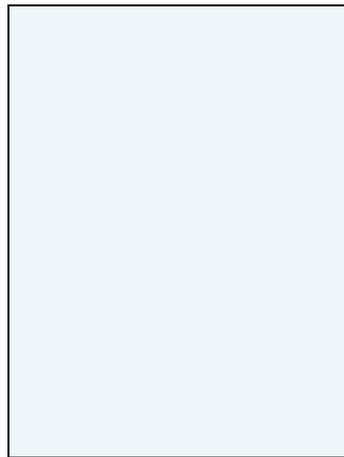
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §208.2.4

There is one 114" wide accessible parking space.

RECOMMENDATIONS

Repaint the accessible parking space to allow for a minimum width of 144" with an adjacent 60" wide access aisle.





ID: 139 Facility: 2nd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Parking Lot

Schedule: 2020

Estimated Cost: \$2,500.00

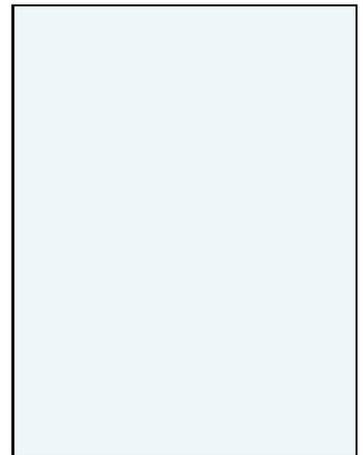
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space is 108" wide, which is less than the minimum width of 144".

RECOMMENDATIONS

Restripe the accessible parking space to be a minimum of 144" wide with an adjacent 60" wide access aisle.





ID: 150 Facility: Dinghy Dock Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Accessible Parking

Schedule: 2020

Estimated Cost: \$2,500.00

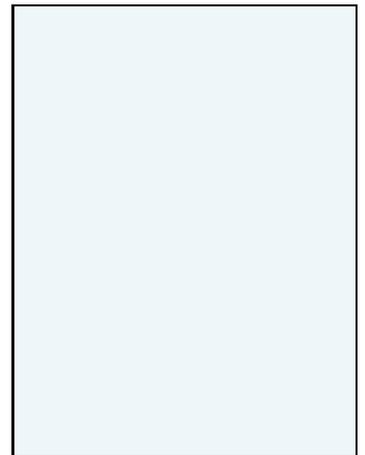
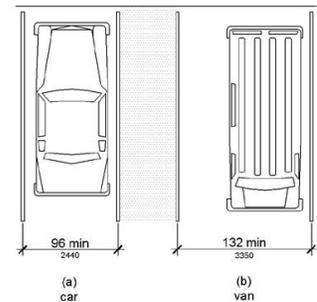
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space is 108" wide, which is less than the minimum width of 144".

RECOMMENDATIONS

Restripe the accessible parking space to be a minimum of 144" wide with an adjacent 60" wide access aisle.





ID:
151

Facility:
Dinghy Dock Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Accessible Parking

Schedule: 2020

Estimated Cost: \$2,500.00

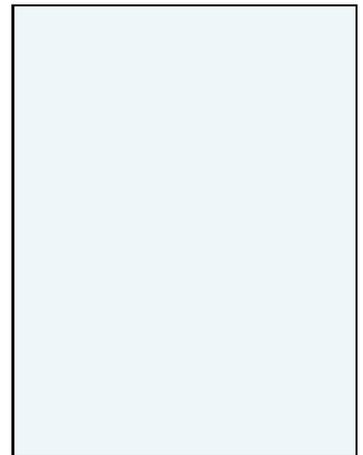
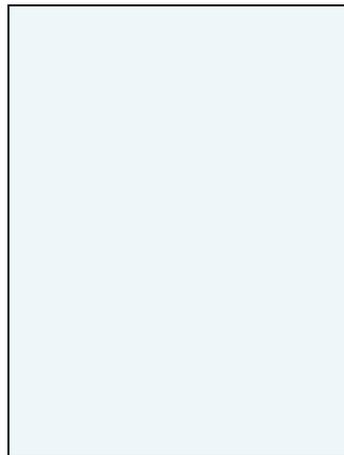
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The accessible parking space has a slope of up to 3%.

RECOMMENDATIONS

Resurface the accessible parking space to ensure the maximum allowed slope of 2%.





ID: 166 Facility: Center St. Parking

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Old San Carlos at Estero parking

Schedule: 2020

Estimated Cost: \$2,500.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

Due to the electrical box, the access aisle does not extend the full length of the accessible parking space. The accessible parking space is not the closest space to the nearby sidewalk and businesses and does not have an accessible connection to them.

RECOMMENDATIONS

Relocate the accessible parking space to the south side of the parking lot, in the staff only parking space. Ensure that the new accessible parking space is 144" wide with a 60" aisle and has a maximum slope of 2%.





ID:
135

Facility:
3rd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Under Bridge

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §502.4

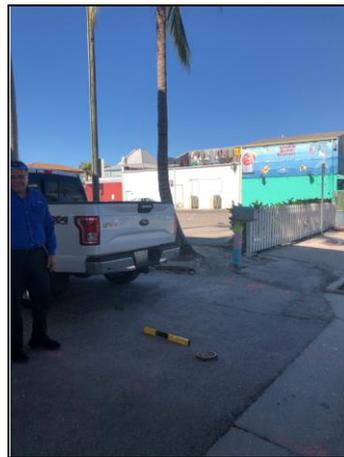
There is a 6.3% slope at the beginning of the accessible parking space.

There is a 1.5" high tripping hazard in the accessible route.

RECOMMENDATIONS

Resurface the accessible parking spaces to reduce the slope to a maximum of 2%.

Reduce the vertical lip to a maximum of 1/4".





ID: 136 Facility: 3rd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Under Bridge

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

The accessible parking spaces and access aisle are not of sufficient width, ranging from 94" to 131" wide for the space and 60" to 88" wide for the aisle. They must be a minimum of 144" for the parking space with a 60" **access aisle**. The current placement of the spaces compels users to walk/wheel behind vehicles to get to the sidewalk.

RECOMMENDATIONS

Due to the space limitations and lack of pedestrian infrastructure, consider relocating the accessible parking spaces to the surface lot at Crescent and First St. Or, restripe them to be of sufficient width.





ID: 147 Facility: 3rd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Under Bridge

Schedule: 2020

Estimated Cost: \$10,000.00

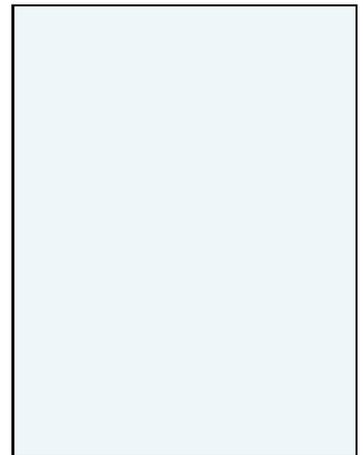
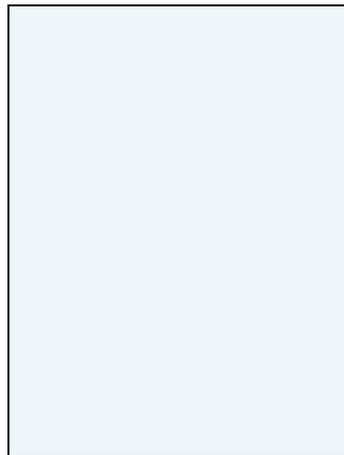
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The slope of the access aisle is 4.2%.

RECOMMENDATIONS

Resurface the access aisle to ensure a maximum slope of 2% in any direction.





ID: 183 Facility: 2nd St. Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Future Location of Accessible Parking

Schedule: 2020

Estimated Cost: \$10,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502

The current accessible parking spaces in the nearby lots do not have convenient access to the sidewalks and forces users to wheel or walk behind parked vehicles other than their own, in violation of the FAC.

RECOMMENDATIONS

Relocate the accessible parking spaces for all three nearby surface lots to Crescent and First St. to provide easy access to the nearby sidewalks and businesses.

This location would allow users to not be compelled to travel behind other parked vehicles or travel on the side of the road.





Town of Fort Myers Beach

Public Right-of-Way, Dinghy Dock, and Bayside Park/ Fountain Park

08/27/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that by designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Assessment and developing an ADA Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver and Castellanos + Tramonte Architect's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Town facilities and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of each facility has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.



1.2 Location Overview

The Town of Fort Myers Beach maintains approximately three miles of sidewalk and the associated curb ramps. Major thoroughfares include Estero Blvd. and Old San Carlos that connect the beach access to local businesses and parks. The dinghy dock is located beneath the Sky Bridge between the Matanzas Inn Restaurant and the public fishing pier and is available for public use to tie up dinghies 10' or less. Bayside Park/Fountain Park is located off First Street in Downtown Fort Myers Beach. The Town is currently exploring options to renovate the longstanding public amenity.

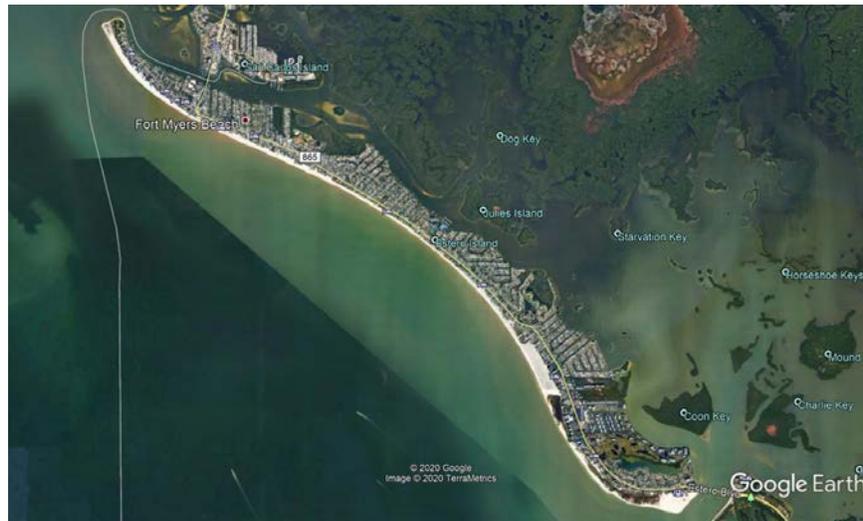


Figure 1.1 Aerial Photo of the Town of Fort Myers Beach



Figure 1.2 Bayside Park/Fountain Park (Photo Courtesy of Fort Myers Beach Talk)



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of building elements for compliance with applicable accessibility standards was conducted on June 1-3, 2020 by Tindale Oliver and Castellanos + Tramonte Architects staff certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver and Castellanos + Tramonte Architect's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver and Castellanos + Tramonte Architect's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of the Town of Fort Myers Beach right-of-way and dinghy dock dictates egress and accessible route requirements consistent with 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 FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the building.



2.3 Parking

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

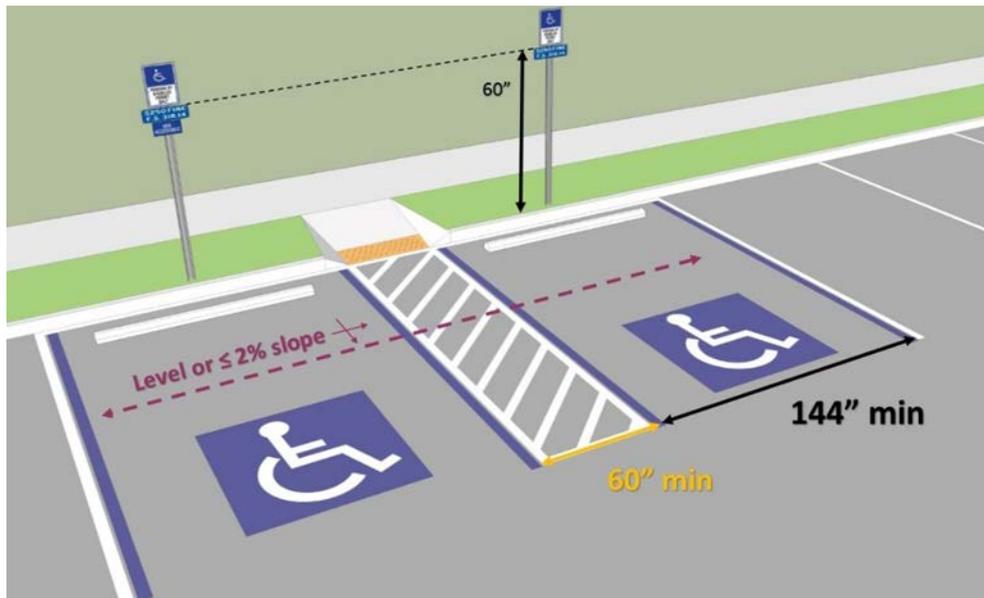


Figure 2.1 Accessible Parking Spaces

2.4 Accessible Routes

2.4.1 Interior and Exterior Accessible Routes

Sidewalks and routes that connect to the pedestrian arrival points must be accessible. In addition, the requirements listed below also apply to all internal accessible routes used by the public as they navigate the internal corridors of the building, as described in sections §301 and §401 of the 2010 ADA Standards for Accessible Design.

Standards:

- The surface must be firm, stable, and slip resistant (wet or dry).
- Shall be a 36" minimum wide continuous unobstructed path.
 - FDOT requires a wider width for sidewalks and shared-use paths depending on the type of adjacent roadway.
 - The accessible route is allowed to decrease to a width of 32" for a maximum distance of 24", as shown in Figure 2.2.
- Shall have 60"x60" passing spaces at 200' intervals minimum.
- The running slope (parallel to direction of travel) must be equal to or less than 5% (>5% = ramp) for an accessible route. However, a sidewalk is permitted to have a running slope greater than 5% if it follows the slope of the adjacent roadway.
- The cross slope (perpendicular to direction of travel) must be less than or equal to 2%.
- Changes in level between 1/4" and 1/2" must be beveled at 1:2 slope.
- Changes in level greater than 1/2" are not allowed or must be ramped.
- Gaps in gratings must be no greater than 1/2" wide and openings must be aligned perpendicular to travel.



- Objects with edges between 27” and 80” above the floor can be considered protruding objects, as shown in Figure 2.3, if their edges protrude more than 4” horizontally into the circulation path.

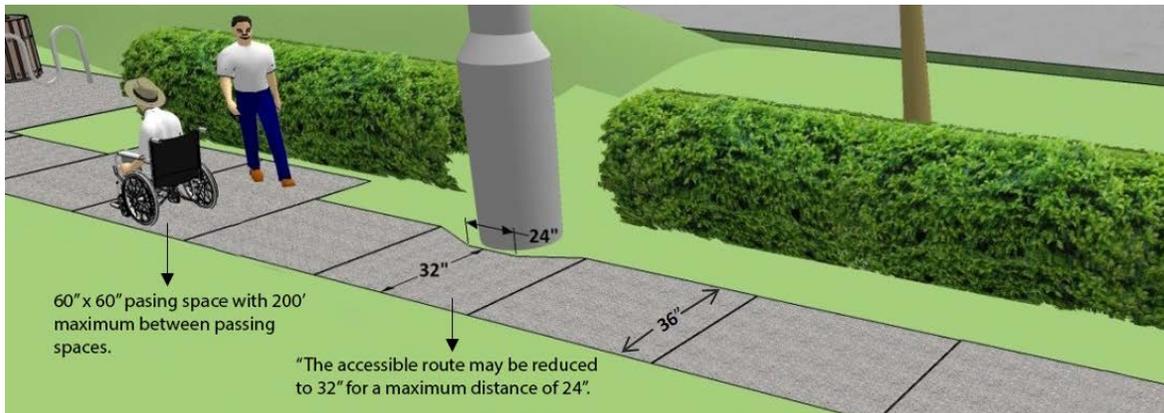


Figure 2.2 Accessible Route Standards Diagram

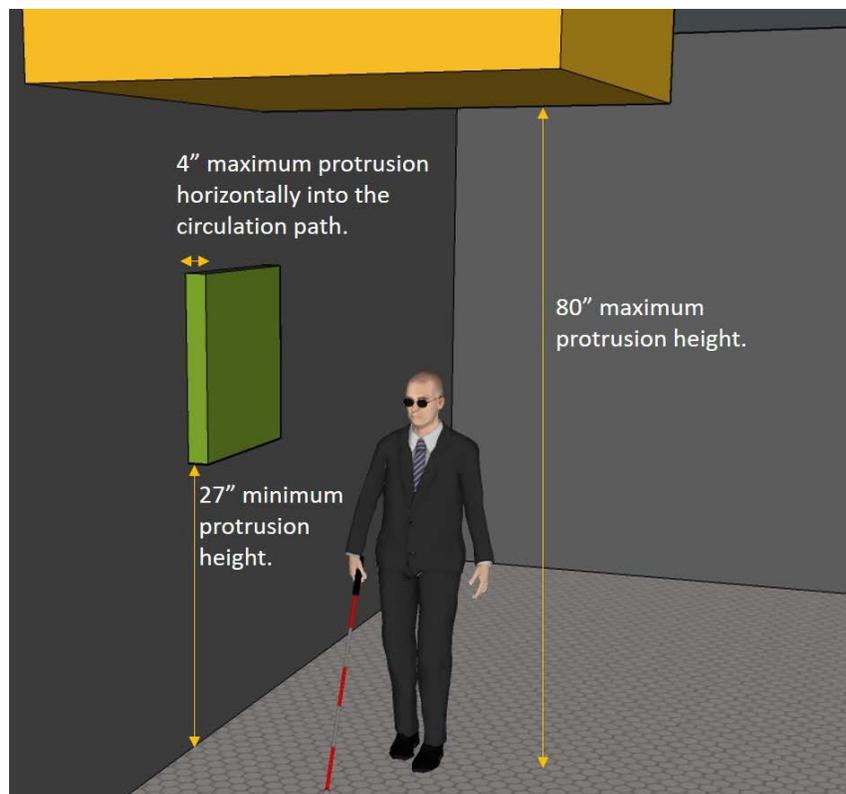


Figure 2.3 Protruding Objects



2.4.2 Ramps

The requirements for a ramp are more stringent than those of an accessible route, as listed in §405 of the 2010 ADA Standards for Accessible Design and described below.

Standards:

- Shall have a minimum of a 36” wide continuous unobstructed path.
- The running slope (parallel to direction of travel) must not be steeper than 8.3%.
- The cross slope (perpendicular to direction of travel) must be 2% or less.
- The rise shall be 30” maximum.
- Landings must be located at the top and bottom of all ramp runs and must be a minimum of 60” long and at least the width of the ramp.
 - Ramps that do not have level landings at changes in direction can create a compound slope. Curvilinear ramps continually change direction and cannot, by their nature, meet the requirements for accessible routes.
- Ramp runs with a rise greater than 6” shall have handrails and edge protection.



2.4.3 Handrails

Handrails along ramps and stairs shall comply with §405.8 and §505 of the 2010 ADA Standards for Accessible Design.

Standards:

- Handrails must be provided along ramps and stairs. Where handrails are required, they must be installed on both sides of the ramp or stairs.
- Handrail gripping surfaces shall be installed at a height of 34” minimum and 38” maximum above the walking surface, stair nosing, and ramp surface.
- The clearance between handrail and adjacent surface shall be 1 ½” minimum.
- Ramp handrails shall extend 12” minimum beyond the top and bottom of ramp runs. Extensions shall be continuous and return to a wall or be continuous to the handrail of an adjacent ramp run.
- At the top of the stairs, handrails shall extend horizontally 12” minimum directly above the stair riser and shall return to the wall or guard, as shown in Figure 2.4.
- At the bottom of the stairs, handrails shall extend a distance at least equal to one tread depth beyond the last riser and return to the wall or guard, as shown in Figure 2.4.

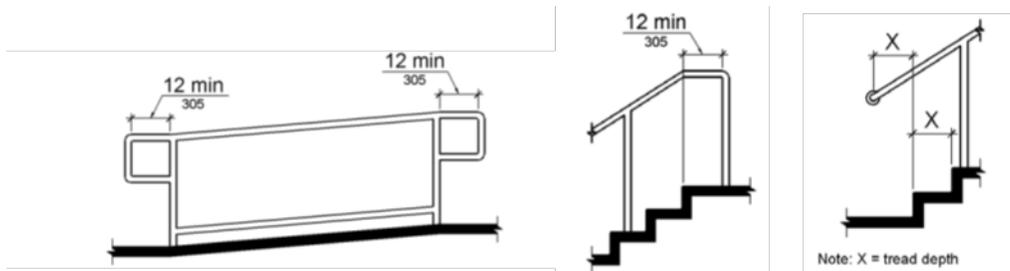


Figure 2.4 Handrails

2.4.4 Doors and Doorways

Doors and doorways that are part of accessible routes and shall comply with §404 of the 2010 ADA Standards for Accessible Design.

Standards:

- Sixty percent (60%) of all public entrances shall be accessible. Directional signs shall be provided to guide users to the nearest accessible means of egress.
- Accessible doors shall have a clear width of 32” minimum measured between the face of the door and the stop.
- If thresholds are provided, they shall be ½” high maximum.
- The distance between two doors in series shall be 48” minimum plus the width of the door swinging into the space.
- The maneuvering clearance varies depending on type of door and direction of approach. The most commonly used door with a front approach, requiring the user to pull to it, shall have a 60” maneuvering clearance perpendicular to doorway and 18” parallel to doorway, as shown in Figure 2.5.
- Operable parts such as door handles, pulls, latches and locks shall be located 34” minimum and 48” maximum above the floor.
- The door closing speed from a 90-degree open position to 12 degrees shall be 5 seconds minimum.

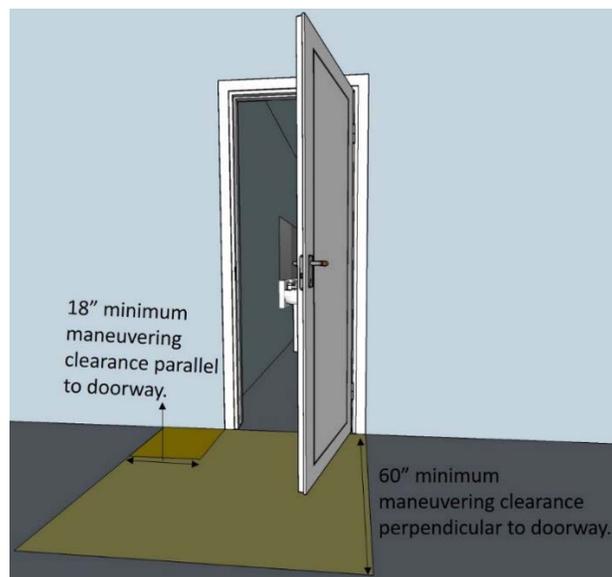


Figure 2.5 Accessible Maneuvering Clearance at Doorway



2.5 Amenities

2.5.1 Reach Range

Reach range standards, as described below and shown in Figures 2.6, 2.7, and 2.8 were used to determine if an amenity can be accessed by a person in a wheelchair.

Standards:

- A level, 30”x48”, firm, stable, and slip-resistant clear floor space must be present adjacent to the amenity.
- Forward Approach:
 - The unobstructed minimum vertical reach range is 15” and maximum is 48” above the floor, as shown in Figure 2.6.
 - The obstructed reach range is 48” maximum above the floor if the horizontal obstruction depth is 20” maximum, and 44” maximum if the horizontal depth is between 20”–25”, as shown in Figure 2.7.
- Side Approach:
 - The unobstructed side reach range is 15” minimum and 48” maximum above the floor. These same dimensions are permitted where an obstruction depth is 10” maximum, as shown in Figure 2.8.
 - Where the side reach is over an obstruction, the height of the obstruction is 34” maximum and the depth of the obstruction shall be 24” maximum. The high side reach shall be 48” maximum for a reach depth of 10” maximum. Where the reach depth exceeds 10”, the high side reach shall be 46 inches maximum for a reach depth of 24” maximum.

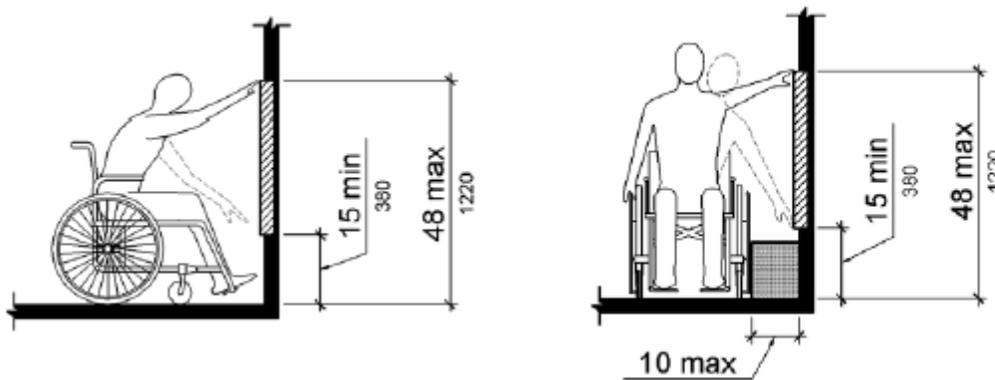


Figure 2.6 Unobstructed Reach Range

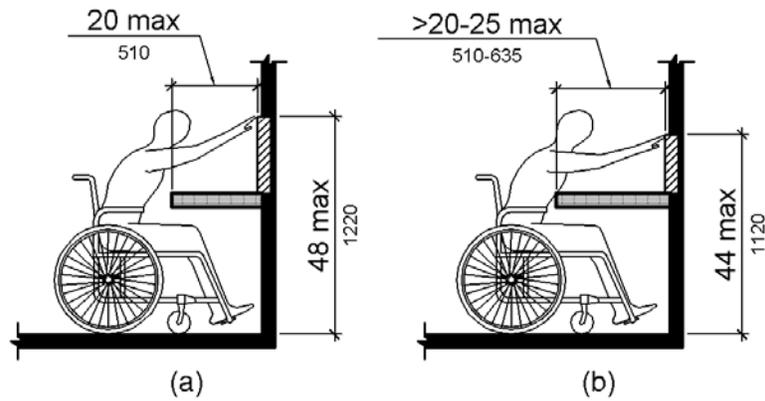


Figure 2.7 Obstructed Reach Range

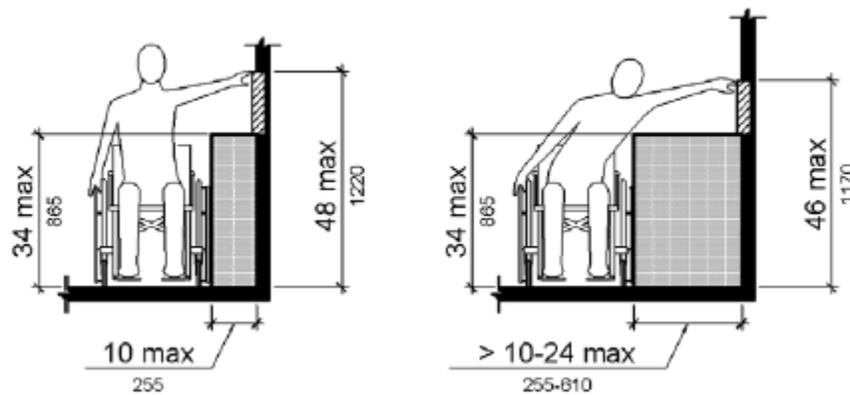


Figure 2.8 Side Obstructed Reach Range

Care should always be taken when designing or improving an accessible route within a building to keep the path free of obstructions. Amenities such as benches, garbage cans, and drinking fountains must be placed to not interfere with the accessible path but, at the same time, must be located on an accessible route, within reach range, and not act as a protruding object. Not only can these obstructions prevent visitors from accessing and using the amenities, they can also present a potential safety concern.

It should be stressed that amenities that are located off the accessible path are considered inaccessible. For items to be accessible, they must be located on, adjacent to, or within reach of a firm, stable, and slip-resistant surface, as shown in Figure 2.9.



Figure 2.9 Accessible Garbage Can Located Adjacent to Paved Trail

To help clear existing accessible paths from obstructions and to identify those features that are currently inaccessible, data on infrastructure were collected in the field to determine if they present an obstruction or are inaccessible. Based on the data collected, the difficulty level of remediating a barrier to accessibility could range from moving a bench to an accessible location to designing and installing a new accessible route to an amenity.



2.5.2 Drinking Fountains

Drinking fountains, like all amenities, must be accessible, as described in §602 of the 2010 ADA Standards for Accessible Design.

Standards:

- Drinking fountains shall be connected to an accessible route.
- The clear floor space, positioned for a forward approach, adjacent to the drinking fountain shall:
 - Be a minimum of 30”x48” in size.
 - Not have any slope greater than 2%.
 - Have a firm, stable, and slip resistant surface.
- Where drinking fountains are provided, there shall be at least two.
 - For a low fountain, the water spout height shall be 36” maximum above the floor.
 - For standing persons, the water spout height shall be 38” minimum and 43” maximum above the floor.
- The spout shall provide a flow of water 4” high minimum and shall be located 5” maximum from the front of the unit.

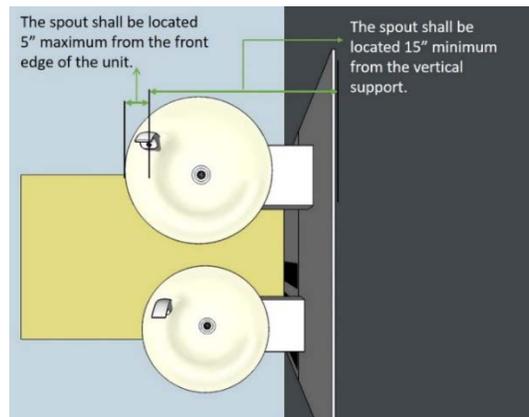


Figure 2.10 Drinking Fountain Location

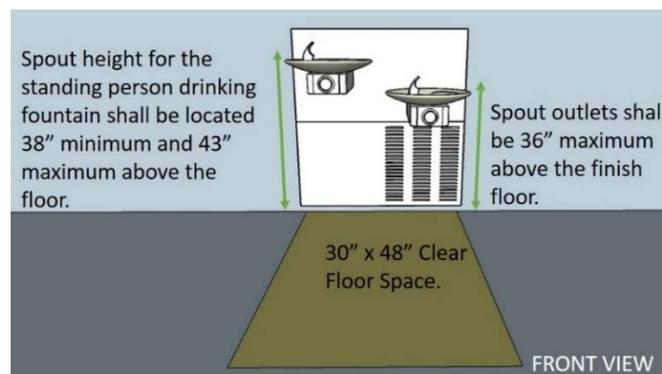


Figure 2.11 Drinking Fountain Height



2.6 Room Signage

Signs are required to designate permanent rooms and places, per §701 of the 2010 ADA Standards for Accessible Design. In addition, exit doors must be identified by tactile (raised characters and Braille) signs.

Standards:

- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Signs containing tactile characters shall be located so that a clear floor space of 18” by 18” minimum, centered on the tactile characters, is provided beyond the arc of any door swing.
- Signs shall be installed 48” minimum above the floor, measured from the lowest character, and 60” maximum above the floor measured from the highest character.
- Signage characters and their background shall have a non-glare finish. The characters shall be high contrast compared to their background.

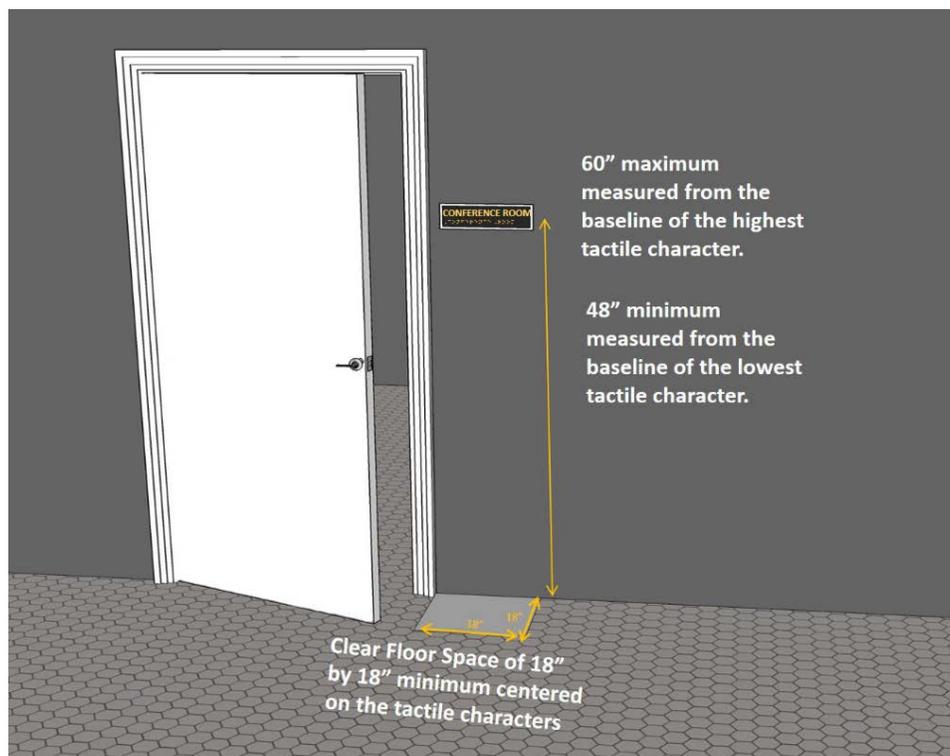


Figure 2.12 Room Signage



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver and Castellanos + Tramonte Architects to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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

Category	Estimate of Cost
High	\$524,500
Medium	\$94,300
Low	\$41,000
Total	\$659,800
<i>Quick-Fixes</i>	<i>\$16,300</i>

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

08/27/2020

Prepared by:





ID: 168 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Sidewalk

Schedule: 2020

Estimated Cost: \$500.00

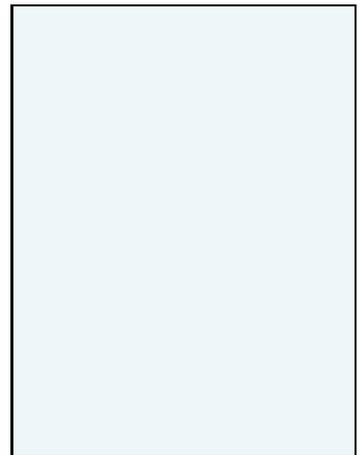
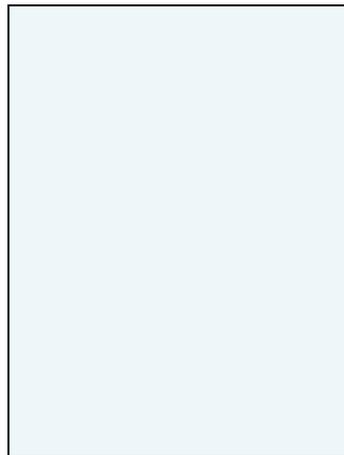
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramp does not have a detectable warning.

RECOMMENDATIONS

Install a detectable warning that is 24" wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
179

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Bay Oaks

Schedule: 2020

Estimated Cost: \$500.00

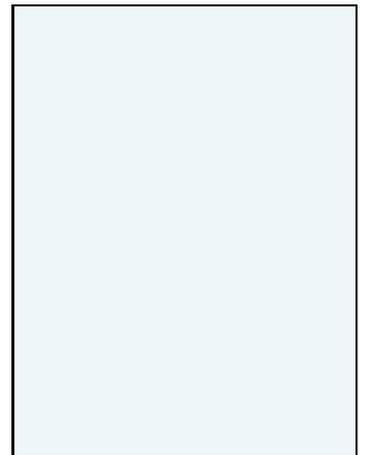
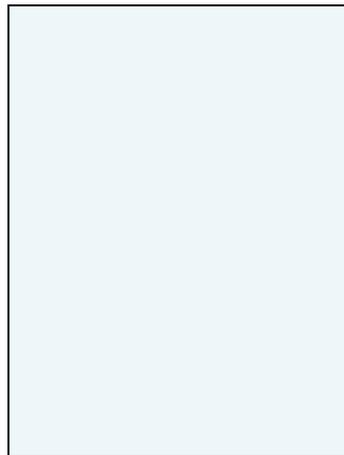
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 289 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$500.00

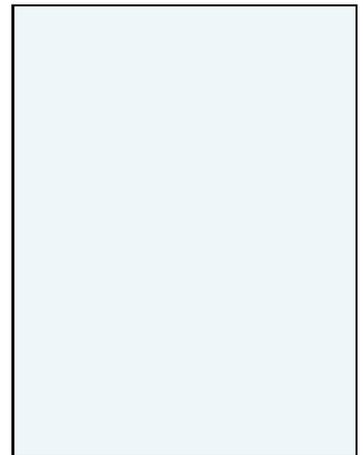
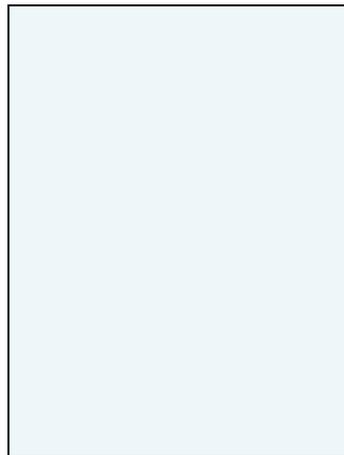
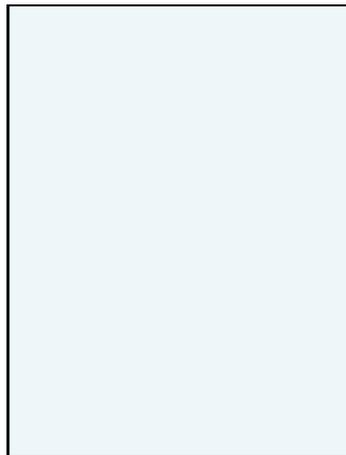
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 291 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$500.00

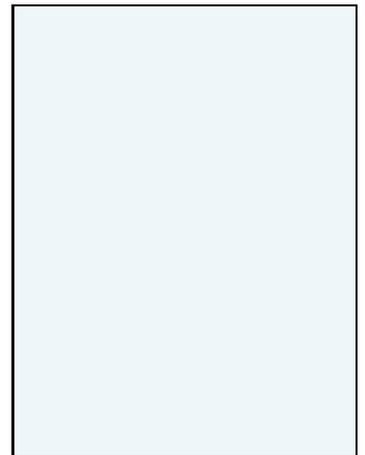
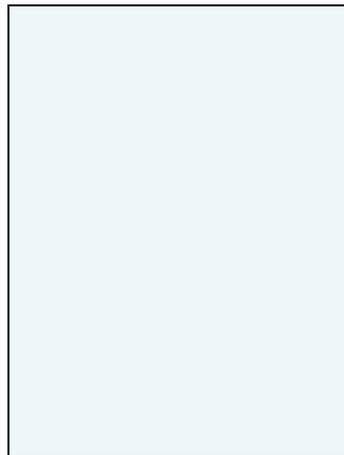
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 293 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$500.00

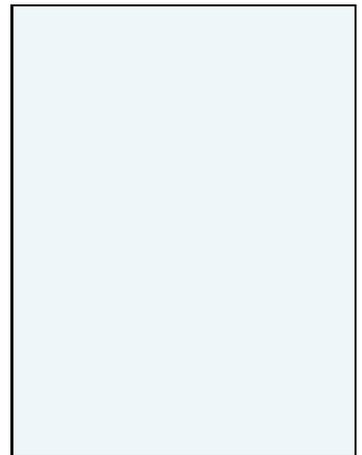
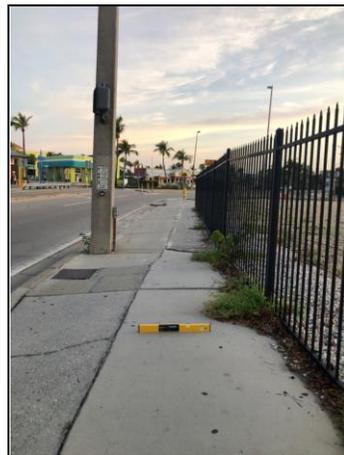
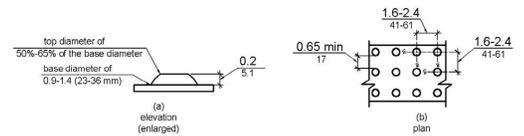
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705.1

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 297 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: By Lighthouse Resort Inn and Suites

Schedule: 2020

Estimated Cost: \$500.00

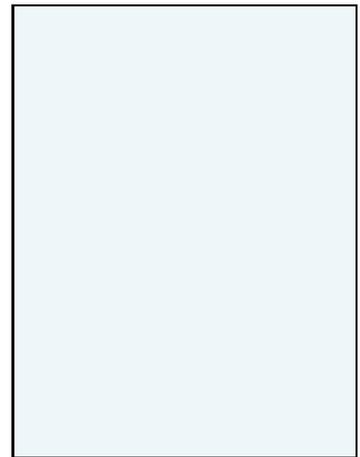
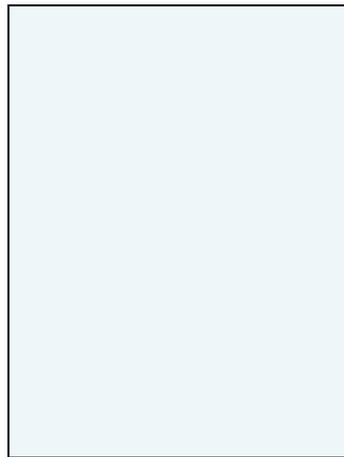
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings. The crosswalk is not marked.

RECOMMENDATIONS

Either mark the crosswalk and install detectable warnings that are 24" deep, the width of the crosswalk, and contrast visually with the adjacent surface. Or, if no crosswalk will be added, remove the curb ramps.





ID: 351 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: N Estero Lynn Hall

Schedule: 2020

Estimated Cost: \$500.00

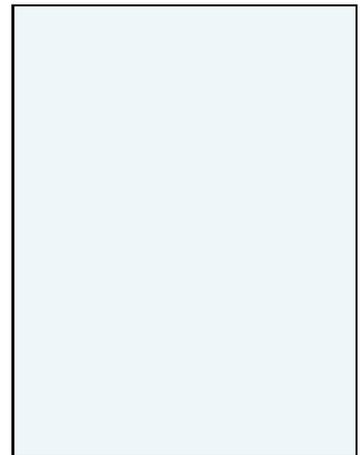
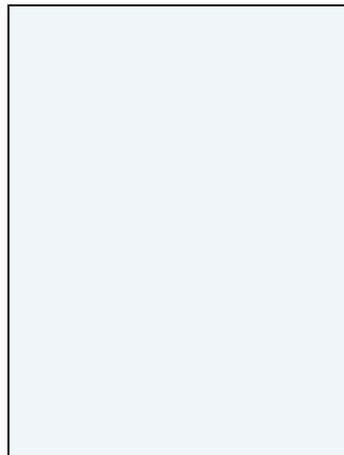
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
424

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

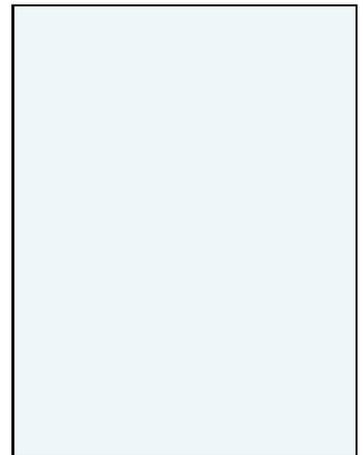
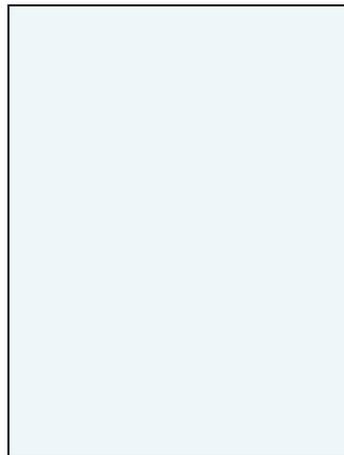
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 426 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

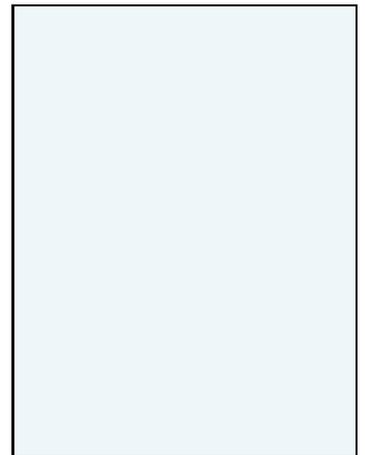
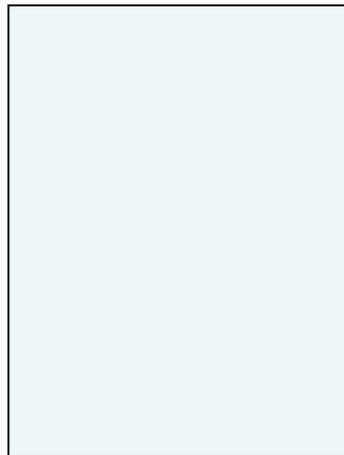
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 427 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

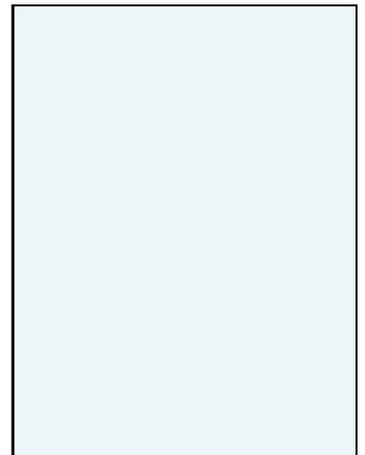
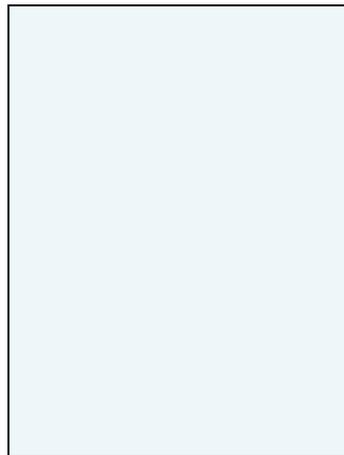
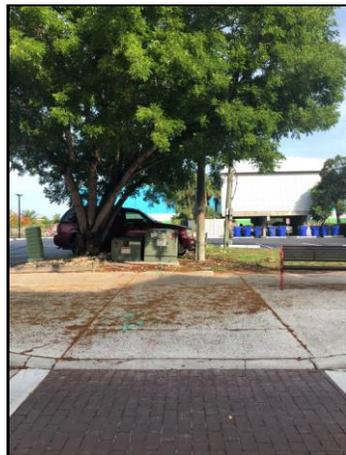
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 429 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$500.00

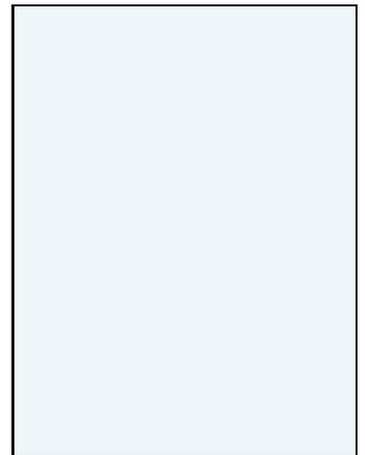
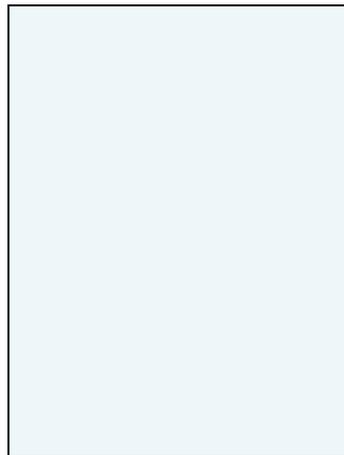
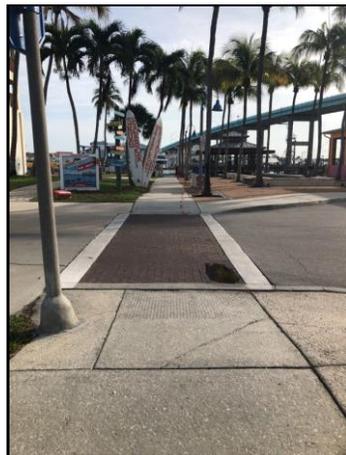
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 430 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$500.00

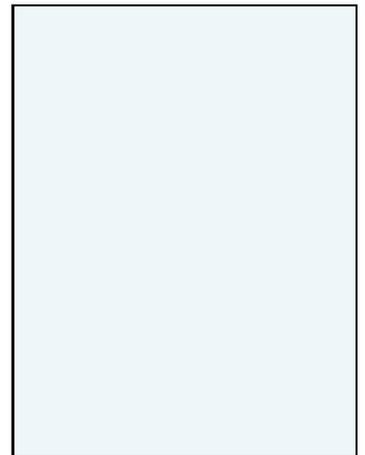
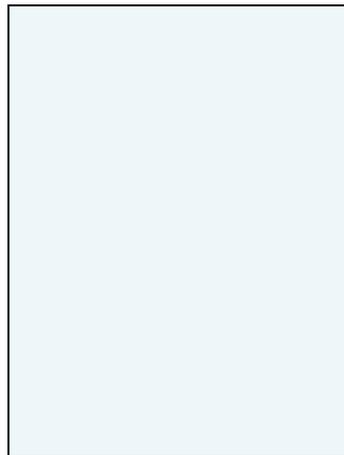
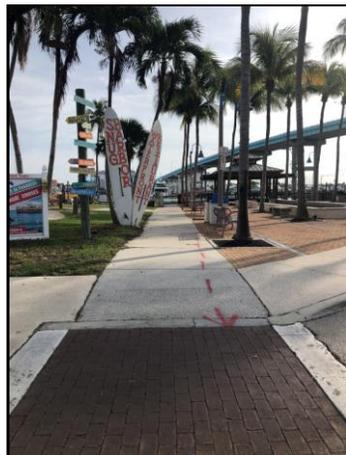
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 435 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$500.00

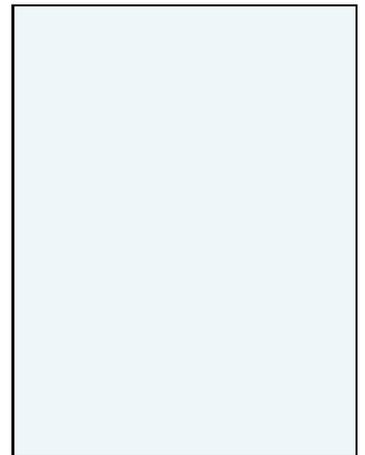
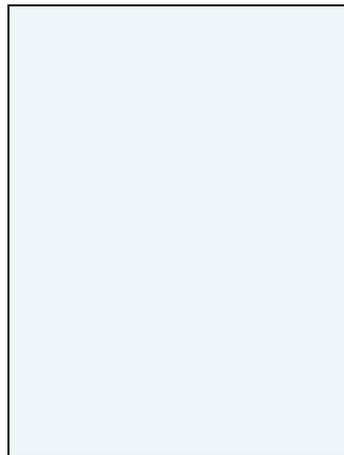
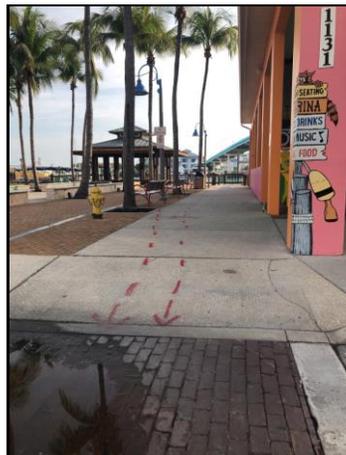
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 436 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$500.00

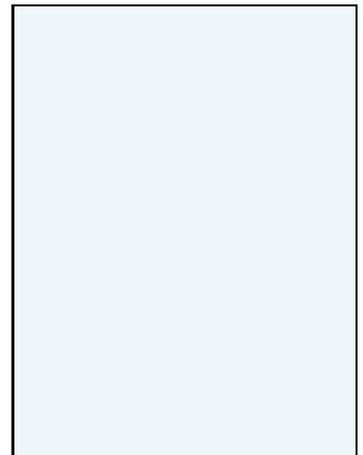
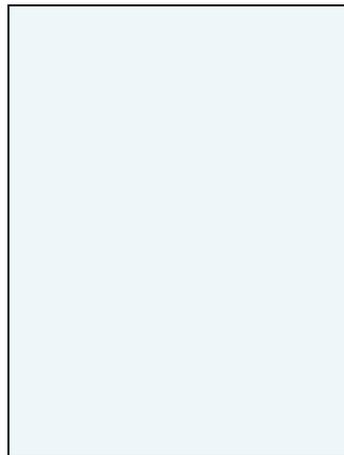
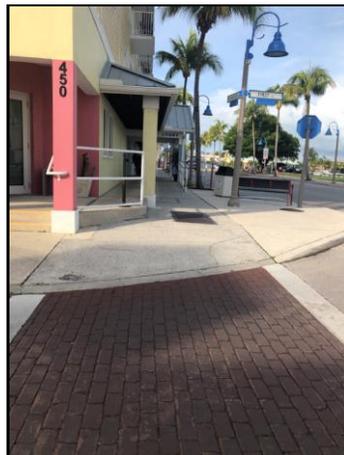
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 445 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

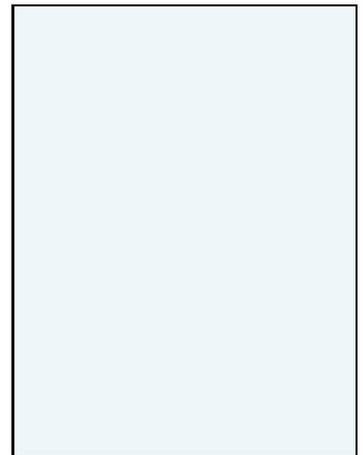
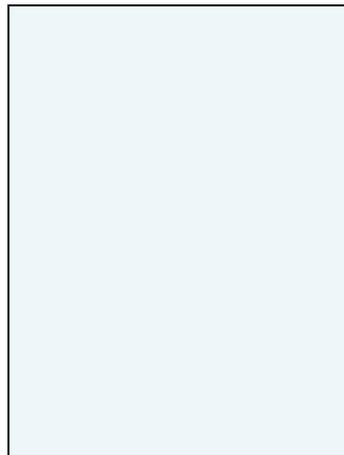
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 446 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

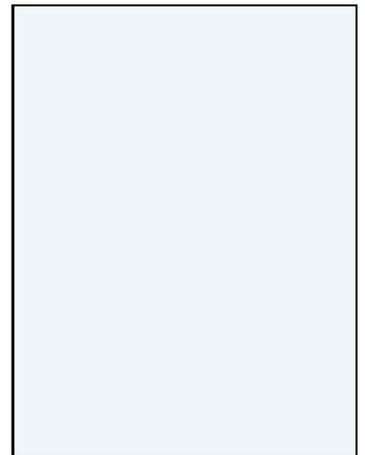
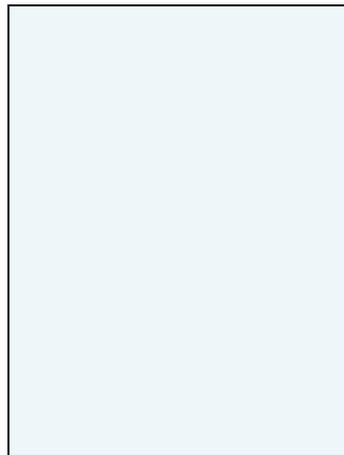
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24" wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
447

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2020

Estimated Cost: \$500.00

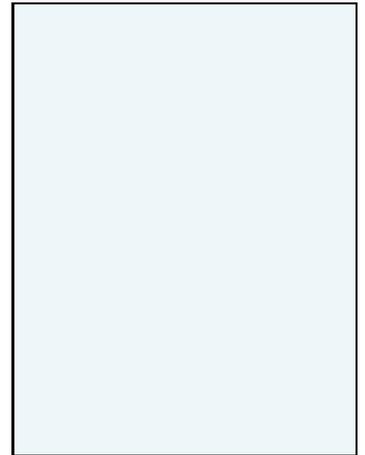
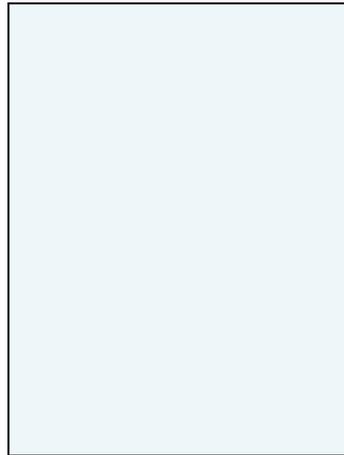
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24" wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 459 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at Estero

Schedule: 2020

Estimated Cost: \$500.00

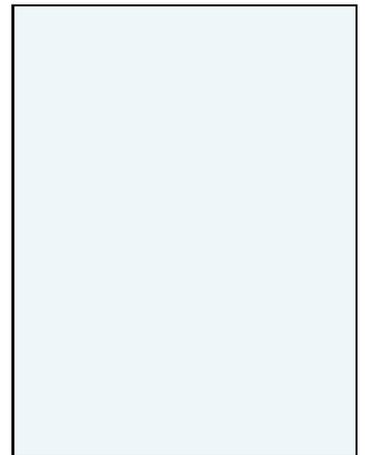
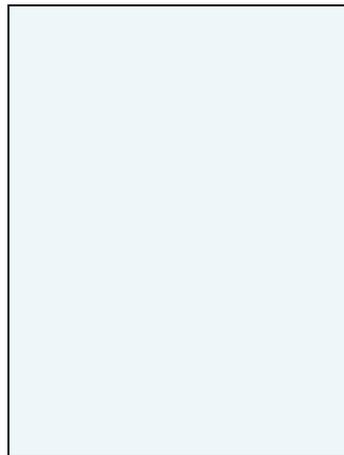
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 463 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: 5th across from Lighthouse

Schedule: 2020

Estimated Cost: \$500.00

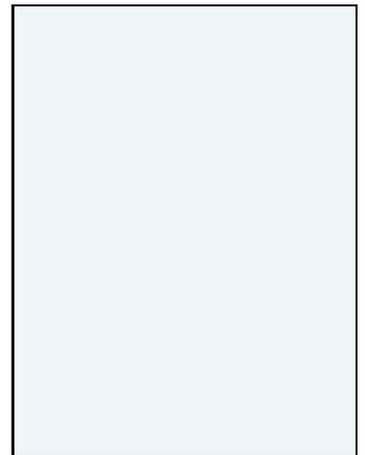
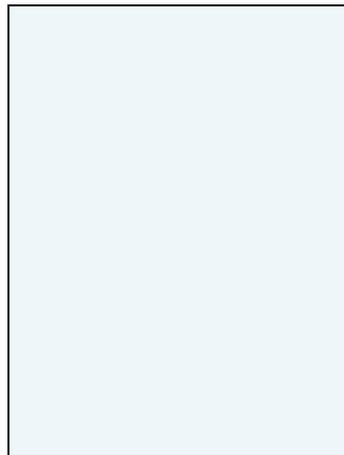
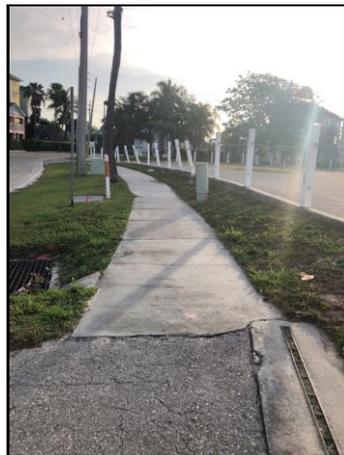
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
468

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Crescent at Estero

Schedule: 2020

Estimated Cost: \$500.00

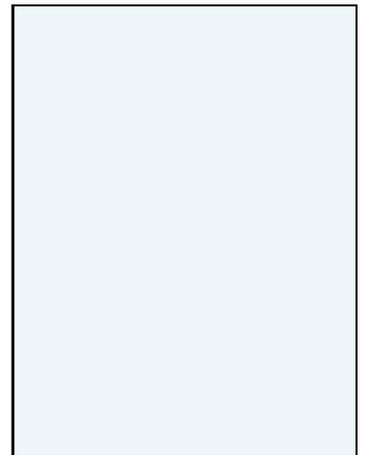
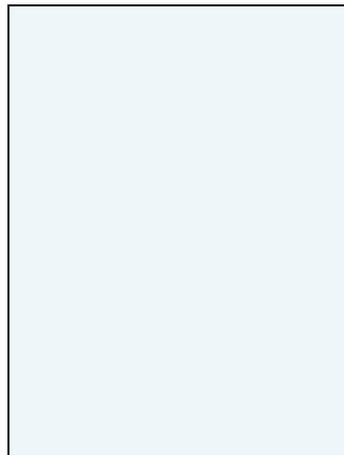
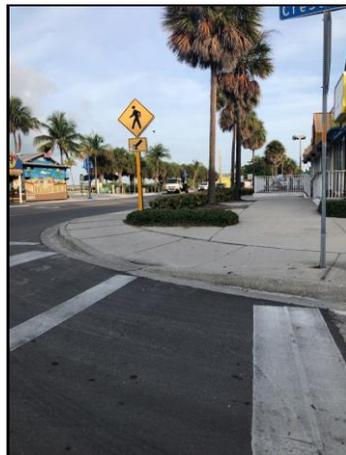
Violations

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

Recommendations

Install detectable warnings that are 24" wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
488

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Crescent at 3rd

Schedule: 2020

Estimated Cost: \$500.00

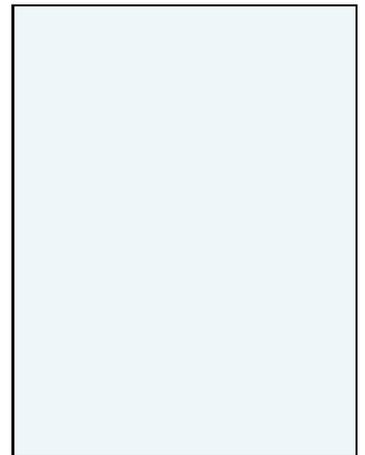
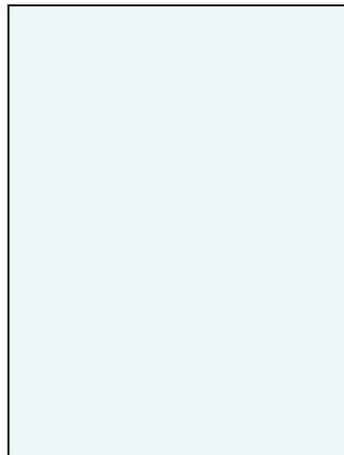
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
489

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Crescent at 3rd

Schedule: 2020

Estimated Cost: \$500.00

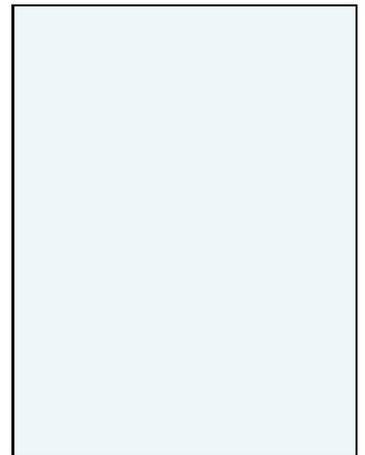
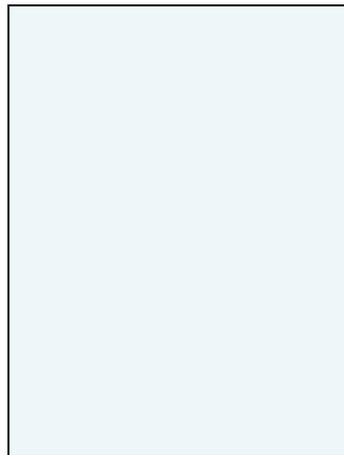
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24" wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 491 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: 5th Ave at Crescent

Schedule: 2020

Estimated Cost: \$500.00

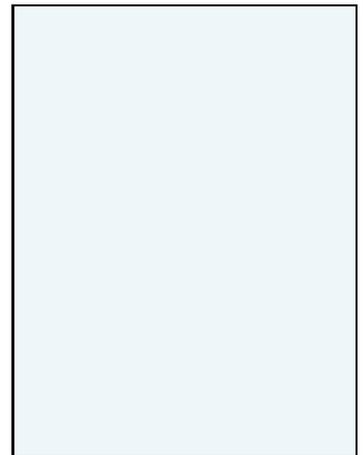
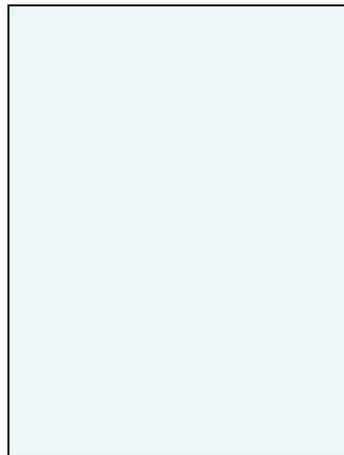
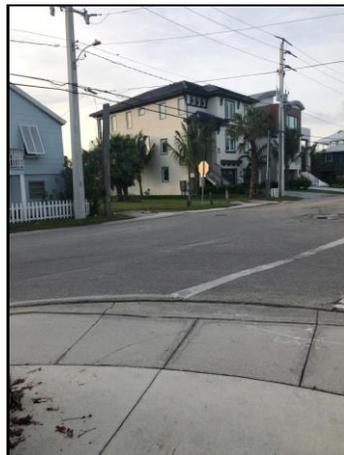
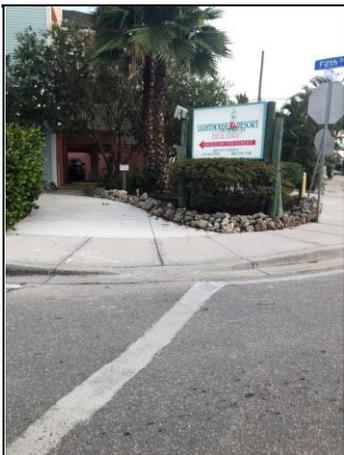
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID:
494

Facility:
Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: 5th Ave at Lighthouse Hotel 4th St.

Schedule: 2020

Estimated Cost: \$500.00

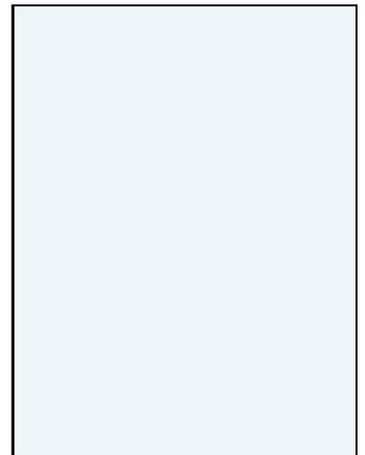
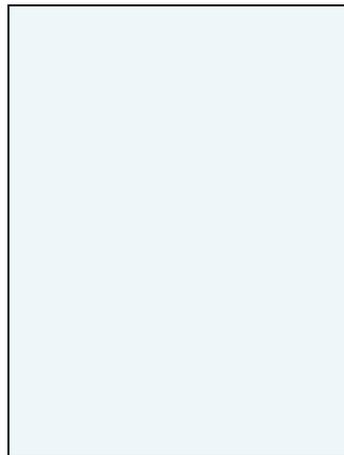
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 495 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: 5th Ave at Lighthouse Hotel

Schedule: 2020

Estimated Cost: \$500.00

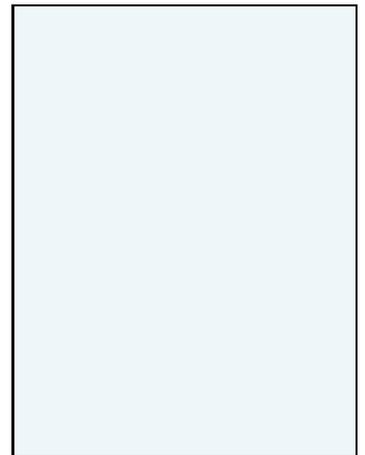
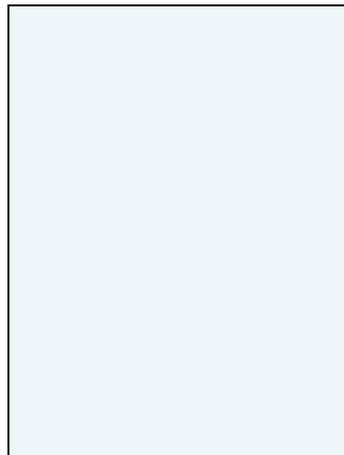
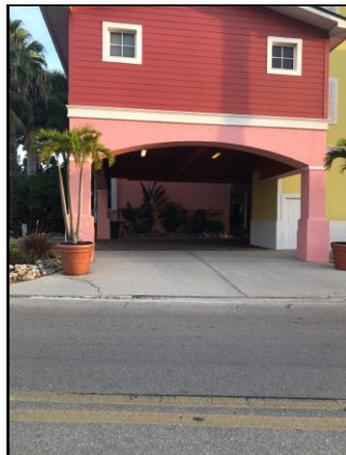
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces. Consider extending the sidewalk to the intersection.





ID: 496 Facility: Sidewalks

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: 5th Ave at Lighthouse Hotel 4th St.

Schedule: 2020

Estimated Cost: \$500.00

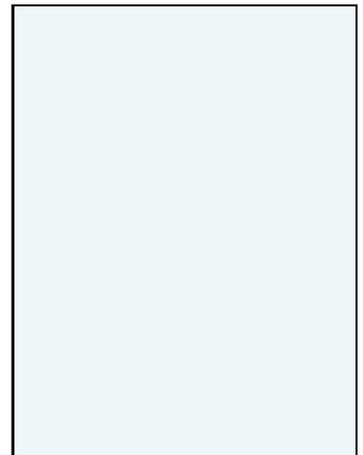
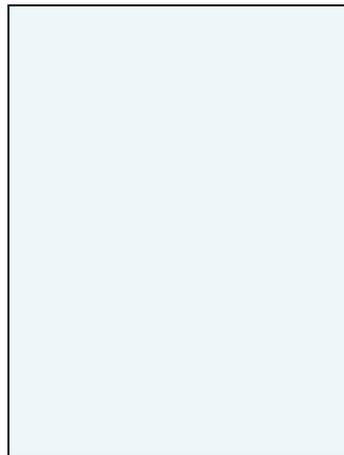
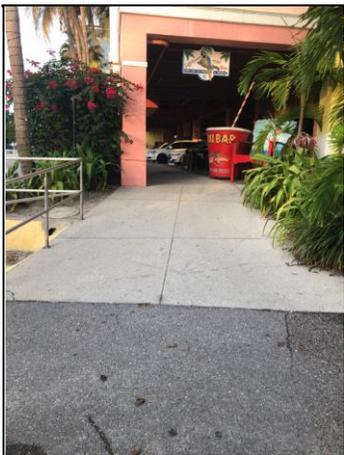
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The curb ramps do not have detectable warnings.

RECOMMENDATIONS

Install detectable warnings that are 24” wide, the length of the curb ramp, and contrast visually with the adjacent surfaces.





ID: 438 Facility: Sidewalks

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$100.00

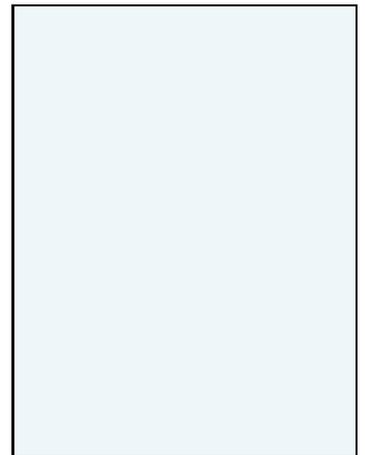
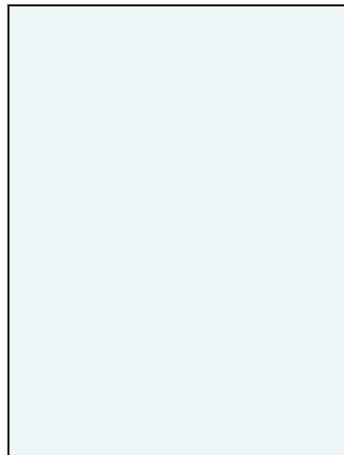
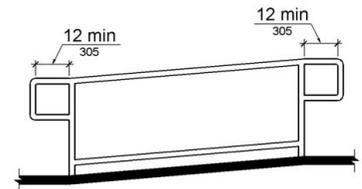
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.3

The planter is blocking access to the handrails.

RECOMMENDATIONS

Move the planter outside of the ramp and ensure it is also not within the level landings.





ID: 3 Facility: Town Hall

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Dinghy Dock behind Town Hall

Schedule: 2020

Estimated Cost: \$200.00

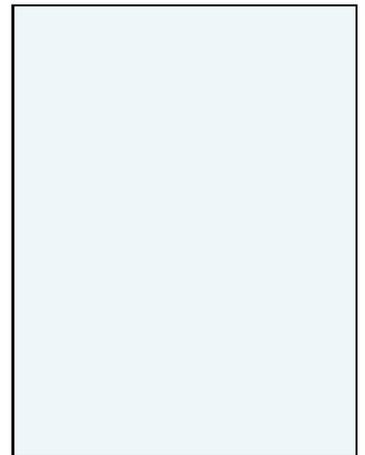
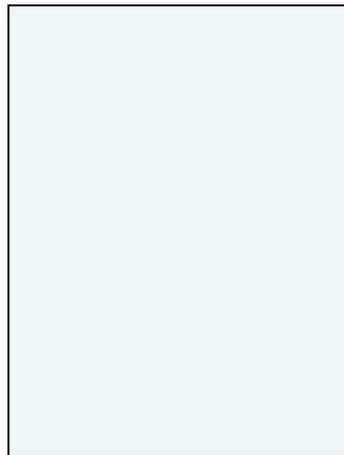
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305, §403.3

The garbage and recycling cans are located off the accessible path. There is a 7% slope surrounding the garbage cans making them inaccessible.

RECOMMENDATIONS

Relocate the garbage and recycling cans closer to the accessible route with a clear floor space of 30"x48" in front of the cans. Ensure that the slopes adjacent to them do not exceed 2%.





ID:
396

Facility:
Sidewalks

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2020

Estimated Cost: \$500.00

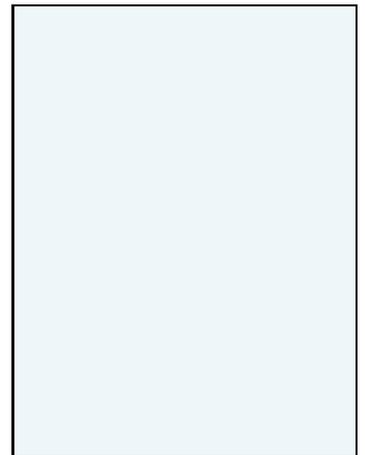
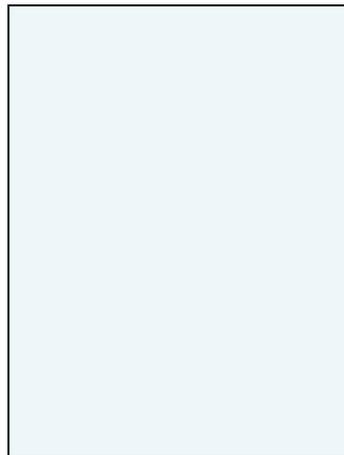
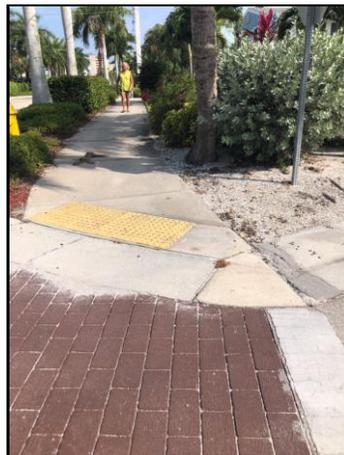
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The detectable warning does not extend the full width of the curb ramp.

RECOMMENDATIONS

Replace the detectable warning with one that extends the full width of the curb ramp.





ID:
398

Facility:
Sidewalks

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2020

Estimated Cost: \$500.00

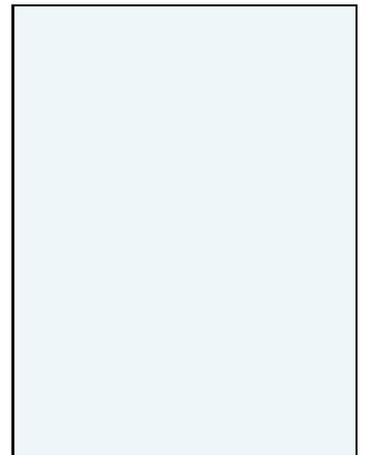
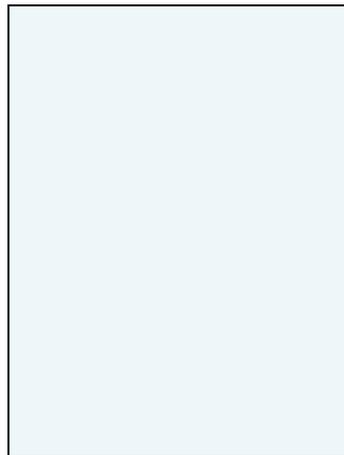
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

The detectable warning does not extend the full width of the curb ramp.

RECOMMENDATIONS

Replace the detectable warning with one that extends the full width of the curb ramp.





ID:
420

Facility:
Sidewalks

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2020

Estimated Cost: \$500.00

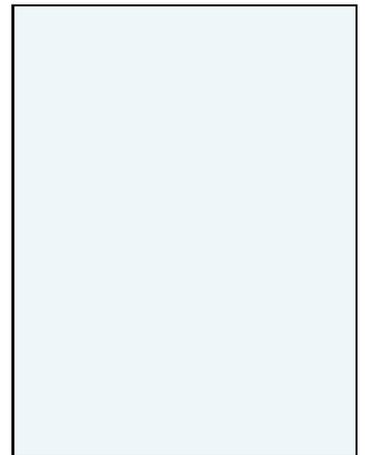
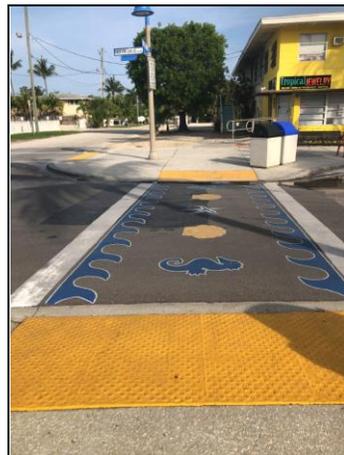
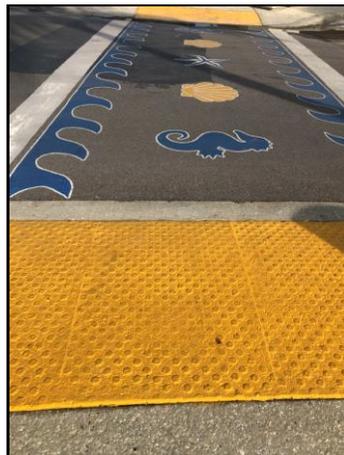
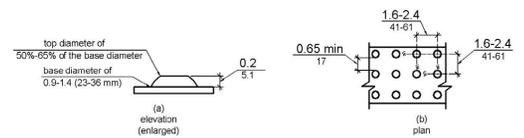
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705.1

The detectable warnings truncated domes are worn down.

RECOMMENDATIONS

Replace the detectable warnings.





ID: 422 Facility: Sidewalks

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2020

Estimated Cost: \$500.00

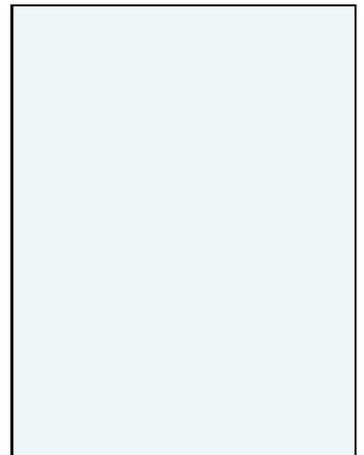
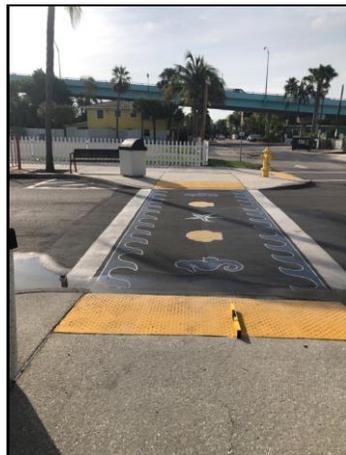
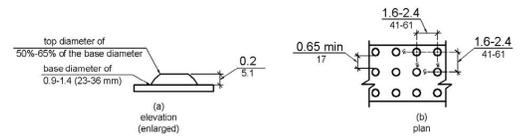
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705.1

The detectable warnings truncated domes are worn down.

RECOMMENDATIONS

Replace the detectable warning.





ID: 169 Facility: Sidewalks

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Dock Entrance
Schedule: 2020
Estimated Cost: \$200.00

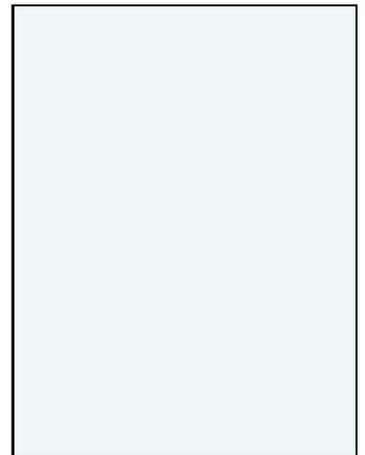
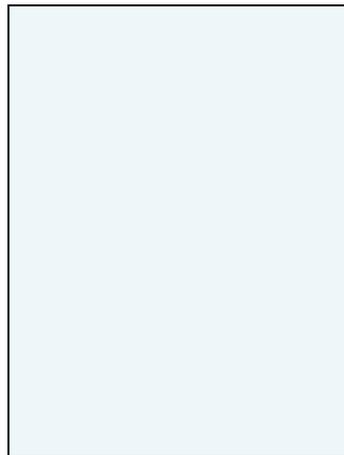
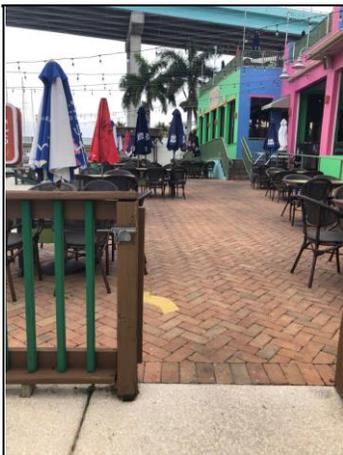
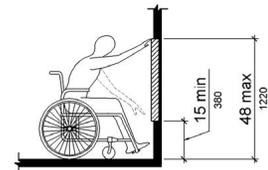
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.2

While the gate's latch can be operated from the outside of the patio, it is not accessible from the inside.

RECOMMENDATIONS

Either remove or reconfigure the gate latch to ensure it is operable from both sides of the gate.





ID: 414 Facility: Sidewalks

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at Estero Parking

Schedule: 2020

Estimated Cost: \$100.00

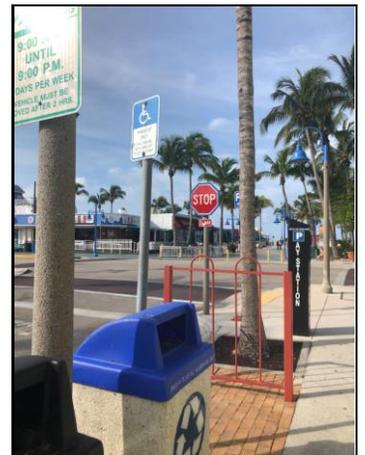
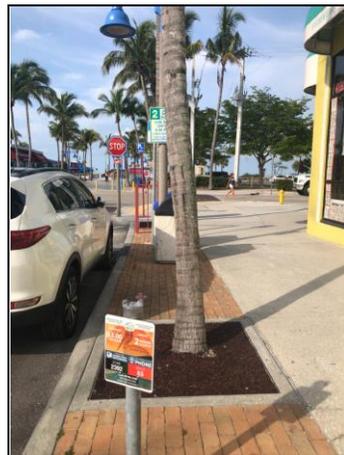
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.6.1

There is no sign posted indicating the penalty for illegal parking.

RECOMMENDATIONS

Mount a sign indicating the penalty for illegal parking as pursuant of s.553.5041, F.S.





ID:
442

Facility:
Sidewalks

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2022

Estimated Cost: \$100.00

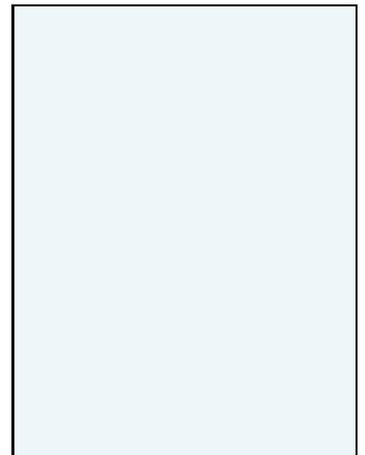
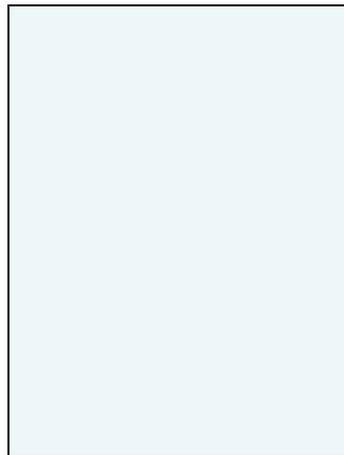
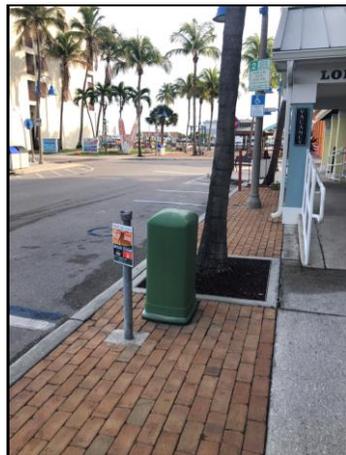
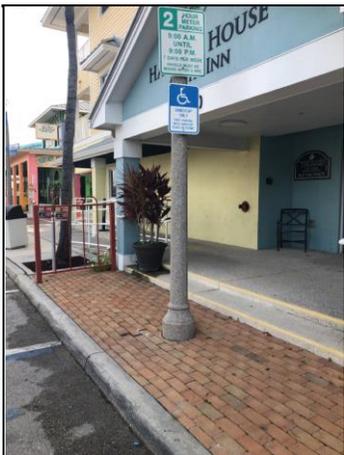
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FBC/FAC 502

The signage does not have the minimum fine for illegal parking.

RECOMMENDATIONS

Install a fine sign.





ID:
504

Facility:
Sidewalks

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: Trolley Stop

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.4

There is no signage present identifying the multiple routes that utilize this stop.

RECOMMENDATIONS

Install a sign that indicates which routes stop at this stop.





ID:
356

Facility:
Sidewalks

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2020

Estimated Cost: \$500.00

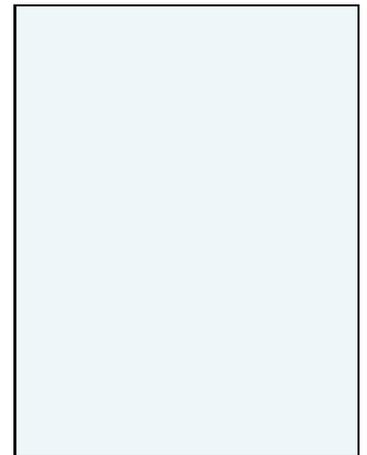
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §703.5, §810.4

There is no signage identifying the routes that service each stop.

RECOMMENDATIONS

Install signage for all bus stops that serve multiple routes indicating which routes stop there.





ID: 156 Facility: Dinghy Dock Parking Lot

Priority Score 2



Quick Fix: No
Built before ADA: No

Location: Wooden Dock
Schedule: 2020
Estimated Cost: \$5,000.00

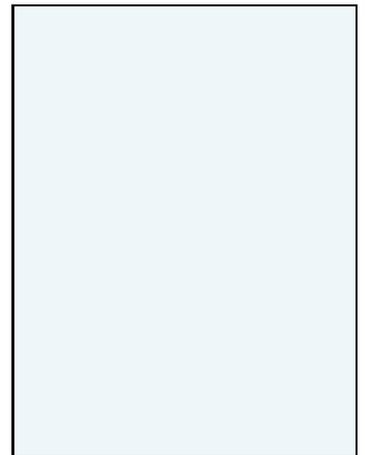
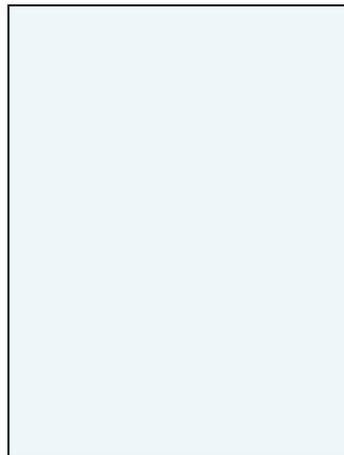
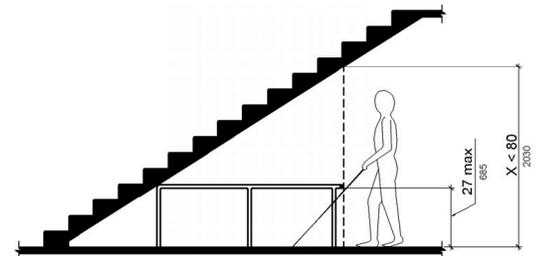
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §307.4

The vertical clearance is 72", less than the minimum required height of 80".

RECOMMENDATIONS

Construct an accessible route around the low clearance obstruction.





ID: 411 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Estero Parking

Schedule: 2020

Estimated Cost: \$1,000.00

VIOLATIONS

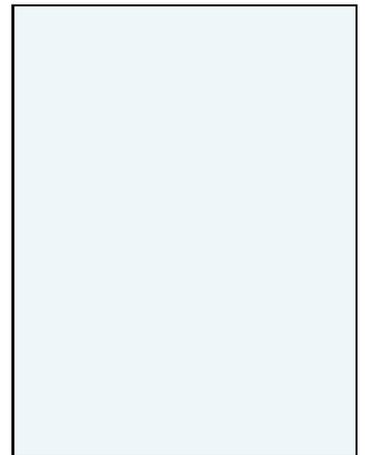
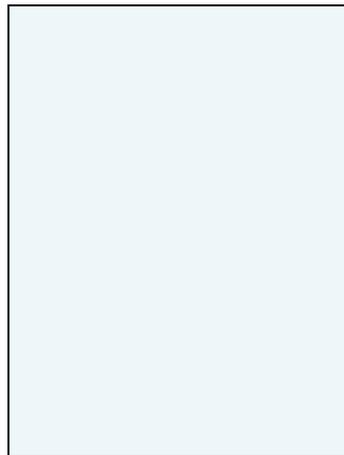
2010 ADA Standards for Accessible Design Codes: §502.2

The on-street parallel parking space is 87" wide.

RECOMMENDATIONS

Restripe the parking space to ensure that it is a minimum of 144" wide.

Note: Access aisles are not required for parallel parking spaces.





ID: 431 Facility: Bayside Park/Fountain Park

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$1,000.00

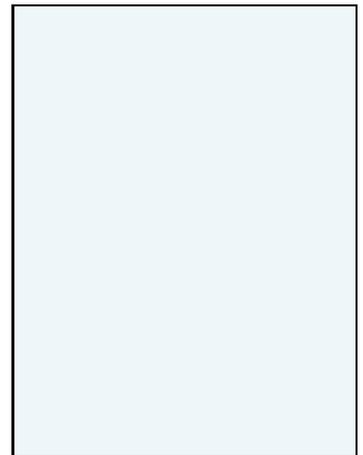
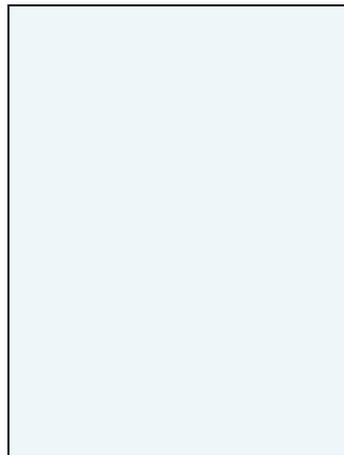
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §304.2

The turning space is not level.

RECOMMENDATIONS

Resurface the turning space to ensure it has a slope of less than 2% in all directions.





ID:
453

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at SOB

Schedule: 2020

Estimated Cost: \$1,000.00

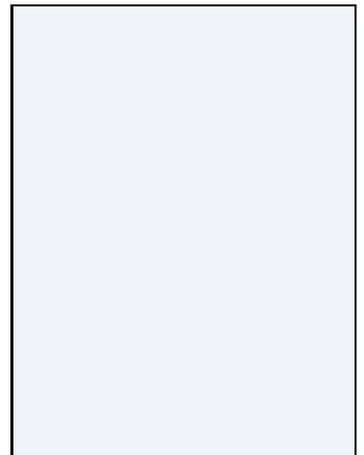
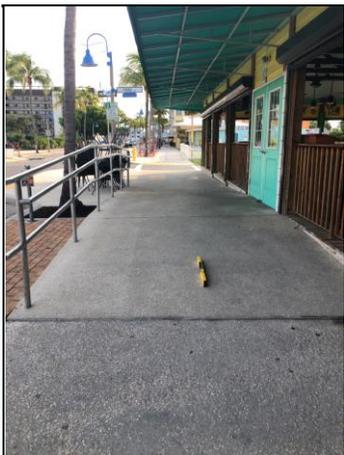
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.9.1

The ramp does not have edge protection.

RECOMMENDATIONS

Install edge protection at the base of the railing at a maximum height of 4" above the ramp.





ID:
467

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at Estero

Schedule: 2020

Estimated Cost: \$1,000.00

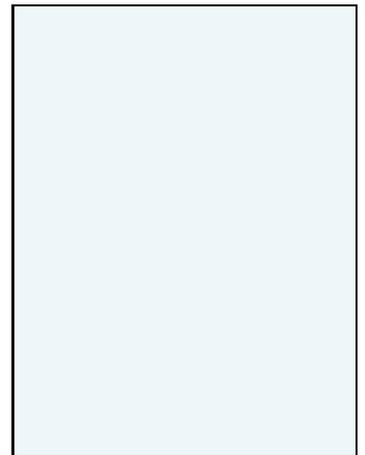
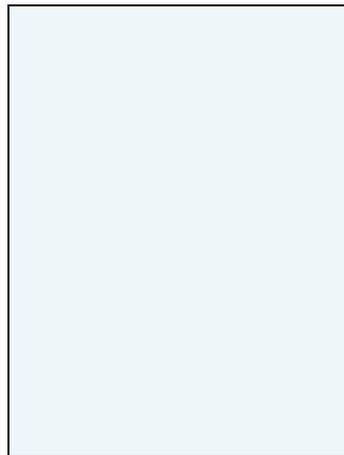
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is a 2" gap between the cement slabs.

RECOMMENDATIONS

Fill in the gap.





ID:
473

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2020

Estimated Cost: \$1,000.00

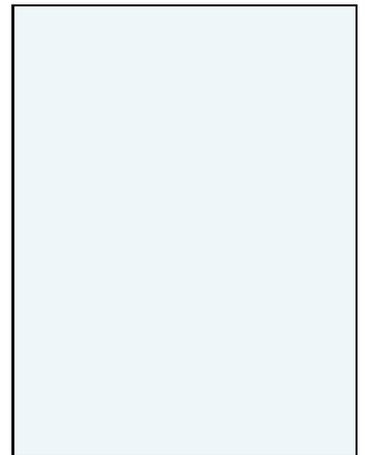
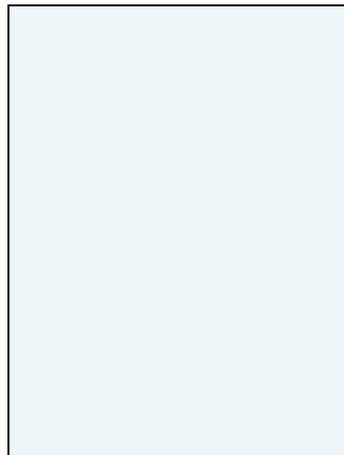
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.3,

The curb ramp does not have flared sides.

RECOMMENDATIONS

Reconstruct the curb ramp so that there are flared sides, instead of just asphalt.





ID:
498

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th Ave at Lighthouse Hotel

Schedule: 2020

Estimated Cost: \$1,000.00

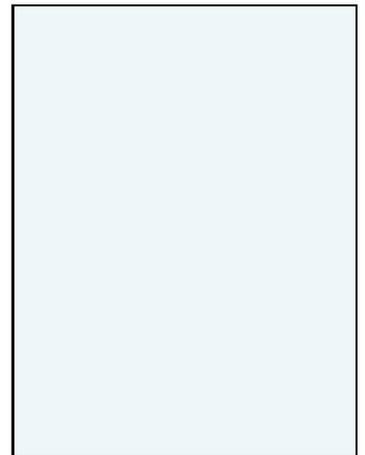
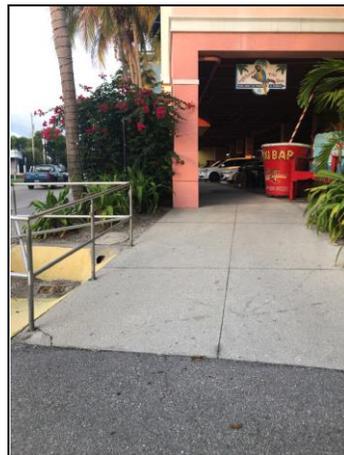
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.9.1

The ramp does not have edge protection.

RECOMMENDATIONS

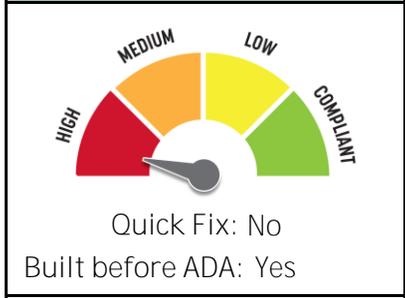
Either install handrails that have edge protection built in or expand the ramp surface to 12" beyond the handrail.





ID: 1 Facility: Town Hall

Priority Score 3



Location: Dinghy Dock behind Town Hall

Schedule: 2020

Estimated Cost: \$2,000.00

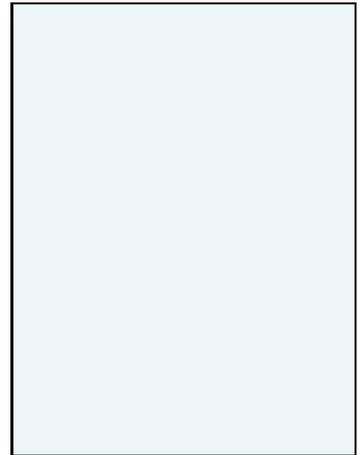
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3, §302.1

There is a 2" gap between the dock and asphalt posing a tripping hazard. The slope leading to the dock, from the parking lot, has a 4% cross slope.

RECOMMENDATIONS

Fill in the gap.
Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
354

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2020

Estimated Cost: \$2,000.00

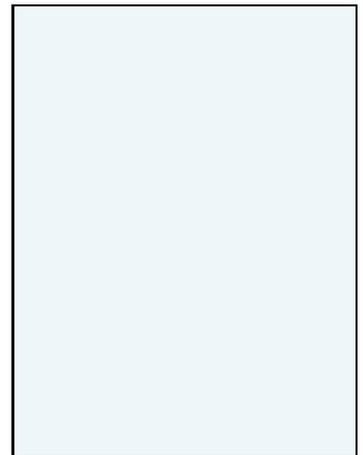
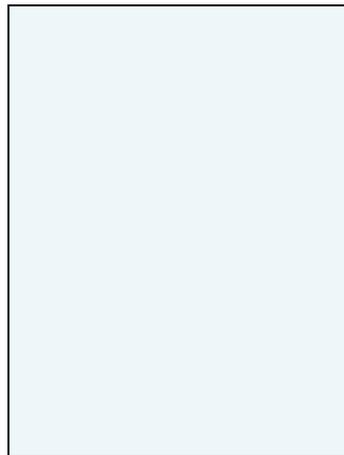
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.1

There is not an 5'x8' boarding and alighting area.

RECOMMENDATIONS

Pave a section behind the sidewalk to create a level 5'x8' boarding and alighting area at the bus stop.





ID:
355

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2020

Estimated Cost: \$2,000.00

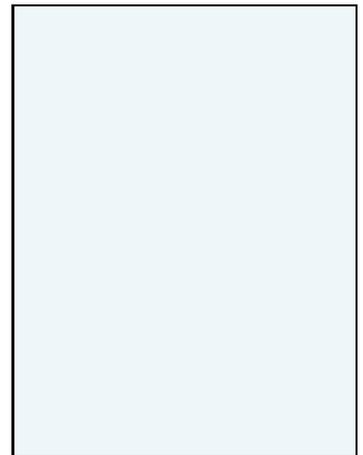
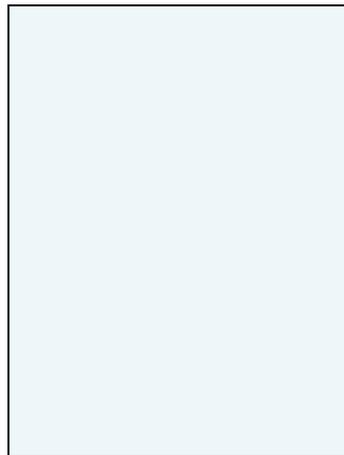
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.1

The boarding and alighting area is only 6' wide.

RECOMMENDATIONS

Pave an extension to the back of the sidewalk to extend the boarding and alighting area to a depth of 8' for a distance of 5'.





ID:
433

Facility:
Bayside Park/Fountain Park

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$2,000.00

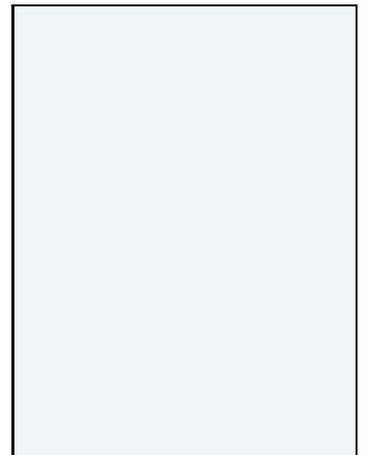
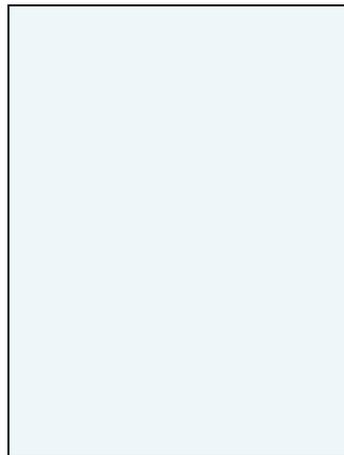
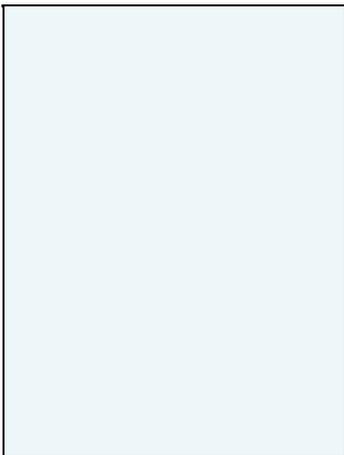
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §304.2

The turning space is not level at the entrance to the park.

RECOMMENDATIONS

Resurface the turning space to ensure it has a slope of less than 2% in all directions.





ID:
150

Facility:
Dinghy Dock Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Accessible Parking

Schedule: 2020

Estimated Cost: \$2,500.00

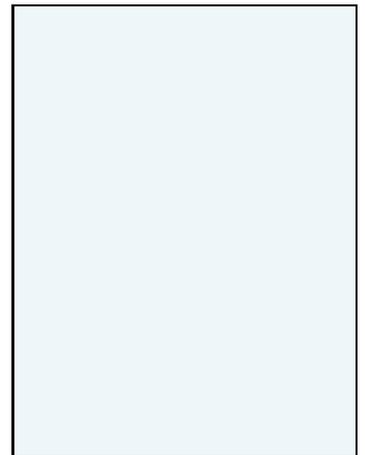
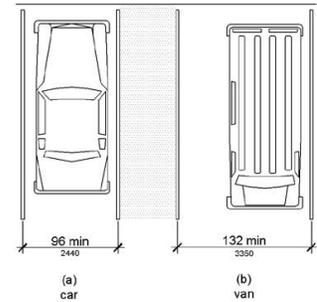
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.2

The accessible parking space is 108" wide, which is less than the minimum width of 144".

RECOMMENDATIONS

Restripe the accessible parking space to be a minimum of 144" wide with an adjacent 60" wide access aisle.





ID: 151 Facility: Dinghy Dock Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Accessible Parking

Schedule: 2020

Estimated Cost: \$2,500.00

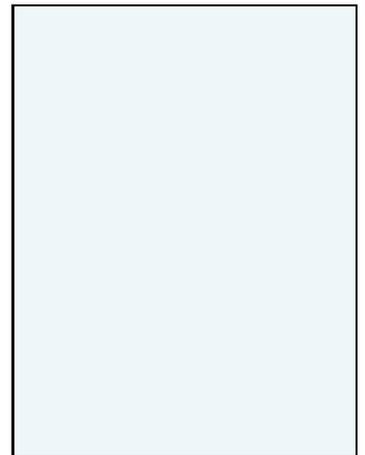
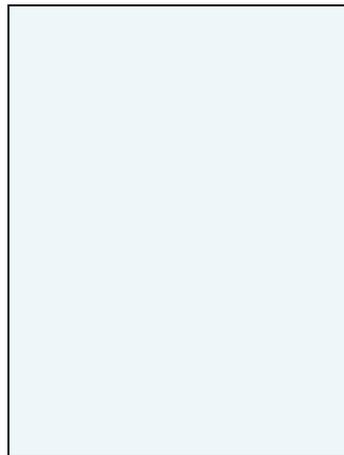
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The accessible parking space has a slope of up to 3%.

RECOMMENDATIONS

Resurface the accessible parking space to ensure the maximum allowed slope of 2%.





ID: 160 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Across from Library on Bay Rd.

Schedule: 2020

Estimated Cost: \$2,500.00

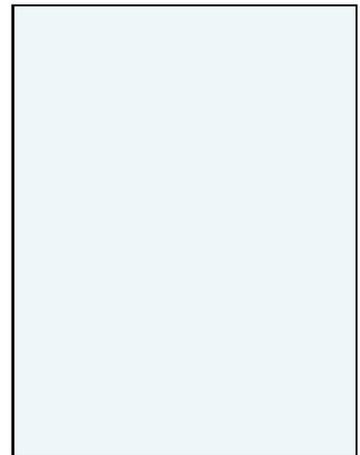
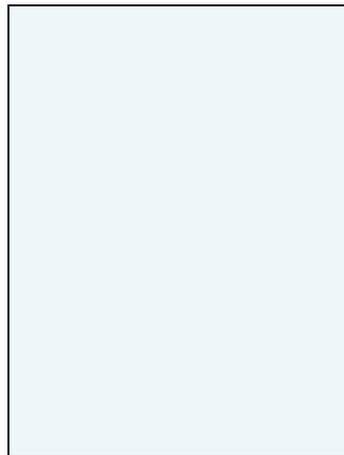
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.8%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
170

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Dock Entrance

Schedule: 2020

Estimated Cost: \$2,500.00

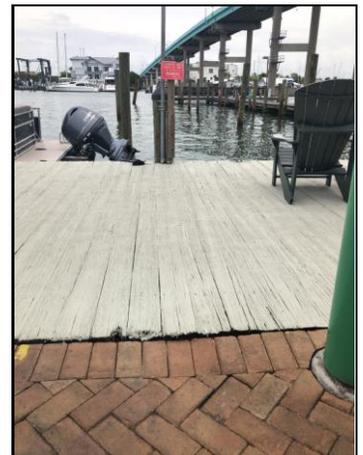
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 9% at the transition to the dock, where the bricks have settled.

RECOMMENDATIONS

Replace the bricks to reduce the running slope to a maximum of 5%.





ID:
267

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Fifth and Estero

Schedule: 2020

Estimated Cost: \$2,500.00

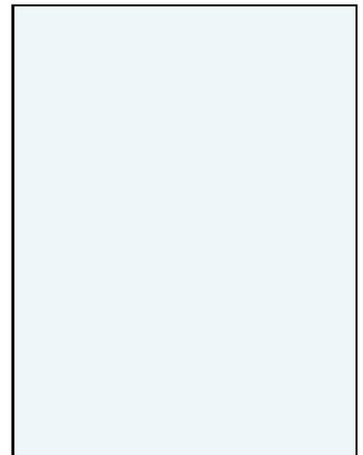
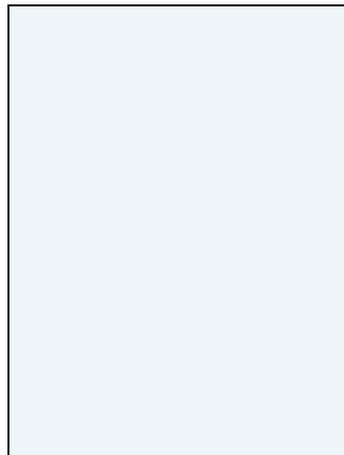
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The area surrounding the ATM has a cross slope of 4.3%.

RECOMMENDATIONS

Resurface the area surrounding the ATM to ensure it is level and has a slope less than 2% in all directions.





ID:
276

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Kilwins

Schedule: 2020

Estimated Cost: \$2,500.00

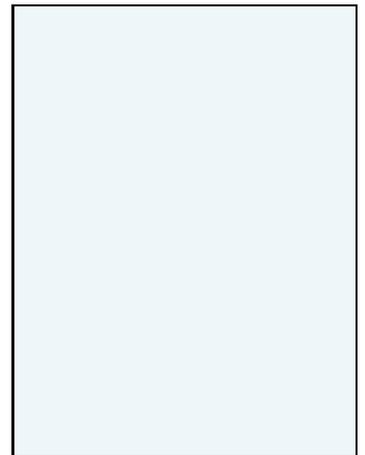
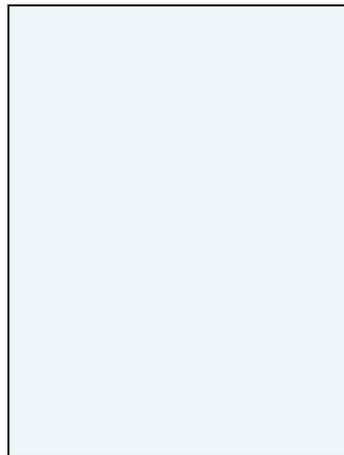
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 4.1% at the door.

RECOMMENDATIONS

Resurface the route to reduce the running slope of a maximum of 2%.





ID:
286

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Sandal Factory

Schedule: 2020

Estimated Cost: \$2,500.00

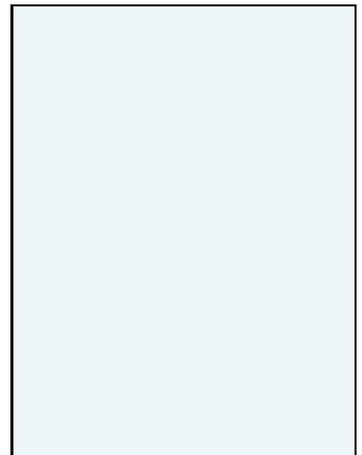
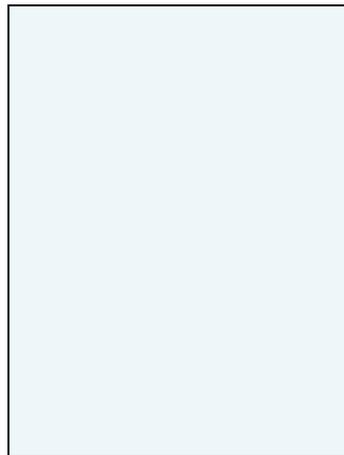
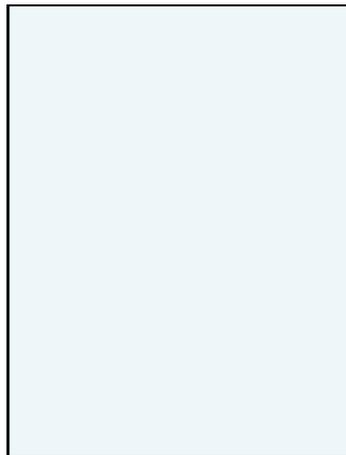
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 7%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 292 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$2,500.00

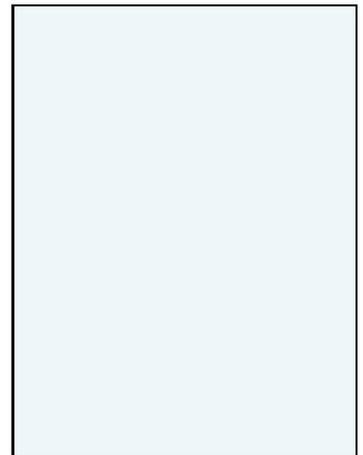
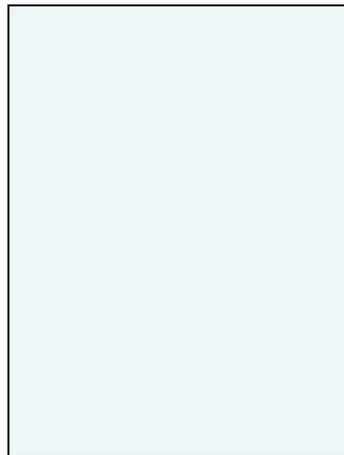
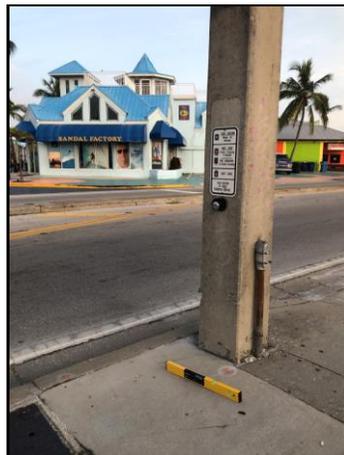
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.2

The clear floor space at the pedestrian push button has a slope of 6.6%.

RECOMMENDATIONS

Resurface the 30"x48" clear floor space at the push button to reduce the slope to a maximum of 2% in all directions.





ID: 295 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$2,500.00

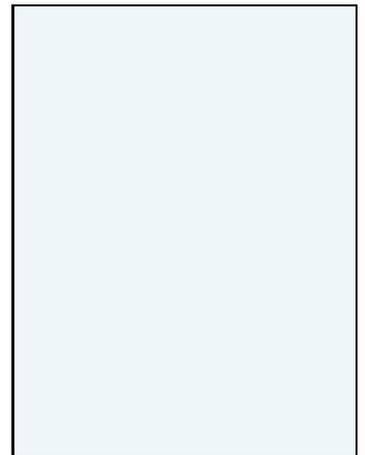
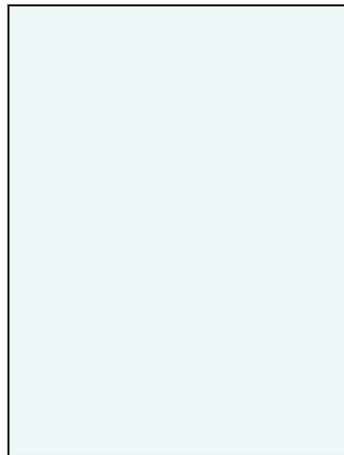
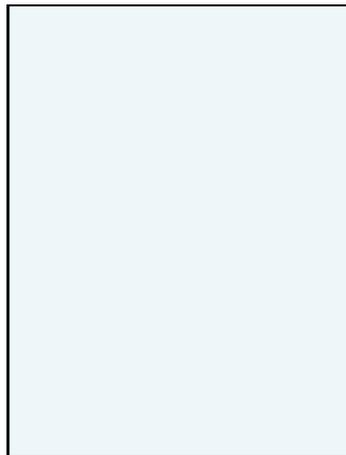
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.7%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 350 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero Lynn Hall

Schedule: 2020

Estimated Cost: \$2,500.00

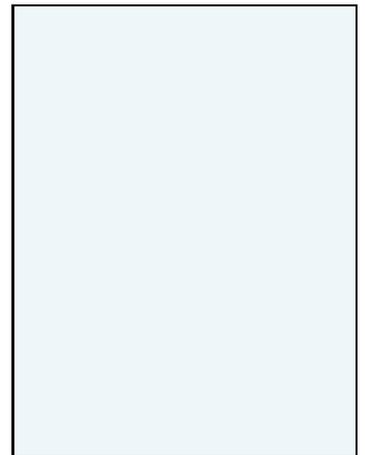
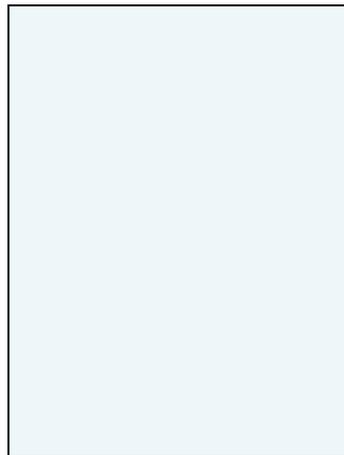
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running and cross slopes are 11% and 9% respectively.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2% and a maximum running slope of 5%.





ID:
363

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$2,500.00

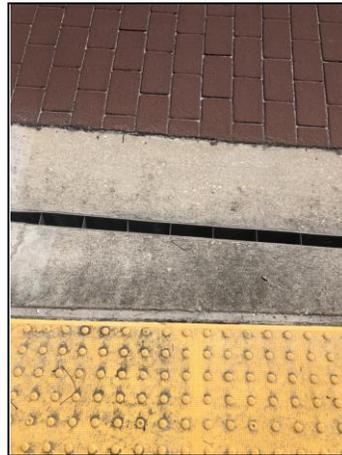
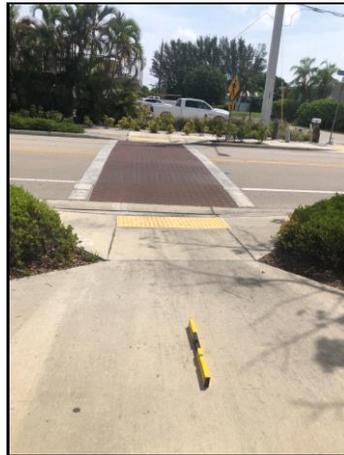
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.5%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
366

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$2,500.00

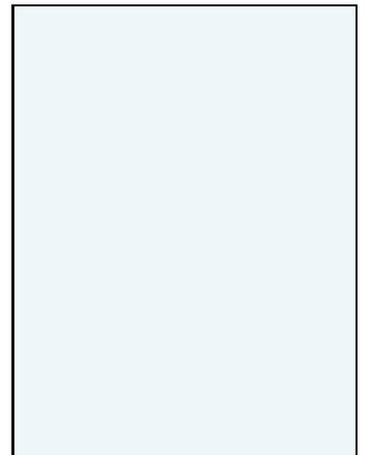
Violations

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 10.1% with a boarding and alighting area that is too small.

Recommendations

Reconstruct the route to reduce the cross slope to a maximum of 2%. Move the trolley sign south to provide a level 5'x8' boarding and alighting area.





ID:
369

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Island Shores

Schedule: 2020

Estimated Cost: \$2,500.00

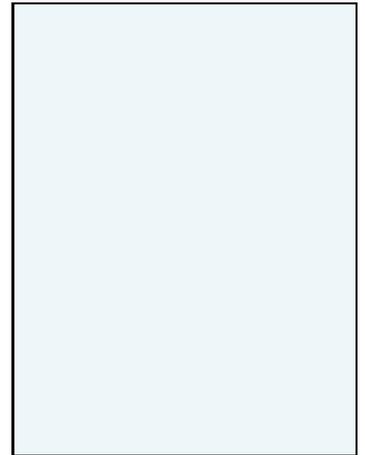
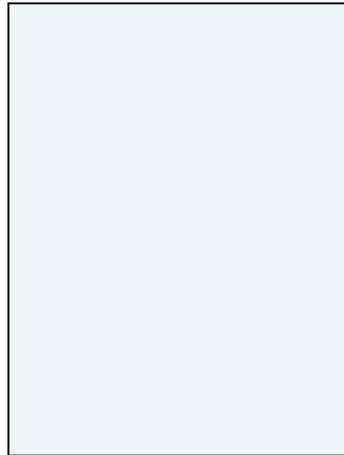
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 6%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 373 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Gulf Shore Ct

Schedule: 2020

Estimated Cost: \$2,500.00

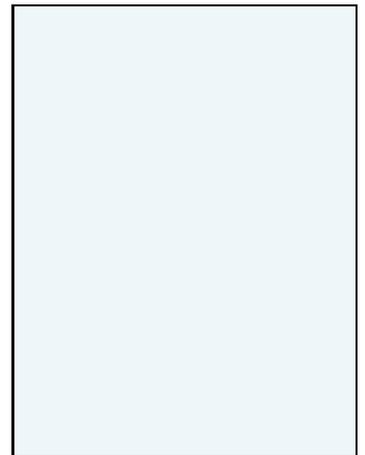
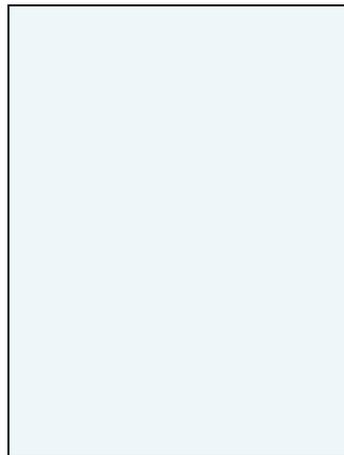
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.4%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
382

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Ship Store

Schedule: 2020

Estimated Cost: \$2,500.00

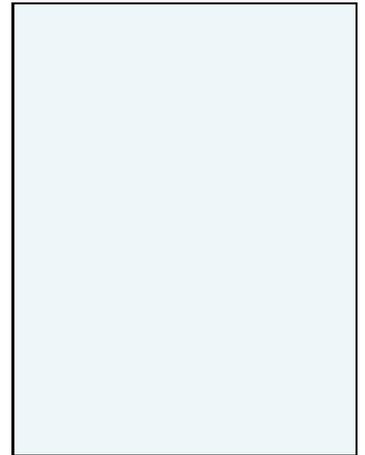
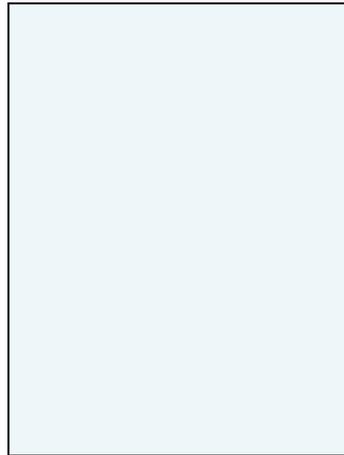
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.3%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 392 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Island Shores

Schedule: 2020

Estimated Cost: \$2,500.00

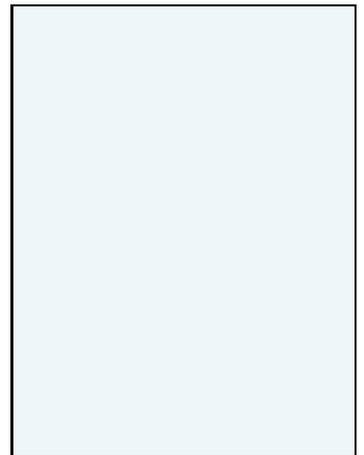
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.4%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
394

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2020

Estimated Cost: \$2,500.00

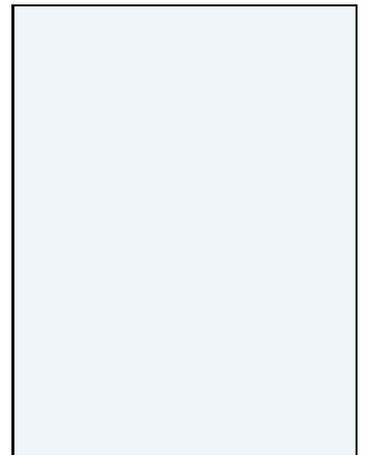
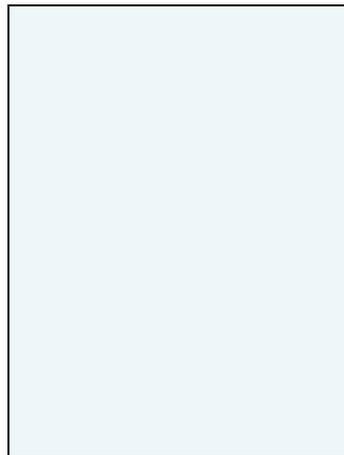
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 13.7% at the water meter.

RECOMMENDATIONS

Reconstruct the route to reduce running slope to a maximum of 5%.





ID:
397

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2020

Estimated Cost: \$2,500.00

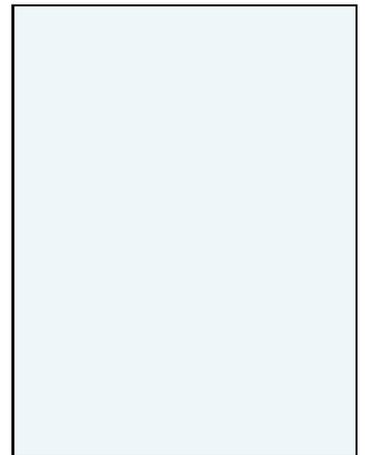
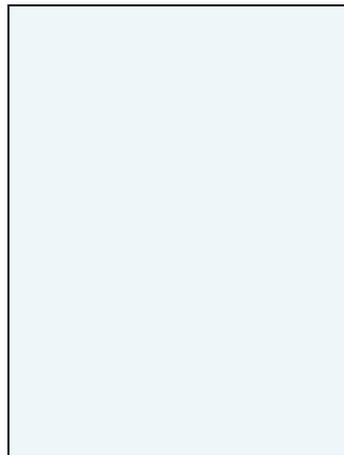
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

Within the crosswalk, the cross slope is 3.4%.

RECOMMENDATIONS

Resurface the crosswalk to reduce the cross slope to a maximum of 2%.





ID:
404

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Lagoon

Schedule: 2020

Estimated Cost: \$2,500.00

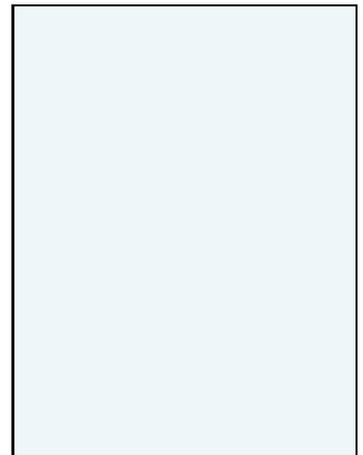
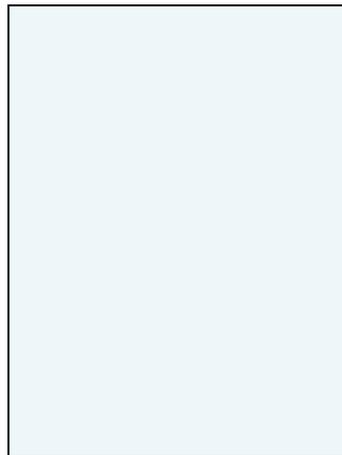
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.7.1

The slope of the landing is 4%.

RECOMMENDATIONS

Reconstruct the curb ramp's landing to reduce the slope to a maximum of 2% in all directions for a length of 36" for the width of the curb ramp.





ID:
406

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero

Schedule: 2020

Estimated Cost: \$2,500.00

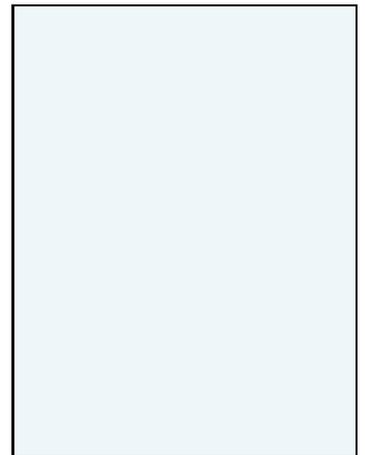
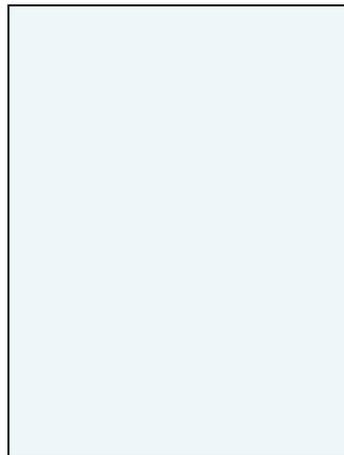
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 10% at the water meter pipe.

RECOMMENDATIONS

Resurface the route to reduce the running slope to a maximum of 5%.





ID: 410 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Estero Parking

Schedule: 2020

Estimated Cost: \$2,500.00

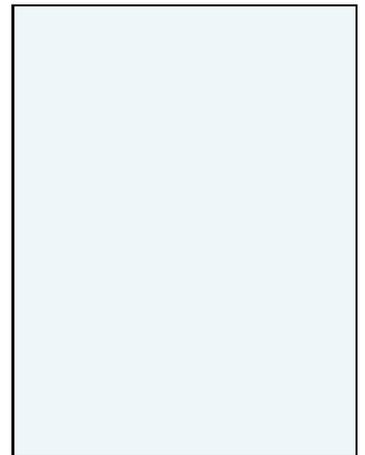
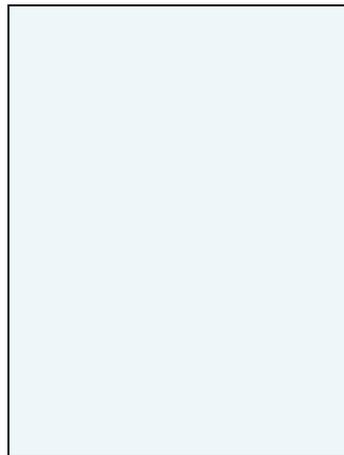
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running and cross slopes are 2.3% and 3.4% respectively.

RECOMMENDATIONS

Resurface the parking space to reduce the slopes to a maximum of 2%.





ID:
419

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2020

Estimated Cost: \$2,500.00

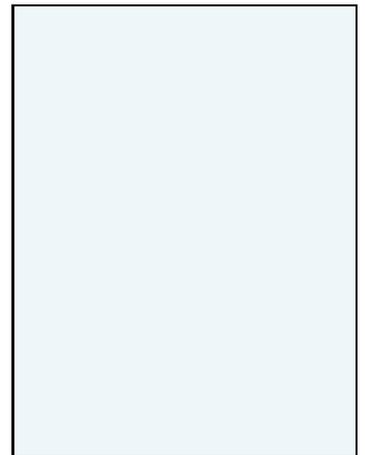
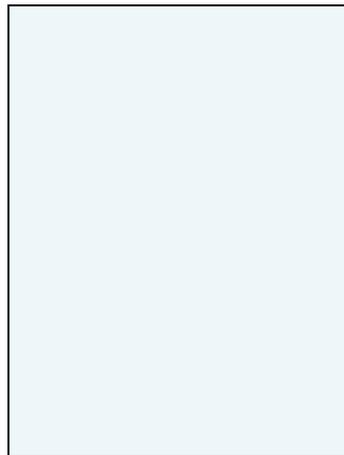
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.1%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
428

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$2,500.00

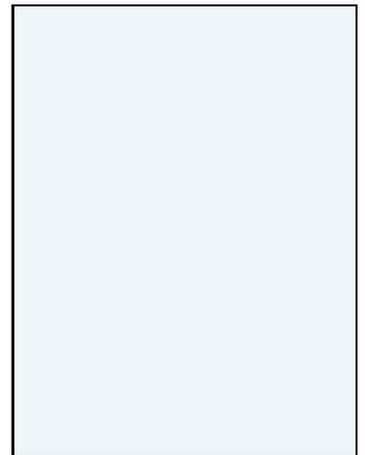
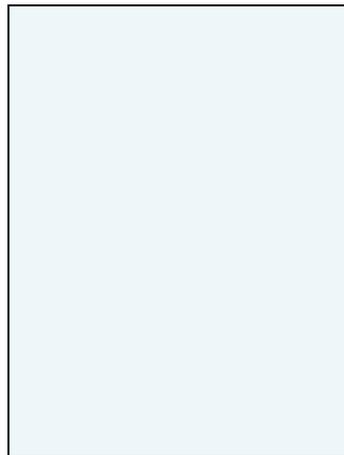
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.3%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
460

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th across from Lighthouse

Schedule: 2020

Estimated Cost: \$2,500.00

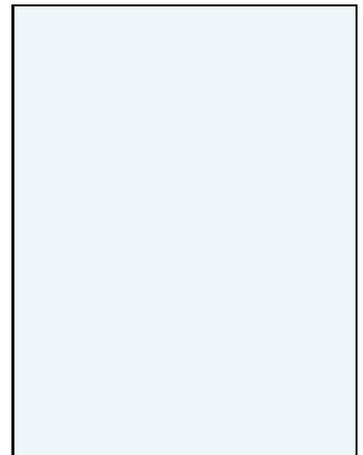
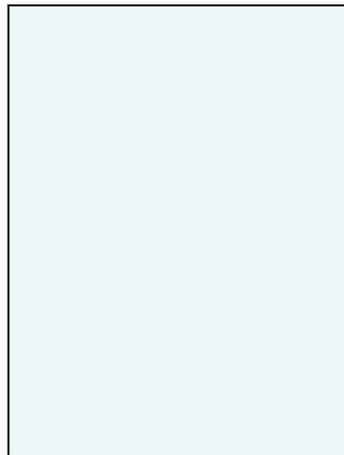
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.3

The cross slope is 6% by the drain.

RECOMMENDATIONS

Reconstruct the sidewalk to reduce the cross slope to a maximum of 2%.





ID: 464 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th across from Lighthouse

Schedule: 2020

Estimated Cost: \$2,500.00

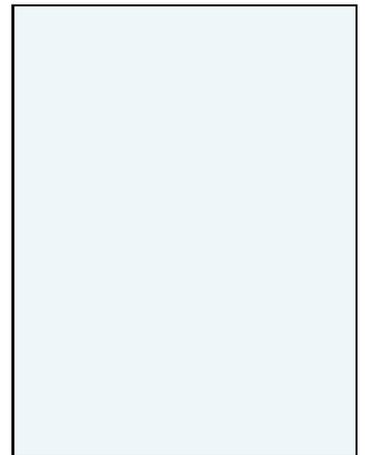
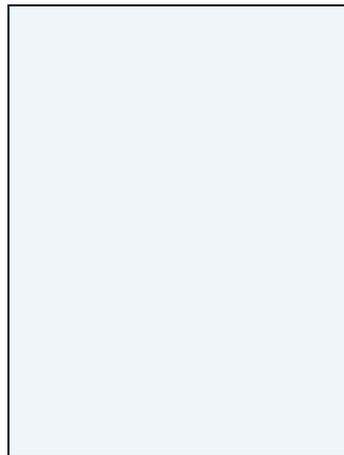
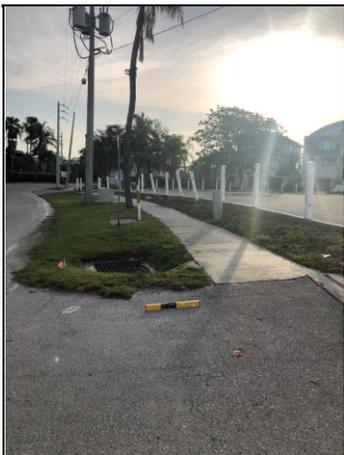
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 9.2% on the driveway leading to the sidewalk.

RECOMMENDATIONS

Reconstruct the driveway to reduce the running slope to a maximum of 8.3%.





ID:
485

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at 3rd

Schedule: 2020

Estimated Cost: \$2,500.00

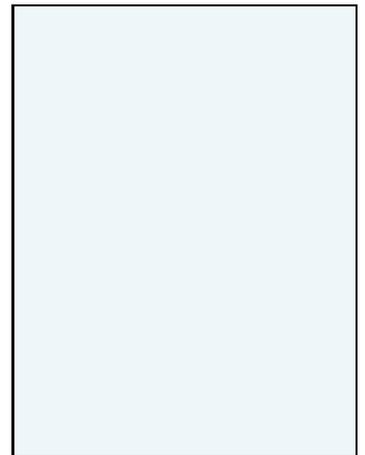
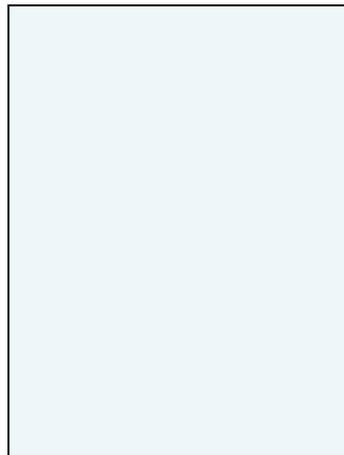
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.4%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
434

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$3,000.00

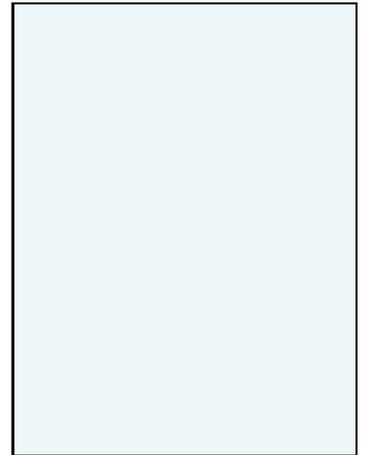
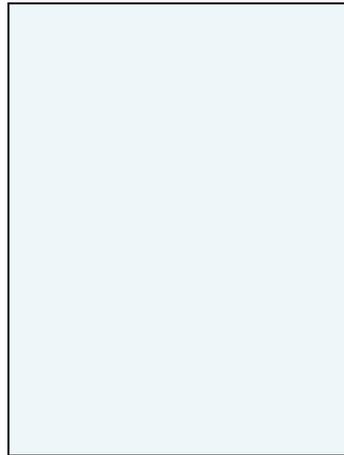
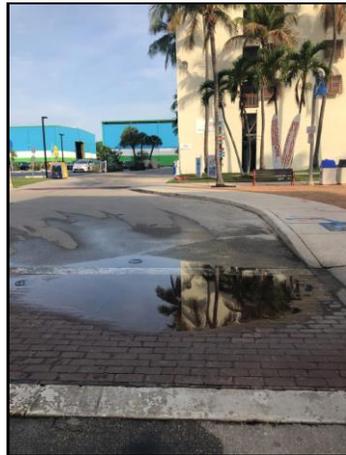
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

The crosswalk has pooling water.

RECOMMENDATIONS

Repave the crosswalk to ensure it is level and does not pool water.





ID: 360 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2020

Estimated Cost: \$4,000.00

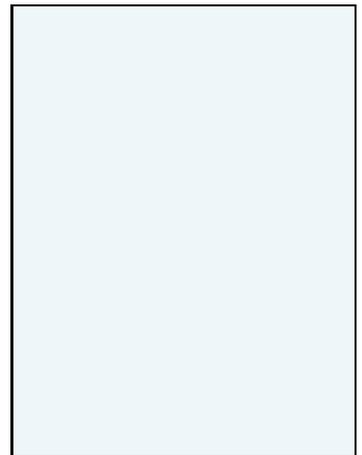
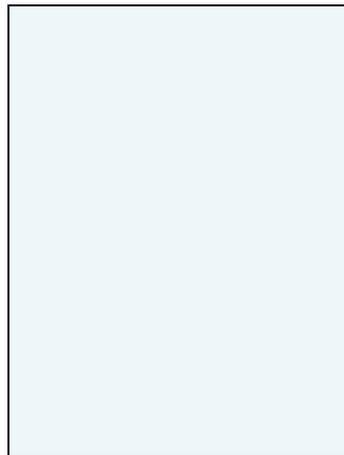
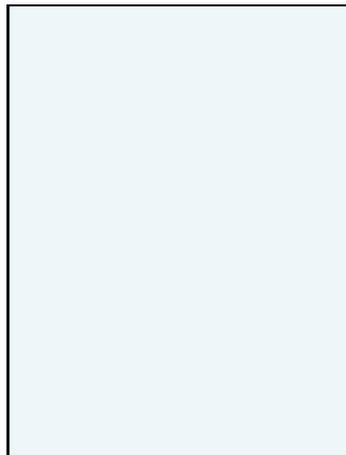
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

There is a 11% slope at the gutter.

RECOMMENDATIONS

Reconstruct the gutter to reduce the slope to a maximum of 5%.





ID:
365

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$4,000.00

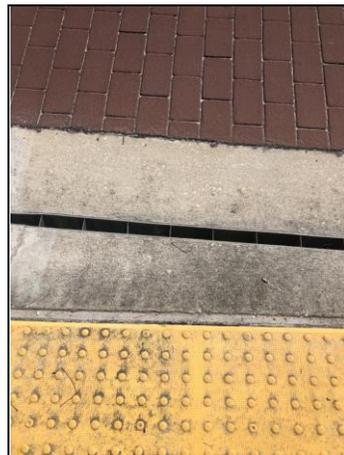
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope at the gutter is 10%.

RECOMMENDATIONS

Reconstruct the gutter to reduce the running slope to a maximum of 5%.





ID:
378

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Bow Ditch Park

Schedule: 2020

Estimated Cost: \$4,000.00

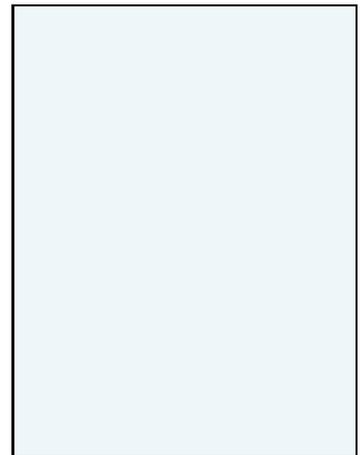
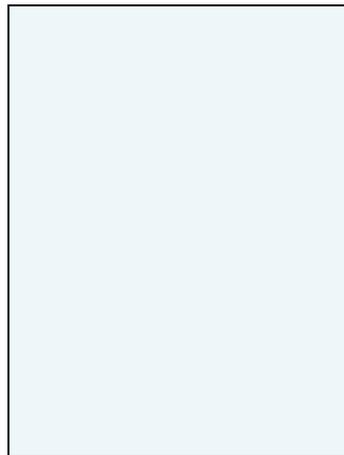
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope at the gutter is 10%.

RECOMMENDATIONS

Reconstruct the gutter to reduce the running slope to a maximum of 5%.





ID:
379

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Bow Ditch Park

Schedule: 2020

Estimated Cost: \$4,000.00

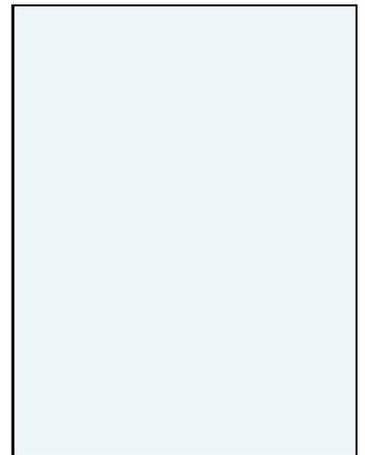
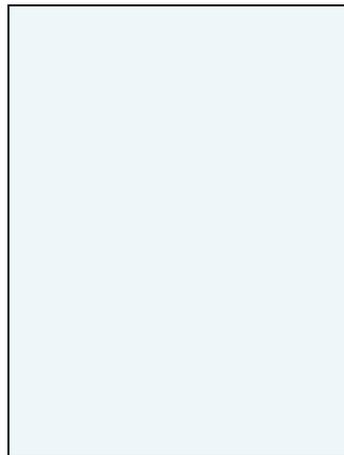
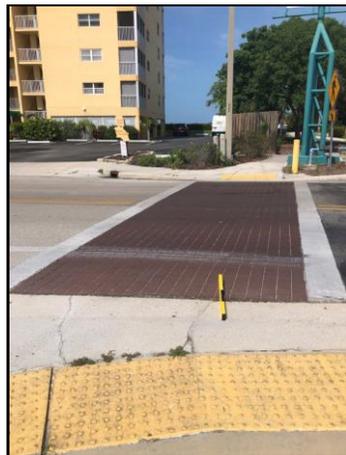
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 12.5% at the gutter.

RECOMMENDATIONS

Reconstruct the gutter to reduce the running slope to a maximum of 5%.





ID: 390 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Island Shores

Schedule: 2020

Estimated Cost: \$4,000.00

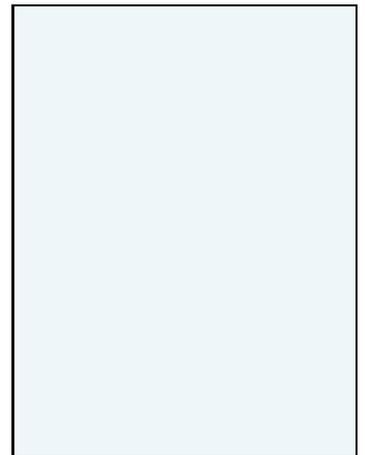
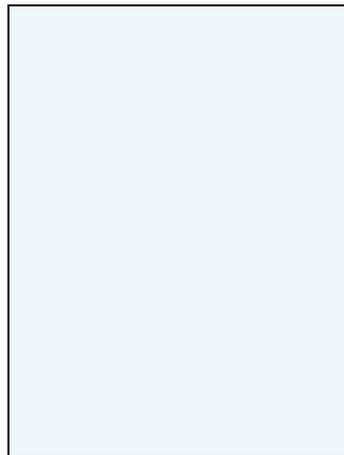
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope of the gutter is 12%.

RECOMMENDATIONS

Reconstruct the gutter to reduce the running slope to a maximum of 5%.





ID:
402

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$4,000.00

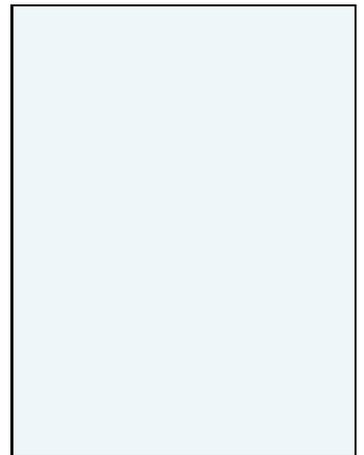
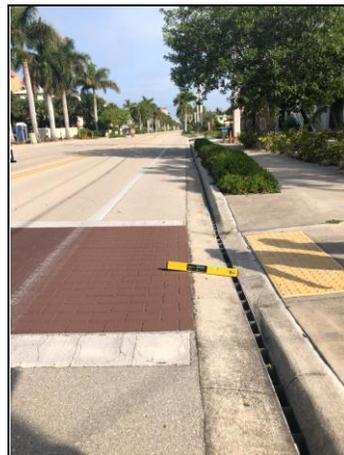
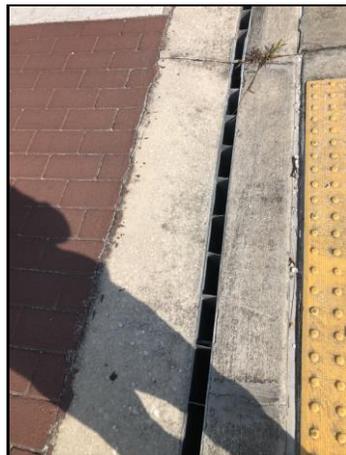
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 14% at the gutter.

RECOMMENDATIONS

Reconstruct the route to reduce the running slope to a maximum of 5%.





ID:
407

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero
Schedule: 2020
Estimated Cost: \$4,000.00

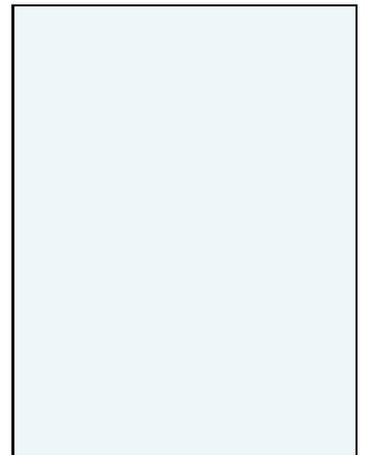
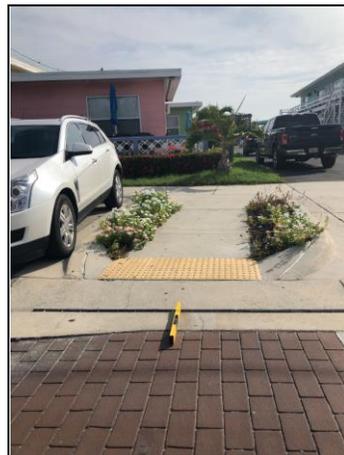
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 10% at the crosswalk transition.

RECOMMENDATIONS

Reconstruct the gutter to reduce the running slope to a maximum of 5%.





ID: 2 Facility: Town Hall

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Dinghy Dock behind Town Hall

Schedule: 2020

Estimated Cost: \$5,000.00

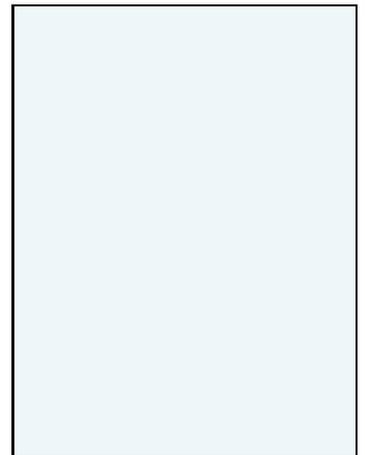
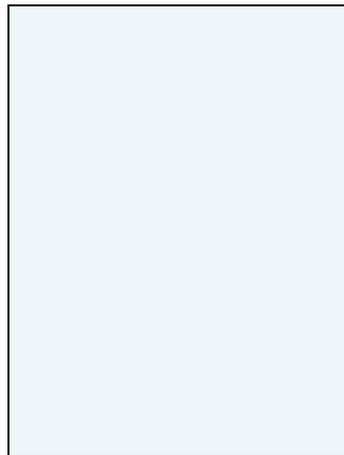
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §208.2, FAC/FBC 502.2

There are five parking spaces and none are marked as accessible.

RECOMMENDATIONS

Pave an accessible parking space that is a minimum of 144" wide with an adjacent 60" wide access aisle connecting to an accessible route. Install a sign 60" above the ground.





ID:
149

Facility:
Dinghy Dock Parking Lot

Priority Score 3



Quick Fix: No
Built before ADA: No

Location: Wooden Dock

Schedule: 2020

Estimated Cost: \$5,000.00

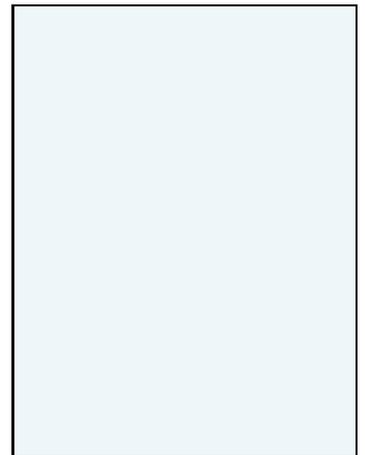
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §208.2.4, §403.3

The accessible parking space is 96" wide with a 3% slope.

RECOMMENDATIONS

Resurface the space and aisle to ensure the slope is not greater than 2%.
Repaint the accessible parking space to allow for a minimum width of 144" for the space and 60" for the aisle.





ID: 161 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Estero parking

Schedule: 2020

Estimated Cost: \$5,000.00

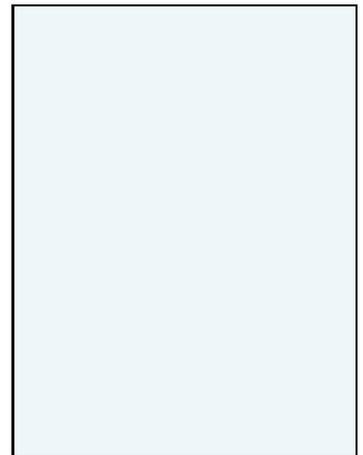
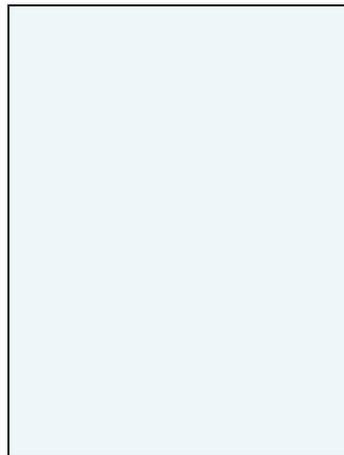
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 7.7% at the accessible parking space and aisle.

RECOMMENDATIONS

Reconstruct the accessible parking space and aisle to ensure that the maximum running and cross slopes are 2%.





ID: 176 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Bay Oaks

Schedule: 2020

Estimated Cost: \$5,000.00

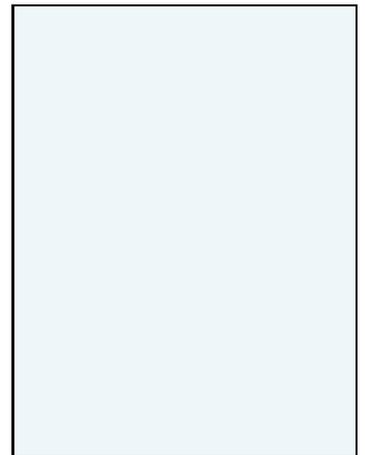
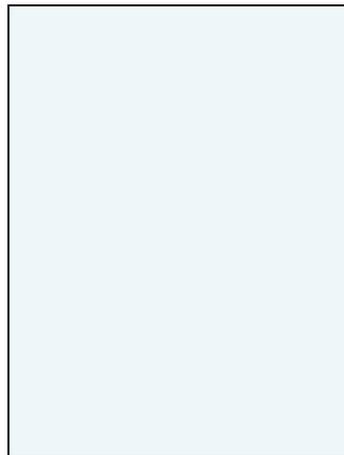
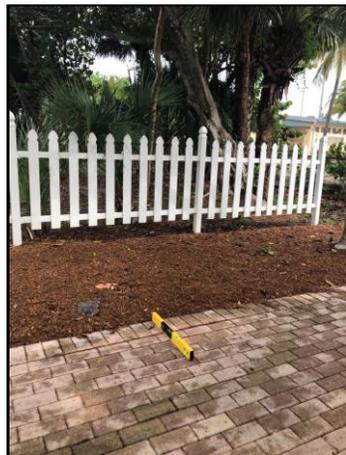
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 5% due to the bricks shifting.

RECOMMENDATIONS

Reset the bricks so that the cross slope is a maximum of 2%.





ID: 177 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Bay Oaks

Schedule: 2020

Estimated Cost: \$5,000.00

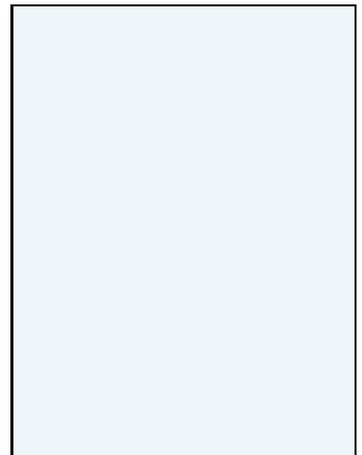
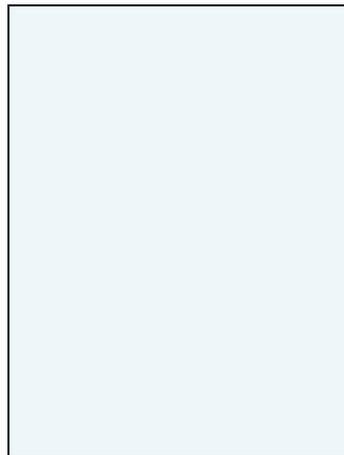
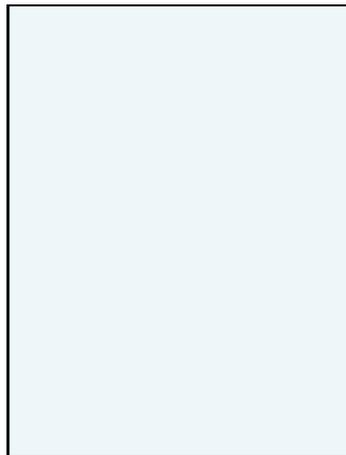
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.2%.

RECOMMENDATIONS

Reset the bricks so that the cross slope is a maximum of 2%.





ID:
178

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Bay Oaks

Schedule: 2020

Estimated Cost: \$5,000.00

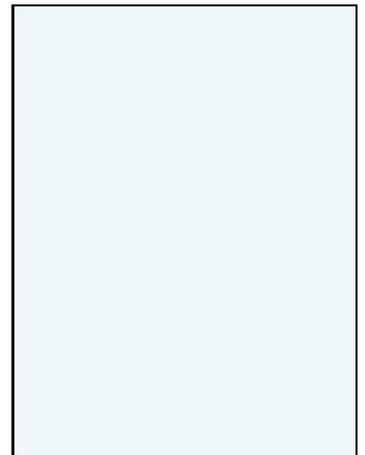
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is between 6.6% and 11% at the end of the sidewalk.

RECOMMENDATIONS

Reset the bricks so that the running slope is a maximum of 5%.





ID:
180

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Bay Oaks

Schedule: 2020

Estimated Cost: \$5,000.00

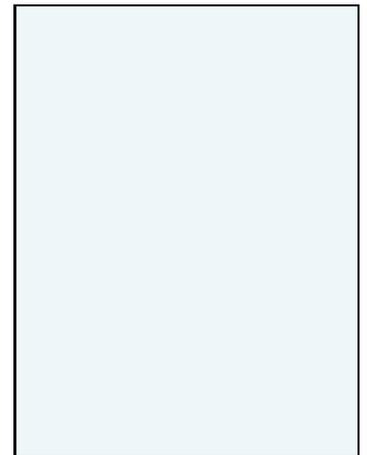
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3, §302.1

The bricks are heaving and creating a tripping hazard.
The running slope is 6.9% and cross slope is 3%.

RECOMMENDATIONS

Reset the bricks to eliminate the tripping hazard.
Resurface the route to reduce the cross slope to a maximum of 2% and a maximum running slope of 5%. Ensure a level landing is also present.





ID:
272

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Estero and Old San Carlos

Schedule: 2020

Estimated Cost: \$5,000.00

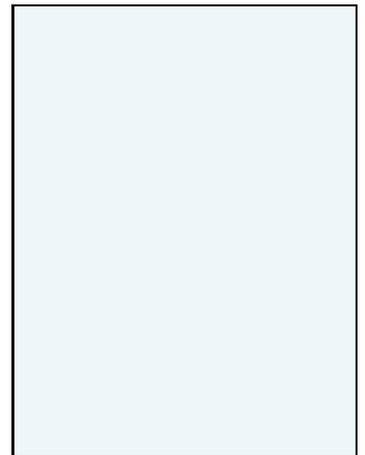
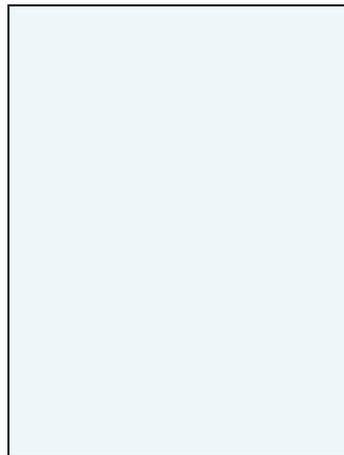
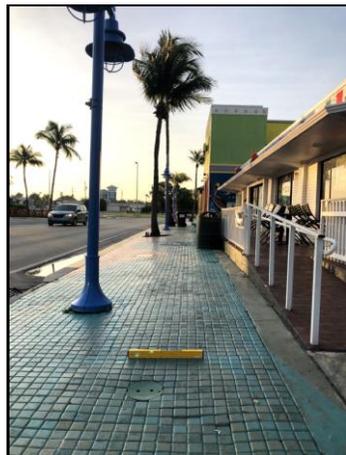
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.4%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
275

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Kilwins

Schedule: 2020

Estimated Cost: \$5,000.00

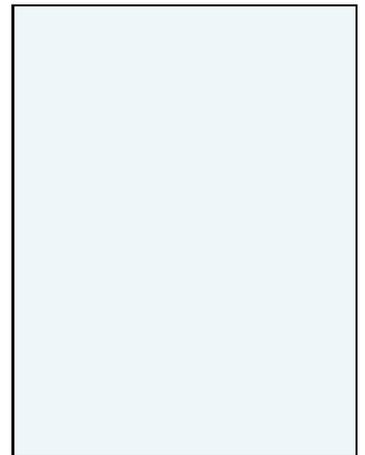
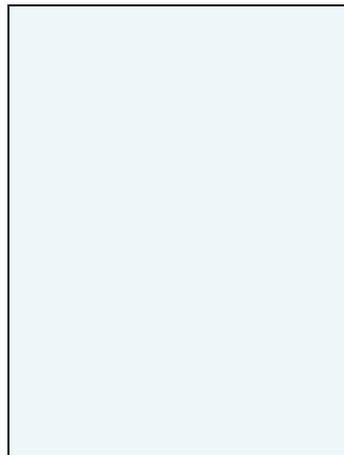
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 5.8%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
280

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Mango Ritas

Schedule: 2020

Estimated Cost: \$5,000.00

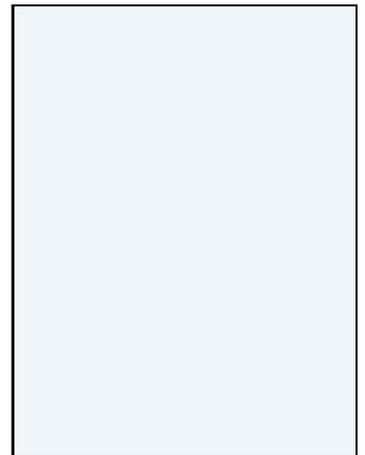
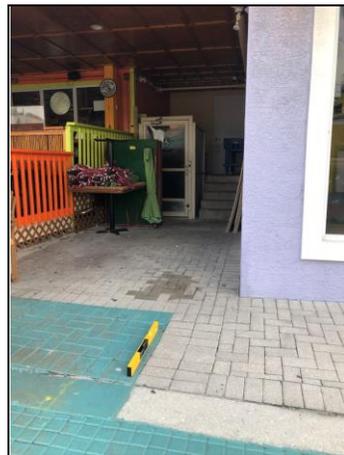
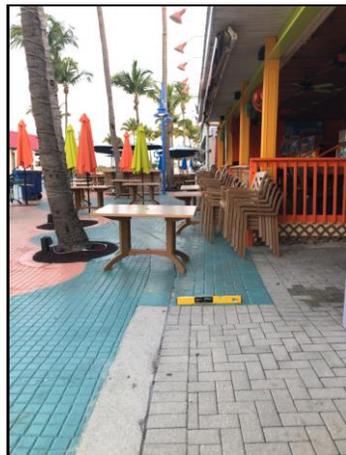
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 5.5% heading towards the ADA lift.

RECOMMENDATIONS

Reconstruct the route to reduce the running slope to a maximum of 5%.





ID:
283

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Local Color

Schedule: 2020

Estimated Cost: \$5,000.00

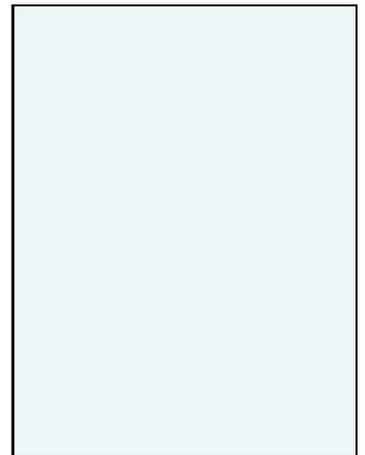
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3.4% at the approach to Local Color.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
288

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Trolley Stop

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §703.5, §810.4, §810.2.1

There is a large flush-curb at the boarding and alighting area.

RECOMMENDATIONS

Depending on the buses used at this stop, a raised curb may be necessary to reduce the slope of the bus's ramp.





ID:
296

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: By Lighthouse Resort Inn and Suites

Schedule: 2020

Estimated Cost: \$5,000.00

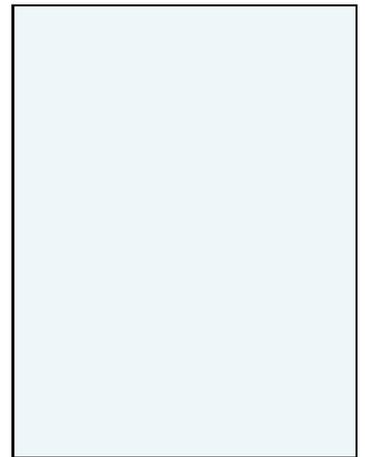
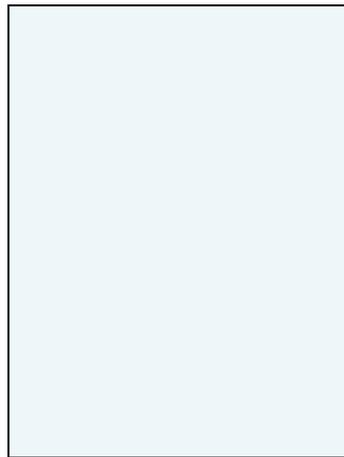
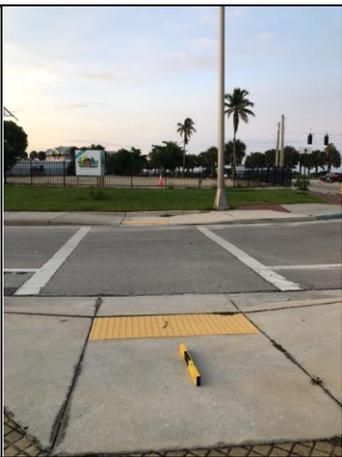
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp exceeds 9.8%

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to less than 8.3%.





ID:
298

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: By Lighthouse Resort Inn and Suites

Schedule: 2020

Estimated Cost: \$5,000.00

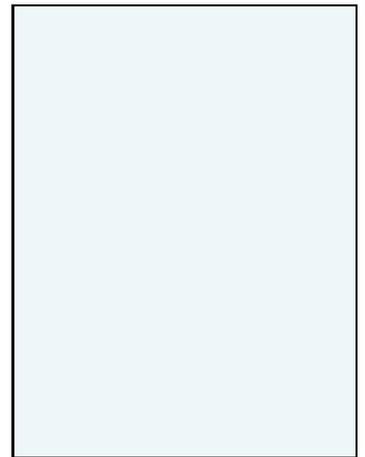
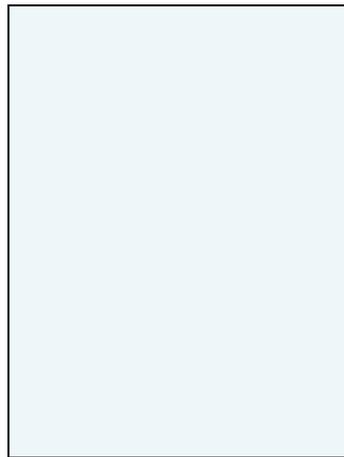
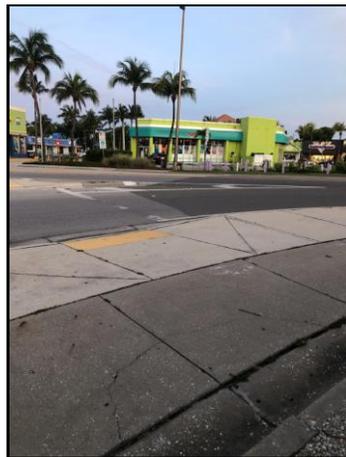
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is not a leveling landing at the top of the curb ramp.

RECOMMENDATIONS

Repave the curb ramp's landing so that it is level, 36" deep and the width of the curb ramp.





ID:
358

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Install a landing at the top of the curb ramp with a minimum clear length of 36" that is the width of the curb ramp.





ID:
362

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$5,000.00

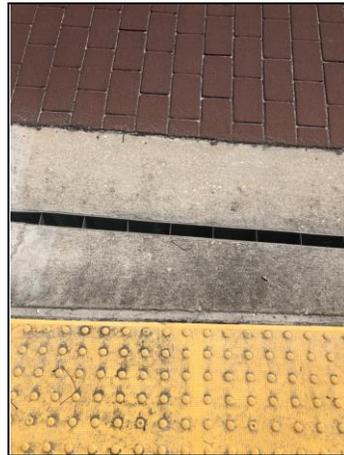
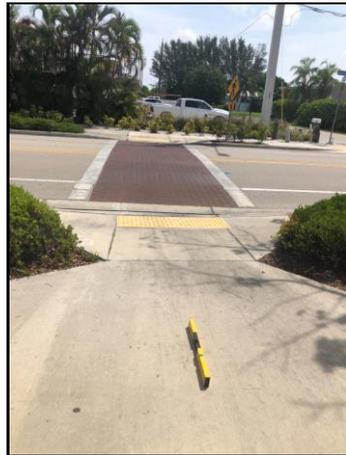
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Install a landing at the top of the curb ramp with a minimum clear length of 36" that is as wide as the curb ramp.





ID: 375 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Ship Store

Schedule: 2020

Estimated Cost: \$5,000.00

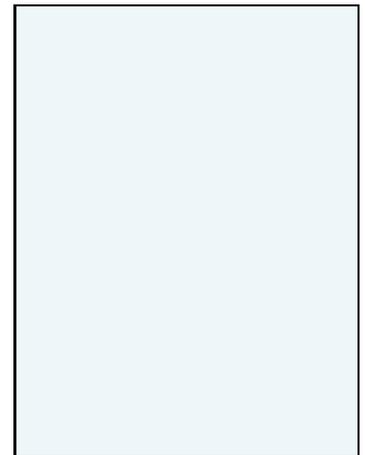
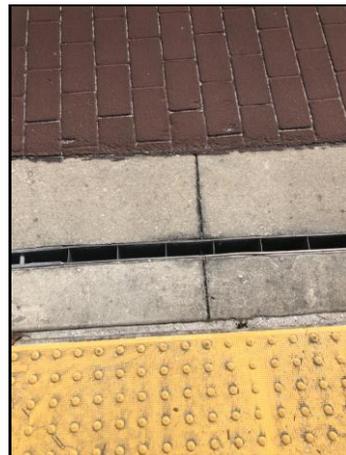
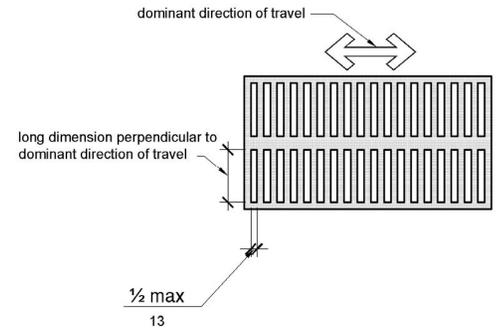
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.1, §302.3

The are open grates in the pathway are 2" in width, posing a tripping hazard.
The running slope is 9.6%.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.
Resurface the route to reduce the running slope to a maximum of 5%.





ID:
377

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Bow Ditch Park

Schedule: 2020

Estimated Cost: \$5,000.00

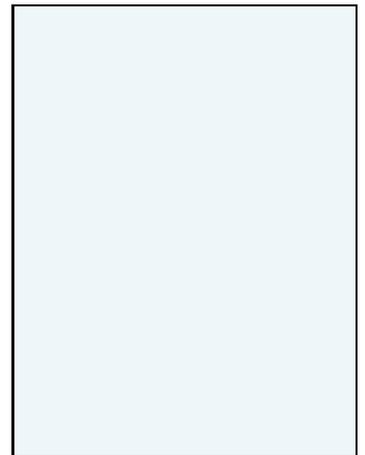
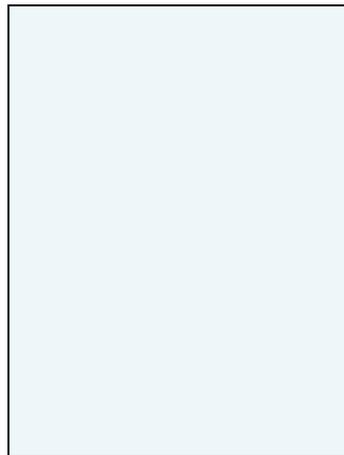
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Install a landing at the top of the curb ramp with a minimum clear length of 36" and is the width of the curb ramp.





ID:
383

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Ship Store

Schedule: 2020

Estimated Cost: \$5,000.00

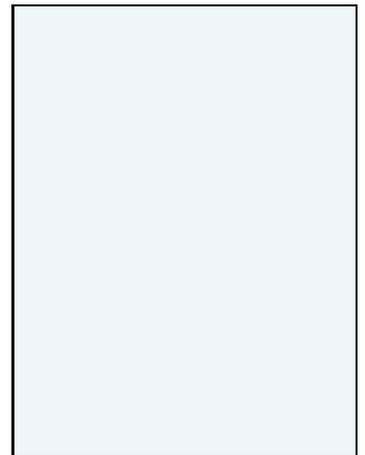
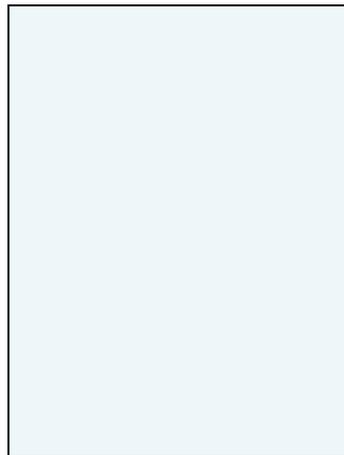
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope of the driveway is 8%.

RECOMMENDATIONS

Reconstruct the driveway so that the cross slope at the sidewalk is a maximum of 2%.





ID: 384 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Ship Store

Schedule: 2020

Estimated Cost: \$5,000.00

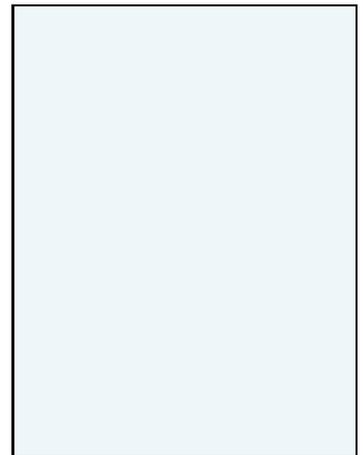
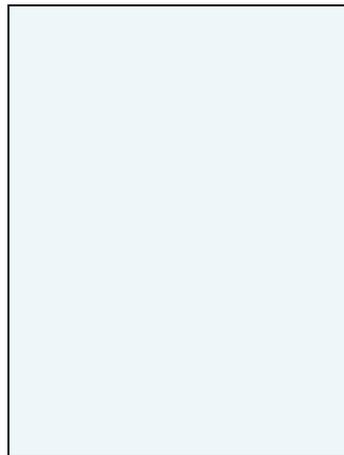
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.1

There is no 5'x8' boarding and alighting area at the bus stop sign.

RECOMMENDATIONS

Add additional pavement to ensure there is a 5'x8' boarding and alighting area that is stable, firm, and slip resistant at the bus stop.





ID:
386

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across Gulfshore

Schedule: 2020

Estimated Cost: \$5,000.00

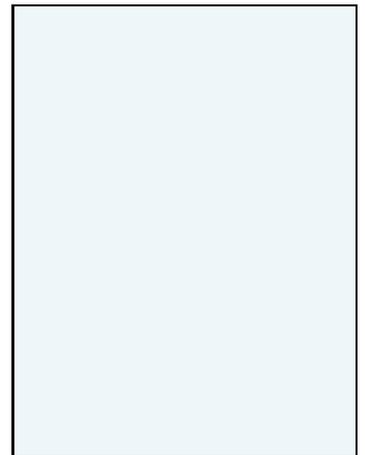
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 12%

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%.





ID:
387

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across Gulfshore

Schedule: 2020

Estimated Cost: \$5,000.00

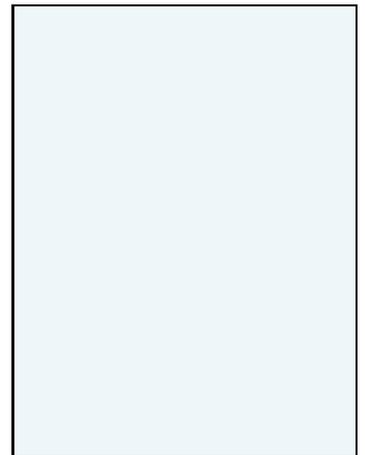
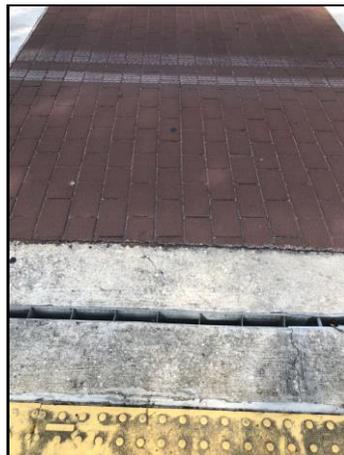
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no level landing at the top of the curb ramp.

RECOMMENDATIONS

Construct a level landing at the top of the curb ramp with a minimum clear length of 36" that is as wide as the curb ramp.





ID: 391 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Island Shores

Schedule: 2020

Estimated Cost: \$5,000.00

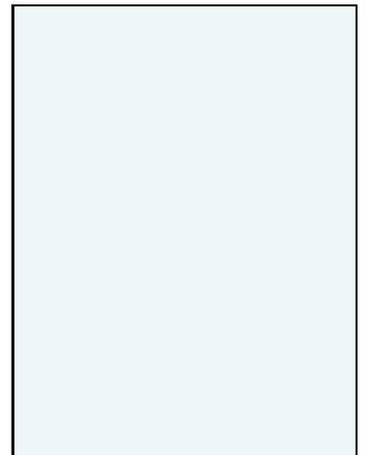
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.1

The trolley stop is located at a curb ramp.

RECOMMENDATIONS

Install a 5'x8' boarding and alighting area that is stable, firm, and slip resistant, either by removing the curb ramp or paving the much area by the road.





ID:
395

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2020

Estimated Cost: \$5,000.00

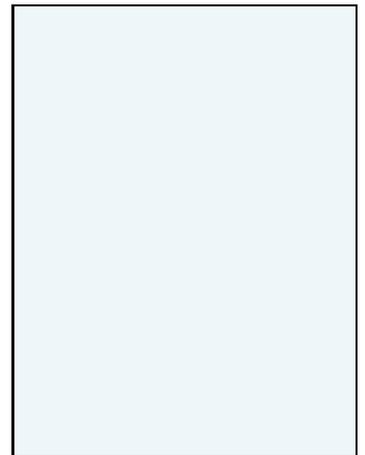
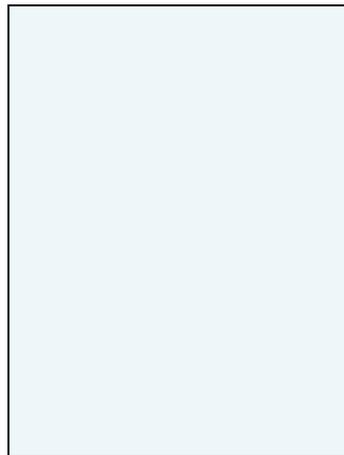
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Construct a landing at the top of the curb ramp with a minimum clear length of 36" and the width of the curb ramp.





ID:
399

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.3, §810.2.4

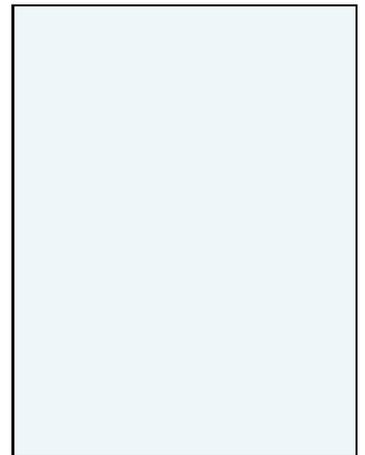
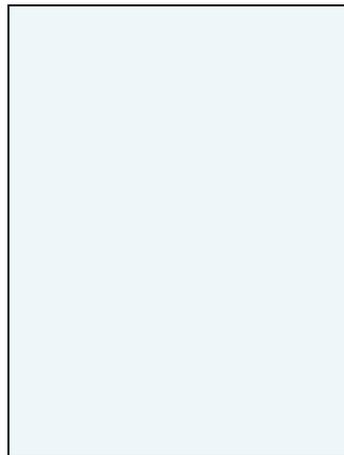
The slope of the boarding and alighting area is 3.1%.

The boarding and alighting area is 6' deep.

RECOMMENDATIONS

Resurface the slope of the boarding and alighting area to have a maximum slope of 2%.

Enlarge the boarding and alighting area to provide a length of 96", measured perpendicular to the curb and a width of 60" measured parallel to the road.





ID:
409

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero

Schedule: 2020

Estimated Cost: \$5,000.00

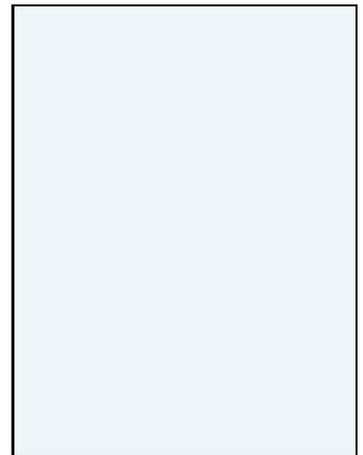
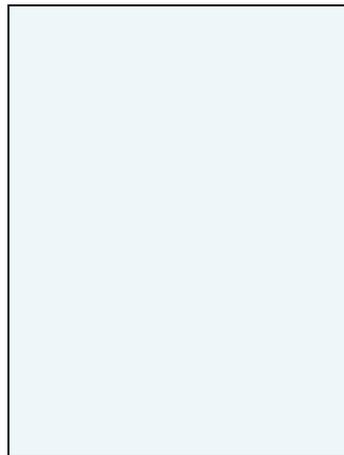
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.3

The curb ramp has an 11% running slope.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%





ID: 416 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd in Front of Shipwreck

Schedule: 2020

Estimated Cost: \$5,000.00

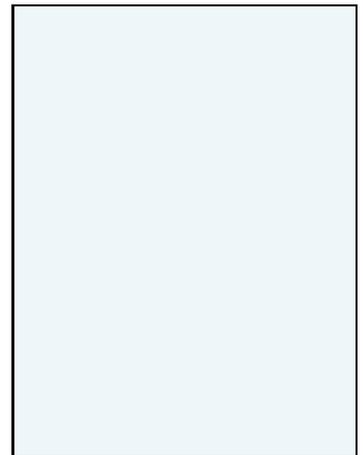
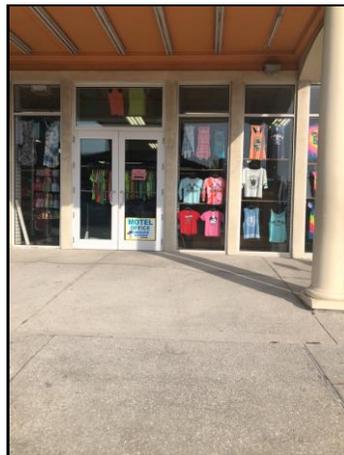
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.4

The maneuvering clearance/level landing in front of the doors is not sufficient.

RECOMMENDATIONS

Reconstruct the route to ensure sufficient maneuvering clearance is provided in front of the doors. This space must be a maximum of 2% for a distance of 54" perpendicular to the doors.





ID: 421 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2020

Estimated Cost: \$5,000.00

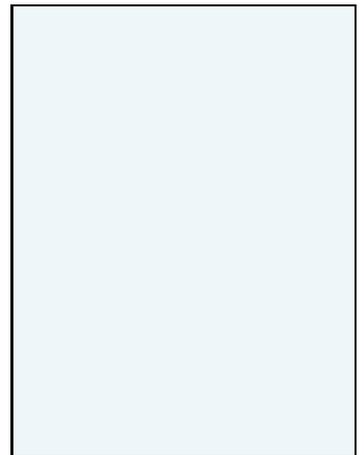
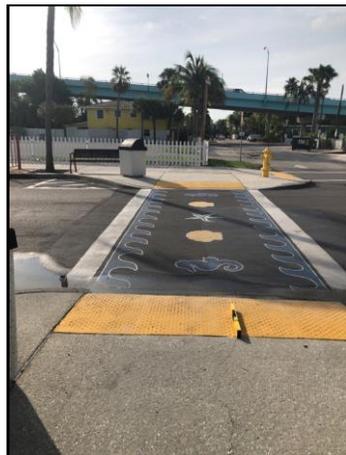
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 12.9%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%.





ID: 440 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$5,000.00

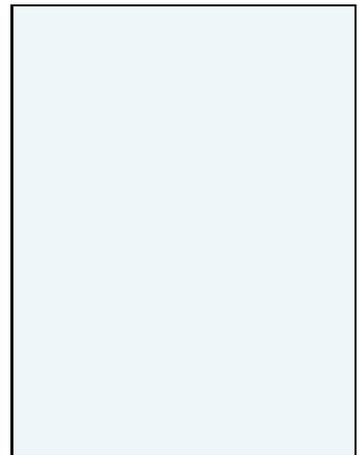
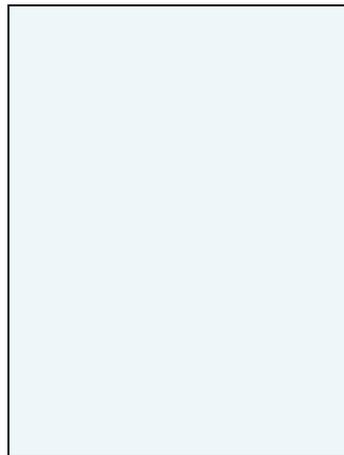
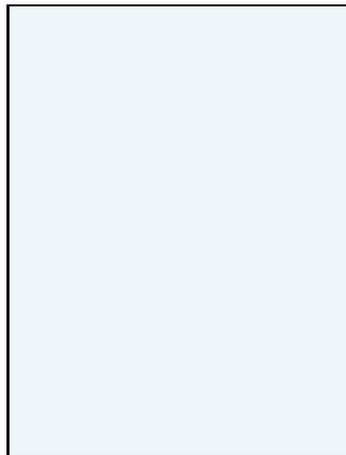
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The bricks adjacent to the accessible parking space have a cross slope of 5%.

RECOMMENDATIONS

Reset the bricks to reduce the cross slope to a maximum of 2% in the vicinity of the accessible parking space.





ID: 451 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2020

Estimated Cost: \$5,000.00

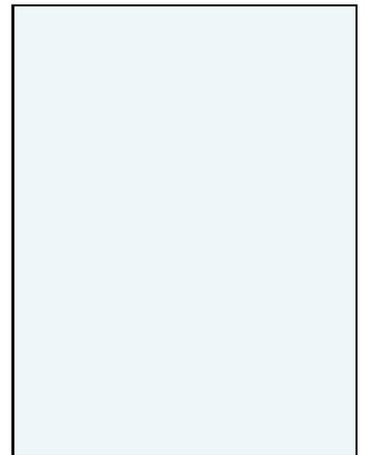
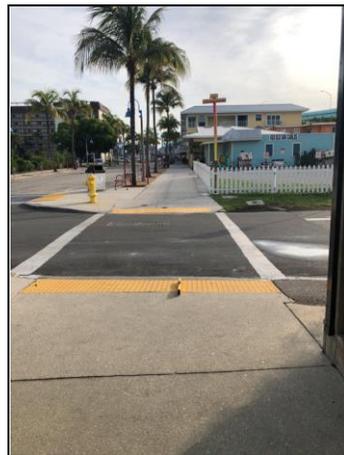
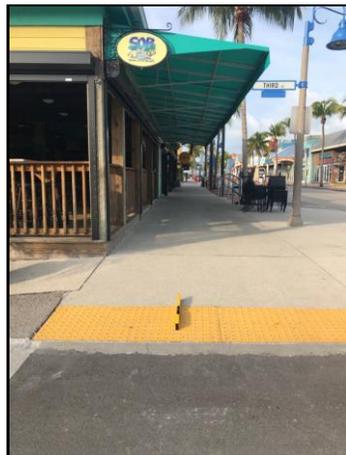
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2, §405.3

The running slope of the curb ramp is 10.7% and the cross slope of the curb ramp is 2.2%.

RECOMMENDATIONS

Resurface the curb ramp to reduce the running slope to a maximum of 8.3% and reduce the cross slope to a maximum of 2%.





ID: 456 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Felipes

Schedule: 2020

Estimated Cost: \$5,000.00

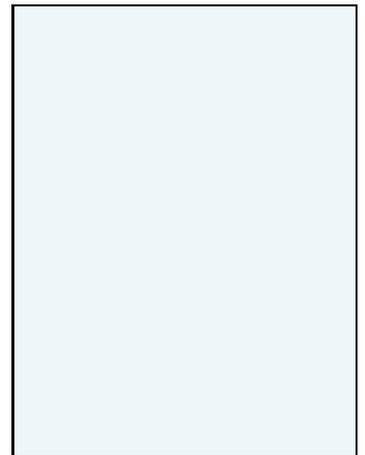
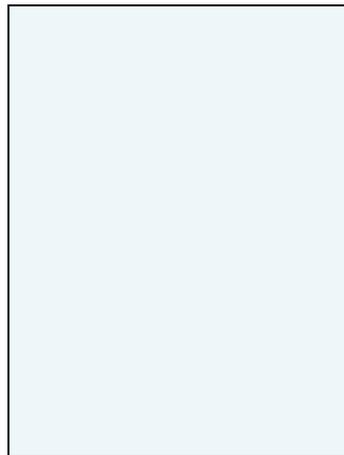
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.7.1

The cross slope of the landing is 2.8%.

RECOMMENDATIONS

Resurface the landing to the reduce the cross slope to a maximum of 2%.





ID:
457

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Estero

Schedule: 2020

Estimated Cost: \$5,000.00

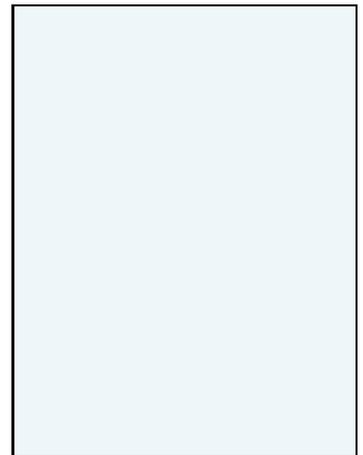
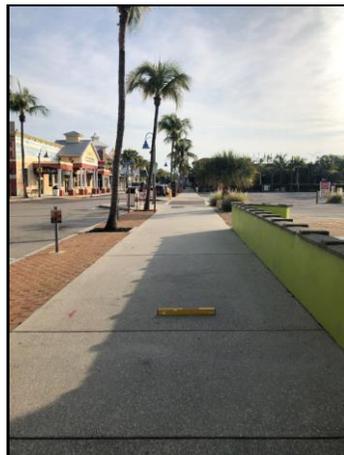
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.6% to Center St.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
458

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at Estero

Schedule: 2020

Estimated Cost: \$5,000.00

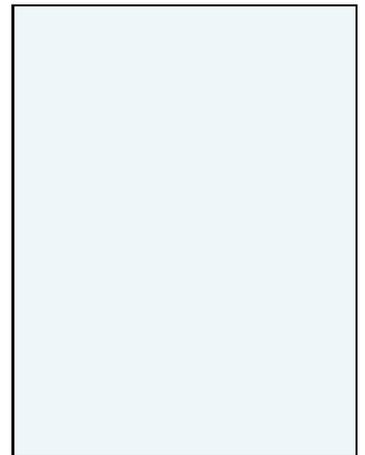
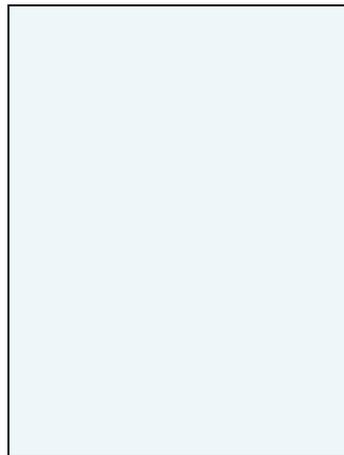
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.3

The cross slope of the curb ramp is 3.2%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the cross slope to less than 2%.





ID: 461 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th across from Lighthouse

Schedule: 2020

Estimated Cost: \$5,000.00

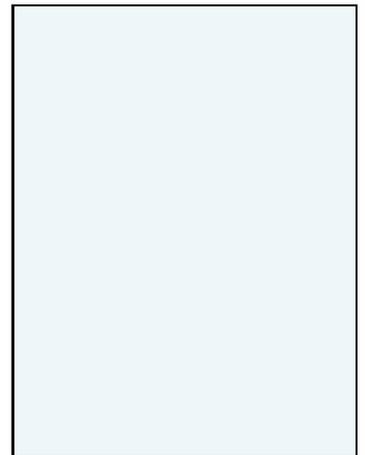
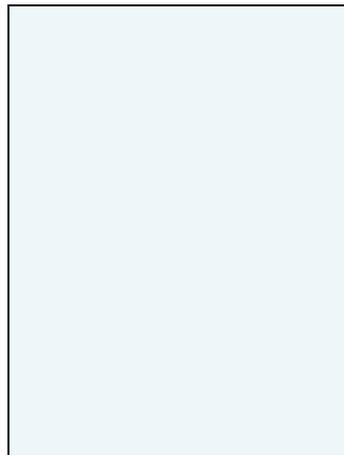
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 16%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%.





ID:
465

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2020

Estimated Cost: \$5,000.00

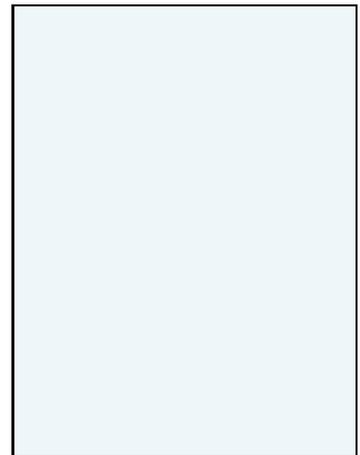
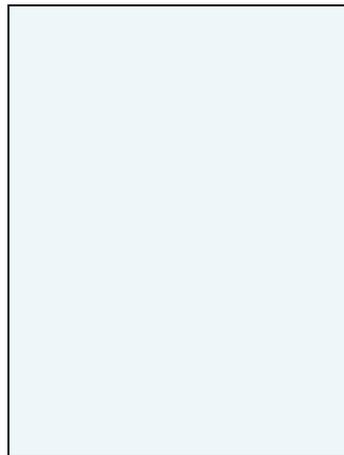
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.3

The cross slope of the curb ramp is 7.2%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the cross slope to be a maximum of 2%.





ID:
466

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at Estero

Schedule: 2020

Estimated Cost: \$5,000.00

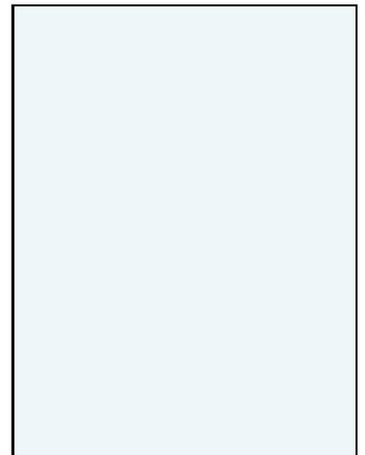
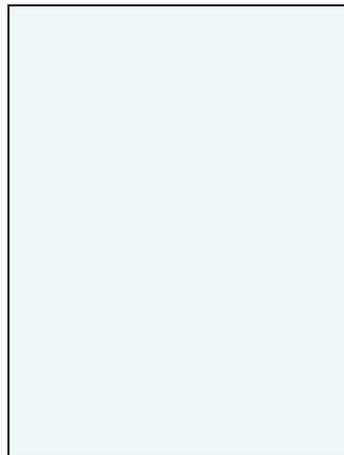
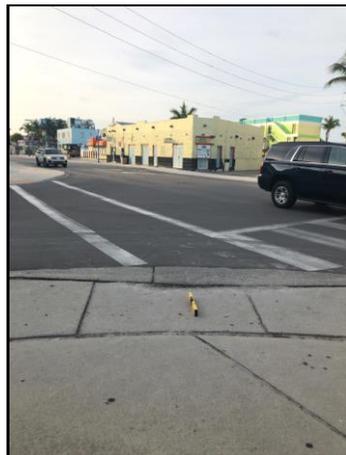
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 11.8%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%.





ID: 469 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent across Silver Witch

Schedule: 2020

Estimated Cost: \$5,000.00

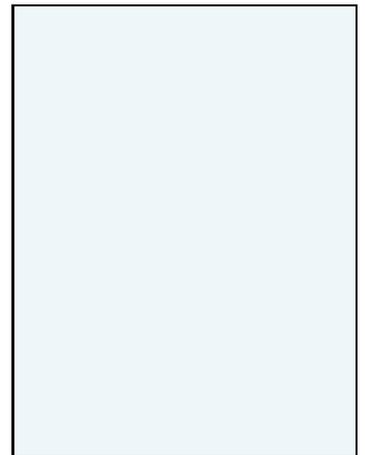
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is between 8% and 17%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 476 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2020

Estimated Cost: \$5,000.00

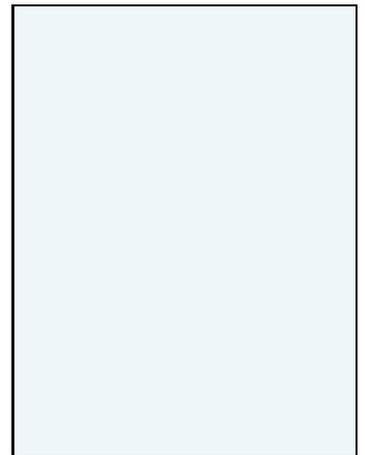
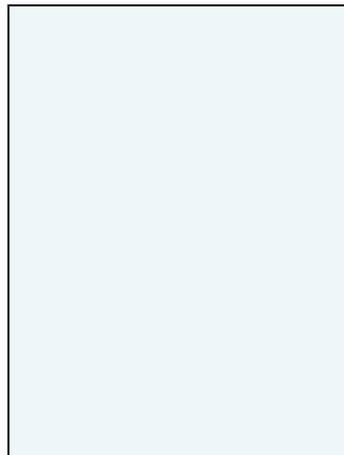
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope at the driveway is 10.7%.

RECOMMENDATIONS

Resurface the driveway to reduce the cross slope to a maximum of 2%.





ID:
477

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2020

Estimated Cost: \$5,000.00

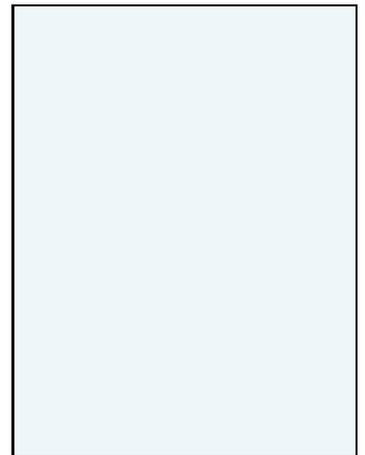
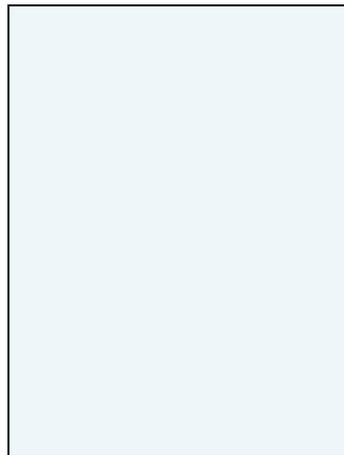
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 19%.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the cross slope to a maximum of 2%.





ID: 479 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at 5th
Schedule: 2020
Estimated Cost: \$5,000.00

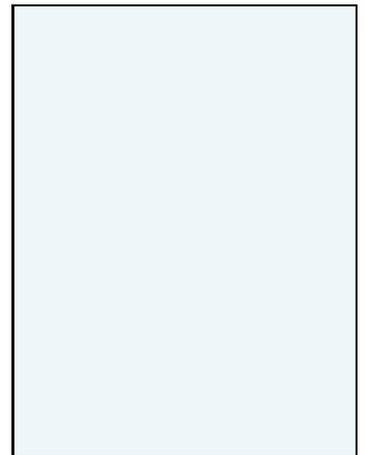
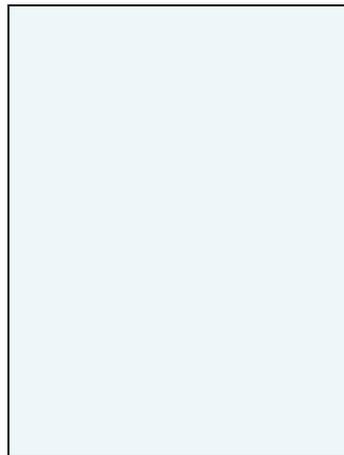
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.7

There are not level landings at the top of the curb ramp.

RECOMMENDATIONS

Reconstruct the ramps to ensure there are level landings its top. Landings shall be as wide as the widest ramp run leading to the landing and 60" long minimum.





ID: 481 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at Lighthouse Hotel

Schedule: 2020

Estimated Cost: \$5,000.00

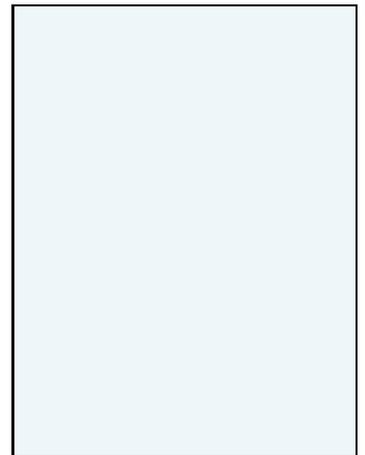
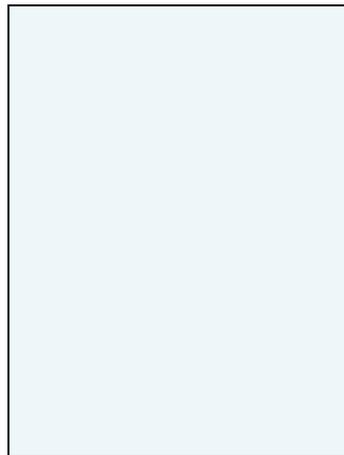
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope at the driveway is 11.5%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
483

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at Rustys Hotel

Schedule: 2020

Estimated Cost: \$5,000.00

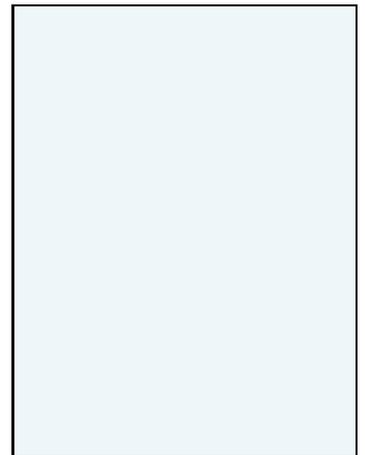
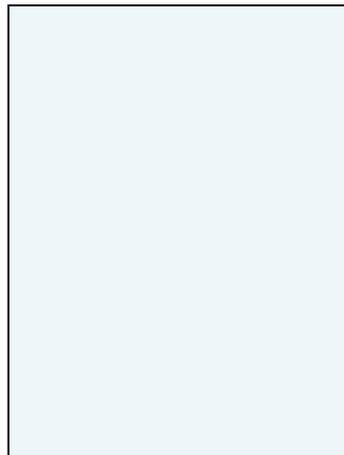
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp leading to the driveway is between 14% and 22%.

RECOMMENDATIONS

Resurface the curb ramp to reduce the running slope to a maximum of 8.3%.





ID: 484 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at Rustys Hotel

Schedule: 2020

Estimated Cost: \$5,000.00

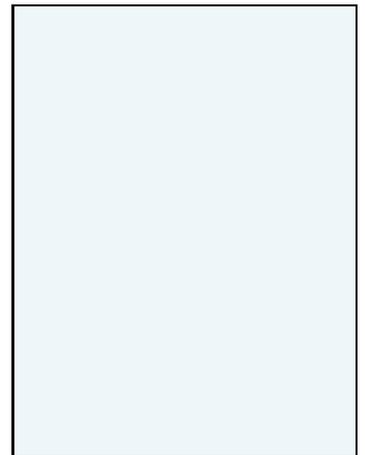
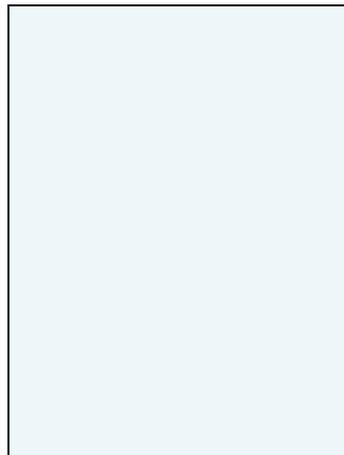
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 9.8%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
486

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent at 3rd

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

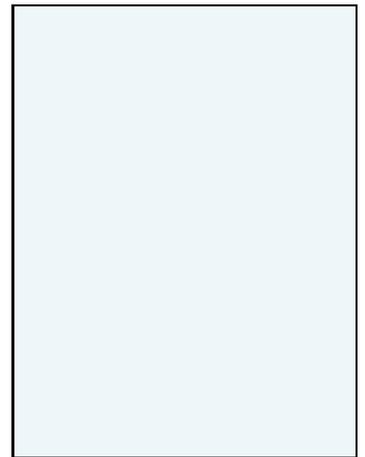
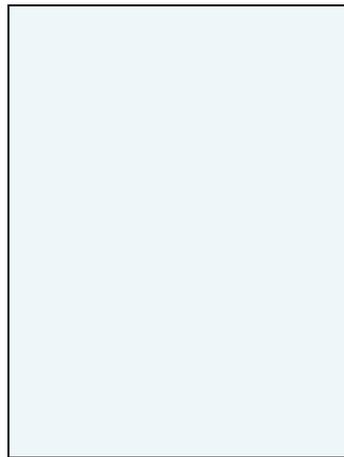
The running slope of the curb ramp is 11%.

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Reconstruct the curb ramp to reduce the running slope to a maximum of 8.3%.

Reconstruct the curb ramp to ensure there is a level landing at the location where pedestrians will change directions.





ID:
490

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th Ave at Crescent

Schedule: 2020

Estimated Cost: \$5,000.00

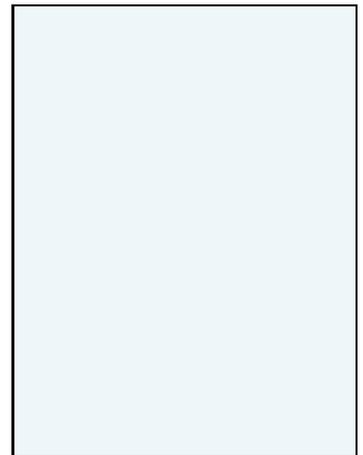
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §406.4

There is no landing provided at the top of the curb ramp.

RECOMMENDATIONS

Reconstruct the curb ramp to ensure there is a level landing at the change in direction.





ID: 493 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th Ave at Lighthouse Hotel 4th St.

Schedule: 2020

Estimated Cost: \$5,000.00

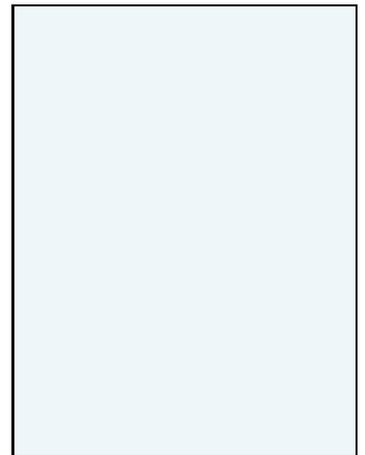
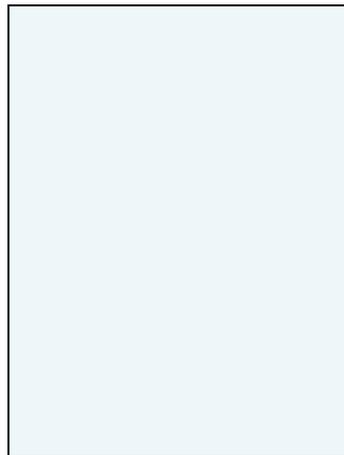
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the curb ramp is 11.3%.

RECOMMENDATIONS

Resurface the curb ramp to reduce the running slope to less than 8.3%.





ID:
503

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Beach Club

Schedule: 2020

Estimated Cost: \$5,000.00

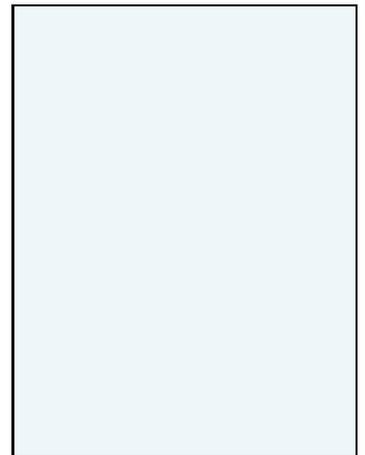
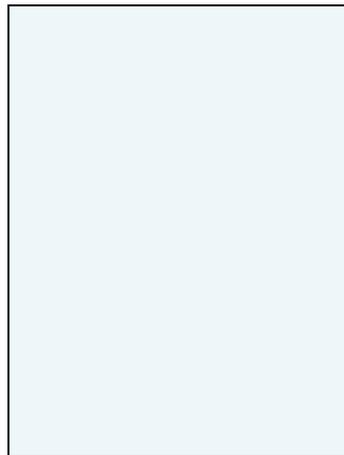
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope of the gutter is 10%.

RECOMMENDATIONS

Resurface the route to reduce the running slope to a maximum of 5%.





ID: 352 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: N Estero Lynn Hall

Schedule: 2020

Estimated Cost: \$6,500.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3, §403.3

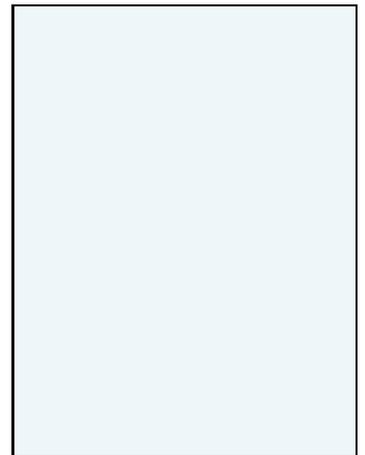
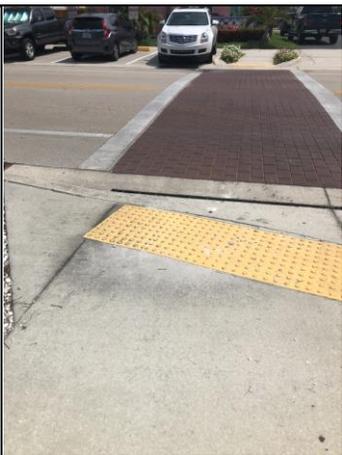
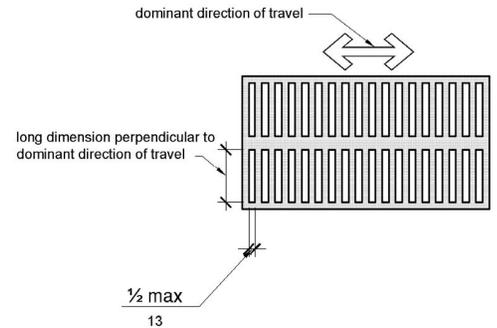
The slope at the gutter is 9%.

The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Resurface the gutter to ensure that the running slope is a maximum of 5%.

Replace the grate with one that has gaps a maximum of 0.5" in the dimension perpendicular to the direction of travel.





ID:
263

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: West Coast Surf Shop

Schedule: 2020

Estimated Cost: \$10,000.00

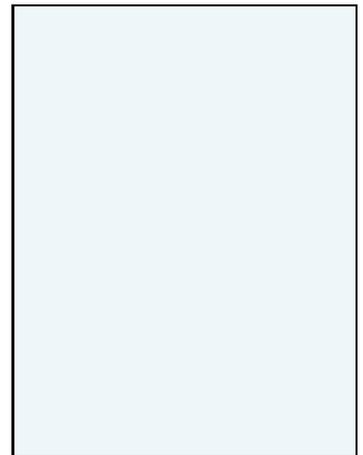
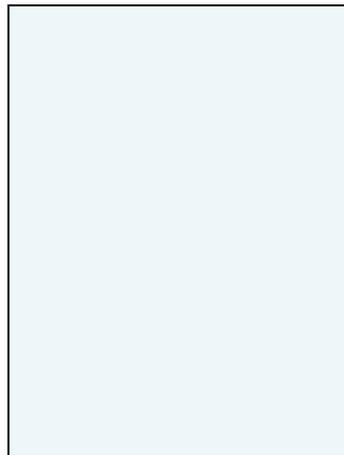
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope adjacent to the elevator is 9.6%.

RECOMMENDATIONS

Reconstruct the clear floor space at the elevator to ensure it is 2% maximum.





ID: 269 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Fifth and Estero
Schedule: 2020
Estimated Cost: \$10,000.00

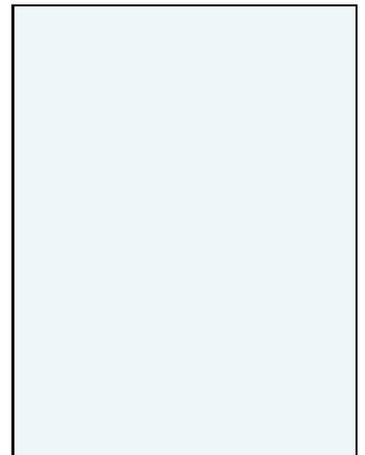
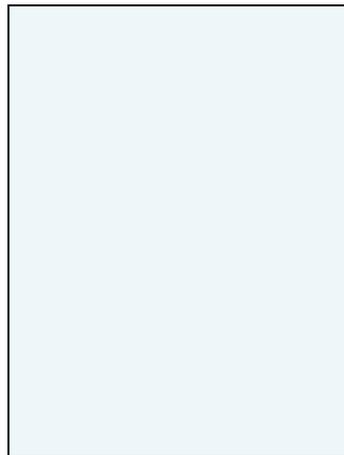
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 5.2%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
278

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: By Dairy Queen

Schedule: 2020

Estimated Cost: \$10,000.00

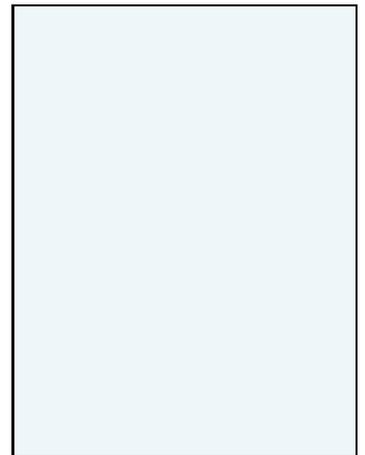
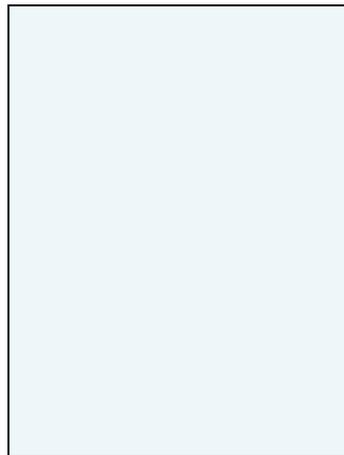
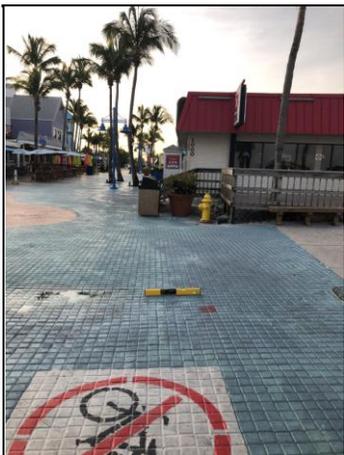
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The running slope is 5.3%.

RECOMMENDATIONS

Reconstruct the route to reduce the running slope to a maximum of 5%.





ID:
279

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Mango Ritas

Schedule: 2020

Estimated Cost: \$10,000.00

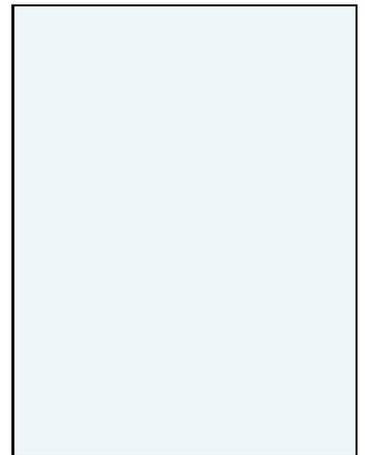
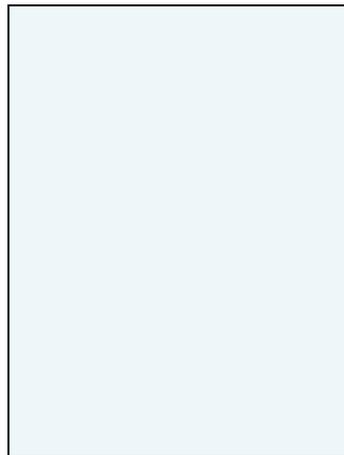
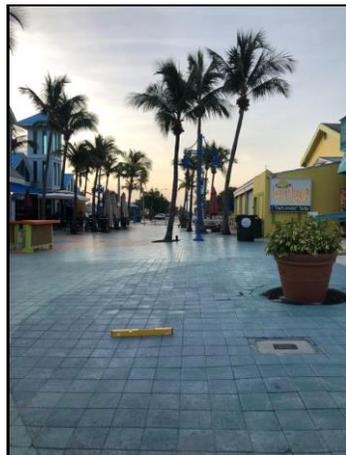
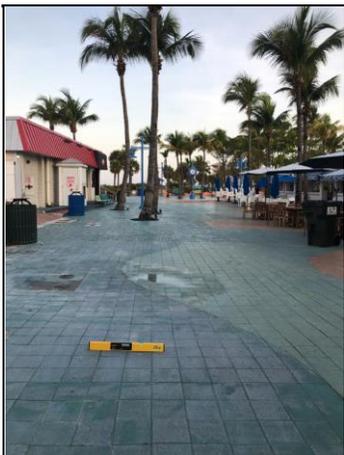
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 5.3%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
284

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Local Color

Schedule: 2020

Estimated Cost: \$10,000.00

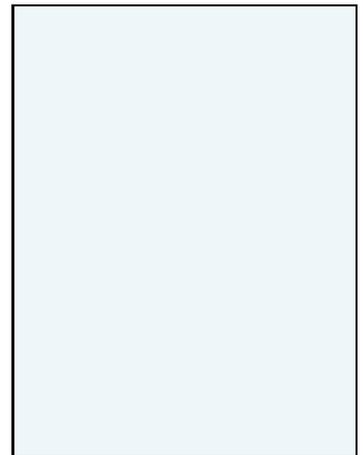
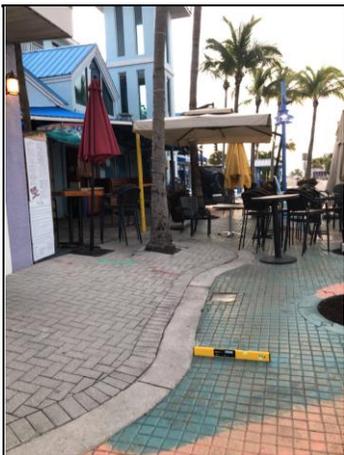
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the ramp by the door is 12.4%.

RECOMMENDATIONS

Resurface the ramp to reduce the running slope to a maximum of 8.3%.
Ensure handrails and level landings are also constructed.





ID:
287

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Costa Entrance
Schedule: 2020
Estimated Cost: \$10,000.00

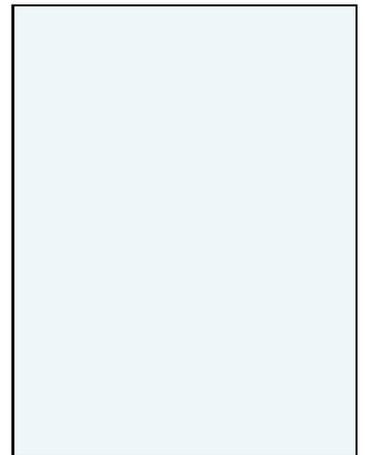
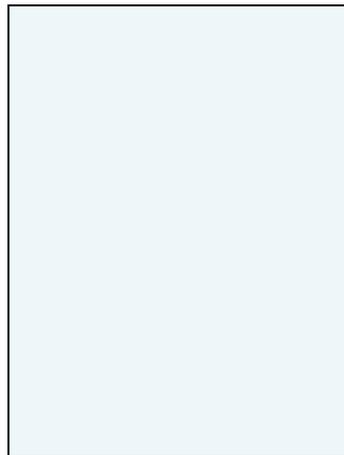
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The ramp the Costa store has slopes up to 6.6%, with no level landing or handrails.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2% and a maximum running slope of 5%. Ensure the area in front of the door is level for a depth of 60".





ID: 290 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$10,000.00

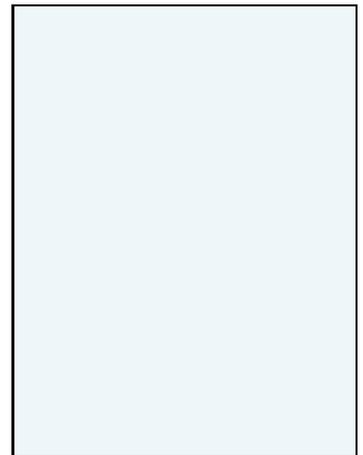
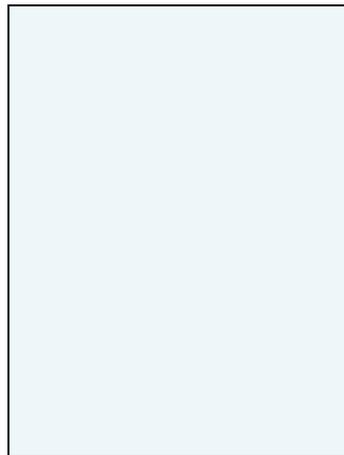
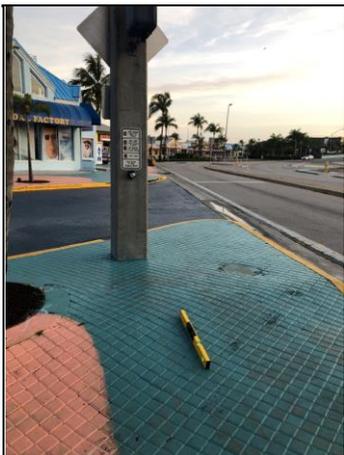
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.2

The clear floor space at the pedestrian push button has a slope of 14%.

RECOMMENDATIONS

Reconstruct the 30"x48" clear floor space at the push button to ensure the slope is a maximum of 2% in all directions. The slope leading to the button must not exceed 5% running and 2% cross.





ID: 294 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: San Carlos by Sandal Factory

Schedule: 2020

Estimated Cost: \$10,000.00

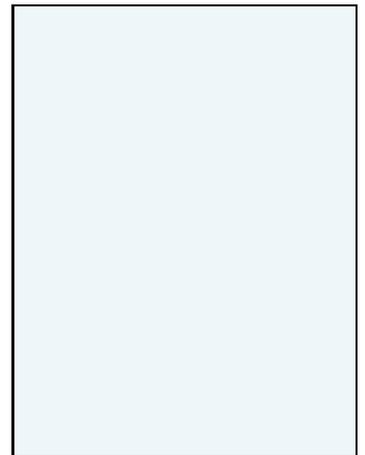
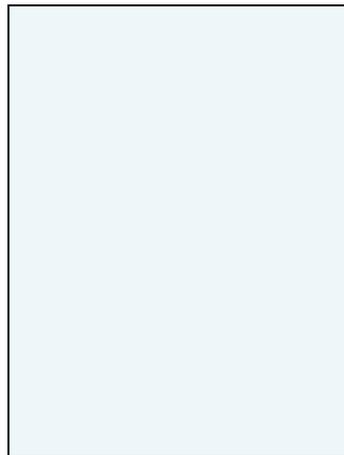
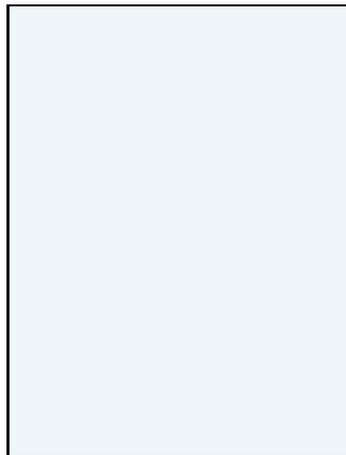
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 12% from the blue sidewalk to the crosswalk

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 300 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: By Lighthouse Resort Inn and Suites

Schedule: 2020

Estimated Cost: \$10,000.00

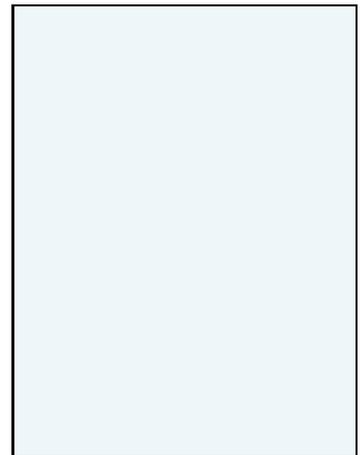
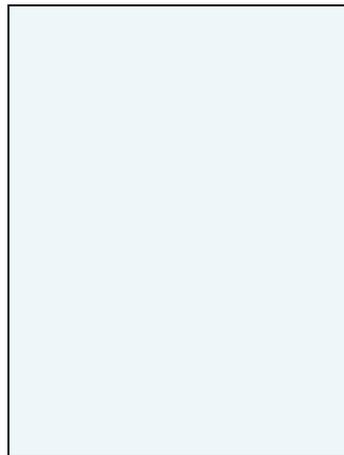
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §810.2.1

There is not boarding and alighting area at the bus stop.
Due to the step, the bench is not accessible.

RECOMMENDATIONS

Pave a 5'x8' boarding and alighting area that is level, stable, firm, and slip resistant. Install 20' of sidewalk to connect to the sidewalk around the corner.
Ensure the B&A area has an accessible connection to the bus stop bench.





ID:
415

Facility:
Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd in Front of Shipwreck

Schedule: 2020

Estimated Cost: \$10,000.00

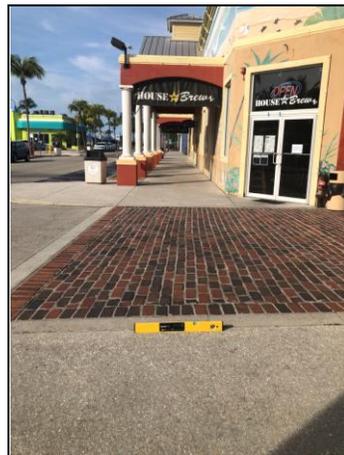
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is up to 6%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 417 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd in Front of Shipwreck

Schedule: 2020

Estimated Cost: \$10,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope goes up to 6.5%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 441 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2020

Estimated Cost: \$10,000.00

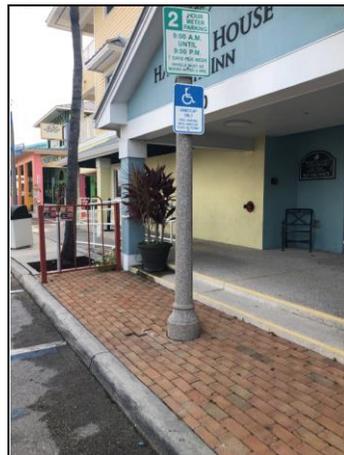
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.3

There is no ramp or access to the sidewalk.

RECOMMENDATIONS

Install a ramp adjacent to the accessible parking space to access the nearby sidewalk.





ID: 462 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: 5th across from Lighthouse

Schedule: 2020

Estimated Cost: \$15,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope on the sidewalk is 9.8% and lowers to 4% for the duration of the sidewalk section.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 470 Facility: Sidewalks

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Crescent across from Liquor and Wine

Schedule: 2020

Estimated Cost: \$20,000.00

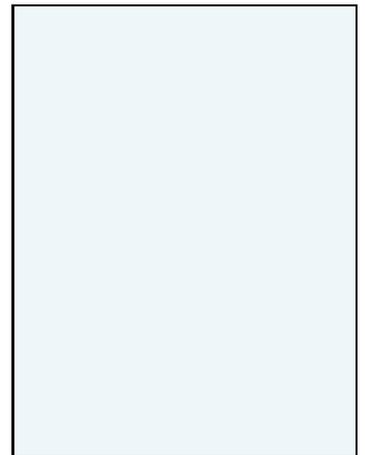
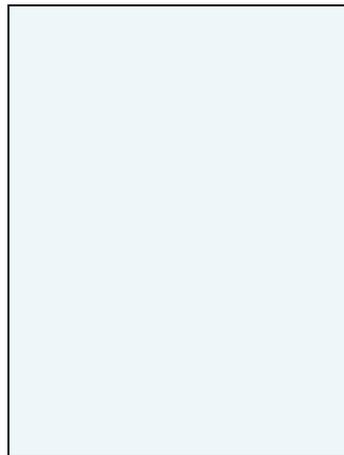
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope from the driveway to Estero is 4%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 153 Facility: Dinghy Dock Parking Lot

Priority Score 5



Quick Fix: No
Built before ADA: No

Location: Wooden Dock
Schedule: 2021
Estimated Cost: \$1,000.00

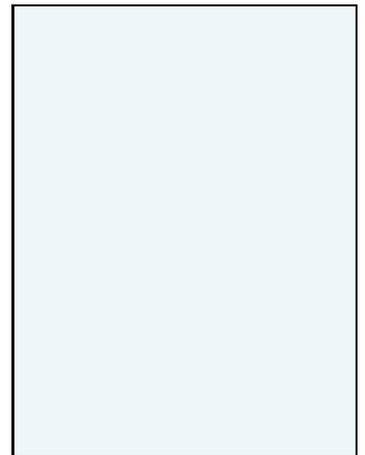
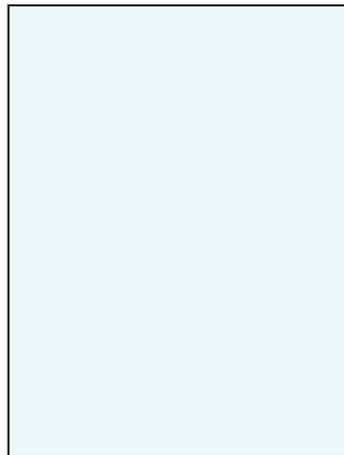
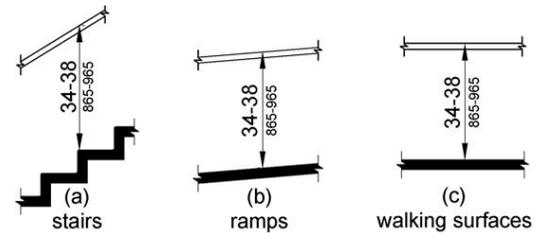
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.4

Handrails are at 42" above the gangway.

RECOMMENDATIONS

Lower the handrails to a height of 34" to 38" above the ramp.





ID:
158

Facility:
Dinghy Dock Parking Lot

Priority Score 5



Quick Fix: No
Built before ADA: No

Location: Wooden Dock

Schedule: 2021

Estimated Cost: \$1,000.00

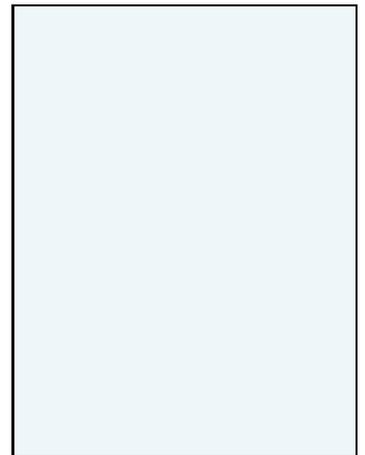
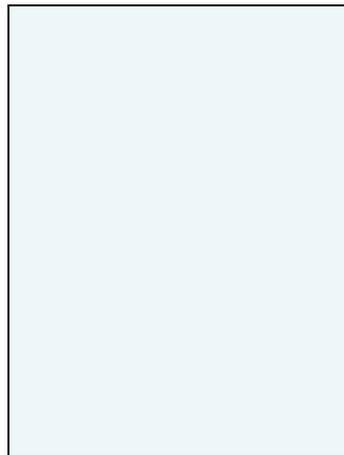
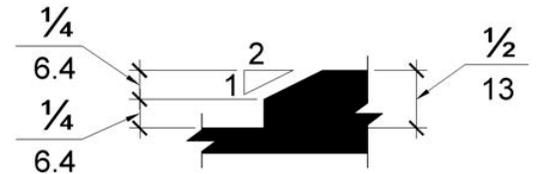
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

There is a change in level of 4" from the asphalt to the metal transition plate.

RECOMMENDATIONS

Replace the transition plate with one that has a change in level of 0.25" or 0.5" if beveled.





ID: 171 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Handrail
Schedule: 2021
Estimated Cost: \$1,000.00

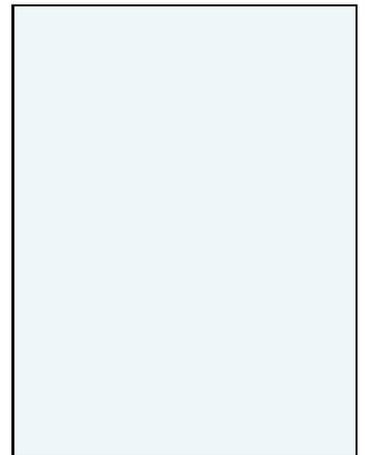
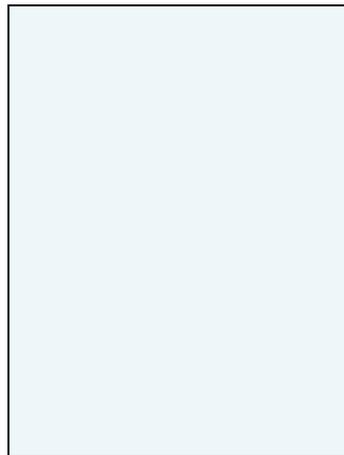
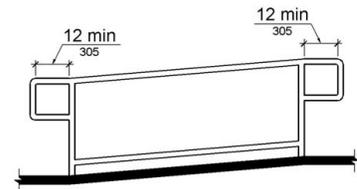
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.10.1

Handrails do not extend at least 12" beyond the ramp run.

RECOMMENDATIONS

Install new handrails that extend at least 12" beyond the ramp run.
Remove the planter so it doesn't interfere with the ramp.





ID: 452 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at SOB

Schedule: 2021

Estimated Cost: \$1,000.00

VIOLATIONS

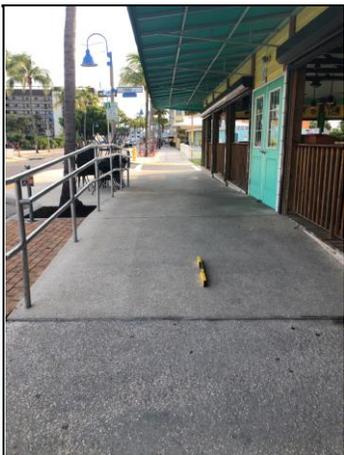
2010 ADA Standards for Accessible Design Codes: §505.2

There are only handrails on one side of the ramp.

RECOMMENDATIONS

Install an additional handrail on the wall side of the ramp at a height of 34” to 38” above the ground. Make sure there are adequate handrail extensions both at the top and bottom of the handrail.

The existing door placement may interfere with the new handrails at the top of the ramp.





ID: 454 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at SOB

Schedule: 2021

Estimated Cost: \$1,000.00

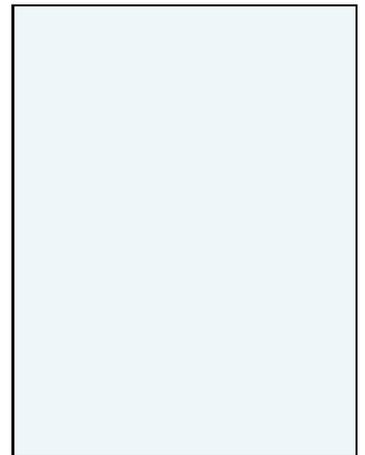
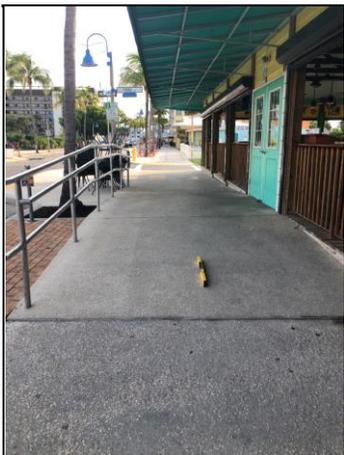
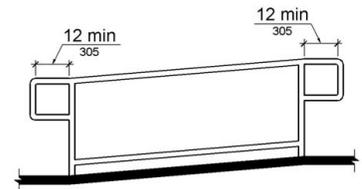
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.1

The existing handrail extensions are inadequate due to them being located on the inclined surface.

RECOMMENDATIONS

Extend the ramp handrails 12” horizontally beyond the top and bottom of ramp runs.





ID: 259 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Estero and Crescent

Schedule: 2021

Estimated Cost: \$2,500.00

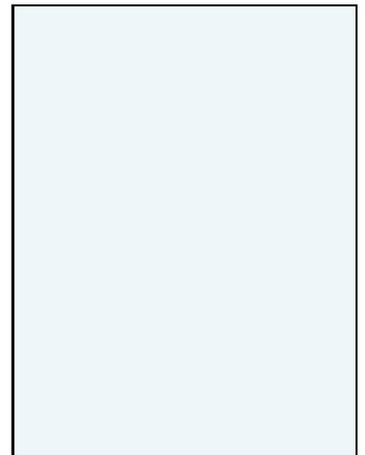
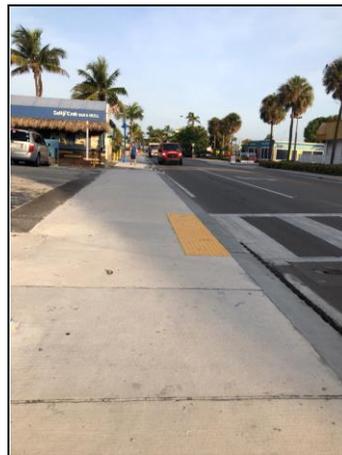
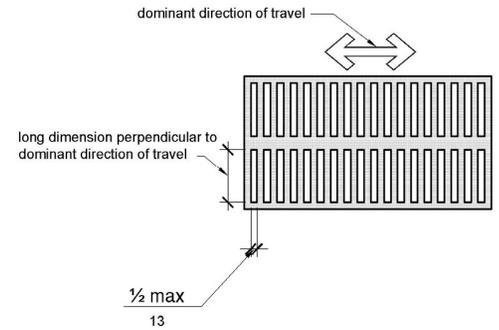
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 273 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Estero and Old San Carlos

Schedule: 2021

Estimated Cost: \$2,500.00

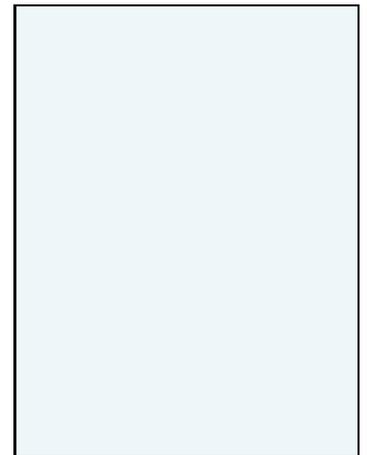
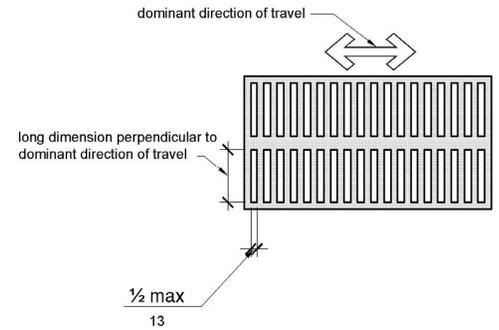
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

There are open grates in the pathway that are 1.5" in width and are facing the primary direction of travel. There is a 1" vertical lip at the edge of the drainage grate.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel. Reset the grate to ensure its edges are within 0.25" of being flush with the adjacent sidewalk.





ID:
277

Facility:
Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: By Dairy Queen

Schedule: 2021

Estimated Cost: \$2,500.00

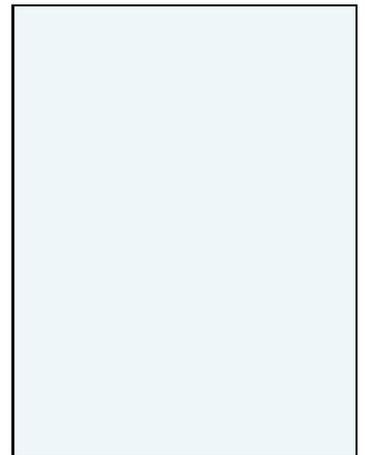
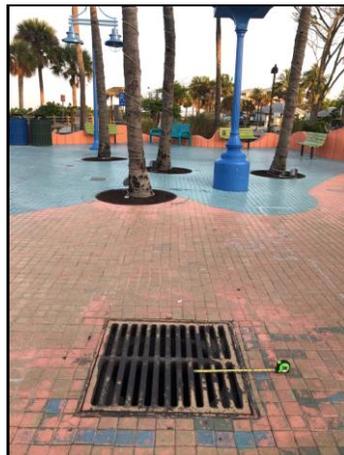
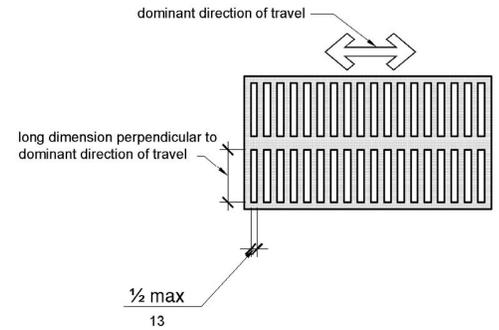
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

The are open grates in the pathway are 1.25" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID:
359

Facility:
Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2021

Estimated Cost: \$2,500.00

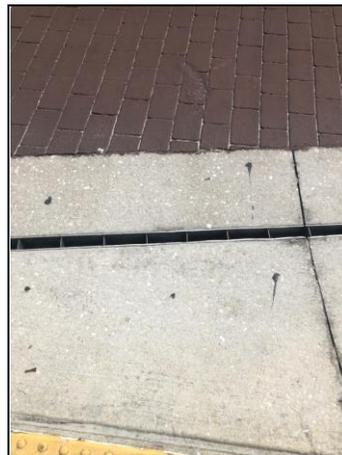
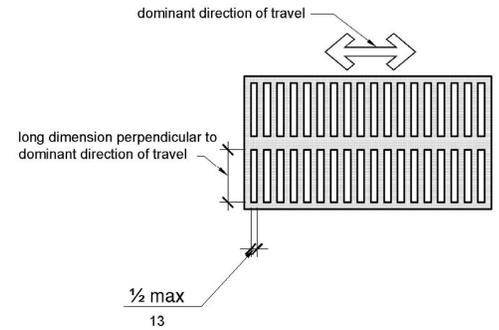
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

There are open grates in the pathway that are 2" wide, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 364 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2021

Estimated Cost: \$2,500.00

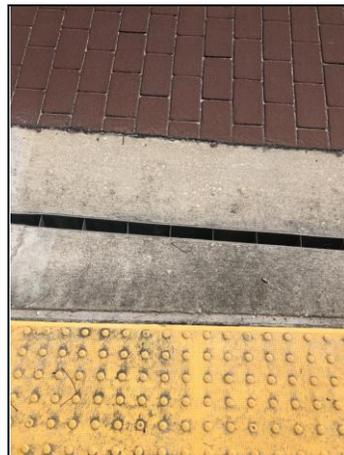
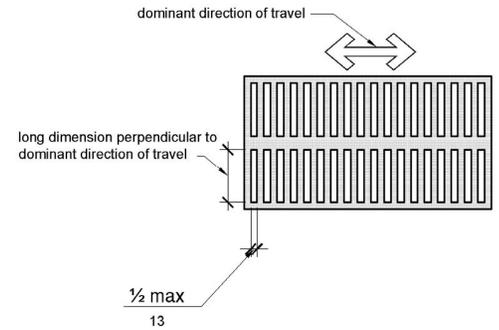
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

There are open grates in the pathway posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5” in dimension perpendicular to the direction of travel.





ID: 370 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Beach Club

Schedule: 2021

Estimated Cost: \$2,500.00

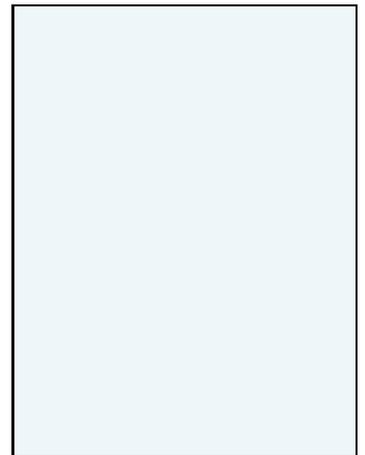
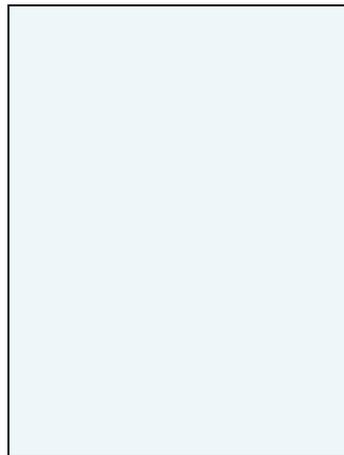
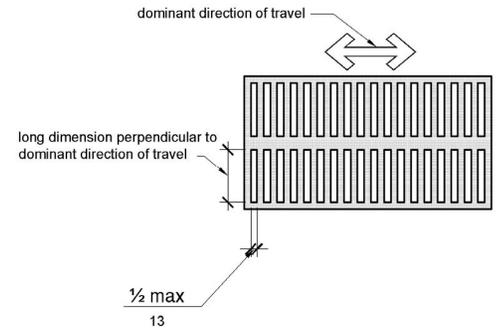
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3, §403.3

There are open grates in the pathway posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps less than 0.5”.





ID: 388 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero across Gulfshore

Schedule: 2021

Estimated Cost: \$2,500.00

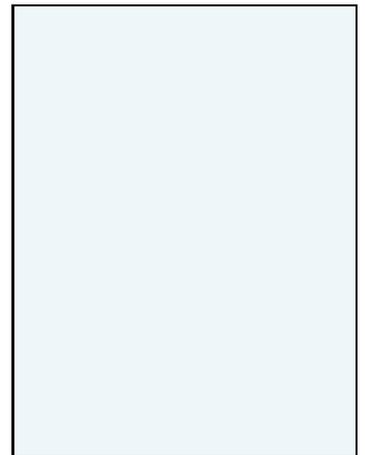
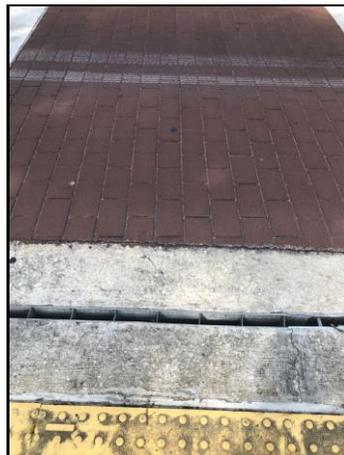
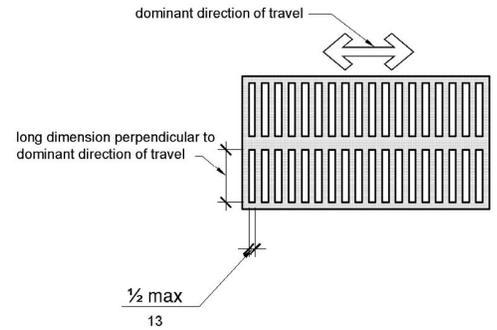
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 389 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Island Shores

Schedule: 2021

Estimated Cost: \$2,500.00

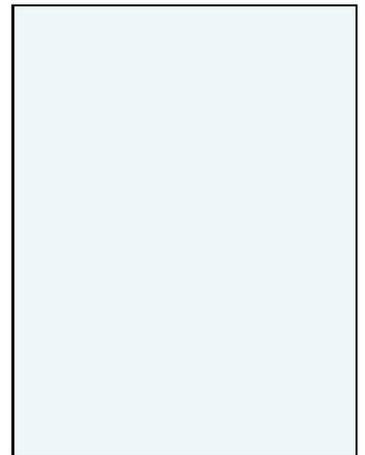
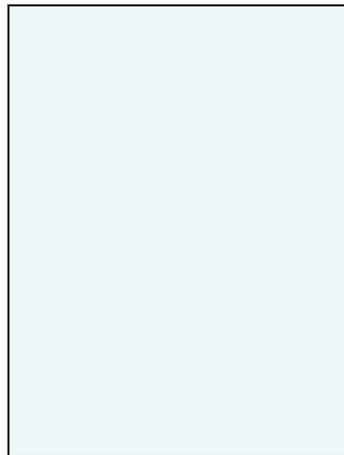
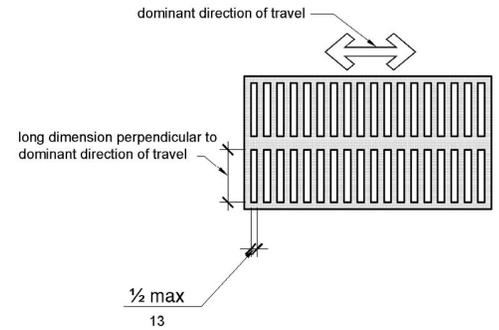
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 403 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2021

Estimated Cost: \$2,500.00

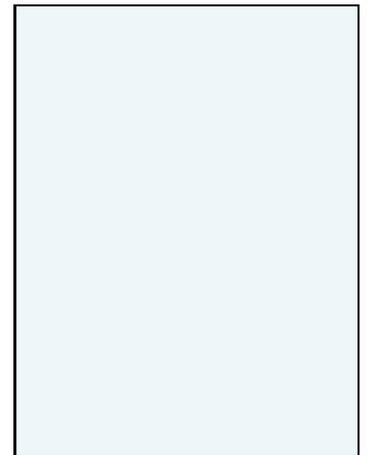
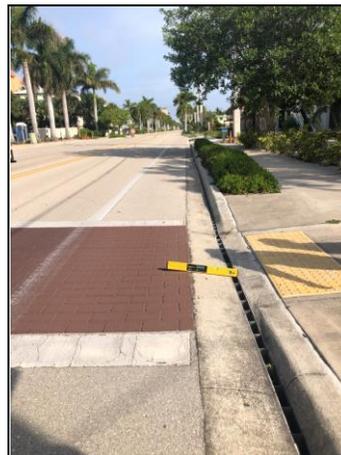
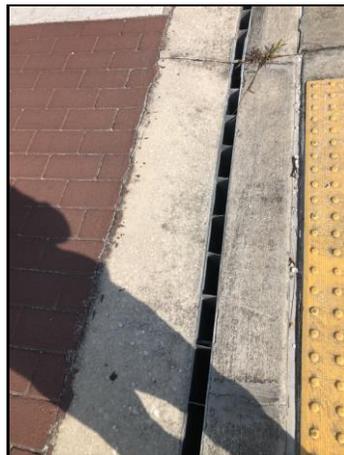
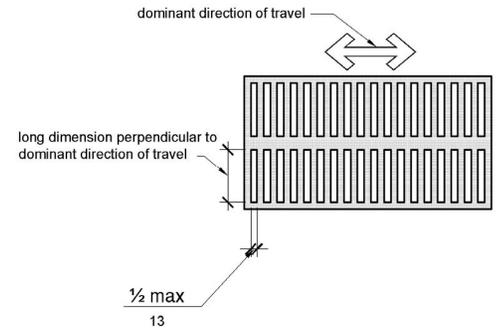
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 408 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

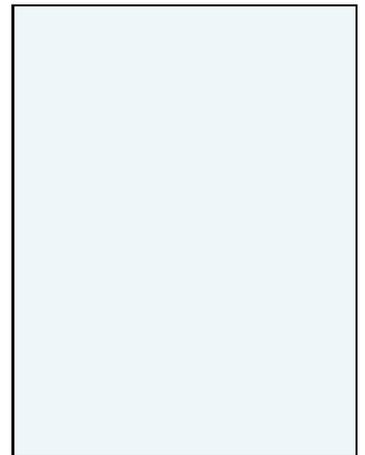
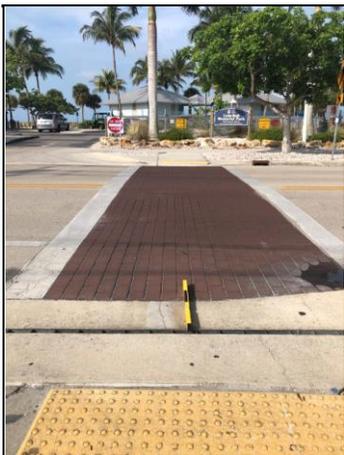
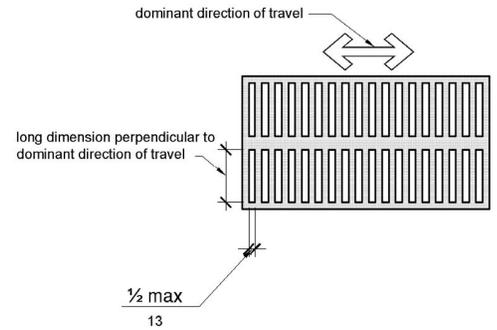
Location: N Estero
Schedule: 2021
Estimated Cost: \$2,500.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3
The are open grates in the pathway are 2" in width, posing a tripping hazard.

RECOMMENDATIONS

Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 505 Facility: Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Ship Store

Schedule: 2021

Estimated Cost: \$2,500.00

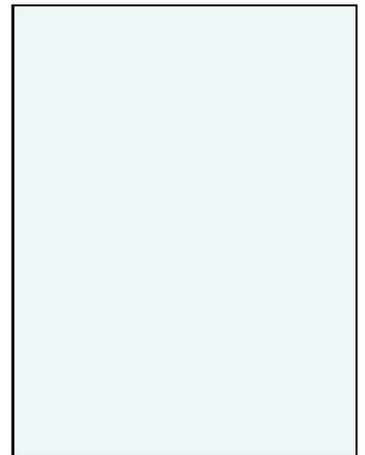
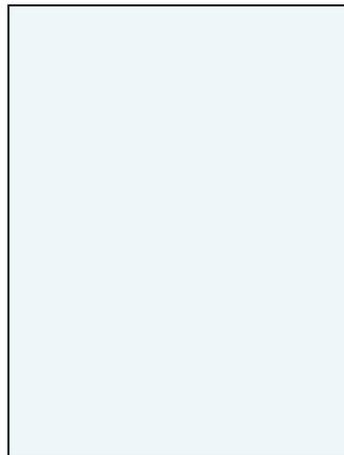
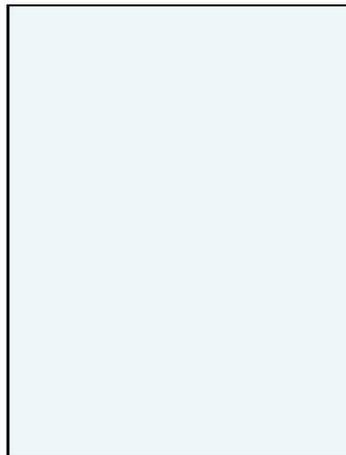
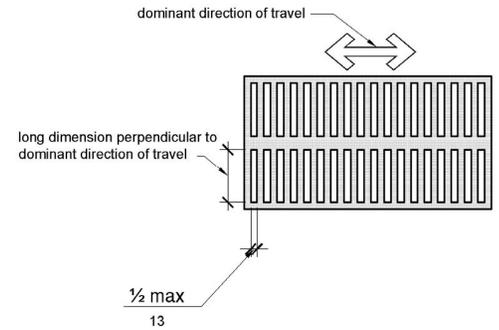
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.3

There are open grates in the pathway of 2" posing a tripping hazard.

RECOMMENDATIONS

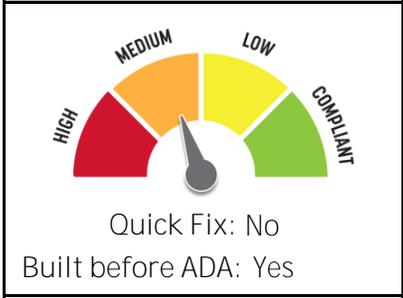
Replace the grate with one that has gaps that are a maximum of 0.5" in dimension perpendicular to the direction of travel.





ID: 4 Facility: Town Hall

Priority Score 5



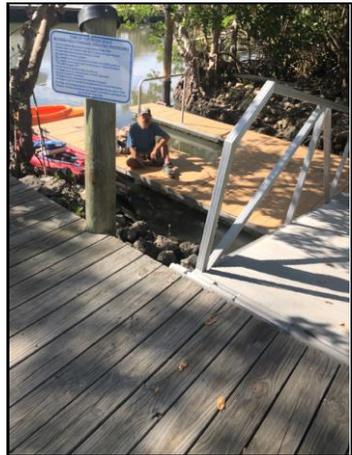
Location: Dinghy Dock behind Town Hall
Schedule: 2022
Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405, §505.10
The slope of the gangway was 20% at the time of the assessment.
The handrails are 42" above the gangway.

RECOMMENDATIONS

Since the slope of this floating gangway was greater than 8.3%, the gangway must be extended to a minimum of 30' in length.
Replace the handrails with ones that are 34" to 38" above the gangway.





ID:
285

Facility:
Sidewalks

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Tropical Grill

Schedule: 2021

Estimated Cost: \$5,000.00

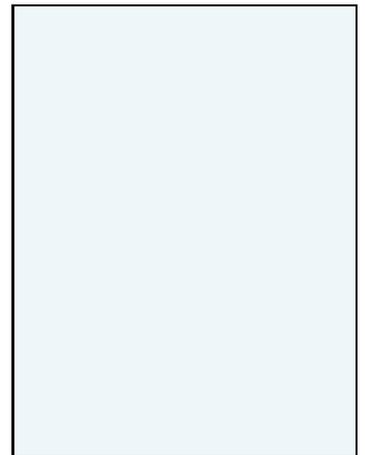
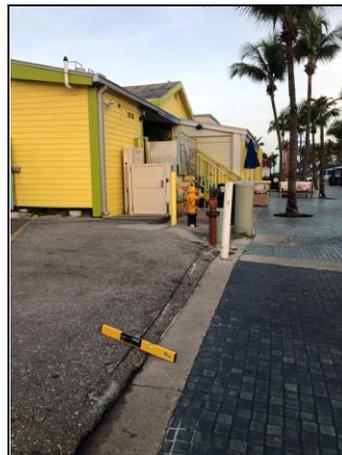
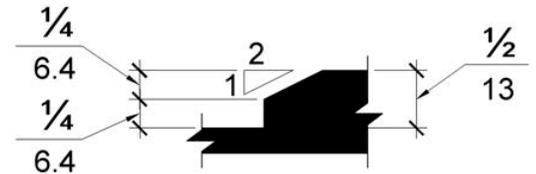
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

The Tropical Grill accessible lift is not accessible from the sidewalk due to the large lip between the asphalt and brick.

RECOMMENDATIONS

Resurface the lip between the asphalt and sidewalk to reduce the running slope to a maximum of 5% and the cross slope to a maximum of 2%.





ID:
265

Facility:
Sidewalks

Priority Score 6



Quick Fix: No
Built before ADA: Yes

Location: Pier

Schedule: 2021

Estimated Cost: \$2,000.00

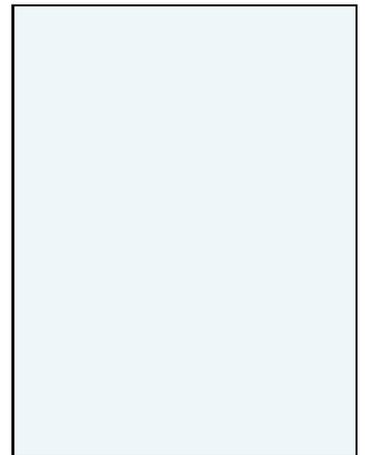
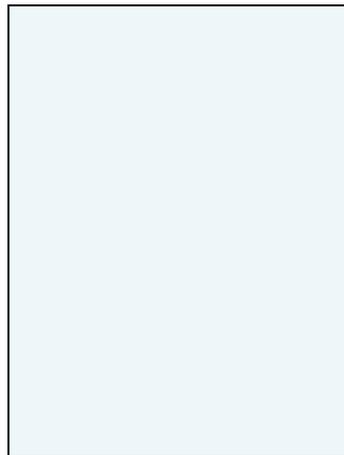
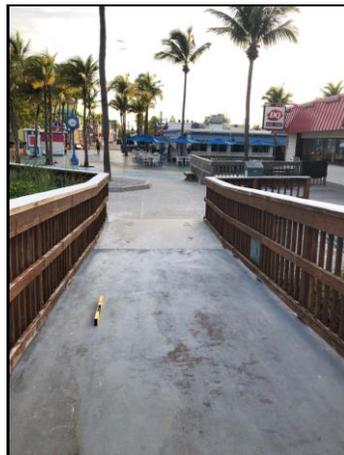
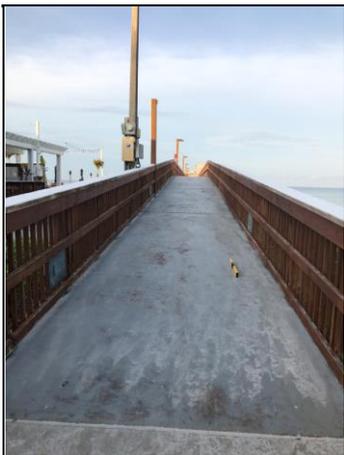
Violations

2010 ADA Standards for Accessible Design Codes: §505.2

There are no handrails on the ramp to the pier.

Recommendations

Install handrails on both sides of the ramp at a height of 34” to 38” above the ground. Make sure there are adequate handrail extensions both at the top and bottom of the handrails and level landings.





ID:
152

Facility:
Dinghy Dock Parking Lot

Priority Score 6



Quick Fix: No
Built before ADA: No

Location: Wooden Dock

Schedule: 2020

Estimated Cost: \$10,000.00

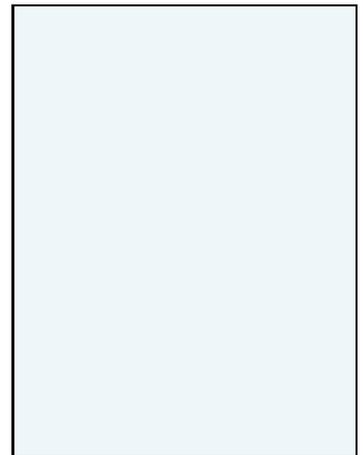
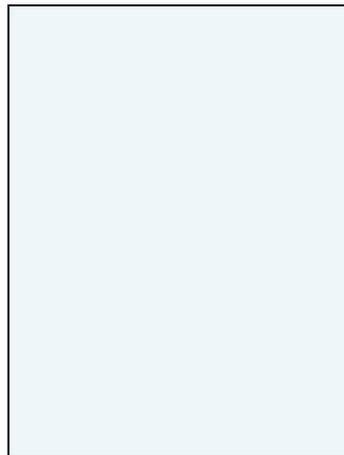
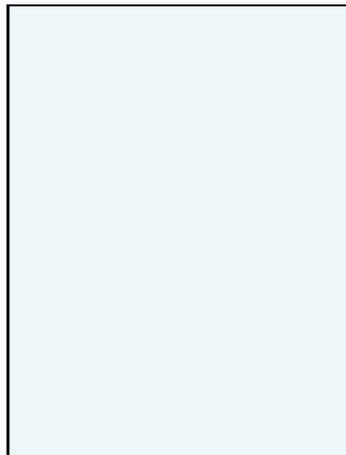
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §216.6

The raised fishing dock is only accessible via stairs

RECOMMENDATIONS

Add a lift or ramp to ensure the raised fishing dock is accessible to a wheelchair user.





ID:
258

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Estero and Lani Kai

Schedule: 2021

Estimated Cost: \$1,000.00

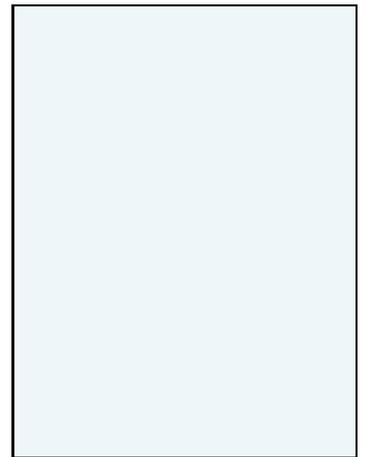
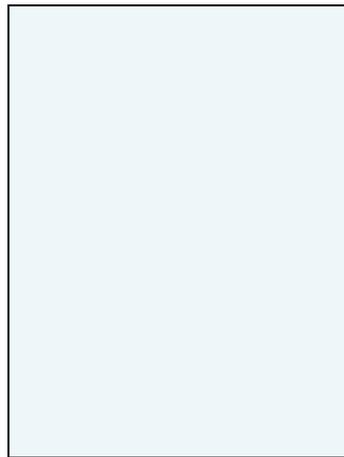
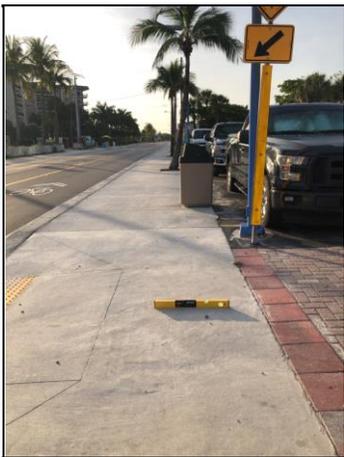
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.7.1

The cross slope of the landing is 2.5%.

RECOMMENDATIONS

Resurface the landing to the reduce the cross slope to a maximum of 2%.





ID: 261 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Time Square Entrance

Schedule: 2021

Estimated Cost: \$1,000.00

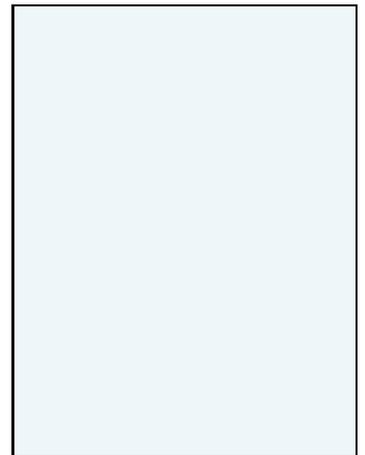
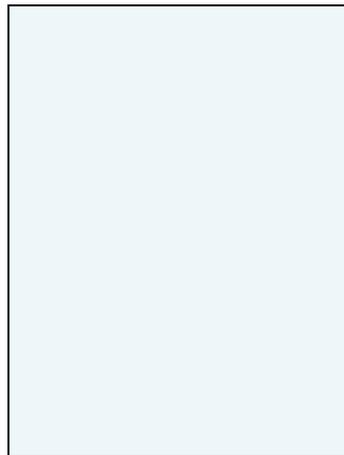
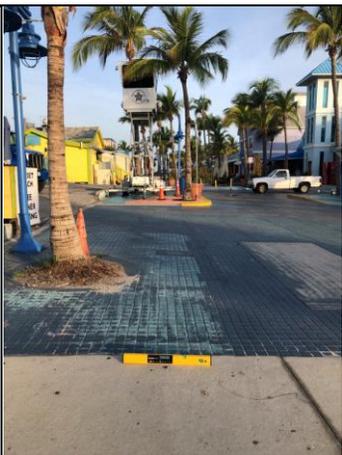
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.5%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID: 268 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Fifth and Estero at Coldstone

Schedule: 2021

Estimated Cost: \$1,000.00

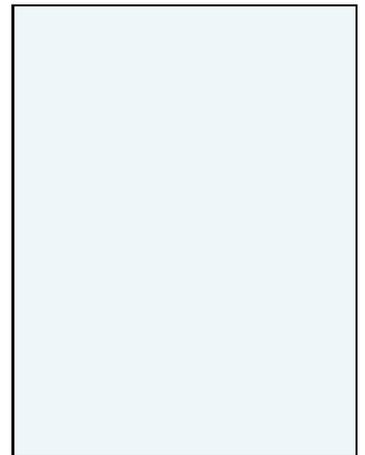
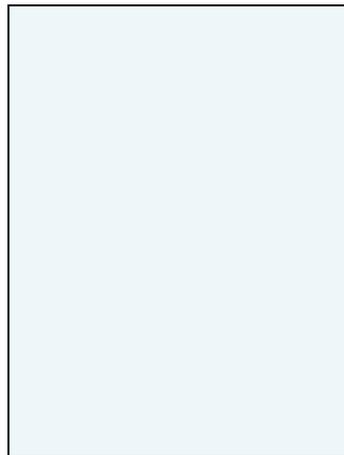
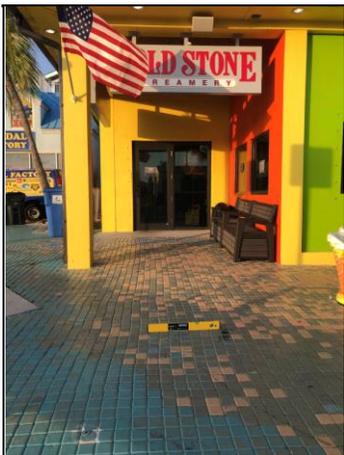
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.6%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 271 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Estero and Old San Carlos

Schedule: 2021

Estimated Cost: \$1,000.00

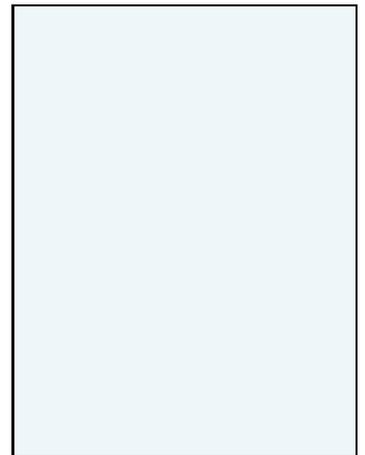
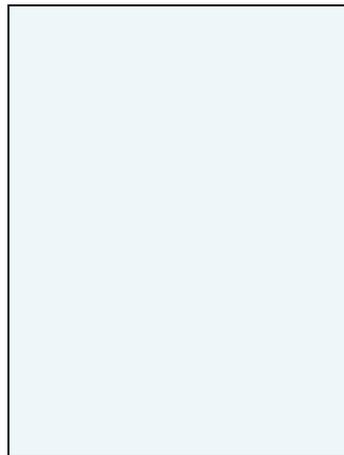
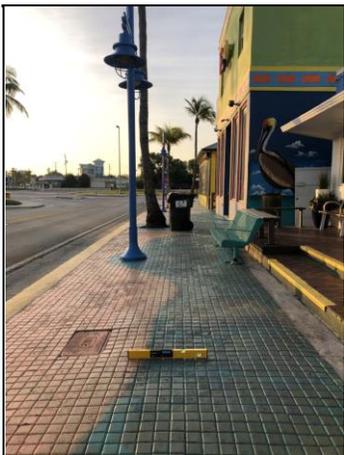
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.6%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID: 349 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Mailboxes

Schedule: 2021

Estimated Cost: \$1,000.00

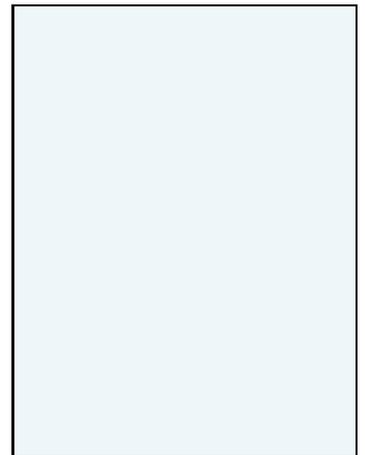
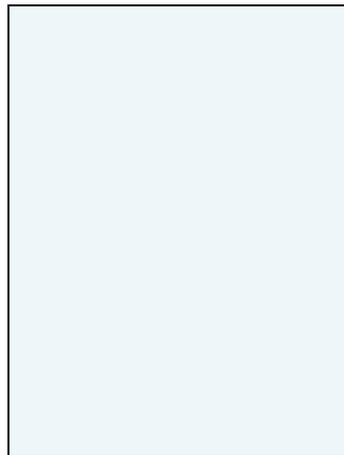
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §305.2

The clear floor space by the mailboxes is 2.9%.

RECOMMENDATIONS

Resurface the area adjacent to the mailboxes to ensure the maximum slope is 2%.





ID:
357

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2021

Estimated Cost: \$1,000.00

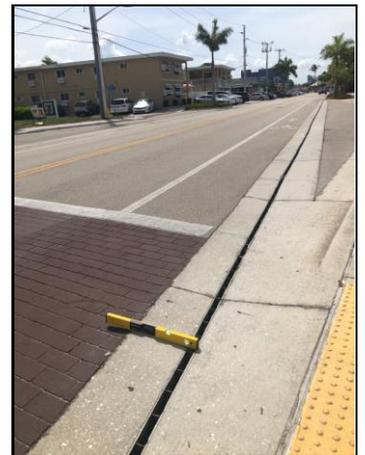
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.8%

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
367

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2021

Estimated Cost: \$1,000.00

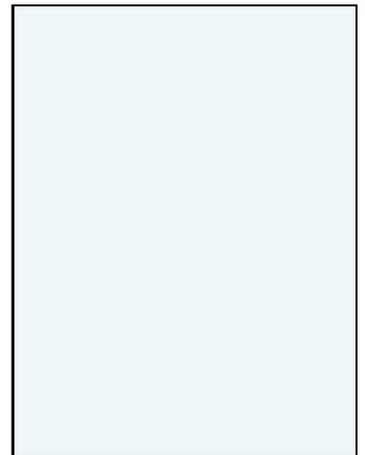
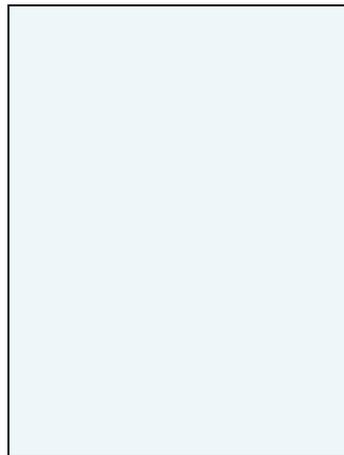
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.4%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
368

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Carlos Cir

Schedule: 2021

Estimated Cost: \$1,000.00

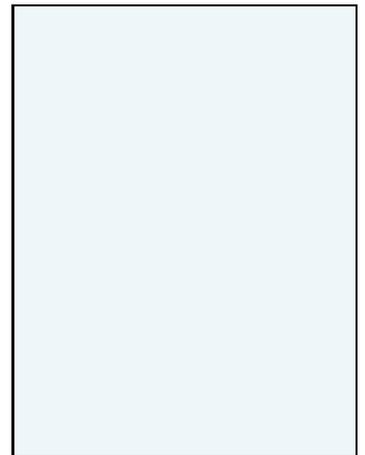
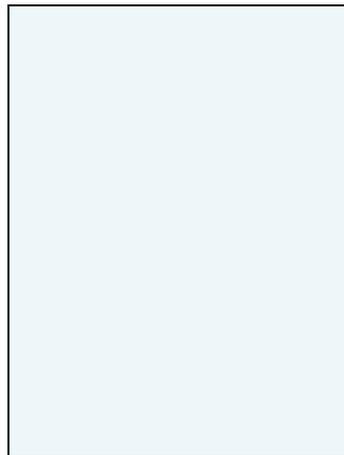
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.4%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
371

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Beach Club

Schedule: 2021

Estimated Cost: \$1,000.00

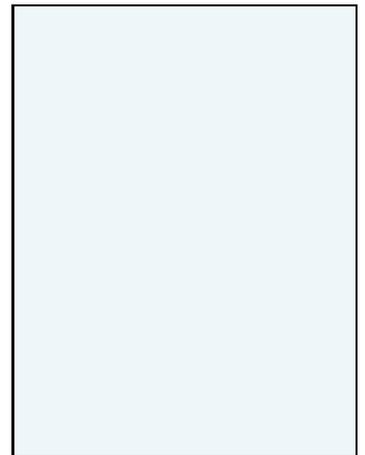
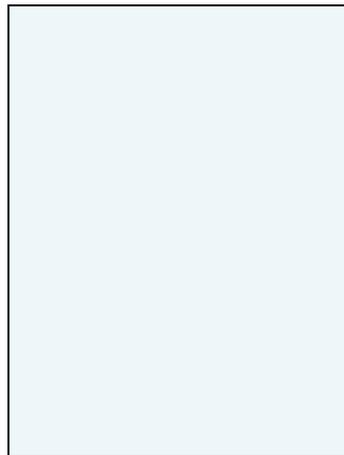
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.5%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
372

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Beach Club

Schedule: 2021

Estimated Cost: \$1,000.00

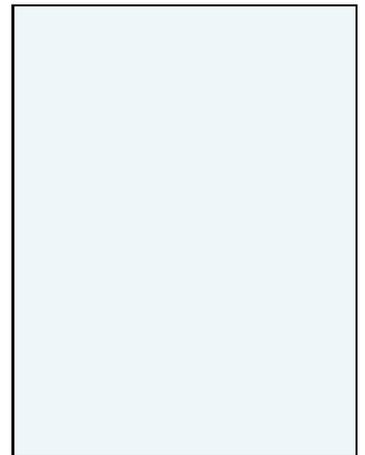
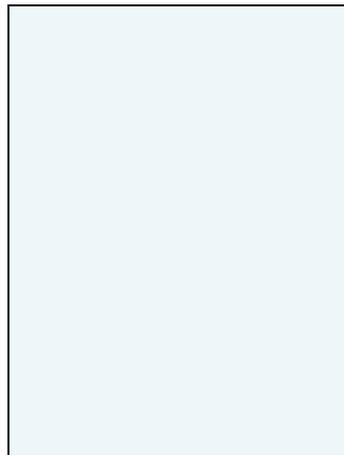
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.3%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
374

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Gulf Shore Ct

Schedule: 2021

Estimated Cost: \$1,000.00

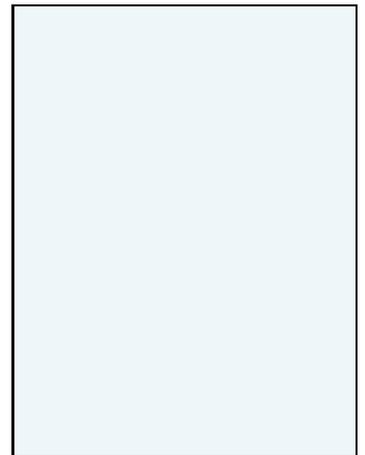
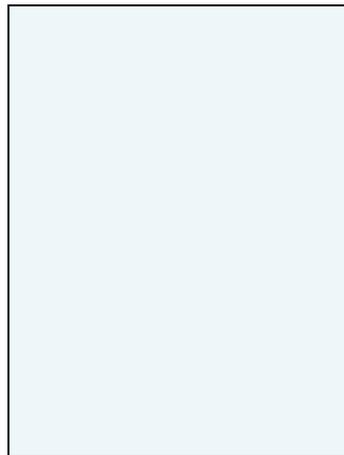
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.3%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID: 381 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Ship Store

Schedule: 2021

Estimated Cost: \$1,000.00

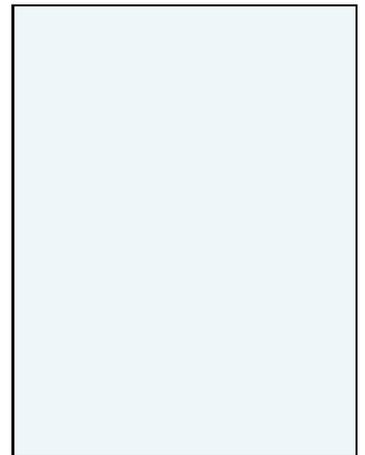
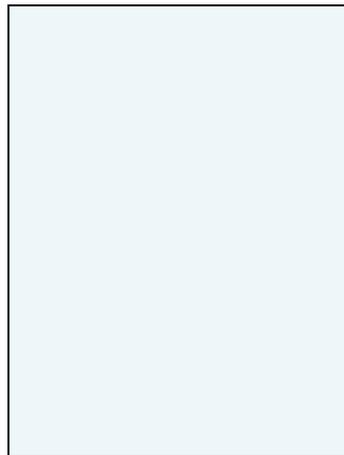
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.6%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID: 385 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: N Estero across Gulfshore

Schedule: 2021

Estimated Cost: \$1,000.00

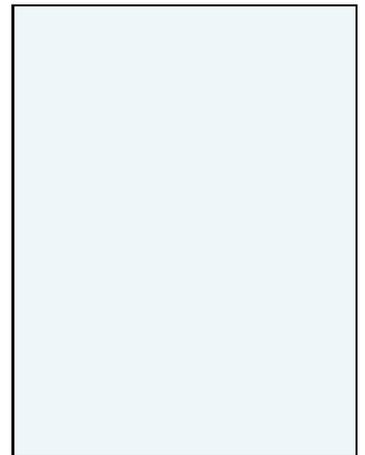
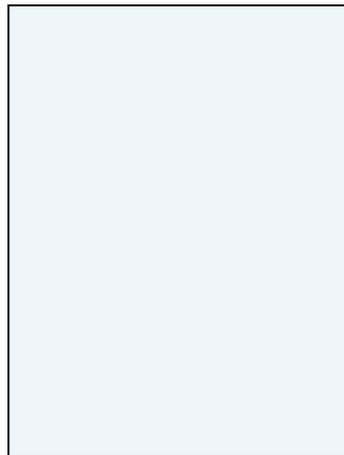
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.5%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
418

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2021

Estimated Cost: \$1,000.00

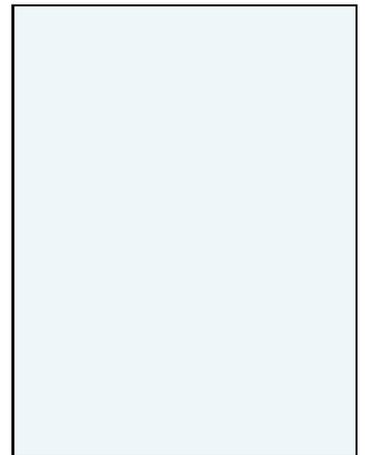
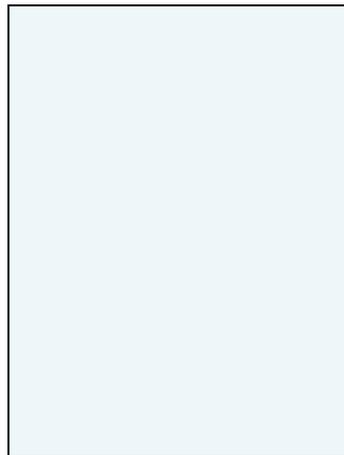
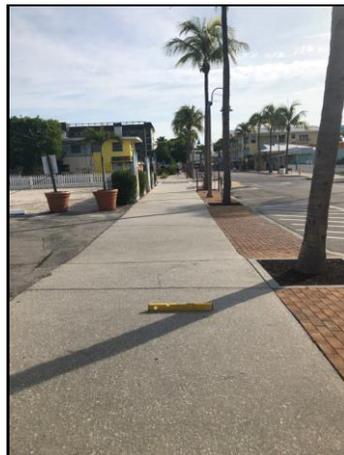
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.9%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
423

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2021

Estimated Cost: \$1,000.00

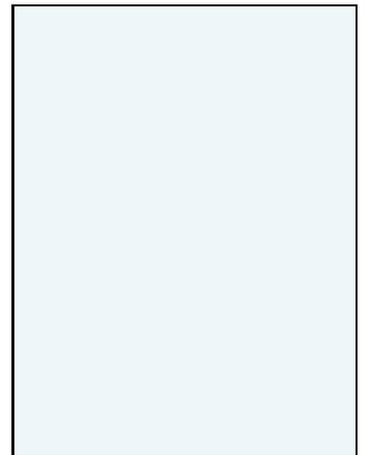
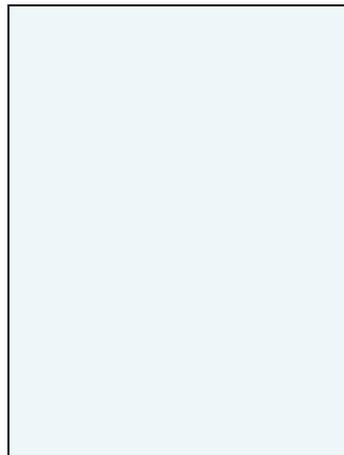
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.8%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
425

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 2nd

Schedule: 2021

Estimated Cost: \$1,000.00

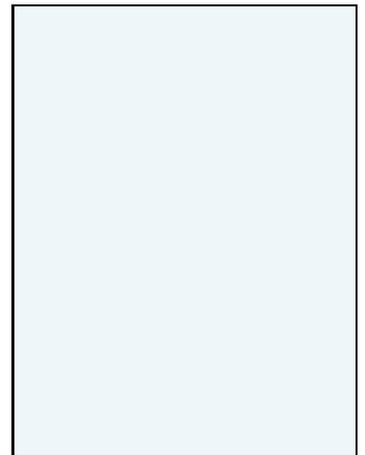
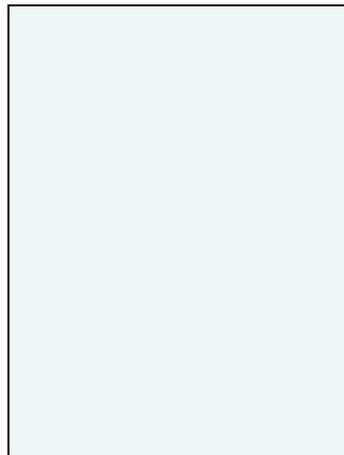
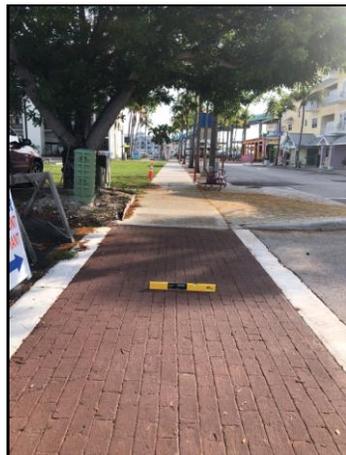
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.9% within the crosswalk.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
450

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2021

Estimated Cost: \$1,000.00

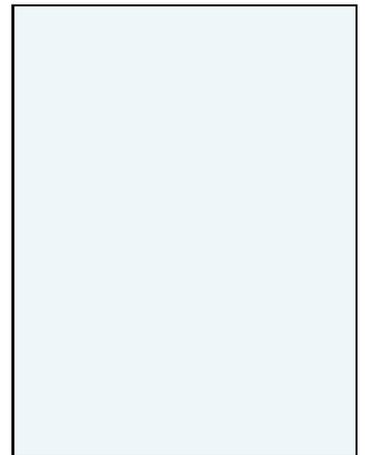
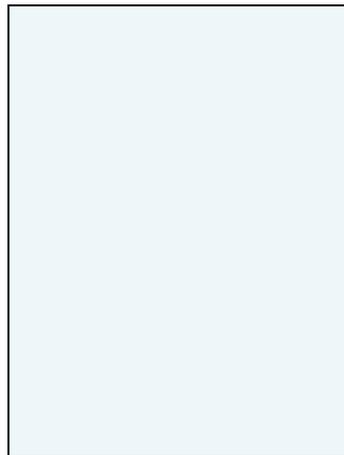
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope of the crosswalk is 2.3%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID: 492 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: 5th Ave at Crescent

Schedule: 2021

Estimated Cost: \$1,000.00

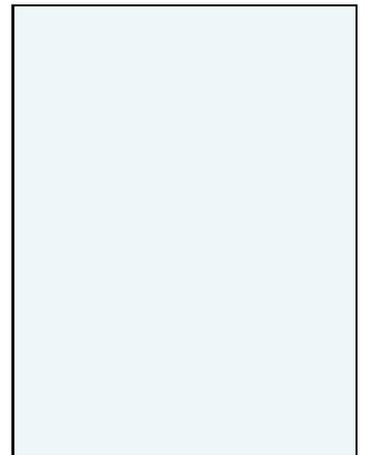
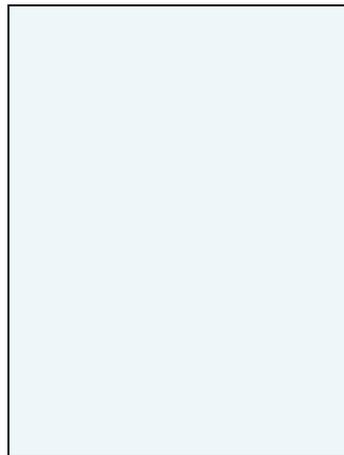
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3%.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID:
262

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Time Square Entrance

Schedule: 2021

Estimated Cost: \$2,000.00

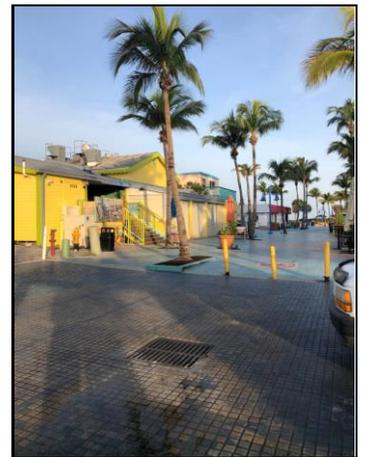
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §705

It is hard to distinguish where the sidewalk ends and the roadway begins.
It is hard to distinguish where the sidewalk ends and the roadway begins.

RECOMMENDATIONS

Install a detectable warning at the junction of the sidewalk and roadway that are high contrast. Consider changing the material of the sidewalk or road to better distinguish them.





ID:
448

Facility:
Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 3rd

Schedule: 2021

Estimated Cost: \$2,500.00

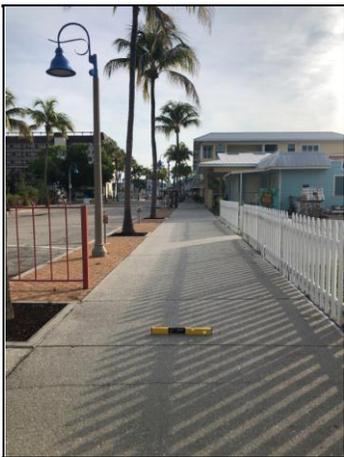
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 2.4% from 3rd St to the Cigar Hut.

RECOMMENDATIONS

Resurface the route to reduce the cross slope to a maximum of 2%.





ID: 154 Facility: Dinghy Dock Parking Lot

Priority Score 7



Quick Fix: No
Built before ADA: No

Location: Dock
Schedule: 2021
Estimated Cost: \$5,000.00

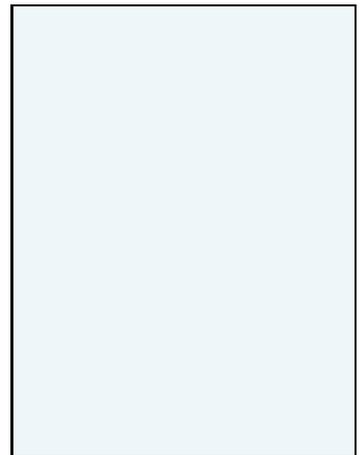
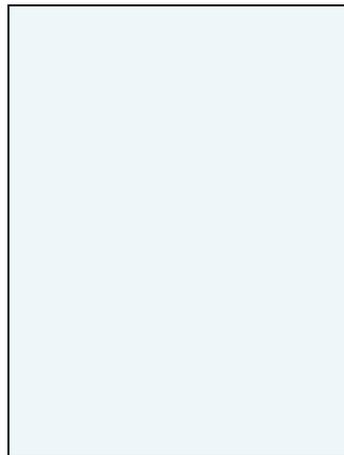
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

At the time of the assessment, the running slope of the gangway's transition plate was 50%

RECOMMENDATIONS

Extend the metal transition plate with one that would reduce the slope.





ID: 281 Facility: Sidewalks

Priority Score 7



Quick Fix: No
Built before ADA: Yes

Location: Times Square Bazaar

Schedule: 2021

Estimated Cost: \$10,000.00

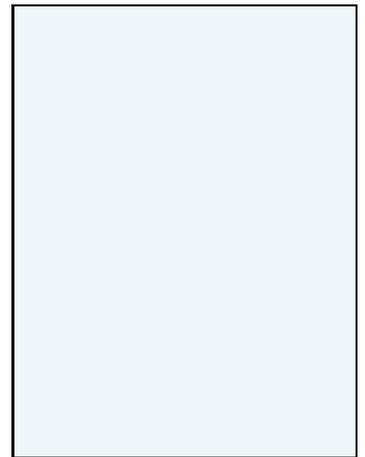
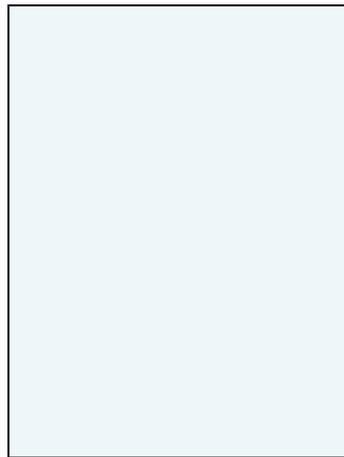
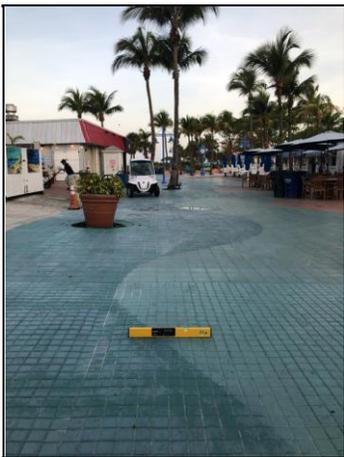
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §403.3

The cross slope is 3%.

RECOMMENDATIONS

Reconstruct the route to reduce the cross slope to a maximum of 2%.





ID:
270

Facility:
Sidewalks

Priority Score 8



Quick Fix: No
Built before ADA: Yes

Location: H2O Store

Schedule: 2022

Estimated Cost: \$5,000.00

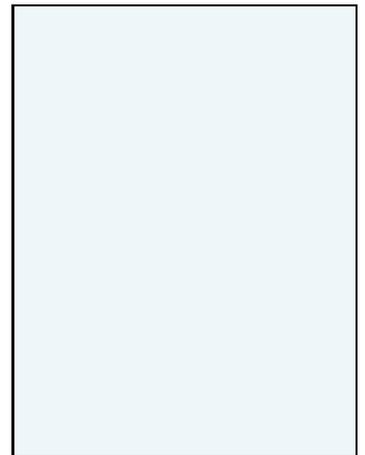
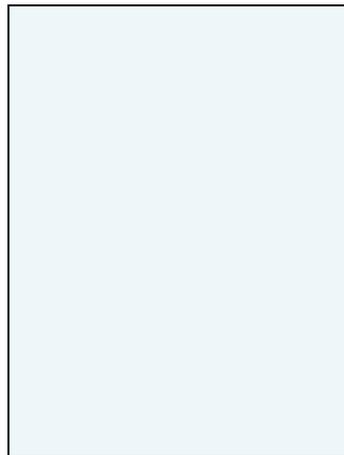
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405

The H2O store is only accessible via stairs.

RECOMMENDATIONS

Add a ramp to make the facility is accessible. Ensure the running slope is a maximum of 8.3%, handrails are provided, and there is sufficient room for a level landing at the top and bottom of the ramp.





ID:
264

Facility:
Sidewalks

Priority Score 8



Quick Fix: No
Built before ADA: Yes

Location: Plaka Restaurant

Schedule: 2022

Estimated Cost: \$10,000.00

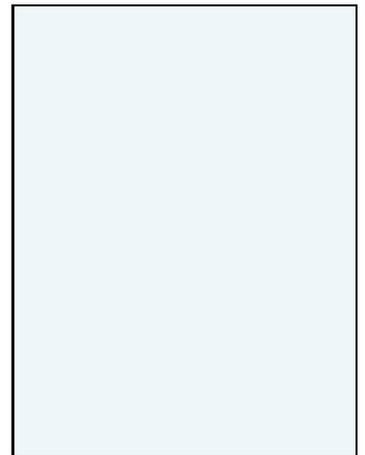
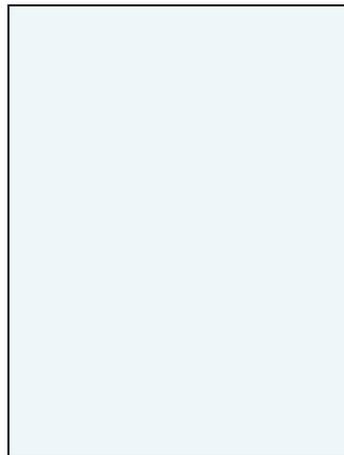
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405

The restaurant is only accessible via stairs.

RECOMMENDATIONS

Add vertical access to the facility. This can either be by a lift or a ramp. If a ramp is added, ensure that the slope does not exceed 8.3%, handrails are provided, and there is sufficient room for a level landing at the top and bottom of the ramp.





ID:
282

Facility:
Sidewalks

Priority Score 8



Quick Fix: No
Built before ADA: Yes

Location: Times Square Bazaar

Schedule: 2022

Estimated Cost: \$10,000.00

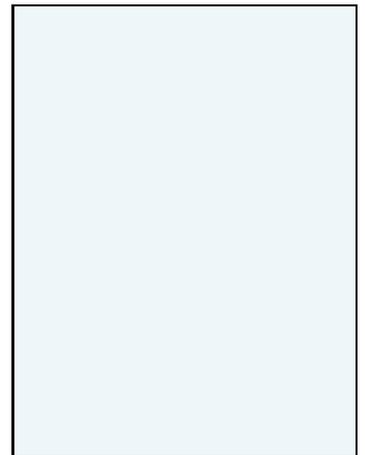
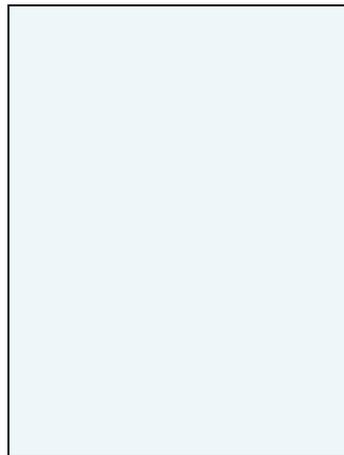
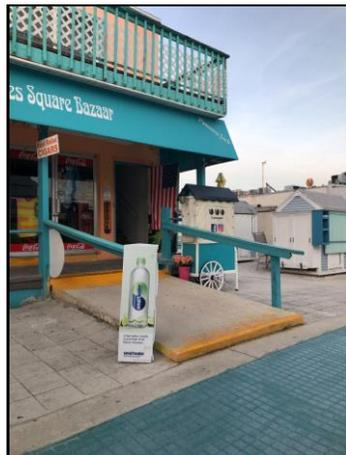
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405

The Time Square Bazaar is only accessible via stairs.

RECOMMENDATIONS

Add vertical access, either via a ramp or lift to ensure access to the facility.





ID:
266

Facility:
Sidewalks

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: Sandal Factory

Schedule: 2022

Estimated Cost: \$1,000.00

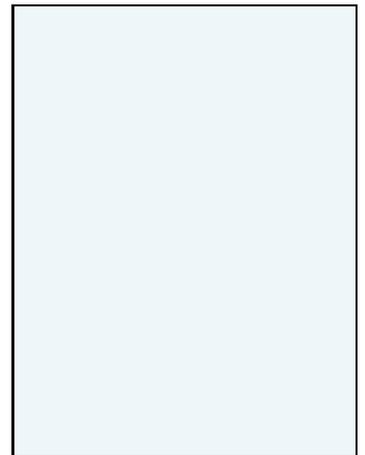
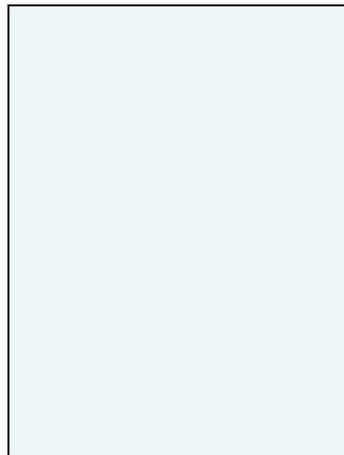
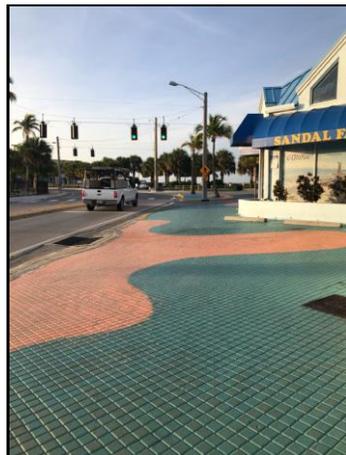
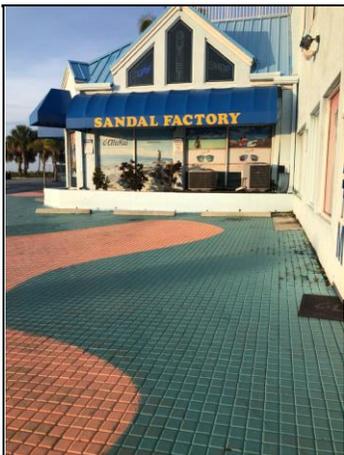
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.7

The Sandal Factory parking appears to potentially block the accessible route by causing pedestrians to travel between parked vehicles and the road.

RECOMMENDATIONS

Either remove the parking spaces or relocate the parking bumpers and encourage pedestrians to travel between the bumpers and the building.





ID:
443

Facility:
Sidewalks

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: Old San Carlos at 1st

Schedule: 2022

Estimated Cost: \$1,000.00

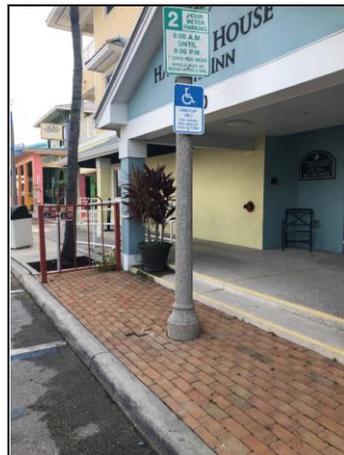
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: FAC/FBC 502.3

The on-street parallel parking space is 91" wide.

RECOMMENDATIONS

Restripe the parking space to ensure that it is a minimum of 144" wide.
Note, that access aisle are not required for parallel parking spaces.





ID: 181 Facility: Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: 1st St.
Schedule: 2022
Estimated Cost: \$1,000.00

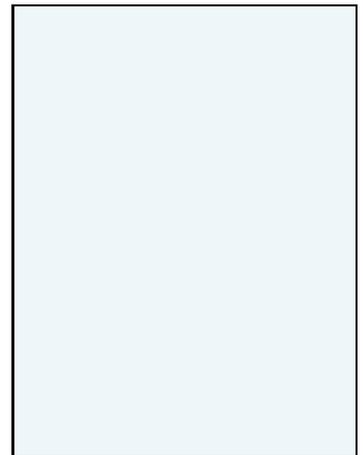
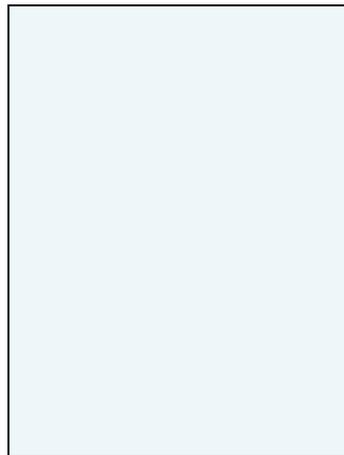
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is a 0.5" tripping hazard in the accessible route.

RECOMMENDATIONS

Resurface the sidewalk to create a smooth transition around the pipe.





ID:
353

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero Lynn Hall

Schedule: 2022

Estimated Cost: \$1,000.00

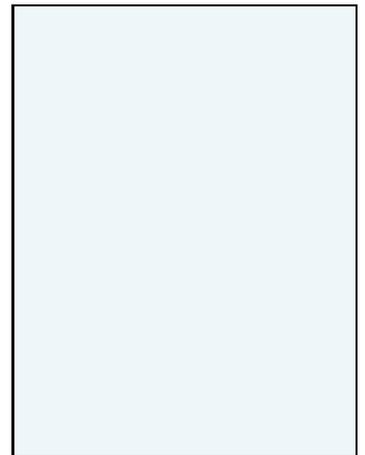
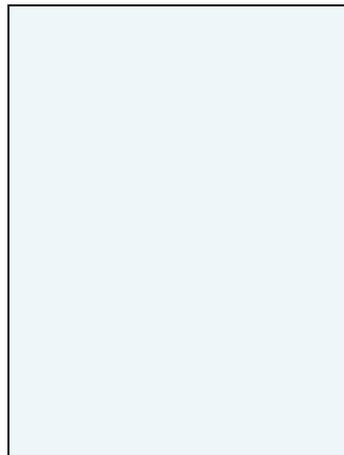
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Resurface the sidewalk to remove the raised sections of cement..





ID: 361 Facility: Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero at 7-11

Schedule: 2022

Estimated Cost: \$1,000.00

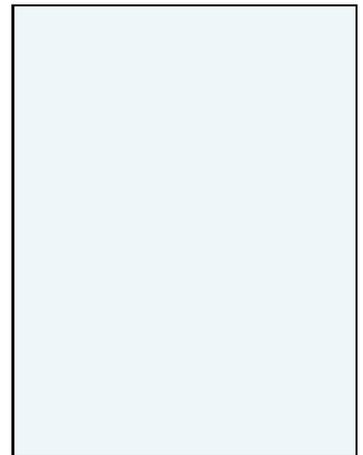
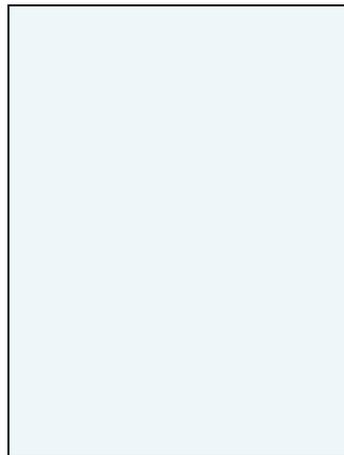
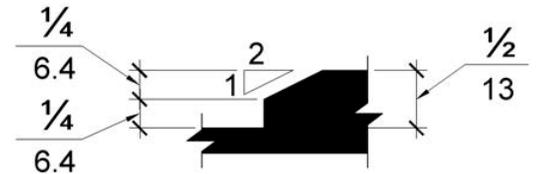
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §303.2

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Repave the sidewalk joints to reduce the tripping hazard to 0.25" or 0.5" if beveled.





ID:
380

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Bow Ditch Park

Schedule: 2022

Estimated Cost: \$1,000.00

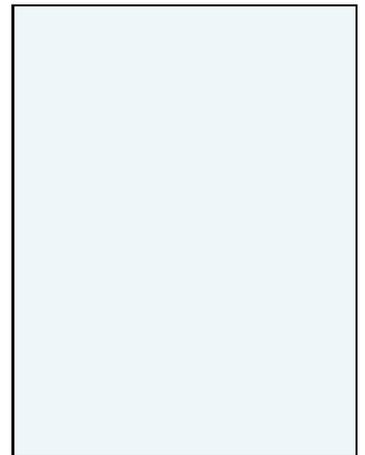
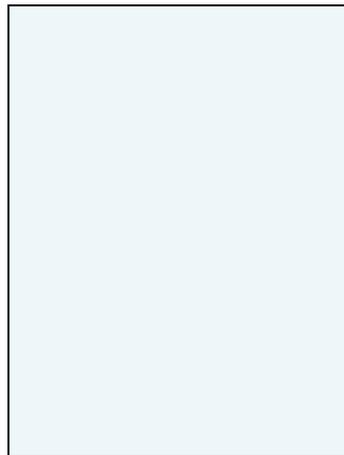
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Repave the transition to ensure it is a maximum of 0.25" or 0.5" if beveled.





ID:
393

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero across from Kona

Schedule: 2022

Estimated Cost: \$1,000.00

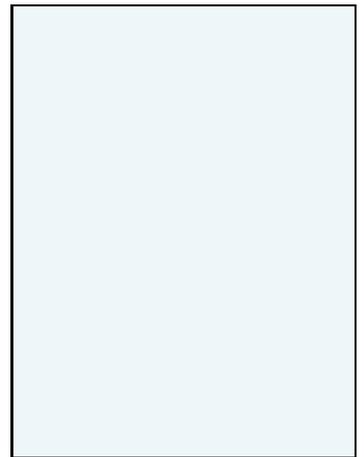
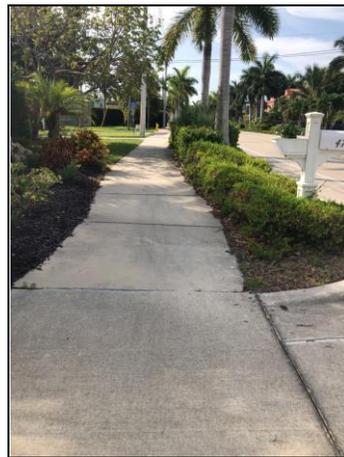
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Resurface the raised area of the sidewalk to remove the bump.





ID:
400

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2022

Estimated Cost: \$1,000.00

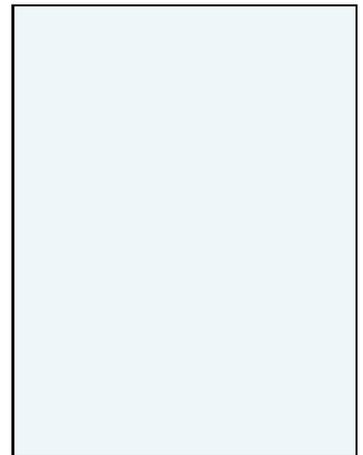
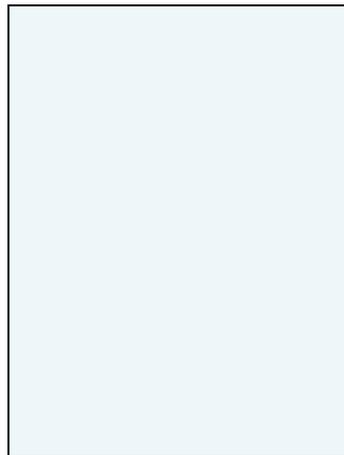
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Repave the area of the sidewalk to remove the cracked sections.





ID: 401 Facility: Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Best Western

Schedule: 2022

Estimated Cost: \$1,000.00

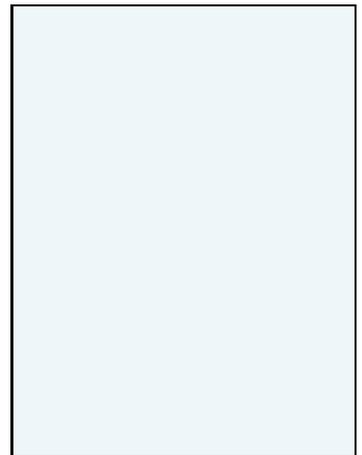
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Repave the area of the sidewalk to remove the tripping hazards.





ID:
405

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: N Estero at Lagoon

Schedule: 2022

Estimated Cost: \$1,000.00

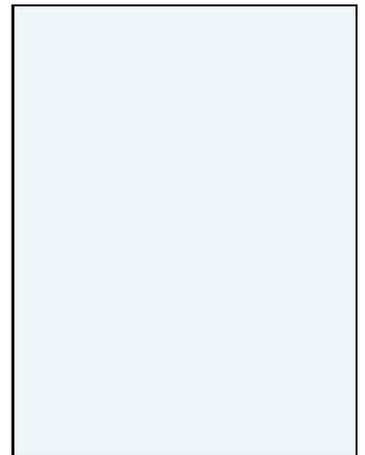
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Repave the sidewalk to make it level with the box cover.





ID:
472

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2022

Estimated Cost: \$1,000.00

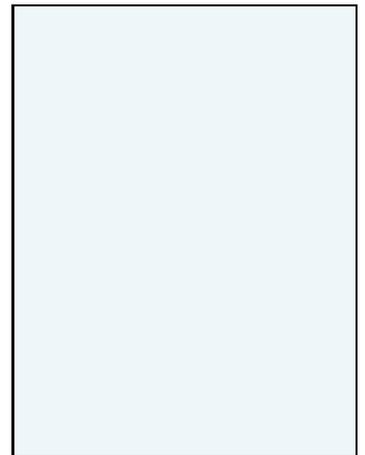
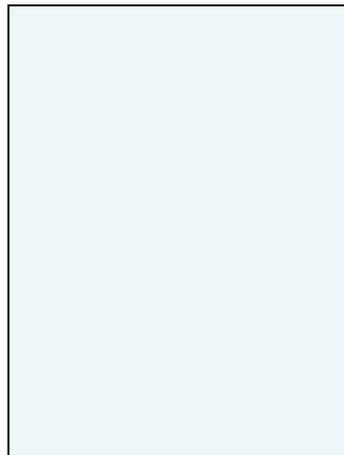
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route that are 0.75" high.

RECOMMENDATIONS

Repave the area of the sidewalk to reduce the height of the tripping hazard to 0.25" or 0.5" if beveled.





ID:
474

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2022

Estimated Cost: \$1,000.00

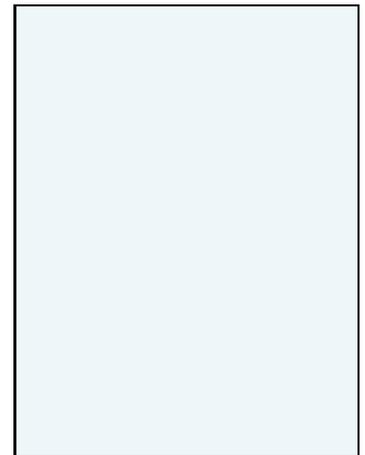
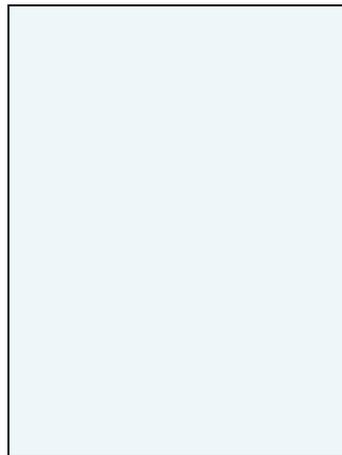
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route.

RECOMMENDATIONS

Fill in the pothole in the driveway.





ID:
475

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2022

Estimated Cost: \$1,000.00

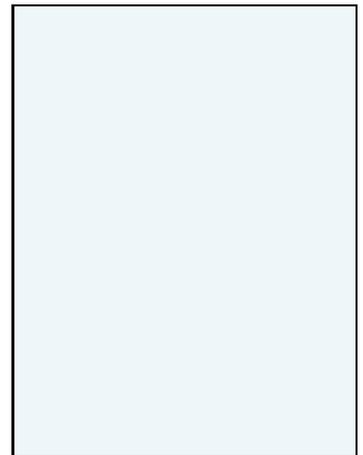
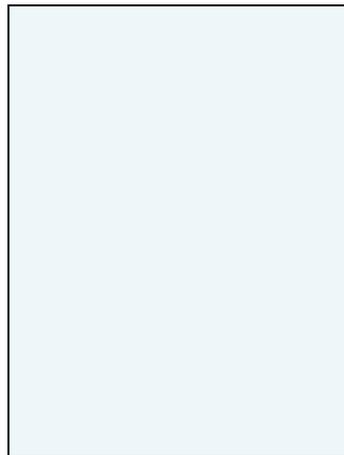
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There are tripping hazards in the accessible route that are 0.5" high.

RECOMMENDATIONS

Repave the area of the sidewalk to reduce the height of the tripping hazard to 0.25" or 0.5" if beveled.





ID:
478

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Crescent

Schedule: 2022

Estimated Cost: \$1,000.00

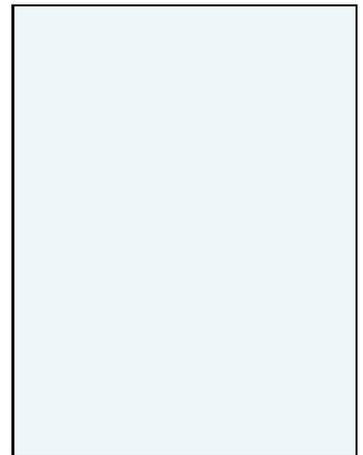
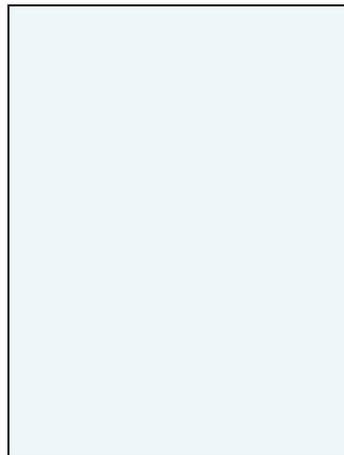
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is a tripping hazard at the asphalt and cement transition with a height of 0.75".

RECOMMENDATIONS

Repave the transition to make it smooth and level, with a maximum change in elevation of 0.25" or 0.5" if beveled.





ID:
480

Facility:
Sidewalks

Priority Score 10



Quick Fix: No
Built before ADA: Yes

Location: Crescent at 5th

Schedule: 2022

Estimated Cost: \$1,000.00

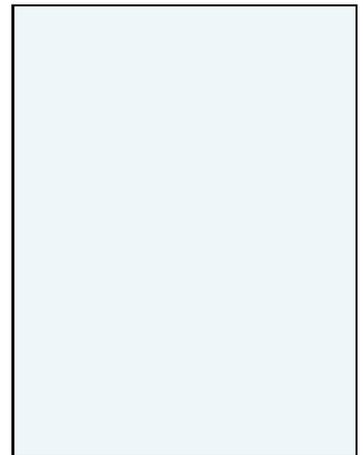
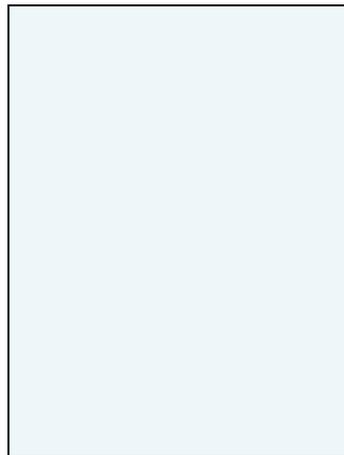
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1

There is a gaps/holes in the asphalt at the cement transition.

RECOMMENDATIONS

Fill in the hole to ensure the transition is smooth.





Town of Fort Myers Beach

TOWN HALL

07/29/2020

Prepared by:





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1.0 Introduction and Location Overview

1.1 Introduction

The Americans with Disabilities Act (ADA) of 1990 is a civil rights statute that prohibits discrimination against people with disabilities. The ADA states that by designing and constructing facilities for public use that are not accessible to people with disabilities could constitute discrimination. The ADA applies to all facilities, including those built before and after 1990, and local governments are required to perform a self-evaluation of their infrastructure and identify all barriers to accessibility. An ADA Transition Plan shall then be developed to address all ADA related deficiencies and bring facilities to full compliance.

The ADA Transition Plan is intended to achieve the following:

- Identify physical barriers that limit the accessibility of the facility to individuals with disabilities,
- Describe the methods to be used to make the facility accessible
- Provide a schedule for removing the barriers to accessibility, and
- Identify the name of the official responsible for the plan's implementation.

In an effort to improve access, safety, and accessibility of citizens with disabilities, Town of Fort Myers Beach is conducting an ADA Self-Evaluation and developing a Transition Plan for Town buildings, parking, public Rights-of-Ways (ROW), programs, services, policies and procedures. To ensure that Town facilities are accessible for persons with disabilities, Tindale Oliver's review covers facility entrances and exits, accessible routes, curb ramps, handrails, existing indoor and outdoor facilities, doors, restrooms, signage, as well as other amenities.

This assessment includes a comprehensive inventory of the conditions of the Fort Myers Beach Town Hall building and identifies and prioritizes improvements to address deficiencies. Information relating to the accessibility of Town Hall building has been collected. The purpose of these data is to improve Town staff understanding of accessibility issues pertaining to the ADA and Florida Building Code/Florida Accessibility Code (FBC/FAC) requirements—specifically, how the ADA and FBC/FAC relate to individual facilities and how to identify elements and facilities that are in compliance with the ADA and those that are not. This document serves as the ADA Transition Plan's summary report outlining the development of the facility inventory and database of the barriers to accessibility and the prioritization/phasing plan of the improvements. A separate appendix document has been prepared that includes a detailed summary of each violation and recommendation.

1.2 Location Overview

The Fort Myers Beach Town Hall is a 13,058 square feet building located at 2525 Estero Blvd, Fort Myers Beach, FL 33931. This facility houses several Departments for the Town of Fort Myers Beach such as Community Development, Parking, Public Works, Clerk’s Office, Utilities, and Administrative Services.

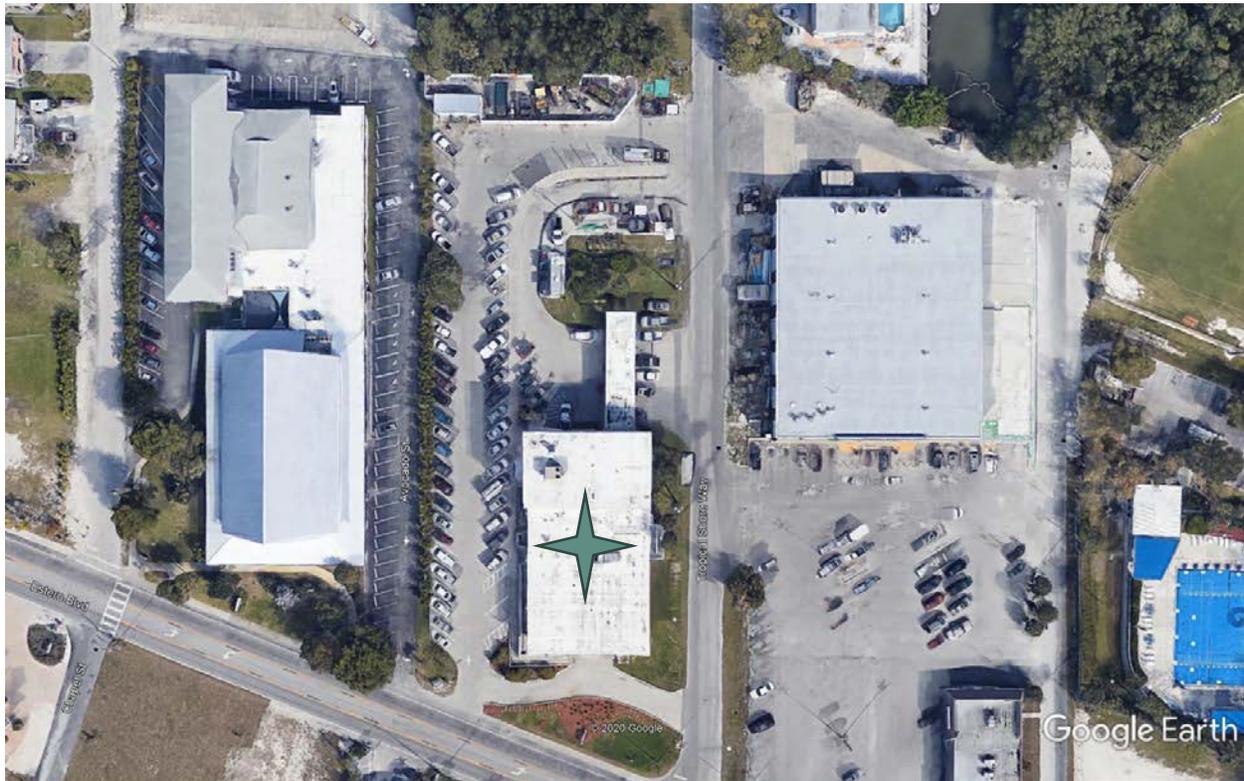


Figure 1.1 Aerial Photo of the Town Hall



2.0 Deficiencies and Solutions

2.1 Assessment Process

A walk-thru and assessment of building elements for compliance with applicable accessibility standards was conducted on March 20, 2020 by Tindale Oliver staff certified as an Accessibility Inspector.

The facility survey addressed each accessible element and space within and external to the facility and included applicable elements such as facility entrances/exits, parking, sidewalks, accessible routes, curb ramps, handrails, signage, existing indoor and outdoor facilities, doors, restrooms, and all other elements covered by the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and FBC/FAC.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver's custom Android-based ADA compliance checklist application. Photos were taken with the tablet of each area of the facility for familiarization and were later referenced to illustrate deficiency findings. A smart-level measuring wheel and a tape measure were used to evaluate physical features.

The digital data and photos were then uploaded to a database on Tindale Oliver's secure servers for backup. Where appropriate, photos are included in this Accessibility Assessment Report (AAR), as shown in Appendix A, to illustrate issues or deficiencies. 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.

2.2 General

The use and occupancy of the Town of Fort Myers Beach Town Hall dictates egress and accessible route requirements consistent with 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 FBC/FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photo showing the deficient element, and recommendations for remediation of the deficiency are shown in Appendix A.

The following sections generally describe and illustrate common barriers to accessibility found throughout the building and applicable sections of the 2010 ADA Standards for Accessible Design.



2.3 Parking

2.3.1 Accessible Parking (§502)

Accessible parking is vital in allowing visitors access to the park. The FBC/FAC is more stringent than the ADAAG related to parking. However, it should be noted that parking spaces are not required by the FBC/FAC or ADA. Nonetheless, if parking is provided, accessible parking also must be provided and must meet the following requirements and guidelines as outlined in the ADA and FBC/FAC.

Standards:

- Accessible parking spaces shall be at least 144” wide.
- Accessible parking spaces shall have an adjacent access aisle that is 60” wide minimum.
- The access aisle shall connect to an accessible route.
- Accessible parking spaces and access aisles shall have a running slope and a cross slope no greater than 2%.
- The accessible parking and access aisle shall be made from a surface that is firm, stable, and slip resistant (wet or dry).
- Accessible parking spaces shall have signs identifying them.
 - The sign shall be approved by FDOT and placed on a pole at least 60” above the ground.
 - The sign shall say “PARKING BY DISABLED PERMIT ONLY.”
 - The signage shall include the International Symbol of Accessibility.
 - The sign shall indicate the penalty for illegal use and list the Florida Statute.
- At least one space for every 6 or fraction of 6 accessible spaces must be van accessible.
- The minimum number of accessible parking spaces are based upon the total number of parking spaces, as summarized in Table 2.1.

Table 2.1 Minimum Accessible Parking Requirements

Total Parking Spaces	Minimum Accessible Parking
1-25	1
26-50	2
51-75	3
76-100	4

Figure 2.1 illustrates the standards mentioned above.

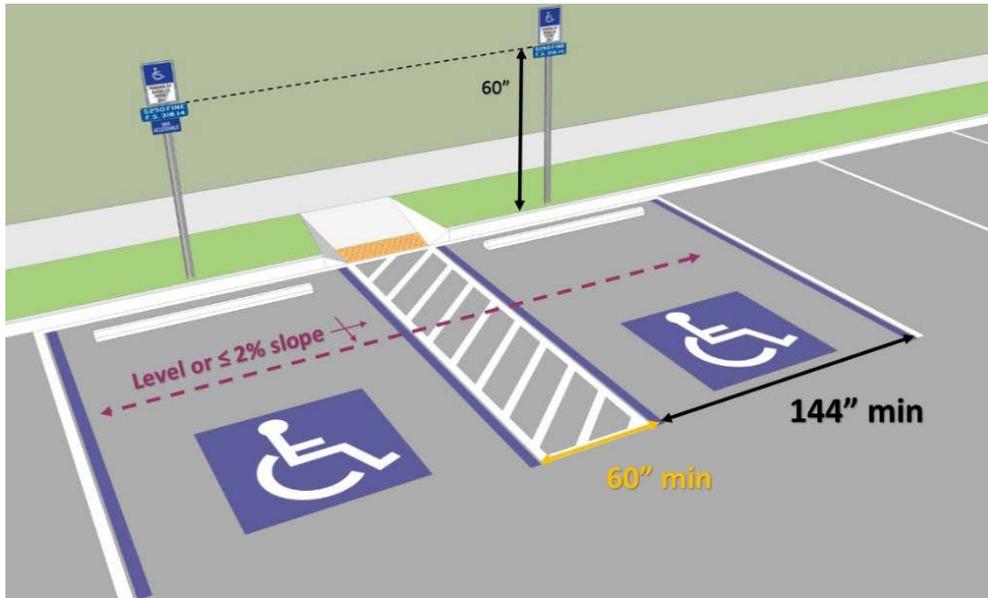


Figure 2.1 Accessible Parking Spaces



2.4 Accessible Routes

2.4.1 Ramps (§405)

The requirements for a ramp are more stringent than those of an accessible route, as shown below.

Standards:

- Shall have a minimum of a 36” wide continuous unobstructed path.
- The running slope (parallel to direction of travel) must not be steeper than 8.3%.
- The cross slope (perpendicular to direction of travel) must be 2% or less.
- The rise shall be 30” maximum.
- Landings must be located at the top and bottom of all ramp runs and must be a minimum of 60” long and at least the width of the ramp.
 - Ramps that do not have level landings at changes in direction can create a compound slope. Curvilinear ramps continually change direction and cannot, by their nature, meet the requirements for accessible routes.
- Ramp runs with a rise greater than 6” shall have handrails and edge protection.

2.4.2 Handrails (\$405.8 and §505)

Handrails along ramps and stairs shall comply with the following standards:

- Handrails must be provided along ramps and stairs. Where handrails are required, they must be installed on both sides of the ramp or stairs.
- Handrail gripping surfaces shall be installed at a height of 34" minimum and 38" maximum above the walking surface, stair nosing, and ramp surface.
- The clearance between handrail and adjacent surface shall be 1 ½" minimum.
- Ramp handrails shall extend 12" minimum beyond the top and bottom of ramp runs. Extensions shall be continuous and return to a wall or be continuous to the handrail of an adjacent ramp run.
- At the top of the stairs, handrails shall extend horizontally 12" minimum directly above the stair riser and shall return to the wall or guard, as shown in Figure 2.2.
- At the bottom of the stairs, handrails shall extend a distance at least equal to one tread depth beyond the last riser and return to the wall or guard, as shown in Figure 2.2.

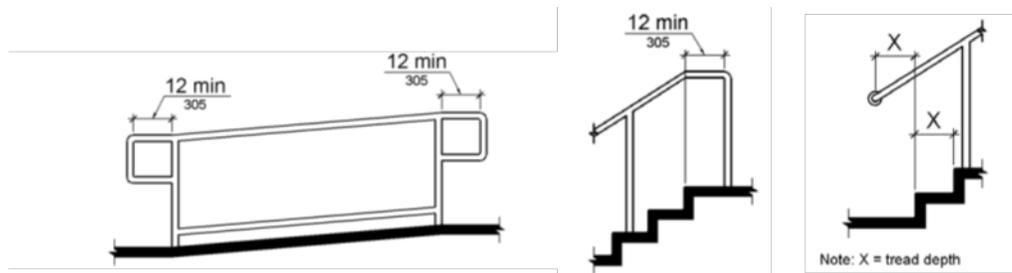


Figure 2.2 Handrails

2.4.3 Doors and Doorways (§404)

Doors and doorways that are part of accessible routes and shall comply with the standards shown below.

Standards:

- Sixty percent (60%) of all public entrances shall be accessible. Directional signs shall be provided to guide users to the nearest accessible means of egress.
- Accessible doors shall have a clear width of 32” minimum measured between the face of the door and the stop.
- If thresholds are provided, they shall be ½” high maximum.
- The distance between two doors in series shall be 48” minimum plus the width of the door swinging into the space.
- The maneuvering clearance varies depending on type of door and direction of approach. The most commonly used door with a front approach, requiring the user to pull to it, shall have a 60” maneuvering clearance perpendicular to doorway and 18” parallel to doorway, as shown in Figure 2.3.
- Operable parts such as door handles, pulls, latches and locks shall be located 34” minimum and 48” maximum above the floor.
- The door closing speed from a 90-degree open position to 12 degrees shall be 5 seconds minimum.

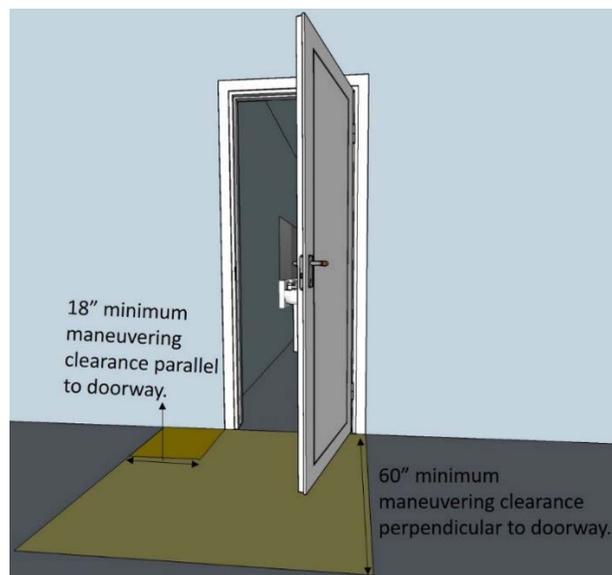


Figure 2.3 Accessible Maneuvering Clearance at Doorway

2.5 Amenities

2.5.1 Reach Range (§308)

Reach range standards, as described below and shown in Figures 2.6, 2.7, and 2.8, were used to determine if an amenity can be accessed by a person in a wheelchair.

Standards:

- A level, 30”x48”, firm, stable, and slip-resistant clear floor space must be present adjacent to the amenity.
- Forward Approach:
 - The unobstructed minimum vertical reach range is 15” and maximum is 48” above the floor, as shown in Figure 2.4.
 - The obstructed reach range is 48” maximum above the floor if the horizontal obstruction depth is 20” maximum, and 44” maximum if the horizontal depth is between 20”–25”, as shown in Figure 2.5.
- Side Approach:
 - The unobstructed side reach range is 15” minimum and 48” maximum above the floor. These same dimensions are permitted where an obstruction depth is 10” maximum, as shown in Figure 2.6.
 - Where the side reach is over an obstruction, the height of the obstruction is 34” maximum and the depth of the obstruction shall be 24” maximum. The high side reach shall be 48” maximum for a reach depth of 10” maximum. Where the reach depth exceeds 10”, the high side reach shall be 46” maximum for a reach depth of 24” maximum.

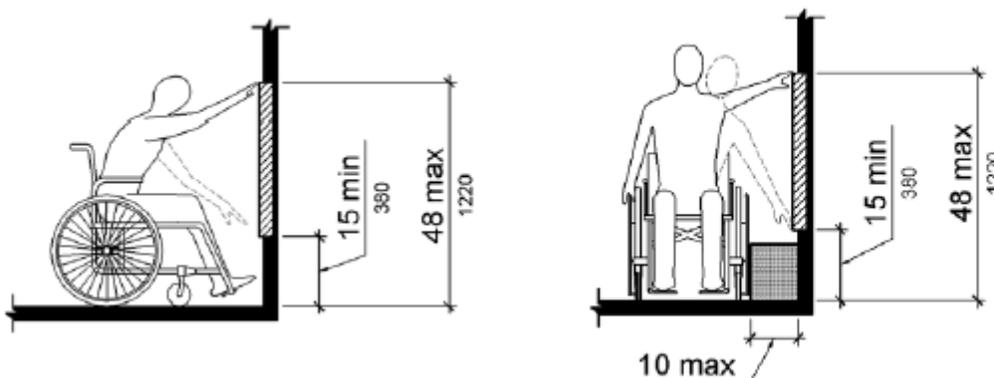


Figure 2.4 Unobstructed Reach Range

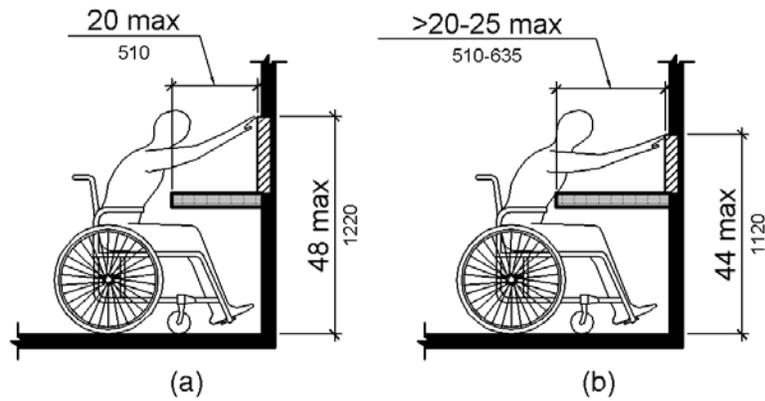


Figure 2.5 Obstructed Reach Range

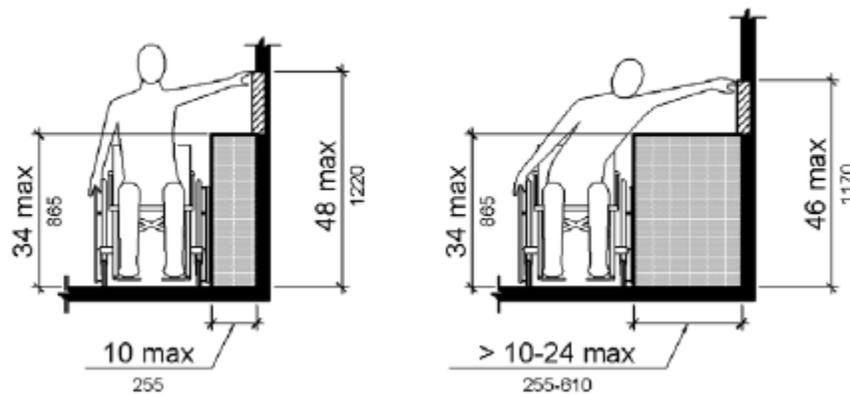


Figure 2.6 Side Obstructed Reach Range

Care should always be taken when designing or improving an accessible route within a building to keep the path free of obstructions. Amenities such as benches, garbage cans, and drinking fountains must be placed to not interfere with the accessible path but, at the same time, must be located on an accessible route, within reach range, and not act as a protruding object. Not only can these obstructions prevent visitors from accessing and using the amenities, they can also present a potential safety concern.

It should be stressed that amenities that are located off the accessible path are considered inaccessible. For items to be accessible, they must be located on, adjacent to, or within reach of a firm, stable, and slip-resistant surface, as shown in Figure 2.7.



Figure 2.7 Accessible Garbage Can Located Adjacent to Paved Trail

To help clear existing accessible paths from obstructions and to identify those features that are currently inaccessible, data on infrastructure were collected in the field to determine if they present an obstruction or are inaccessible. Based on the data collected, the difficulty level of remediating a barrier to accessibility could range from moving a bench to an accessible location to designing and installing a new accessible route to an amenity.

2.6 Counters

2.6.1 Service Counters (§904.4)

Service and sales counters, like all amenities, must comply with the following standards.

Standards:

- The accessible portion of the countertop shall extend the same depth as the sales or service countertop.
- For a parallel approach, a portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided.
 - A clear floor or ground space complying with §305 shall be positioned for a parallel approach adjacent to the 36" minimum length of counter.
- For a forward approach, a portion of the counter surface that is 30" long minimum and 36" high maximum shall be provided.
 - Knee and toe clearance shall be provided under the counter.
 - Toe clearance shall extend a minimum of 17" to a maximum of 25" under the counter.
 - The clearance under the element shall be 9".
 - Knee clearance shall extend a minimum of 11" to a maximum of 25" under an element at 9" above the floor.
 - A clear floor or ground space complying with §305 shall be positioned for a forward approach to the counter.

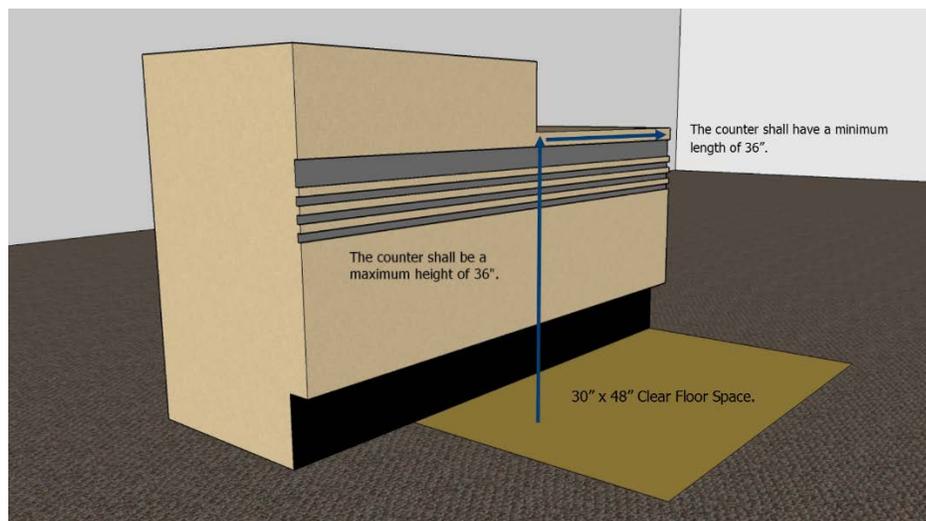


Figure 2.8 Parallel Approach Service Counter

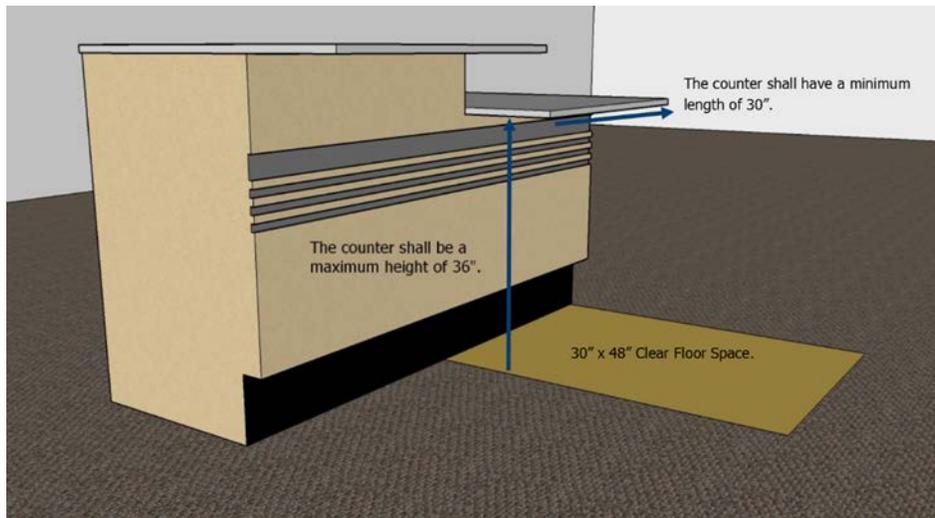


Figure 2.9 Forward Approach Service Counter

2.6.2 Dining and Work Surfaces (§902)

Dining and work surfaces must be accessible complying with the standards below.

Standards:

- Clear floor space complying with §305 positioned for a forward approach shall be provided.
- The tops of dining surfaces and work surfaces shall be 28” minimum and 34” maximum above the finish floor or ground.
- Accessible dining surfaces and work surfaces for children’s use shall comply with §902.4.



Figure 2.10 Accessible Dining and Work Surface

2.7 Restrooms

2.7.1 Toilet Compartments (§604)

Restrooms are not required by the ADA. However, if provided, then accessible restrooms must also be compliant with the following standards.

Standards:

- Toilet compartment:
 - The toilet compartment shall be 56" minimum measured from the back wall and 60" minimum measured from the side wall for wall hung water closets.
 - The toilet shall be located 16" minimum to 18" maximum from the sidewall for wheelchair accessible stalls, as shown in Figure 2.11.
 - Seat heights shall be 17" minimum to 19" maximum above the floor.
 - A 60" wide turning space shall be provided within the room. Turning space, clear floor space, and clearance at fixtures shall be permitted to overlap. Doors shall be permitted to swing into the turning space but shall not swing into the clear floor space or clearance at fixtures.
 - Flush controls shall be hand-operated or automatic. Flush controls shall be located on the open side of the toilet.
- Urinals shall be installed at a maximum height of 17" above the floor and a minimum depth of 13 ½" measured from the outer surface of the urinal to the back wall.

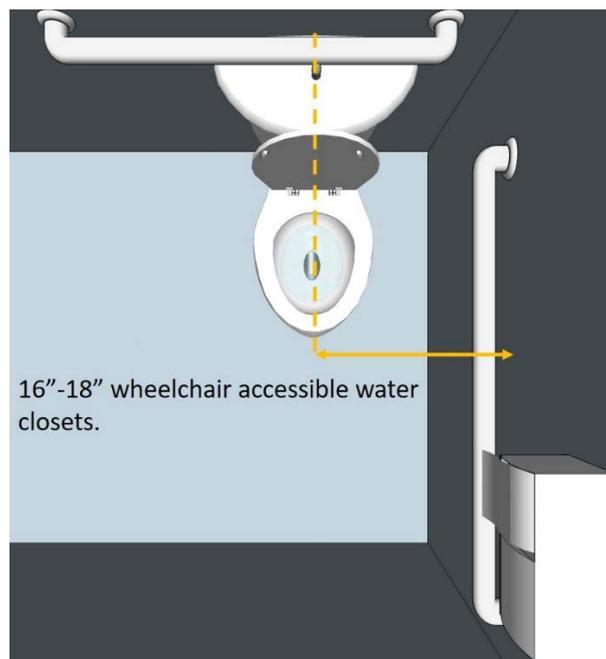


Figure 2.11 Toilet Location

2.7.2 Toilet Paper Dispenser (§604.7)

Toilet paper dispenser placement shall comply with the following standards.

Standards:

- Dispensers shall be installed at a height of 7” minimum to 9” maximum in front of the toilet measured to the centerline of the dispenser.
- The outlet shall be within the reach range of 15” minimum and 48” maximum above the floor.
- The toilet paper dispenser shall not be located behind grab bars.
- There shall be a 1 ½” minimum clearance below the grab bar. Dispensers shall not be the type that controls delivery or that does not allow continuous paper flow.

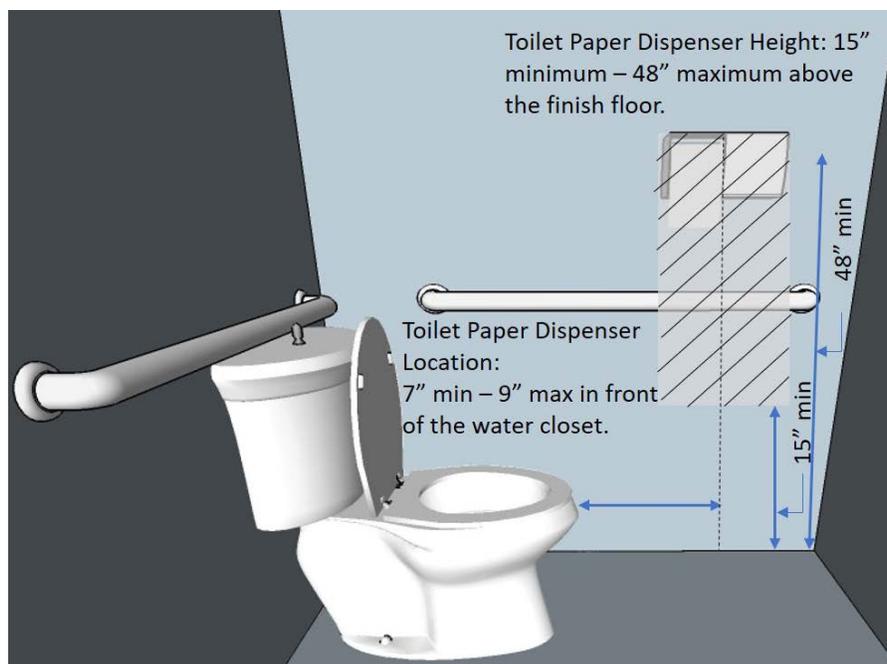


Figure 2.12 Toilet Paper Dispenser

2.7.3 Grab Bars (§604.5)

Grab bars in restrooms must comply with the following standards.

Standards:

- Toilet compartment:
 - The sidewall grab bar shall be 42” long minimum, installed at 12” maximum from the back wall.
 - The back-wall grab bar shall be 36” long minimum and extend 12” minimum from the centerline of the toilet on one side and 24” minimum on the other side.
 - The top gripping surface of the grab bars must be 33” minimum and 36” maximum above the floor.

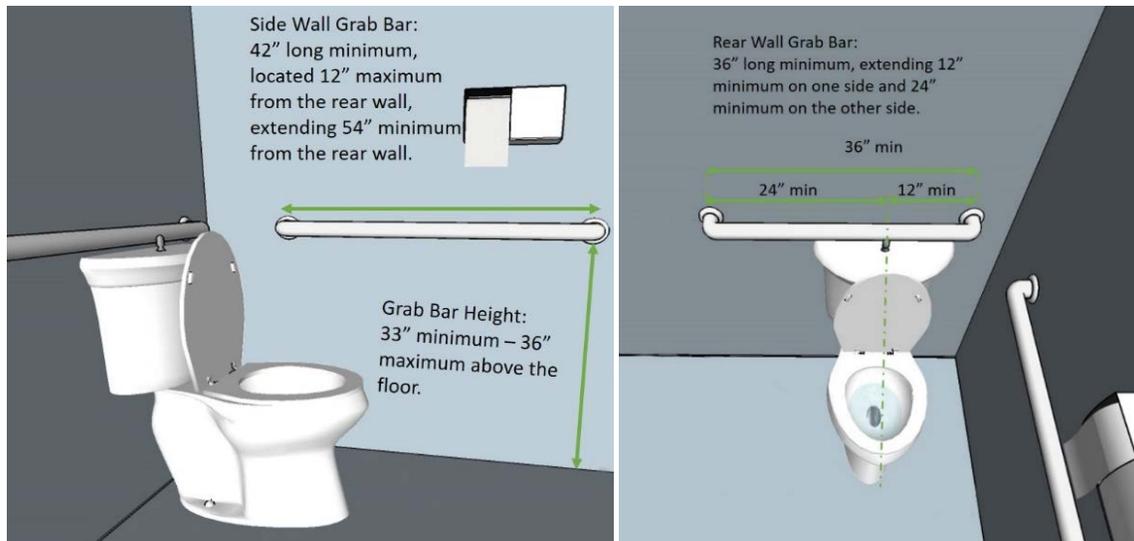


Figure 2.13 Grab Bars

2.8 Room Signage

Signs are required to designate permanent rooms and places, per §701 of the 2010 ADA Standards for Accessible Design. In addition, exit doors must be identified by tactile (raised characters and Braille) signs.

Standards:

- Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.
- Signs containing tactile characters shall be located so that a clear floor space of 18" by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing.
- Signs shall be installed 48" minimum above the floor, measured from the lowest character, and 60" maximum above the floor measured from the highest character.
- Signage characters and their background shall have a non-glare finish. The characters shall be high contrast compared to their background.

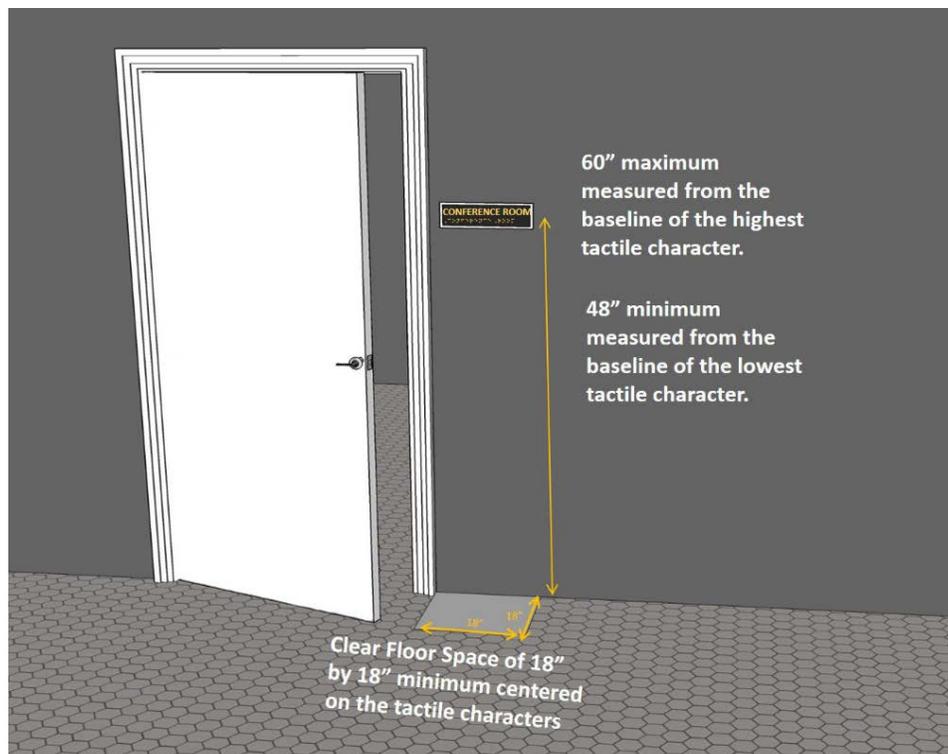


Figure 2.14 Room Signage



3.0 Prioritization

The barriers to accessibility were prioritized on a 10-point scale, as defined in Table 3.1. This prioritization methodology has been developed by Tindale Oliver to assist the Town in determining how the barriers to accessibility can be prioritized based on the severity of the non-compliant item, the existing level of accessibility, and the basic level of accessibility each remediated item will provide.

Priority	Criteria
High	1 <ul style="list-style-type: none"> Major safety issues (dangerously steep slopes, large protruding objects, etc.)
	2 <ul style="list-style-type: none"> New construction built out of compliance Older construction severely out of compliance (accessible routes, ramps, etc.) Alterations that did not bring required elements into compliance
	3 <ul style="list-style-type: none"> Non-compliant accessible route from parking to building entrances (bad slopes, gravel surface, etc.) No accessible route to adjacent sidewalk system, when provided No accessible restroom stalls No accessible parking, insufficient number of spaces, or severely non-compliant parking (bad slopes, gravel surface, extremely narrow, etc.) Severely non-compliant accessible route (structural solution) No tactile signage identifying exits and permanent rooms
	4 <ul style="list-style-type: none"> Non-compliant parking (structural solution) Non-compliant counter heights (break room, multipurpose rooms) No directional signage provided to accessible amenity (interior and exterior) No detectable warnings present at curb ramps
Medium	5 <ul style="list-style-type: none"> Non-compliant exterior or interior door clearances (width issues, protruding objects) Protruding objects obstructing clear pathway (fire extinguishers, AED units) Non-compliant restroom amenities (sink, water closet, urinal, mirror) Non-compliant public access spaces (conference rooms, classrooms)
	6 <ul style="list-style-type: none"> No accessible drinking fountains (missing a high or low fountain) Non-compliant door hardware (doorknob that requires twisting or pinching) Non-compliant showers/changing areas (locker rooms)
	7 <ul style="list-style-type: none"> Non-compliant amenities (picnic tables, benches, vending machines, etc.) Accessible route with moderate access issues (level changes that can be ground down) Non-compliant detectable warnings at curb ramps (high contrast, inadequate length)
Low	8 <ul style="list-style-type: none"> Non-compliant reach ranges (vending machines, garbage cans, AED units) Non-compliant tactile signage at doorways or elevators (height, placement) Accessible seating is not integrated, on a minor sloped area, or inaccessible
	9 <ul style="list-style-type: none"> Non-compliant parking (faded striping, signage)
	10 <ul style="list-style-type: none"> Minor level changes, gaps, or cracks in accessible route Non-compliant drinking fountains

Table 3.1 Prioritization Designations



4.0 Implementation and Financial Plan

In the previous sections, improvements required to bring facilities into full compliance 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
- Reviewing the specific improvements in more detail and categorizing them into two separate groups:
 - Short-term (quick fix) improvements
 - Long-term improvements that require more time, effort, and/or funding

4.1 Development of Costs

For the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on local and state data, recent experiences with other agencies and, when available, standard industry costs when local data were 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 4.1 provides a summary of the total improvement costs, based on their associated priority, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table are planning-level estimates; once the projects progress through design, the actual construction opinions of cost will become more refined. Also, as the Town does not have the funding available to make all these improvements at once, which would offer the most economies of scale, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

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

Category	Estimate of Cost
High	\$16,400
Medium	\$54,000
Low	\$15,500
Total	\$85,900
<i>Quick-Fixes</i>	<i>\$3,400</i>

Table 4.1 Cost Summary



4.2 Implementation 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 them.

It would be ideal if Town of Fort Myers Beach could take advantage of “piggybacking” needed improvements with other planned facility improvement and renovation projects. This would permit the Town to benefit either because the project directly addresses some or all of the needed improvements or the project allows the Town to reduce its improvement costs due to concurrent construction activities. The amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects is not known at this time. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the Town desire 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 initial plan, as listed in Appendix A, the list of improvements was sorted by priority. Quick-fix items were assumed to be completed within the current year. High priority items were generally planned to be completed the following year, followed by Medium and Low priority items.

It should be stressed that the Implementation and Financial Plan serves 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 agencies 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 Town’s ADA Coordinator will supervise the revisions to the ADA Transition Plan and 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.

Appendix A presents an example of the phased implementation plan by listing the improvements and their proposed priority and associated probable costs. It should be stressed that the costs are good faith estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, and material and labor prices in future years. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as will be 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 for each year of the program are not necessarily 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 prioritization rankings/implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to factors such as 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 building or would occur with groups of similar improvements throughout the Town, 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. Town staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.



Town of Fort Myers Beach

Appendix A: Barriers to Accessibility Report

07/29/2020

Prepared by:





ID: 303 Facility: Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: No

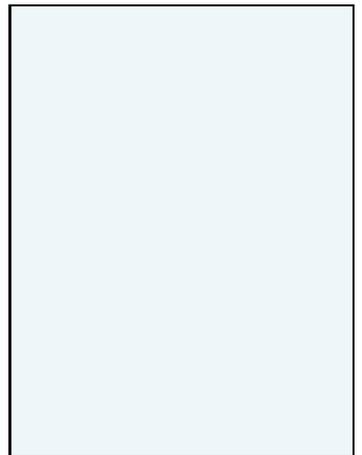
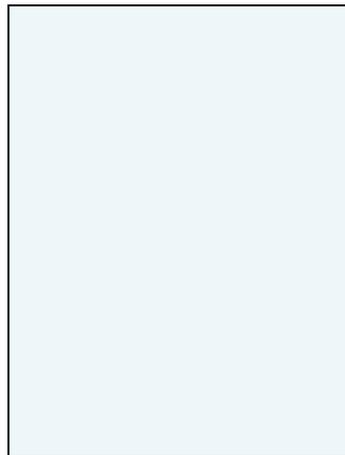
Location: Entrance
Schedule: 2020
Estimated Cost: \$100.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §216.6
There is no sign directing customers to the nearest accessible entrance.

RECOMMENDATIONS

Install a directional sign providing information to the nearest accessible entrance. The directional sign will comply with §703.5 and be between 48" and 60" above the floor, measured to the middle of the text.





ID:
326

Facility:
Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Stairway Exit

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

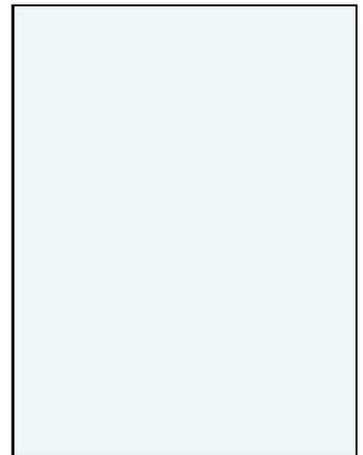
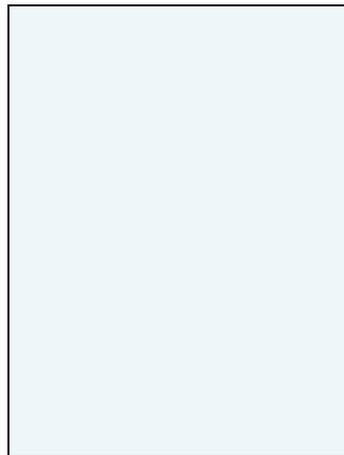
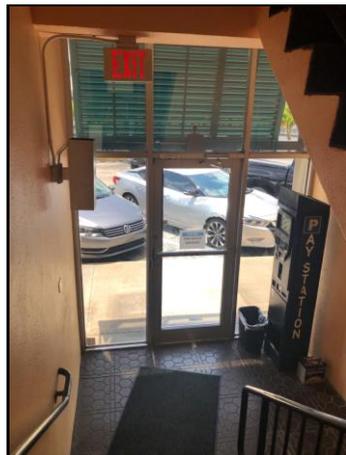
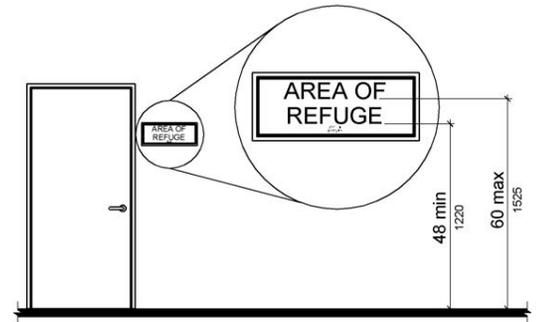
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID: 330 Facility: Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Public Works Area

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

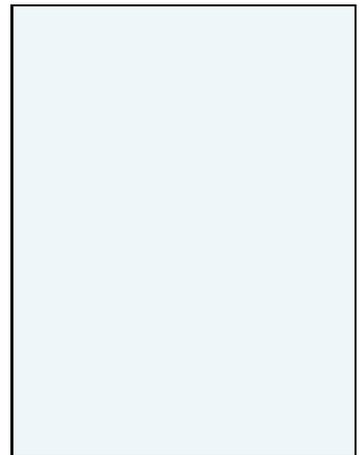
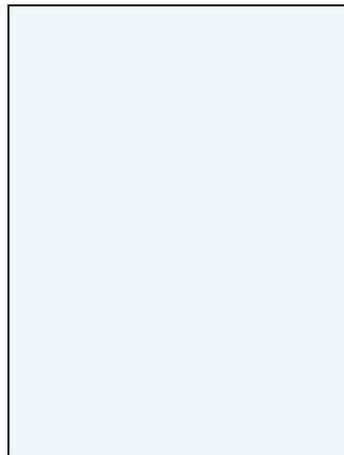
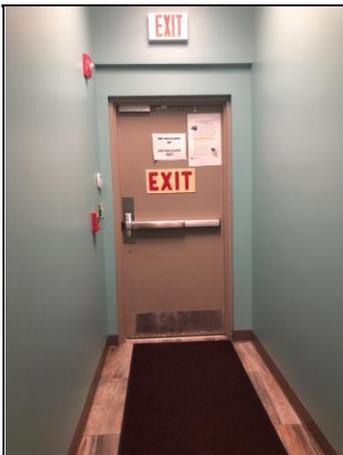
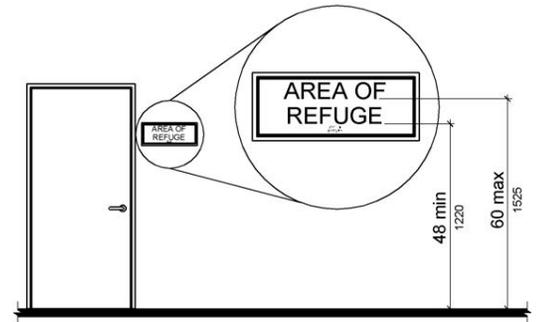
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID:
331

Facility:
Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: Yes

Location: Public Works Area

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

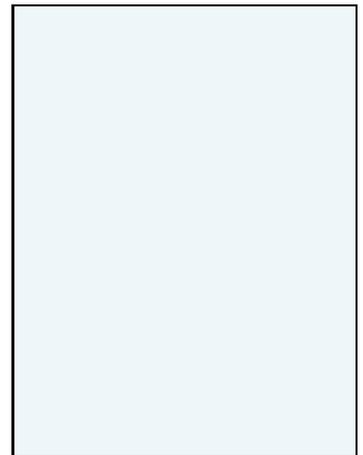
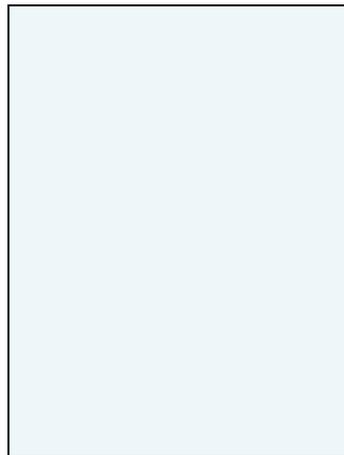
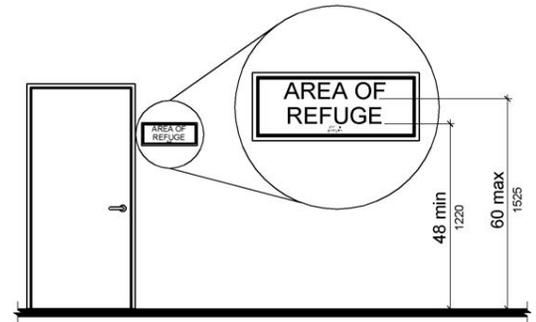
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID:
348

Facility:
Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: No

Location: Exit Door

Schedule: 2020

Estimated Cost: \$100.00

VIOLATIONS

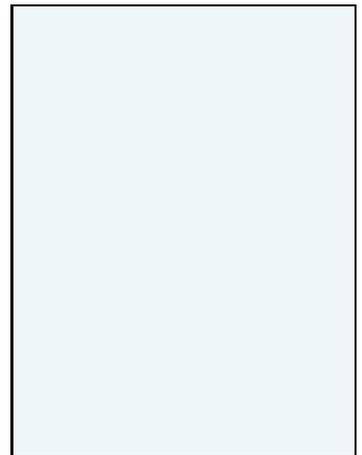
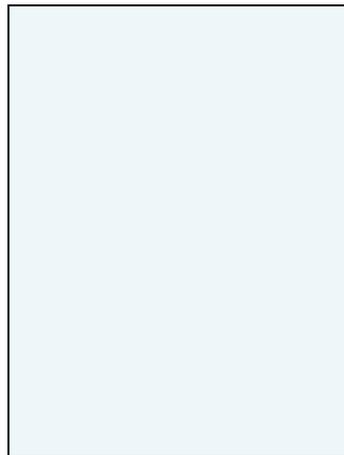
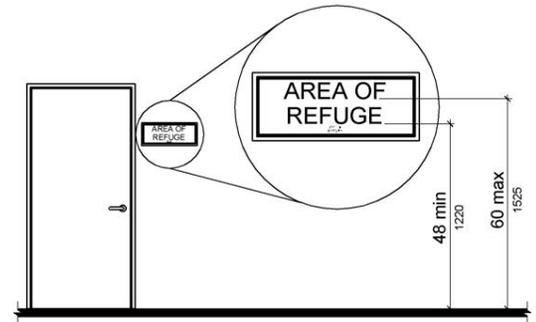
2010 ADA Standards for Accessible Design Codes: §216.4, §703

Doors serving as exits are not marked by tactile signage.

RECOMMENDATIONS

Place a tactile exit sign, that complies with §703.1, §703.2 and §703.5, identifying the exit doors.

Install missing signage at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID:
335

Facility:
Town Hall

Priority Score 3



Quick Fix: Yes
Built before ADA: No

Location: Chambers Room

Schedule: 2020

Estimated Cost: \$400.00

VIOLATIONS

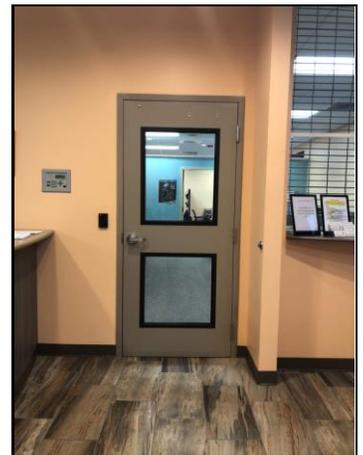
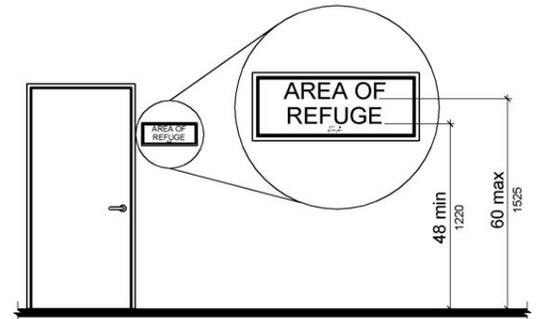
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the permanent rooms.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID: 344 Facility: Town Hall

Priority Score 4



Quick Fix: Yes
Built before ADA: Yes

Location: Computer Station by Parking

Schedule: 2020

Estimated Cost: \$500.00

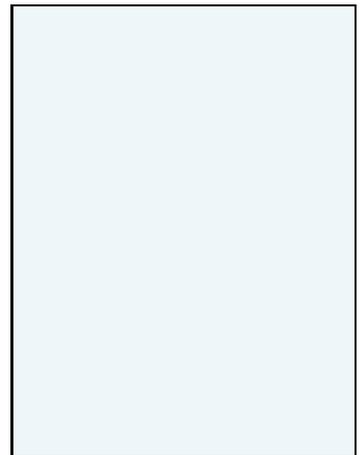
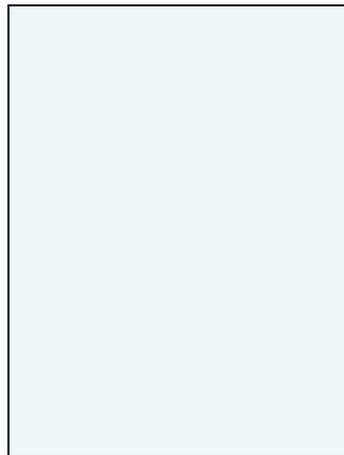
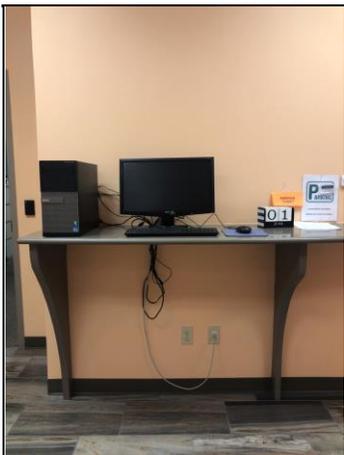
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §902.3

The computer work surface counter height is 44" above the floor, exceeding the maximum height of 34".

RECOMMENDATIONS

Lower the computer desk to a maximum height of 34" above the floor.





ID: 318 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2020

Estimated Cost: \$100.00

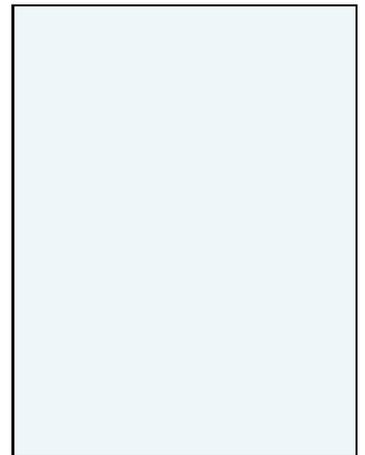
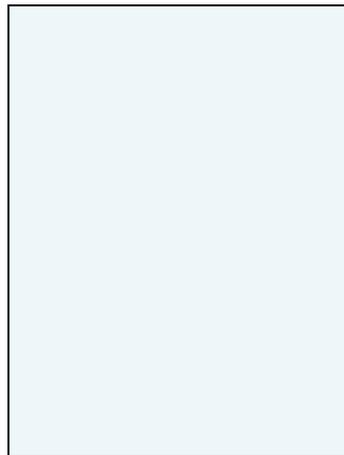
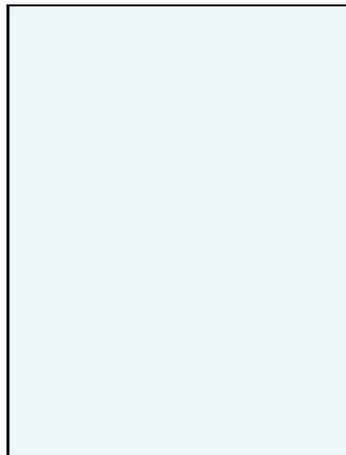
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.7

The toilet paper dispenser is not located in an accessible position.

RECOMMENDATIONS

Remount the toilet paper dispenser so that the center is located 7" minimum to 9" maximum in front of the toilet. Ensure that the height is within the accessible reach range of 15" minimum to 48" maximum above the floor.





ID: 327 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

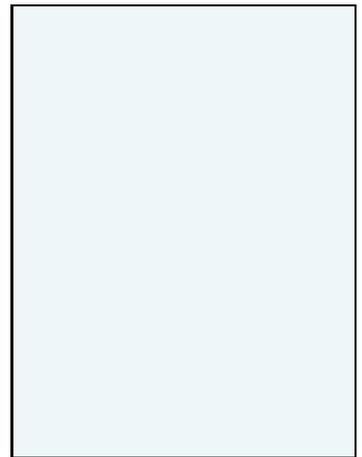
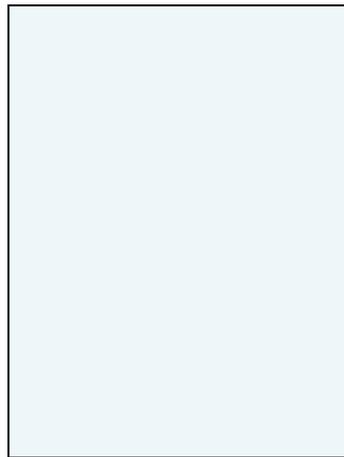
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The space between the grab bar and the seat cover dispenser is less than 12".

RECOMMENDATIONS

Relocate the seat cover dispenser to a location that is at least distance of 12" or greater away from the grab bars.





ID:
328

Facility:
Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

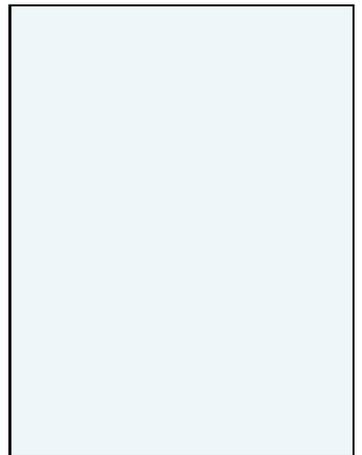
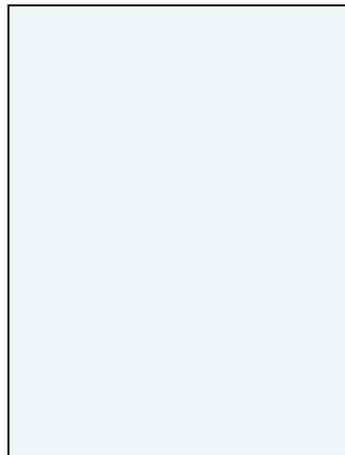
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §213.3, §308.2

The paper towel dispenser is not within accessible reach range.

RECOMMENDATIONS

Lower the height of the paper towel dispenser to a maximum height of 48" if unobstructed.





ID: 329 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Women's Restroom

Schedule: 2020

Estimated Cost: \$100.00

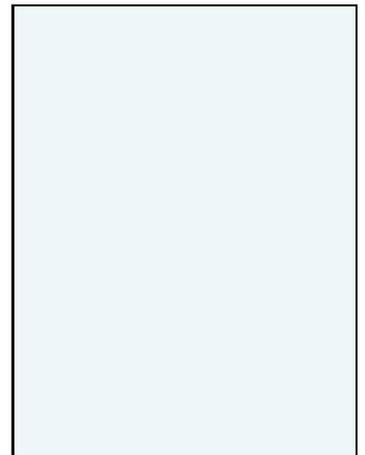
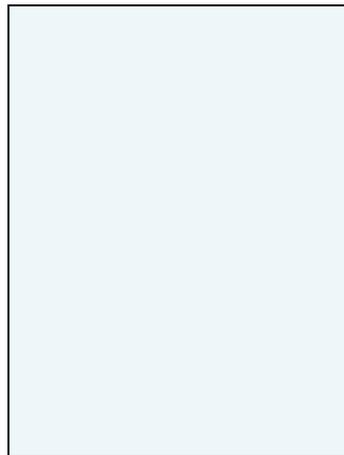
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §213.3, §308.2

The paper towel dispenser is not within accessible reach range.

RECOMMENDATIONS

Lower the height of the paper towel dispenser to a maximum height of 48" if unobstructed.





ID:
338

Facility:
Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

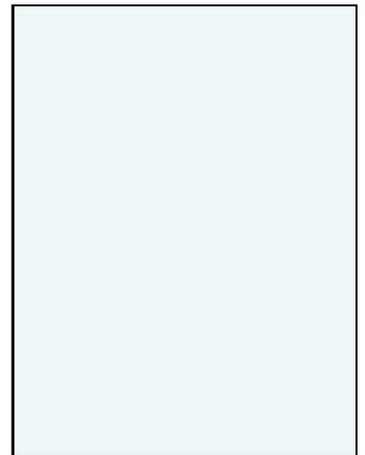
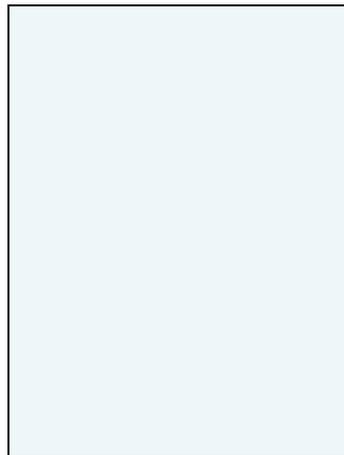
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §213.3, §308.2

The paper towel dispenser is not within accessible reach range.

RECOMMENDATIONS

Lower the height of the paper towel dispenser to a maximum height of 48" above the floor.





ID: 339 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

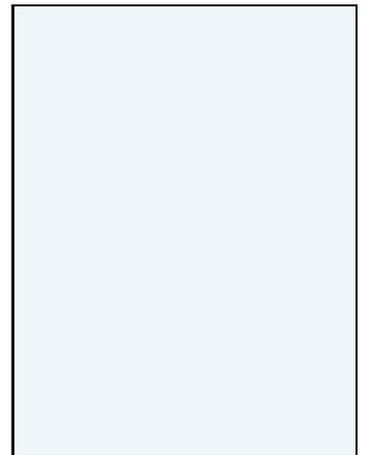
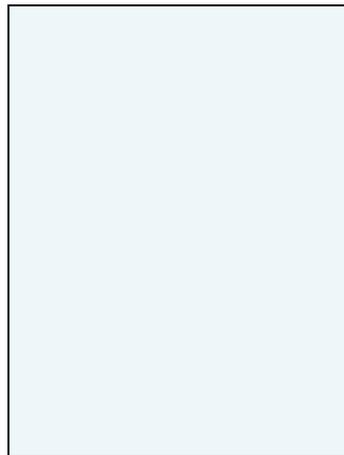
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §609.3

The space between the grab bar and seat cover dispenser is 3", which is less than the required 12" of space needed.

RECOMMENDATIONS

Relocate the seat cover dispenser to a location that is at least distance of 12" or greater away from the grab bars.





ID: 340 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

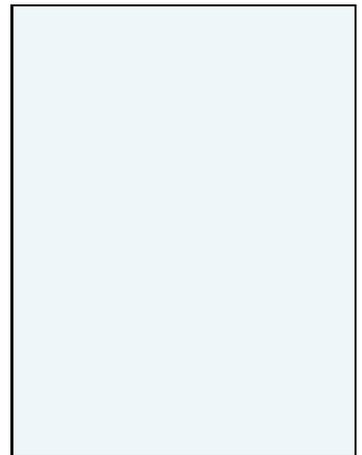
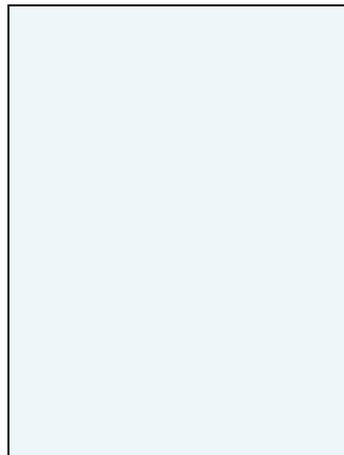
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §213.3, §308.2

The paper towels are 52" high, above accessible reach range.

RECOMMENDATIONS

Lower the height of the paper towel dispenser to a maximum height of 48" above the floor.





ID: 341 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: No

Location: 1st Floor Men's Restroom

Schedule: 2020

Estimated Cost: \$100.00

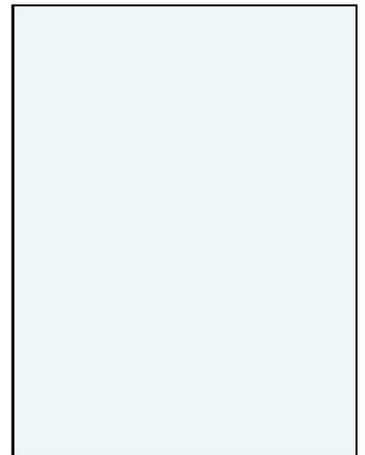
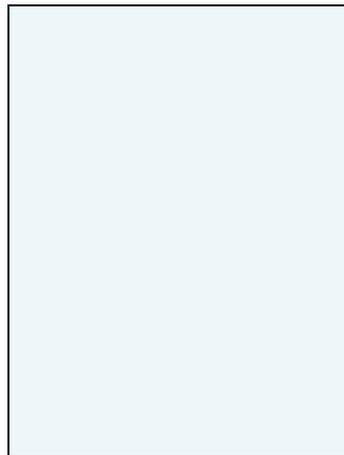
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.7

The toilet paper dispenser is 13" from the rim of the toilet.

RECOMMENDATIONS

Remount the toilet paper dispenser so that its center is located 7" minimum to 9" maximum in front of the toilet. Ensure that the height is within the accessible reach range of 15" minimum to 48" maximum above the floor.





ID: 316 Facility: Town Hall

Priority Score 5



Quick Fix: Yes
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2020

Estimated Cost: \$500.00

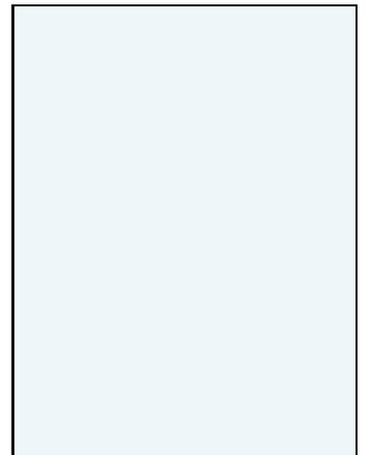
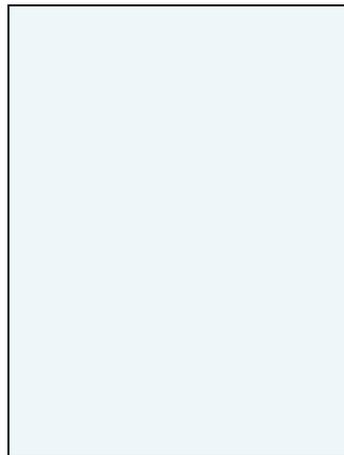
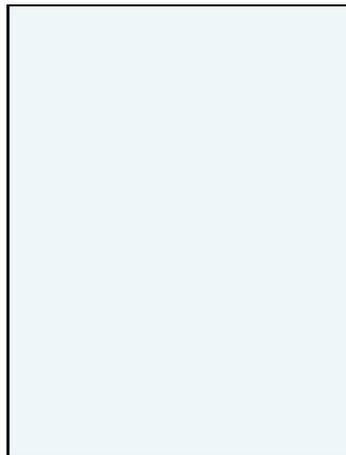
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.5.2

The rear grab bar is too close to the side wall.

RECOMMENDATIONS

Relocate the rear grab bar to extend, from the centerline of the toilet, 12" from the wall side and 24" from the open side.





ID: 312 Facility: Town Hall

Priority Score 6



Quick Fix: Yes
Built before ADA: Yes

Location: 2nd Floor Employee Lounge

Schedule: 2020

Estimated Cost: \$100.00

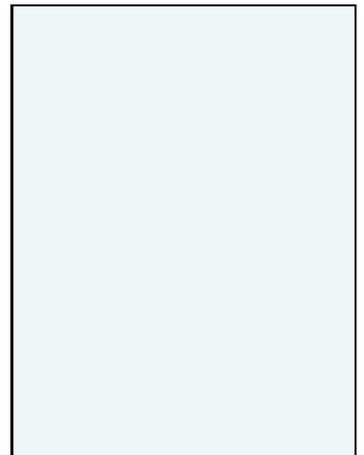
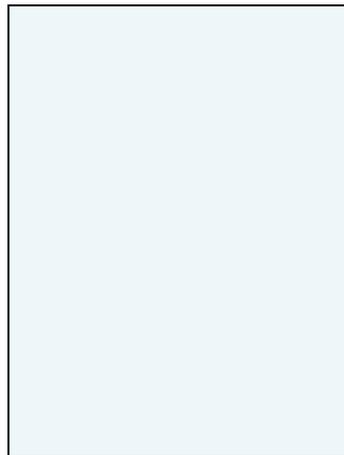
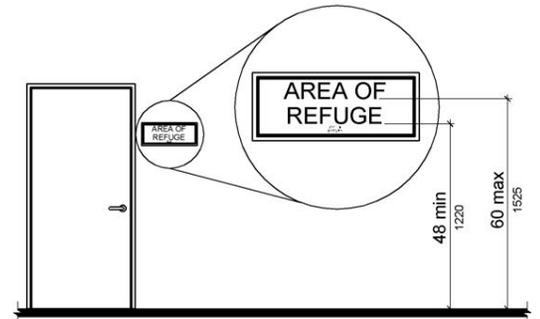
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §703.4

The tactile sign identifying the room is not in the correct location.

RECOMMENDATIONS

Reinstall the sign on the latch side of the door at 48" minimum above the floor measured from the baseline of the lowest character and 60" maximum measured from the baseline of the highest character.





ID:
173

Facility:
Town Hall

Priority Score 7



Quick Fix: Yes
Built before ADA: Yes

Location: Dog Waste Station

Schedule: 2020

Estimated Cost: \$100.00

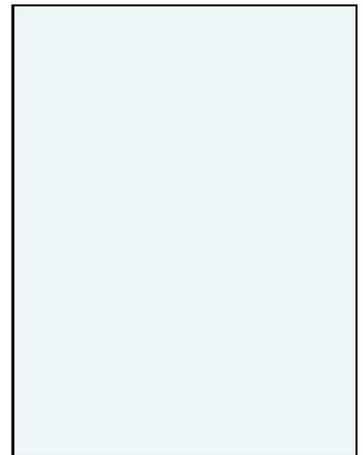
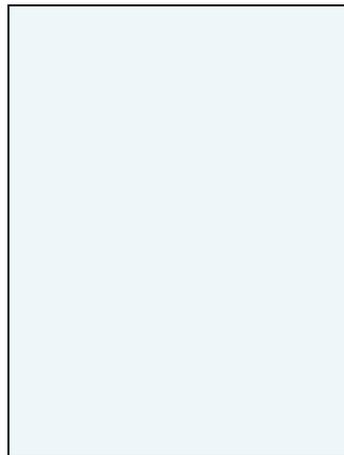
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §302.1, §305

The dog waste station is located in the grass, therefore not accessible.

RECOMMENDATIONS

Turn the dog waste station around to face the sidewalk, so it is adjacent to an accessible surface.





ID: 313 Facility: Town Hall

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: 2nd Floor Employee Lounge

Schedule: 2020

Estimated Cost: \$100.00

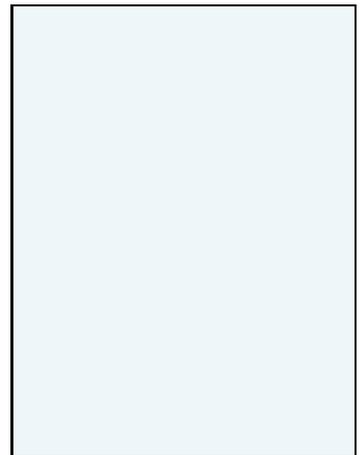
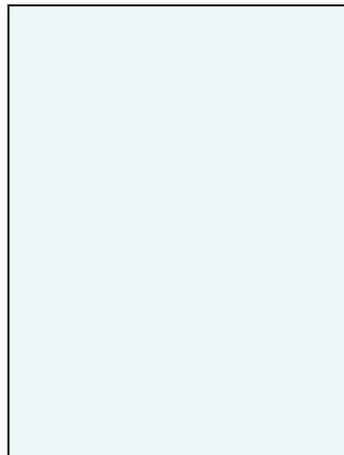
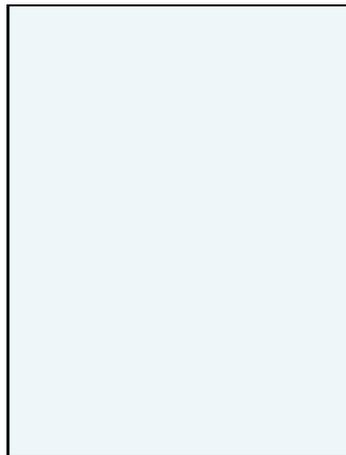
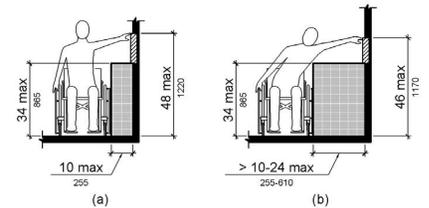
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.3.2

The objects are outside of the obstructed side reach range.

RECOMMENDATIONS

Lower the paper towel dispenser by 7" to be 48" maximum above the floor.





ID: 324 Facility: Town Hall

Priority Score 8



Quick Fix: Yes
Built before ADA: Yes

Location: Public Works Area

Schedule: 2020

Estimated Cost: \$100.00

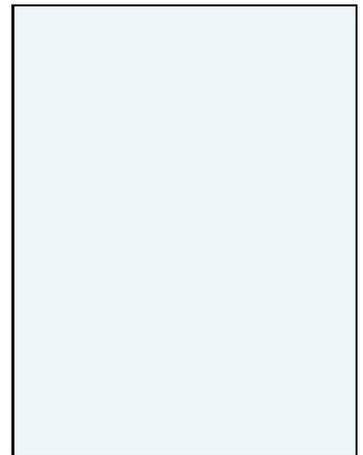
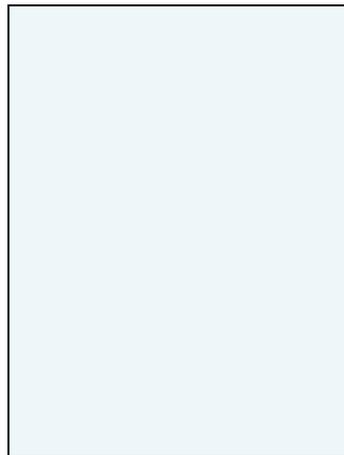
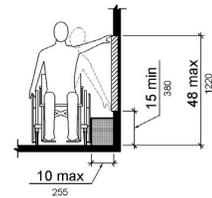
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.3.1

The clock-in device is 64" high, outside of the unobstructed side reach range.

RECOMMENDATIONS

Lower the the clock in machine by 16" to meet the acceptable reach range of 15" minimum and 48" maximum above the floor.





ID:
334

Facility:
Town Hall

Priority Score 8



Quick Fix: Yes
Built before ADA: No

Location: Main Lobby

Schedule: 2020

Estimated Cost: \$200.00

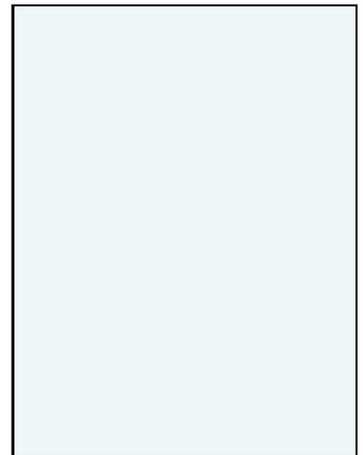
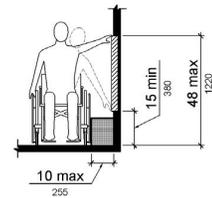
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §308.3.1

The objects are outside of the unobstructed side reach range.

RECOMMENDATIONS

Lower the forms holders to meet the acceptable reach range of 15" minimum and 48" maximum above the floor.





ID:
311

Facility:
Town Hall

Priority Score 9



Quick Fix: Yes
Built before ADA: Yes

Location: Parking

Schedule: 2020

Estimated Cost: \$100.00

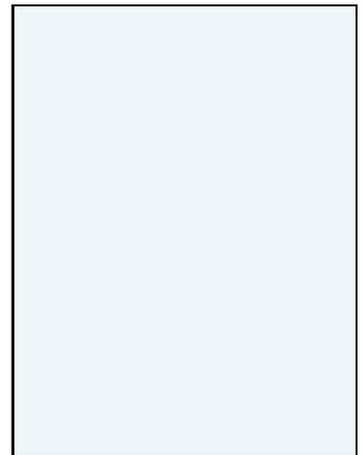
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502.6, §216.5, FBC/FAC 502

The sign is missing the wording as deemed by FAC/FBC 502.6.1.

RECOMMENDATIONS

Add an additional sign that says "Parking by Disabled Permit Only".





ID:
332

Facility:
Town Hall

Priority Score 3



Quick Fix: No
Built before ADA: Yes

Location: Public Works Area

Schedule: 2020

Estimated Cost: \$2,000.00

VIOLATIONS

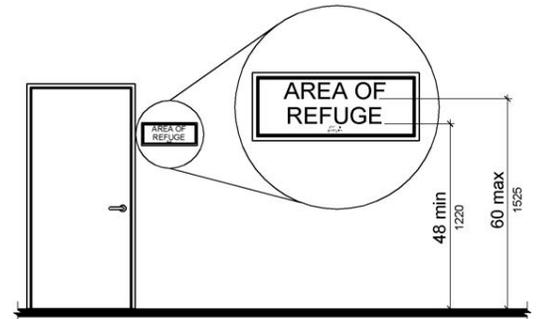
2010 ADA Standards for Accessible Design Codes: §216.2, §703

There is no tactile sign identifying the majority of the rooms.

RECOMMENDATIONS

Install tactile signage on the latch side of the doorways at a height of 48” minimum to 60” maximum above the floor, identifying room by name or room number.

Signs shall be Braille with raised lettering and should be placed on the wall in the center of an 18" x 18" clear floor space.





ID:
343

Facility:
Town Hall

Priority Score 4



Quick Fix: No
Built before ADA: No

Location: Parking Counter

Schedule: 2020

Estimated Cost: \$1,000.00

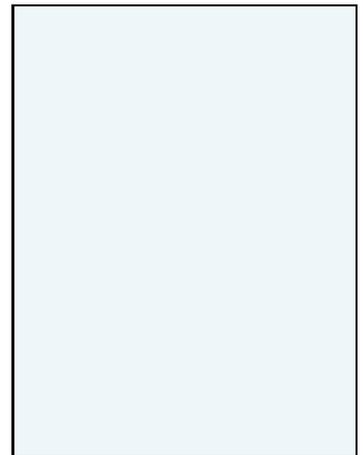
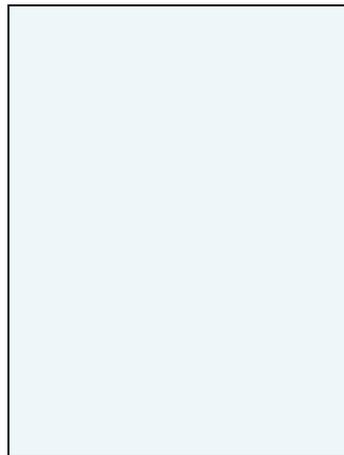
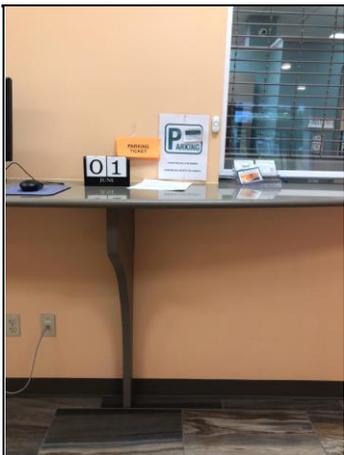
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The 44" high counter height exceeds the maximum height of 36" above the ground.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the ground for a horizontal distance of 36".





ID:
345

Facility:
Town Hall

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Parking and Water Desk

Schedule: 2020

Estimated Cost: \$1,000.00

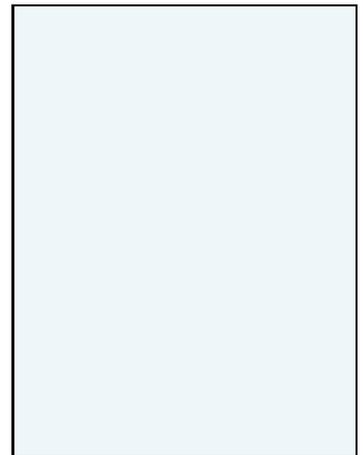
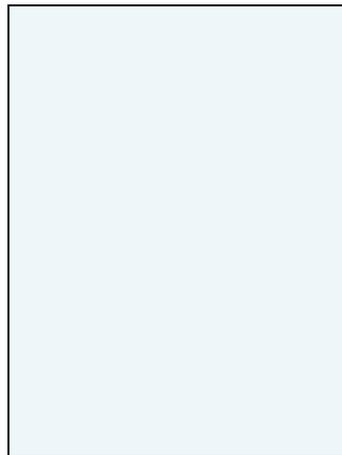
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The counter height is 44" high, exceeding the maximum height of 36" above the ground.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the ground for a horizontal distance of 36".





ID: 347 Facility: Town Hall

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Zoning and Permitting Counter

Schedule: 2020

Estimated Cost: \$1,000.00

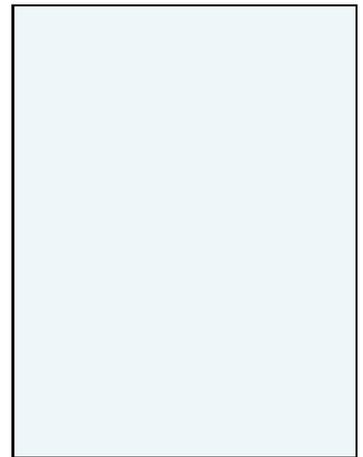
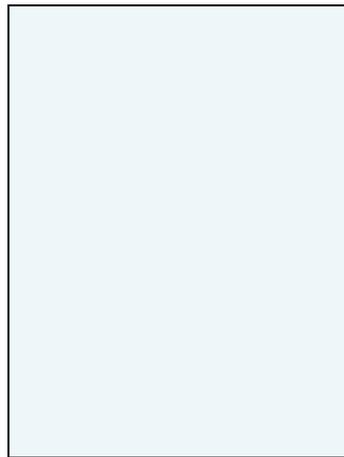
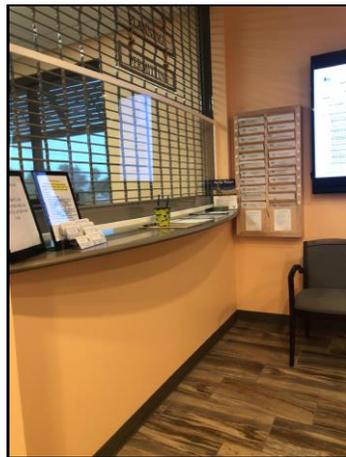
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §904.4.1

The counter height is 43" high, exceeds the maximum height of 36" above the ground.

RECOMMENDATIONS

A portion of the service counter must be no higher than 36" above the ground for a horizontal distance of 36".





ID: 314 Facility: Town Hall

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Employee Lounge

Schedule: 2020

Estimated Cost: \$5,000.00

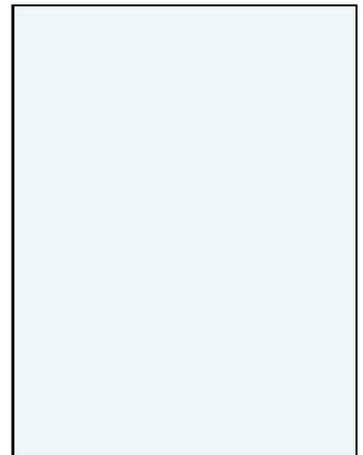
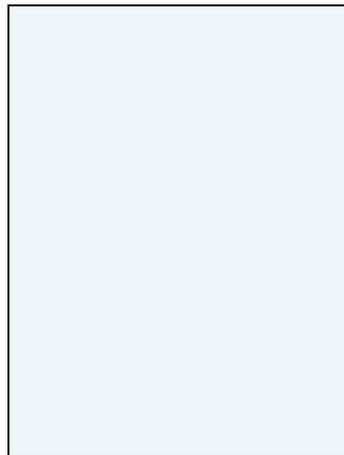
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §902.3

The sink and dining and work surface counter height exceeds the maximum height of 34" above the ground. There is no forward approach to the sink.

RECOMMENDATIONS

The sink and a portion of the work surface must be no higher than 34" above the ground.
The break room sink is required to have a forward approach. Ensure sufficient knee and toe clearance is provided.





ID:
336

Facility:
Town Hall

Priority Score 4



Quick Fix: No
Built before ADA: Yes

Location: Chambers Room

Schedule: 2020

Estimated Cost: \$5,000.00

VIOLATIONS

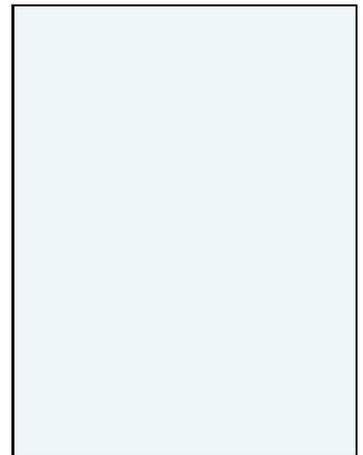
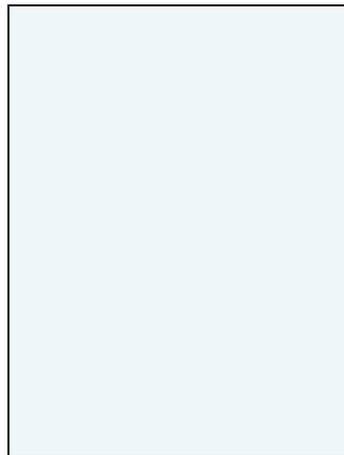
2010 ADA Standards for Accessible Design Codes: §902.3

The podium is 36" high and has a leg clearance width of 26". This is too high and too narrow to be considered accessible.

RECOMMENDATIONS

Either replace the podium with one that is a maximum of 34" above the floor, with a minimum width of 30".

Or, add an accessible collapsible shelf, or table next to the podium, that's at an acceptable height and width (28" to 34" from the floor) and at least 36" wide for side approach or at least 30" wide for forward approach.





ID: 315 Facility: Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

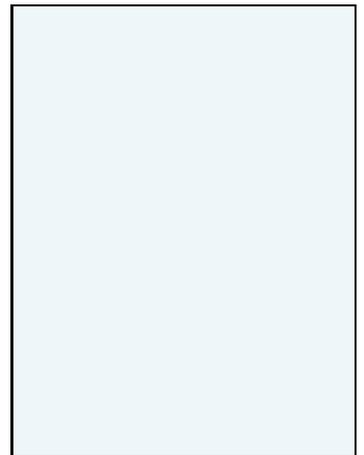
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.6

The flush control is located on the wall side of the toilet.

RECOMMENDATIONS

Either make the toilet flush automatically or relocate the flush control to be operated on the open side of the toilet.





ID: 317 Facility: Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2021

Estimated Cost: \$1,000.00

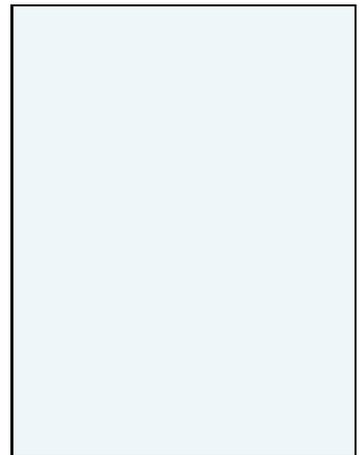
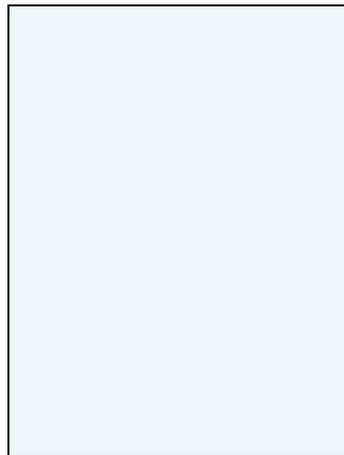
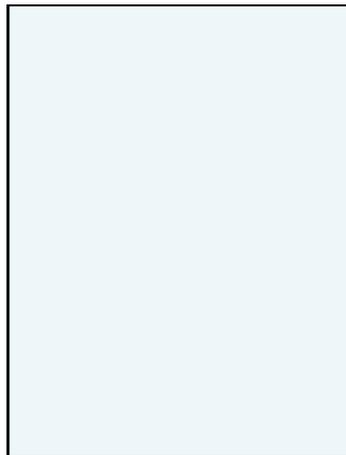
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.2

The toilet is located 21" from the sidewall.

RECOMMENDATIONS

Reposition the toilet to be within 16" minimum and 18" maximum from the sidewall.





ID:
307

Facility:
Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: No

Location: Ramp to Entrance

Schedule: 2021

Estimated Cost: \$2,500.00

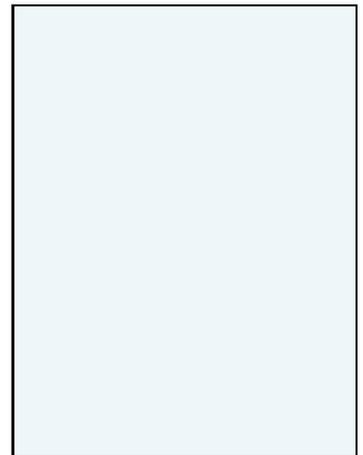
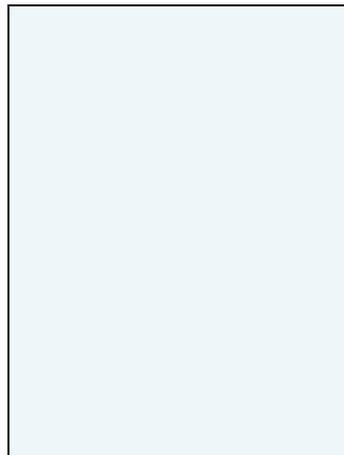
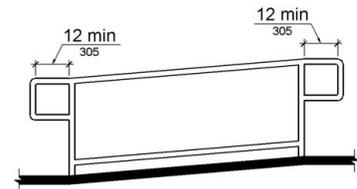
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.10.1

Handrails do not extend at least 12" beyond the ramp run.

RECOMMENDATIONS

Install handrail extensions that either return to a wall, guard, or the landing surface which extend at least 12" beyond the ramp run.





ID:
320

Facility:
Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2021

Estimated Cost: \$5,000.00

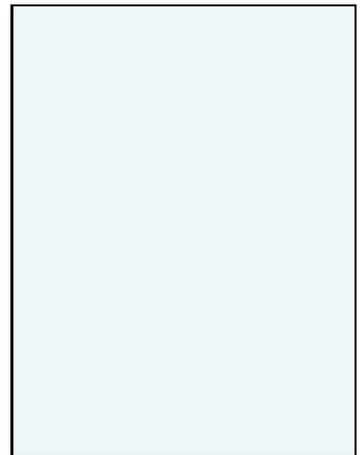
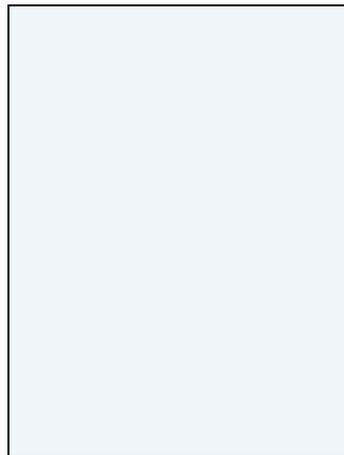
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §604.8.1.1

The toilet compartment size is too narrow at 42" wide to be accessible.

RECOMMENDATIONS

Combine the two stalls into one 60" wide wheelchair accessible stall, complying with §604.8.





ID: 322 Facility: Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2020

Estimated Cost: \$5,000.00

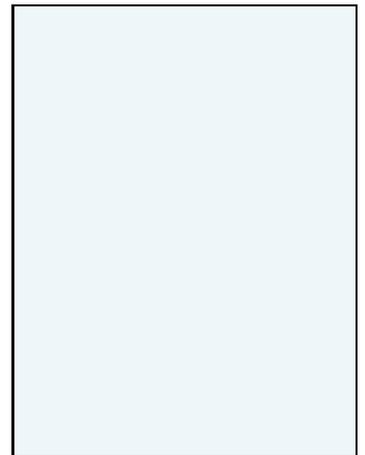
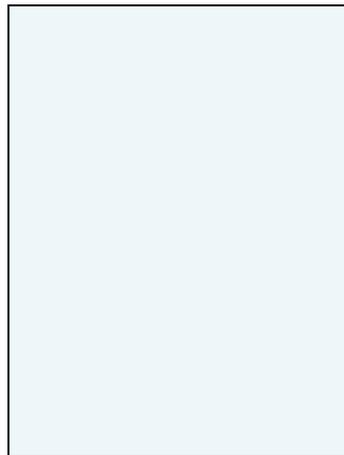
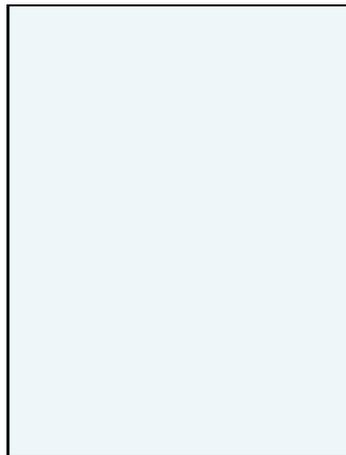
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.4.1

There is 16" of clearance on the left side of the door which is 2" less than the minimum requirements.

RECOMMENDATIONS

Install an automatic door opener to ensure that the door can be opened properly.





ID:
333

Facility:
Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: Public Works Area

Schedule: 2021

Estimated Cost: \$5,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §902.3, §308.2.2

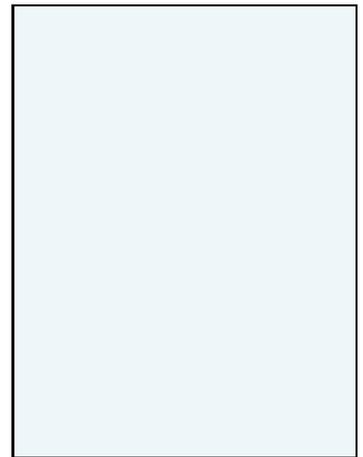
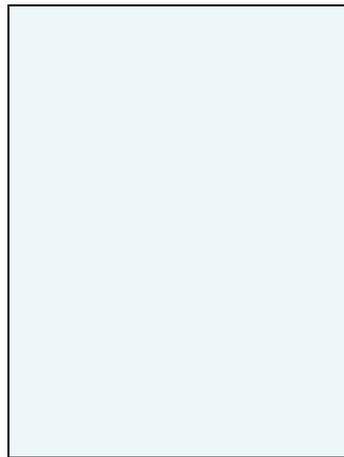
The paper towel dispenser is outside of the forward reach range.

The sink and work surface counter height exceeds the maximum height of 34" above the ground.

RECOMMENDATIONS

Lower the paper towel dispenser by 10" to 48" maximum above the floor.

A portion of the dining and work surface must be no higher than 34" above the ground. The break room sink is required to have a forward approach at 34" in height. Ensure sufficient knee and toe clearance is provided.





ID: 319 Facility: Town Hall

Priority Score 5



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2021

Estimated Cost: \$10,000.00

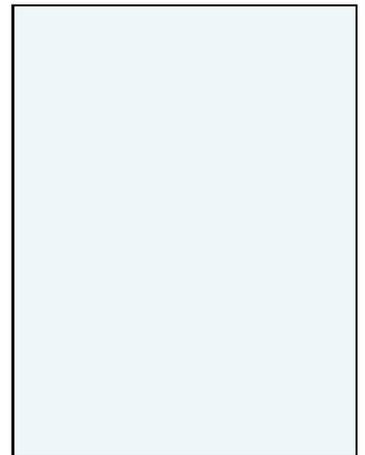
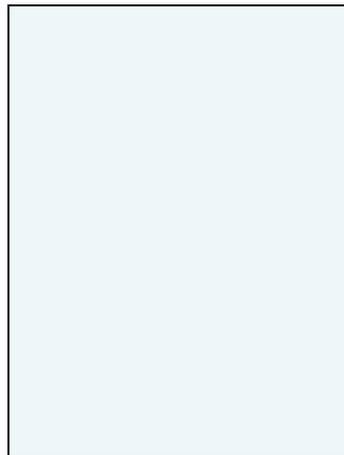
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §404.2.4.1

There is 47" of clearance perpendicular to the door when a minimum of 48" is required (54" if a door closer is present). This does not provide adequate maneuvering clearance to operate the door.

RECOMMENDATIONS

The bathroom is not accessible due to the lack of space necessary to open the door. Consider adding an automatic door opener and pushing the wall to the rear of the door pushed back 1". Or, reconfigure the door or designate another nearby bathroom as a unisex accessible restroom.





ID:
337

Facility:
Town Hall

Priority Score 6



Quick Fix: No
Built before ADA: Yes

Location: Chambers Room

Schedule: 2021

Estimated Cost: \$3,000.00

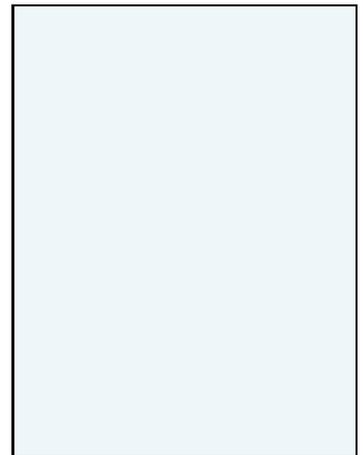
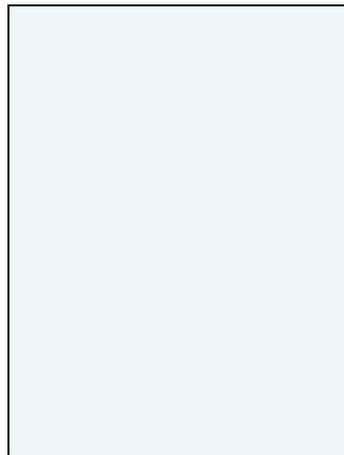
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §505.2

There are no handrails on the ramp in the Chambers Room.

RECOMMENDATIONS

Install handrails on both sides of the ramp, at a minimum height of 34” and maximum of 38” above the ground. Make sure there are adequate handrail extensions both at the top and bottom of the ramp.





ID: 321 Facility: Town Hall

Priority Score 6



Quick Fix: No
Built before ADA: Yes

Location: 2nd Floor Unisex Restroom

Schedule: 2021

Estimated Cost: \$10,000.00

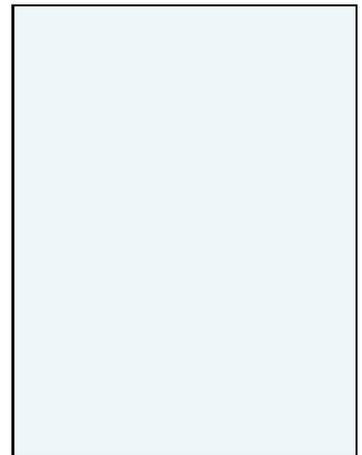
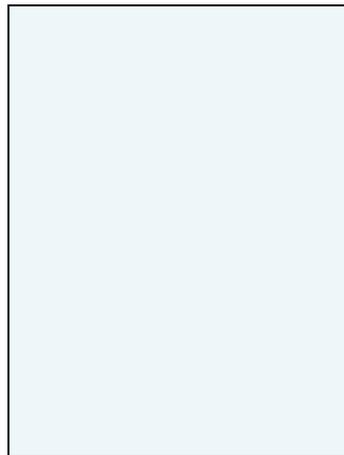
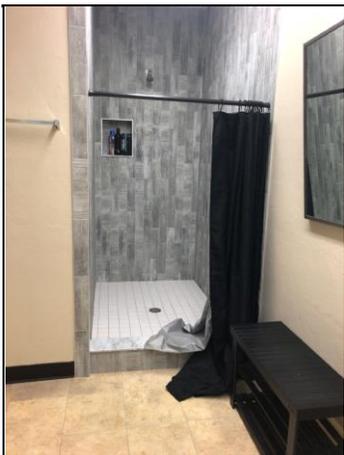
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §608.7

In its current configuration, the shower is not accessible due to the 6" curb and since there are no handrails or transfer seat.

RECOMMENDATIONS

Reconstruct the shower to ensure that the curb is a maximum of 2" high.
Install grab bars on the side and rear wall, in accordance with §608.3.
Add a seat to the stall and replace the spray unit with one that has a hose or is placed a maximum of 48" above the floor.





ID:
305

Facility:
Town Hall

Priority Score 7



Quick Fix: No
Built before ADA: No

Location: Ramp to Entrance

Schedule: 2021

Estimated Cost: \$10,000.00

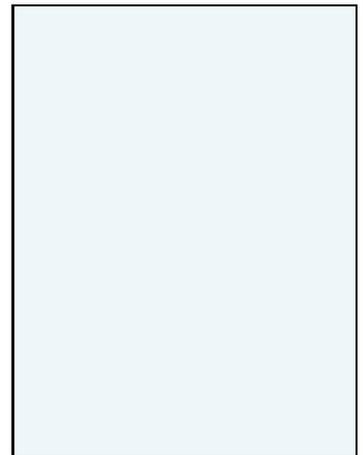
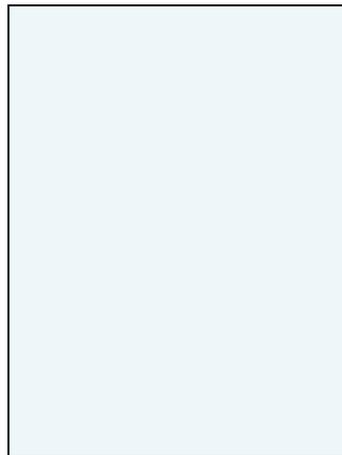
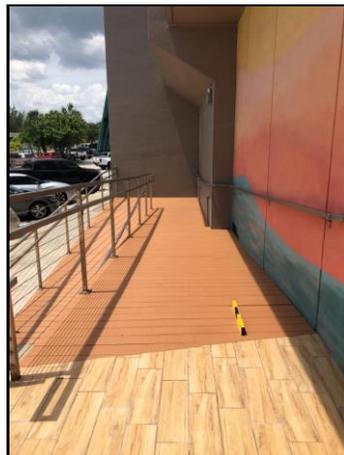
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §405.2

The running slope of the ramp is 10% for the top 8' of the ramp.

RECOMMENDATIONS

Reconstruct the ramp to reduce the running slope to a maximum of 8.3%.





ID:
323

Facility:
Town Hall

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: Public Works Area

Schedule: 2022

Estimated Cost: \$5,000.00

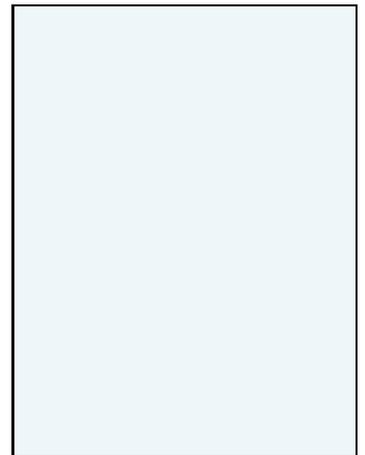
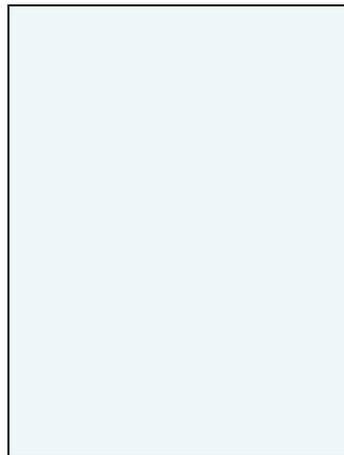
VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §407.2.2.1

The elevator does not have audible signals.

RECOMMENDATIONS

Depending on the age of the elevator, consider installing audible signal functions.





ID:
310

Facility:
Town Hall

Priority Score 9



Quick Fix: No
Built before ADA: Yes

Location: Parking

Schedule: 2022

Estimated Cost: \$10,000.00

VIOLATIONS

2010 ADA Standards for Accessible Design Codes: §502

The accessible spaces are not the closet parking spaces to the accessible entrance.

RECOMMENDATIONS

Relocate the accessible parking space closer to the accessible entrance.

