

# READILY ACHIEVEABLE PLANS FOR CITY FACILITIES TO MEET TEXAS ACCESSIBILITY STANDARDS

Prepared For:



City of Smithville  
106 Royston Street  
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November 2013

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLANS FOR CITY FACILITIES  
NEW TEXAS ACCESSIBILITY STANDARDS (TAS)  
SITE PLAN EXHIBITS AND BUDGET COST ESTIMATES  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**Introduction**

Readily Achievable Plans have been prepared for City of Smithville's existing City facilities including recreational facilities. The Readily Achievable Plans provide documentation of the anticipated improvements that will be required to achieve the Texas Accessibility Standards (TAS) standards adopted March 15, 2012. As the City of Smithville implements these plans, further engineering and architectural design will be required for the construction of the noted improvements. Each facility has its own Readily Achievable Plan. Each plan consists of a site plan exhibit and preliminary construction cost estimate for the anticipated improvements. Some plans also include a building assessment and preliminary cost estimate, if applicable. Following is a summary list of the Readily Achievable Plans.

- Readily Achievable Plan #1 – Recreation Center (Site and Building Assessment)
- Readily Achievable Plan #2 – Skate Park (Site Assessment)
- Readily Achievable Plan #3 – Memorial Site (Under Construction) (Site Assessment)
- Readily Achievable Plan #4 – Bark Park (Site Assessment)
- Readily Achievable Plan #5 – Railroad Park/Chamber of Commerce (Site and Building Assessment)
- Readily Achievable Plan #6 – City Hall (Site and Building Assessment)
- Readily Achievable Plan #7 – Police Station (Site and Building Assessment)
- Readily Achievable Plan #8 – City Library (Site and Building Assessment)
- Readily Achievable Plan #9 – Fire Station #1 (Site and Building Assessment)
- Readily Achievable Plan #10 – Fire Station #2 (Site and Building Assessment)
- Readily Achievable Plan #11 – MLK Park - Play Areas (Site Assessment)
- Readily Achievable Plan #12 – MLK Park – Baseball Fields (Site Assessment)
- Readily Achievable Plan #13 – Citizens Collection Station (Site Assessment)
- Readily Achievable Plan #14 – Keilburg Park (Site Assessment)
- Readily Achievable Plan #15 – Riverbend Park (Site and Building Assessment)
- Readily Achievable Plan #16 – Walter Moore Environmental Park (Site Assessment)
- Readily Achievable Plan #17 – Main Street Overlook (Site Assessment)
- Readily Achievable Plan #18 – Founders Park (Under Construction) (Site Assessment)
- Readily Achievable Plan #19 – Airport (Site and Building Assessment)

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #1  
RECREATION CENTER  
(SITE AND BUILDING ASSESSMENT)  
November 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**Recreation Center Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Restripe 6 handicap parking spaces and replace signage to meet height requirements - **\$7,500**
2. Reconstruct two handicap ramps at front of building. Each ramp will require 10 feet of 5 foot sidewalk (100 sf @ \$8/sf) and 20 feet of handrail (40 ft @ \$100/lf) - **\$4,800**
3. Reconstruct 15 feet of 5' sidewalk (75 sf @ \$8/sf) with 30 feet of handrail (@ \$100/lf) for accessible path to right-of-way - **\$3,600**

**Site Improvements Total +/- \$19,000 (includes 20% contingency)**

**Recreation Center Building Improvements Preliminary Construction Cost Estimate**

**(Ref. Eddie Hare Report)**

1. Reconstruction of a portion of counter to provide an accessible height - **\$3,000**
2. Place flush valve on correct side of women's accessible toilet - **\$3,000**
3. Attach men's seat and move women's seat to correct wall in shower facilities - **\$1,500**
4. Replace door knob into handball court with lever action handle - **\$500**

**Building Improvements Total +/- \$10,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$29,000**

## Accessibility Survey for the Smithville Recreation Building

This facility has a TAS Certification EABPRJ97008098; however several items do not comply and are listed below.



**Unacceptable: 405.2 Slope.** Ramp runs shall have a running slope not steeper than 1:12. **502.6 Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

**Notes: The curb ramps have slopes that exceed 8.33% and the parking signs are mounted too low.**



**Unacceptable: 904.4.1 Parallel Approach.** A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) 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 inch (915 mm) minimum length of counter.

**Notes: The front desk information counter exceeds 36".**

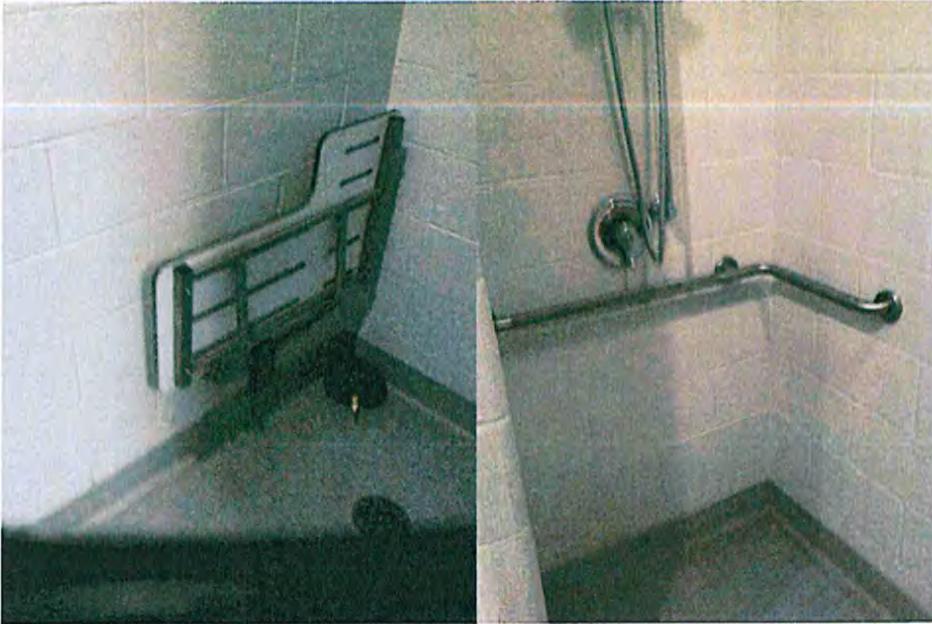
## Accessibility Survey for the Smithville Recreation Building



**Unacceptable: 604.6 Flush Controls.** Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

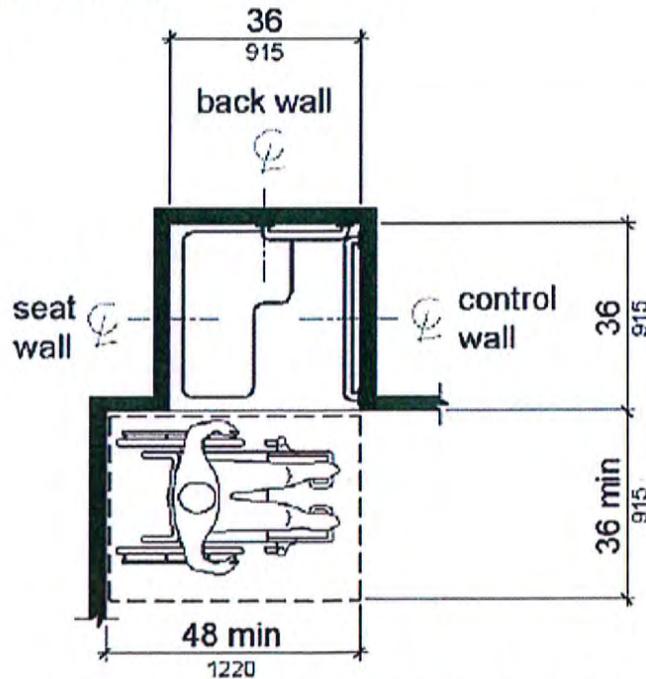
**Notes: The women's accessible toilet has the flush valve mounted on the wrong side.**

## Accessibility Survey for the Smithville Recreation Building



**Unacceptable: 608.2.1 Transfer Type Shower Compartments.** Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

**Notes:** The men's seat is not attached and the women's seat is on the wrong wall, see the attached drawing.



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

## Accessibility Survey for the Smithville Recreation Building



**Unacceptable: 309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**Notes: The door into the handball court has a knob.**



**Parking Summary**

- 117 Total spaces
- of which 6 are handicap
- 5 handicap parking spaces required
- Requirement met for handicap Parking
- 10 Parking space count
- Re-stripe and re-sign all handicap parking

Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ RECREATION CENTER

## Readily Achievable Plan #1

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #2  
SKATE PARK  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

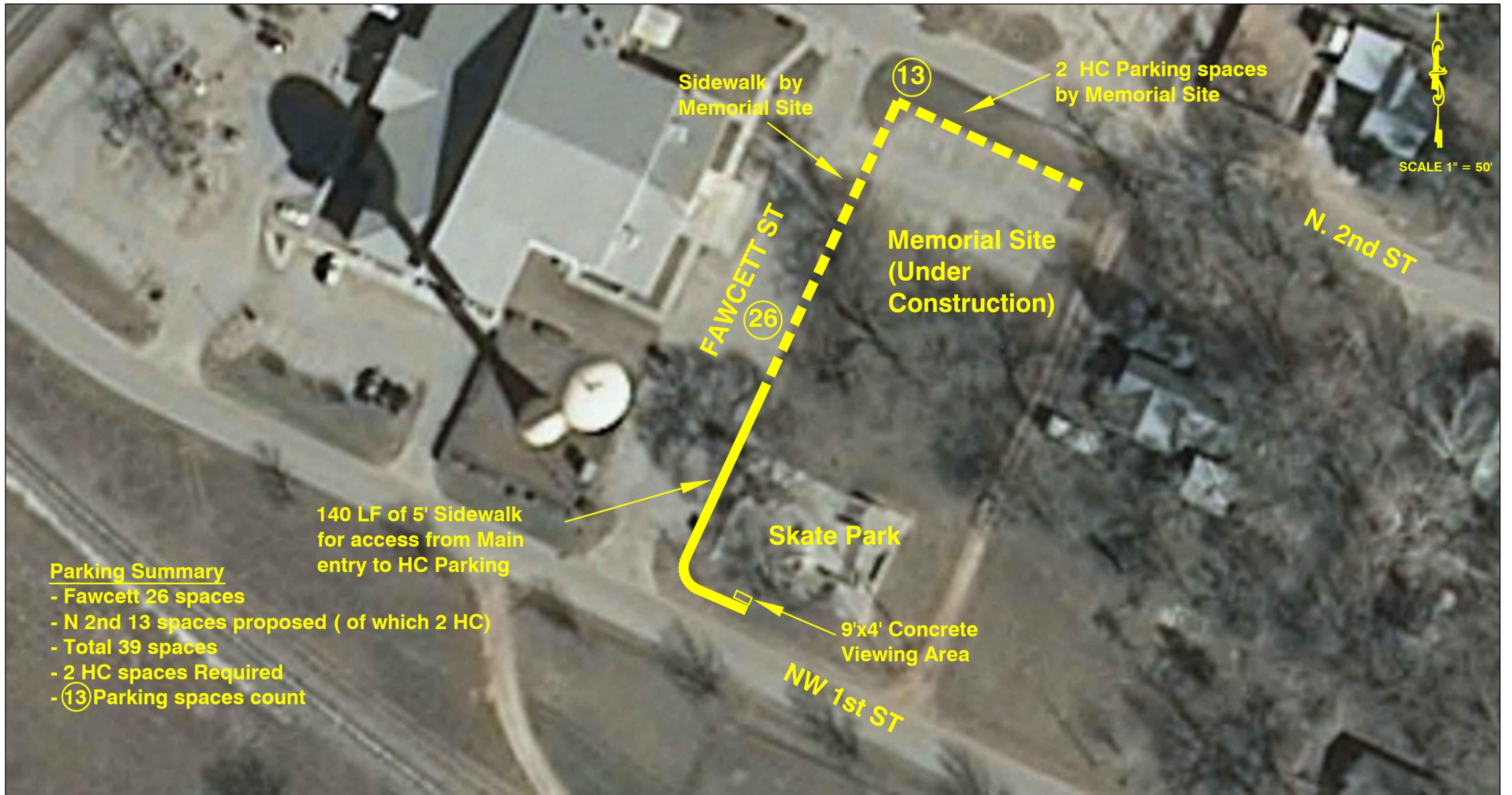
**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Interior of the skate park does not need to be accessible
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**Skate Park Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Install 140 feet of 5' sidewalk for access from skate park entry to handicap parking spaces on 2<sup>nd</sup> street and access to viewing area (700 sf @ \$8/sf) - **\$5,600**
2. Install 9'x4' concrete pad for viewing area of skate park (36 sf @ \$8/sf) - **\$300**

**Site Improvements Total +/- \$7,000 (includes 20% contingency)**



**Parking Summary**

- Fawcett 26 spaces
- N 2nd 13 spaces proposed ( of which 2 HC)
- Total 39 spaces
- 2 HC spaces Required
- 13 Parking spaces count

140 LF of 5' Sidewalk for access from Main entry to HC Parking

Note: R-O-W Sidewalks Not Included in Assessment

**CITY OF SMITHVILLE ~ SKATE PARK**  
**Readily Achievable Plan #2**



BEFCO ENGINEERING, INC.  
 P. O. Box 615  
 LaGrange, Texas 78945  
 (979) 968-6474

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #3  
MEMORIAL SITE (UNDER CONSTRUCTION)  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**Memorial Site Site Improvements Preliminary Comments (Ref. Site Exhibit)**

1. Project is currently under construction
2. Perimeter sidewalk not constructed at time of visit
3. Handicap parking spaces on 2<sup>nd</sup> street not striped and signed yet
4. All sidewalks shall not exceed 2% cross slope and 5% longitudinal slope
5. Existing drinking fountain needs to be centered on brick wall to provide 18 inches of clearance between door and water fountain.
6. Provide insulated coverings on exposed pipe below sinks in each bathroom.
7. There are 8 park benches provided. At one location, a 3'x4' concrete pad should be placed adjacent to the bench to provide a companion wheelchair space.

**Cost not provided since project is under construction**



**Parking Summary**

- Fawcett 26 spaces
- N 2nd 13 spaces proposed ( of which 2 HC)
- Total 39 spaces
- 2 HC spaces Required
- 13 Parking spaces count

Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ MEMORIAL SITE

## Readily Achievable Plan #3



BEFCO ENGINEERING, INC.  
 P. O. Box 615  
 LaGrange, Texas 78945  
 (979) 968-6474

CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #4  
BARK PARK  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

**City Parks\Play Areas\Sports Fields General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Concrete sidewalks within park are not required

**Bark Park Site Improvements Preliminary Construction Cost Estimate**

1. Two new handicap picnic tables to replace two existing tables – **\$4,000**
2. Provide concrete sidewalk for drop off area for access from right-of-way to dog park gate (150 sf @ \$8/sf) - **\$1,200**

**Total +/- \$6,000 (includes 20% contingency)**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ BARK PARK

## Readily Achievable Plan #4



**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #5  
RAILROAD PARK\CHAMBER OF COMMERCE  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report
- Railroad caboose's are exempt from requirements
- Train depot assessment assumes visitors will only observe the typewriter room and room with bench

**Railroad Park\Chamber of Commerce Site Improvements Preliminary Construction Cost Estimate  
(Ref. Site Exhibit)**

1. Provide 770 feet of 5 foot concrete sidewalk (3850 sf @ \$8/sf) - **\$30,800**
2. Reconstruct HC parking area\add signage (540 sf @ \$15/sf) including demo\disposal - **\$8,100**
3. New unisex restroom with drinking fountain – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**
4. Provide 5 new handicap ramps - **\$7,500**
5. Provide concrete landing from Chamber front door to new ramp to eliminate threshold height- **\$1,500**

6. Provide 3 new ground level accessible playground equipment @ \$5,000 each - **\$15,000**
7. Provide 1 accessible swings - **\$2,500**
8. Install 4'x3' concrete pad next to existing bench for wheelchair space at 3 locations - **\$1,500**
9. Construct 40 foot switchback for access to gazebo (3 foot grade difference)- **\$12,000**
10. Provide 8'x4' concrete pad for wheelchair spaces at gazebo seating - **\$1,000**
11. Replace two existing picnic tables with handicap accessible picnic tables - **\$4,000**

**Site Improvements Total +/- \$126,000 (includes 20% contingency)**

**Railroad Park\Chamber of Commerce Building Improvements Preliminary Construction Cost Estimate  
(Ref. Eddie Hare Report) – Chamber Building and Depot Building**

1. Depot Improvements: 30" (30') switchback (\$9,000) and 32" accessible door with handle - **\$11,000**
2. New unisex restroom with drinking fountain in Chamber Building – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**

**Building Improvements Total +/- \$39,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$165,000**

**Accessible Survey for the Smithville Chamber of Commerce, 100 NW 1<sup>st</sup> Street**



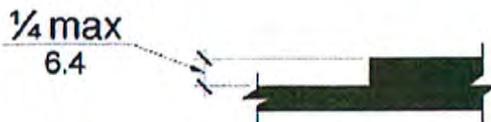
**Unacceptable: 206.2.1 Site Arrival Points.** At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

**Notes: This facility does not have accessible parking and the sidewalk shown does not connect to an accessible parking aisle or an accessible route.**



**Unacceptable: 303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

**Notes: The brick sidewalk to the wooden porch has a step up and the wooden porch in front of the main door has a step up.**



**Smithville Chamber of Commerce, 100 NW 1<sup>st</sup> Street**



**Unacceptable: Unacceptable: 213.2**

**Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. **603.1 General.** Toilet and bathing rooms shall comply with 603. **603.2 Clearances.** Clearances shall comply with 603.2. **603.2.1 Turning Space.** Turning space complying with 304 shall be provided within the room. **603.2.2 Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. **603.2.3 Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

**Unacceptable: 404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**Unacceptable: 602.1 General.** Drinking fountains shall comply with 307 and 602.

**Notes: The restroom and the drinking fountain do not comply as well as the door hardware in this building.**



CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #6  
CITY HALL  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

City Parks\Play Areas\Sports Fields and Site General Requirements

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

City Hall Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)

1. Reconstruct HC parking area\add signage (540 sf @ \$15/sf) including demo\disposal for two new handicap parking spaces including 200 sf of sidewalk improvements and 2 new handicap ramps - **\$15,000**
2. Provide 50 sf of new concrete for accessible path to plaque at front of City Hall building - **\$500**
3. Remove existing handicap parking sign at rear of City Hall building - **\$50**

Site Improvements Total +/- \$19,000 (includes 20% contingency)

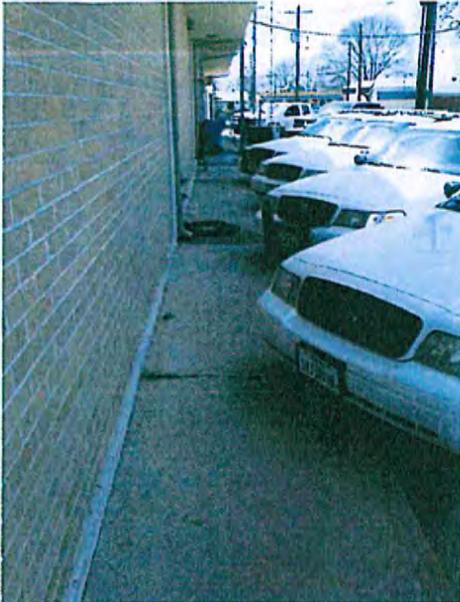
**City Hall Building Improvements Preliminary Construction Cost Estimate (Ref. Eddie Hare Report)**

1. Provide ramp to eliminate step in the Council Chambers including partial remodel of council table - **\$5,000**
2. Reconstruct men's and women's restroom to provide handicap accessible facilities including wider door access from the hallway – allowance provided and subject to detailed design - **\$40,000**
3. Replace door knobs with lever action handles on all doors in City Hall (\$500 each) (23 Total) - **\$11,500**
4. Replace existing drinking fountains with accessible fountains (\$2,000 each) (3 Total) - **\$6,000**
5. Remodel existing break room to provide accessible sink - **\$3,000**

**Building Improvements Total +/- \$79,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$98,000**

## Accessible Survey for the City Hall



**Unacceptable: 502.7 Relationship to Accessible Routes.** Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.

**Notes:** the cars overhang the sidewalk reducing the width to less than 36"



**Unacceptable: 303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303. **303.2 Vertical.** Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

**Notes:** The Council Chambers has a step that exceeds 1/4".



## Accessible Survey for the City Hall



**Unacceptable: 404.2.3 Clear Width.** Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

**Notes: the doors to the restrooms are too narrow and do not have 32" clear space.**



**Unacceptable: 404.2.7 Door and Gate Hardware.** Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. **309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**Notes: All of the hardware in the City Hall have knobs and not lever action.**

## Accessible Survey for the City Hall



**Unacceptable: 213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. **603.1 General.** Toilet and bathing rooms shall comply with 603. **603.2 Clearances.** Clearances shall comply with 603.2. **603.2.1 Turning Space.** Turning space complying with 304 shall be provided within the room. **603.2.2 Overlap.** Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. **603.2.3 Door Swing.** Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

**Notes: The Men and the Women's restroom in the City Hall building do not comply, doors too narrow, lavatories too short, stalls too narrow, not enough room for clear floor space for the urinals, lavatories or toilets.**

## Accessible Survey for the City Hall



**Unacceptable: 602.1 General.** Drinking fountains shall comply with 307 and 602. **602.2 Clear Floor Space.** Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided. **602.4 Spout Height.** Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground.  
**Notes: The City Hall building has several drinking fountain but none of these comply.**



**Unacceptable: 606.2 Clear Floor Space.** A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. **606.3 Height.** Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.  
**Notes: Break-rooms are considered common areas, therefore all elements in the room must comply, the sink shown does not have knee space and is 36" high.**



**Parking Summary**

- Total 42 spaces
- 2 HC spaces Required

**Note: R-O-W Sidewalks Not Included in Assessment**

**CITY OF SMITHVILLE ~ CITY HALL**  
**Readily Achievable Plan #6**



**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #7  
POLICE STATION  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**Police Station Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Construct 1 HC parking area\add signage (360 sf @ \$15/sf) including 50 sf of sidewalk improvements and 2 new handicap ramps - **\$10,000**

**Site Improvements Total +/- \$12,000 (includes 20% contingency)**

**Police Station Building Improvements Preliminary Construction Cost Estimate (Ref. Eddie Hare Report)**

1. Reconstruct counter to meet maximum allowed counter heights - **\$3,000**
2. Provide Unisex accessible restroom – allowance provided and subject to detailed design - **\$20,000**

**Building Improvements Total +/- \$28,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$40,000**

## Accessibility Survey for the Police Station, 105 NW Fourth Street



**Unacceptable: 502.1 General.** Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings. **502.2 Vehicle Spaces.** Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. **502.6 Identification.** Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

**Notes: The existing marked accessible parking space in between the Police Station and the City Hall does not comply and the sign is too low.**



**Unacceptable: 406.1 General.** Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10. **406.2 Counter Slope.** Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. **406.4 Landings.** Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.

**Notes: on either end of the block that has curb ramps neither comply, plus they are not installed with truncated domes since both are in the public right of way.**

**Police Station, 105 NW Fourth Street**



**Unacceptable: 904.1 General.** Check-out aisles and sales and service counters shall comply with the applicable requirements of 904. **904.4.1 Parallel Approach.** A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) 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 inch (915 mm) minimum length of counter.

**Notes: The service or information counter is mounted too high.**



**Unacceptable: 213.1 General.** Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance. **213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

**Notes: There is no restroom in this building that complies.**



**Parking Summary**

- Total 7 spaces
- 1 HC spaces Required

**Note: R-O-W Sidewalks Not Included in Assessment**

**CITY OF SMITHVILLE ~ POLICE STATION**  
**Readily Achievable Plan #7**



CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #8  
CITY LIBRARY  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**City Library Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Reconstruct HC parking area\add signage (360 sf @ \$15/sf) including demo\disposal for one new handicap parking space including 100 sf of sidewalk improvements and 2 new handicap ramps - **\$10,000**
2. Remove existing signage referencing accessible entrance at rear of building - **\$50**

**Site Improvements Total +/- \$12,000 (includes 20% contingency)**

**City Library Building Improvements Preliminary Construction Cost Estimate (Ref. Eddie Hare Report)**

1. Replace door knobs at front door with lever action handles to meet accessibility requirements - \$500
2. Reconstruct brick paver entrance to eliminate vertical drop that is greater than ¼" - \$1,500
3. Reconfigure book shelves to eliminate column conflict in aisle/remove last couple sections to provide required accessible clearance – **Labor Cost to Relocate**
4. Option A: Reconstruct men's and women's restroom to provide handicap accessible facilities including wider door access from the hallway – allowance provided and subject to detailed design -**\$40,000**
5. Option B: Re-sign the staff restroom to allow public access to this unisex restroom since it is accessible - \$500

**Building Improvements Total +/- \$50,000 (includes 20% contingency and Option A)**

**Grand Total Improvements Total +/- \$62,000**

## Accessible Survey for the Smithville Library 507 Main Street

**Unacceptable: 309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**Notes:** Sorry didn't take a picture of the front door, but in my notes it shows the main entrance doors have knobs.



**Unacceptable: 502.4 Floor or Ground Surfaces.** Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. **EXCEPTION:** Slopes not steeper than 1:48 shall be permitted.

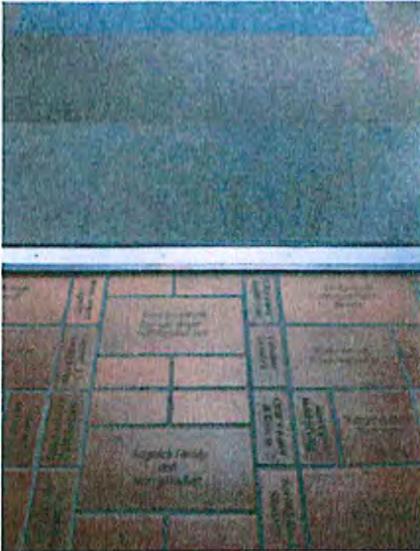
**Notes:** The existing accessible parking space and the access aisle exceeds 2% in either direction



**Unacceptable: 402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

**Notes:** The accessible route from the parking space does not comply, the curb ramp does not comply plus the route takes you into traffic to enter the sidewalk.

**Smithville Library 507 Main Street**



**Unacceptable: 303.1 General.** Where changes in level are permitted in floor or ground surfaces, they shall comply with 303. **303.2 Vertical.** Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

**Notes: The entrance to the facility has brick pavers that are not level with either end of the doorway.**



**Unacceptable: 403.5.1 Clear Width.** Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

**Notes: The column in the book aisle reduces the width of accessible route to below 36".**

## Smithville Library 507 Main Street



**Unacceptable: 404.2.3 Clear Width.** Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

**Notes: The men and women's restrooms in the main area of the library have doorways less than 32" and the restrooms do not comply even though the signage shows the universal system. The "STAFF" restroom within the break-room does comply but with the signage it is restricted entrance for the public. There was an inspection on this facility in 1998 and it shows in the TDLR data base of an approved inspection see EABPRJ98000559.**



**Existing HC Entrance At Rear of Building**

- sidewalk does not meet slope requirements from parking
- 5'x5' landing not provided
- Accessible entrance to be provided at main entry

**Parking Summary**

- Total 10 spaces
- 1 HC spaces Required

**Note: R-O-W Sidewalks Not Included in Assessment**

**CITY OF SMITHVILLE ~ CITY LIBRARY**  
**Readily Achievable Plan #8**



**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #9  
FIRE STATION #1  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**Fire Station #1 Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Option 1A: Remove existing fire department parking signs; construct 5'x5' landing with 2 handicap ramps at north side double doors (becomes main entrance) and provide striping to existing sidewalk in N. 3<sup>rd</sup> street. - **\$7,500**
2. Option 1B: Provide 1 handicap parking space including signage, striping, pavement (360 sf), construct 5'x5' landing with 2 hc ramps at double doors on north side of building. This becomes main entrance and improvements noted will provide route back to handicap parking space; relocate 2 fire department parking signs to be located on south building wall - **\$13,000**

**Site Improvements Total +/- \$16,000 (includes 20% contingency and Option 1B is selected)**

**Fire Station #1 Building Improvements Preliminary Construction Cost Estimate**

**(Ref. Eddie Hare Report)**

1. Reconstruct men's and women's restroom to provide handicap accessible facilities including wider door access from the hallway – allowance provided and subject to detailed design -  
**\$40,000**

**Building Improvements Total +/- \$48,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$64,000**

## Accessibility Survey for the Smithville Fire Stations # 1



**402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

**213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. **213.3.2 Water Closets.** Where water closets are provided, at least one shall comply with 604. **213.3.3 Urinals.** Where more than one urinal is provided, at least one shall comply with 605. **213.3.4 Lavatories.** Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

**Notes: The Fire Station # 1 does not have an accessible route into the building and does not have accessible parking or a route to the public right of way, the restrooms inside do not comply in any way.**





Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ FIRE STATION NO. 1

## Readily Achievable Plan #9



**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #10  
FIRE STATION #2  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**Fire Station #2 Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Stripe 5 regular parking spaces and relocate existing fire department parking only signs to these spaces - **\$2,000**
2. Provide 1 handicap parking space including signage, striping, pavement (360 sf), construct 5'x5' landing with 2 hc ramps at door on south side of building - **\$12,000**

**Site Improvements Total +/- \$17,000 (includes 20% contingency)**

**Fire Station #2 Building Improvements Preliminary Construction Cost Estimate**

**(Ref. Eddie Hare Report)**

1. Reconstruct men's and women's restroom to provide one 10'x10' unisex handicap accessible restroom – allowance provided and subject to detailed design -**\$20,000**
2. Remove the threshold between the hallway and doorway (threshold does not appear to be needed since floor elevation appears to be the same on both sides) – **\$500**

**Building Improvements Total +/- \$30,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$47,000**

## Accessibility Survey for the Fire Station #2



**402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.

**Notes:** The exterior route from the unmarked parking area complies, but once inside the building there are steps to enter the hall way to the restrooms and meeting rooms.



**Unacceptable: 213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603. **213.3.2 Water Closets.** Where water closets are provided, at least one shall comply with 604. **213.3.3 Urinals.** Where more than one urinal is provided, at least one shall comply with 605. **213.3.4 Lavatories.** Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

**Notes:** The restrooms in this facility do not comply.



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ FIRE STATION NO. 2

## Readily Achievable Plan #10



**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #11  
MLK PARK – PLAY AREAS  
(SITE ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**MLK Park – Play Areas Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Provide 450 feet of 5 foot concrete sidewalk (2250 sf @ \$8/sf) for accessible path through park including path to street right-of-way - **\$18,000**
2. New unisex restroom with drinking fountain – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**
3. Provide 6 new ground level accessible equipment @ \$5,000 each, 1 accessible swing @ \$2,500, 100 feet of 5 foot sidewalk for accessible path, and handicap ramp into play area - **\$38,000**
4. Provide 4'x3' concrete pad for wheelchair spaces at existing bench - **\$500**
5. Replace existing picnic tables with handicap accessible picnic table - **\$2,000**

6. Replace existing picnic tables with handicap accessible picnic table and 70 sf of concrete pad -  
**\$2,500**

**Site Improvements Total +/- \$98,000 (includes 20% contingency)**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ MLK PARK - PLAY AREAS

## Readily Achievable Plan #11

CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #12  
MLK PARK – BASEBALL FIELDS  
(SITE ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**MLK Park – Baseball Fields Site Improvements Preliminary Construction Cost Estimate**

**(Ref. Site Exhibit)**

1. Field 1 and 2 Dugout improvements (Each, 4 total) – Add 4'x20' of concrete slab and 10'x9' of concrete slab for wheelchair access for dugouts (+/- 170 sf @ \$8/sf), new 8' fence (30' @ \$30/lf), 170 sf of additional roofing (@ \$50/sf) @ 4 dugouts - **\$43,000**
2. Field 1 and 2 – 50 uncovered seats (4 locations) - Install 4'x6' concrete pad for wheelchair seating near existing 50 uncovered stands @ \$1,000 each - **\$4,000**
3. Field 2 and 3 – Press Box (2 locations) – Option A: New press box at 150 sf to floor height greater than 12 feet @ \$100/sf - **\$30,000**
4. Field 2 and 3 – Press Box (2 locations) – Option B: Construct 30 foot switchback for access to each press box (2.5 foot rise)- **\$18,000**

5. Field 3 Dugout improvements (Each,2 total) – Add 1'x20' of concrete slab and 10'x9' of concrete slab for wheelchair access for dugouts (+/- 110 sf @ \$8/sf), new 8' fence (30' @ \$30/lf), 110 sf of additional roofing (@ \$50/sf) @ 2 dugouts - **\$14,600**
6. Field 3 – 50 covered seats (Each, 2 locations) - Install 4'x6' concrete pad with 24 sf of additional roofing for wheelchair seating near existing 50 covered stands - **\$7,000**
7. New unisex restroom with drinking fountain – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**
8. 1,200 feet of 5' sidewalk for accessible path through baseball park including path to MLK Street right-of-way – (6000 sf @ \$8/sf) - **\$48,000**
9. Concession Stand Improvements: New door with accessible handle, provide 8 feet of 35" counter, provide accessible sink, provide accessible shelving and counters, remedy greater than ½" lip at door – (280 sf @ \$100/sf for renovation) - **\$28,000**
10. Press Box Improvements Option A: Construct new 280 sf press box to floor height greater than 12 feet (@ \$100/sf) - **\$28,000**
11. Press Box Improvements Option B: Demolish existing press box - **\$5,000**
12. Replace existing picnic table with handicap accessible picnic table - **\$2,000**

**Total +/- \$270,000 (includes 20% contingency and Option A)**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ MLK PARK - BASEBALL FIELDS

## Readily Achievable Plan #12

CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #13  
CITIZEN COLLECTION STATION  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

City Parks\Play Areas\Sports Fields and Site General Requirements

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

Citizen Collection Station Site Improvements Preliminary Construction Cost Estimate

1. Provide 16'x20' concrete pad for accessible parking space (signage not required) and pedestrian path (+/- 320 sf @ \$8/sf) - **\$2,560**

**Total +/- \$3,000 (includes 20% contingency)**



Note: R-O-W Sidewalks Not Included in Assessment

Patron Only Gets Out of Vehicle at Collection Station, Payment Occurs at City Hall

# CITY OF SMITHVILLE ~ COLLECTION STATION

## Readily Achievable Plan #13



CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #14  
KEILBURG PARK  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

City Parks\Play Areas\Sports Fields General Requirements

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

Keilburg Park Site Improvements Preliminary Construction Cost Estimate

1. Dugout improvements – Add 3'x20' of concrete slab and 10'x9' of concrete slab for wheelchair access for dugouts (+/- 150 sf @ \$8/sf), new 8' fence (30' @ \$30/lf), 150 sf of additional roofing (@ \$50/sf) @ 2 dugouts - **\$19,200**
2. New unisex restroom with drinking fountain – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**
3. Install 4'x12' concrete pad for wheelchair seating near existing 70 uncovered stands - **\$2,000**
4. Install 4'x6' concrete pad for wheelchair seating near existing 40 uncovered stands - **\$1,000**
5. 800 feet of 5' sidewalk for accessible path through baseball park including path to Maple Street right-of-way – (4000 sf @ \$8/sf) - **\$32,000**

**Total +/- \$90,000 (includes 20% contingency)**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ KEILBURG PARK

## Readily Achievable Plan #14

CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #15  
RIVERBEND PARK  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

City Parks\Play Areas\Sports Fields and Site General Requirements

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

Riverbend Park Site Improvements (Outside of Fenced Pavilion Area) Preliminary Construction Cost Estimate (Ref. Sheet 2 and 3)

1. New unisex restroom with drinking fountain – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**
2. Provide 1 concrete handicap ramp to the 1<sup>st</sup> tee box on disc golf course - **\$500**
3. Replace existing picnic tables with handicap accessible picnic table on existing concrete (5 total) - **\$10,000**
4. Replace existing picnic tables with handicap accessible picnic table and 70 sf of concrete pad (2 total)- **\$5,000**

5. Children's Playscape: Provide 2 new ground level accessible equipment @ \$5,000 each, 100 feet of 5 foot sidewalk for accessible path, and handicap ramp into play area - **\$15,500**
6. Big Kid's Playscape: Provide 5 new ground level accessible equipment @ \$5,000 each, 100 feet of 5 foot sidewalk for accessible path, and handicap ramp into play area - **\$30,500**
7. Provide 1 accessible swing - **\$2,500**
8. Fishing Pier: Provide 180 feet of 4" edge protection around existing railing (\$20/lf) - **\$3,600**
9. Fishing Pier: Remove 25 linear feet of existing railing and replace with accessible railing with max height of 34 inches (\$100/lf) - **\$2,500**
10. Fishing Pier: Provide 75 feet of switchback with railing for accessible route to pier - **\$20,000**
11. Baseball Field: Dugout improvements (Each, 2 total) – Add 1'x23' of concrete slab and 10'x9' of concrete slab for wheelchair access for dugouts (+/- 113 sf @ \$8/sf), new 8' fence (33' @ \$30/lf), 113 sf of additional roofing (@ \$50/sf), handicap ramp into dugout @ 2 dugouts - **\$18,000**
12. Baseball Field: Install 4'x6' concrete pad for wheelchair seating near existing 40 uncovered stands (each, 3 total) - **\$3,000**
13. Rodeo Arena: Press Box – Option A: Demolish existing press box- **\$2,000**
14. Rodeo Arena: Press Box – Option B: New press box at 150 sf to floor height greater than 12 feet @ \$100/sf - **\$15,000**
15. Rodeo Arena: Install 4'x6' concrete pad for wheelchair seating near existing 40 uncovered stands (each, 6 total) - **\$6,000**
16. Rodeo Arena: Concession Stand – Install handicap ramp (\$1,500), Provide 8 feet of 34 inch counter height, provide handicap accessible sink - **\$10,000**
17. 6,000 feet of 5' sidewalk for accessible path through park including path to street right-of-way – (30,000 sf @ \$5/sf) - **\$150,000**

**Outside of Fenced Pavilion Area Site Improvements Total +/- \$375,000 (includes 20% contingency + Option B)**

**Riverbend Park Fenced Pavilion Site and Building Improvements Preliminary Construction Cost Estimate (Per Site Visit with Eddie Hare) (Ref. Sheet 2)**

1. Bathroom inside Pavilion building is accessible - **\$0**
2. Replace door knobs at main door with lever action handles to meet accessibility requirements - **\$500**
3. 75 feet of 5' sidewalk for accessible path from Pavilion to BBQ pits (375 sf @ \$8/sf) - **\$3,000**
4. New unisex restroom with drinking fountain next to existing restroom – 1 toilet, 1 sink +/- 100 sf @ \$200/sf + drinking fountain - **\$21,000**

5. 1,500 feet of 5' sidewalk allowance for accessible path through fenced park (7,500 sf @ \$5/sf) - **\$37,500**
6. Provide 1 accessible horse shoe pit to include a 4'x3' wheelchair spot on each side of pit and at each end (4 total) and 5 foot sidewalk between pits on each side (60 feet) - **\$4,400**
7. Provide 60 feet of handrail to meet accessibility requirements on existing ramp to stage (2 locations) - **\$3,600**
8. Handicap picnic tables not required since table located in fenced perimeter are not founded\attached - **\$0**
9. Vendor Booths: 300 feet of 5' sidewalk on one side of the vendor booths for accessible path (1,500 sf @\$8/sf), provide 34 inch counter height on one side of vendor booths (300 feet) - **\$25,000**
10. Concession Stand – Install handicap ramp (\$1,500), Provide 8 feet of 34 inch counter height for food and 8 feet of 34 inch counter height for beer- **\$11,500**
11. Token Booth - Install handicap ramp (\$1,500), provide 4 feet of 34 inch counter height for food and 4 feet of 34 inch counter height for beer - **\$7,000**

**Fenced Pavilion Site and Building Improvements Total +/- \$136,000 (includes 20% contingency)**

**Riverbend Park RV Park Site and Building Improvements Preliminary Construction Cost Estimate (Per Site Visit with Eddie Hare) (Ref. Sheet 4)**

1. 5% of RV Pad's to be accessible (22 Total Existing) 2 Provided, provide handicap accessible picnic table on existing raised concrete pad, handicap ramp to raised concrete pad @ \$3,500 each RV spot - **\$7,000**
2. 5' accessible path from accessible RV pad's to shower facilities and pedestrian bridge. Provide 450 feet of 5' sidewalk (2250 sf @\$8/sf) - **\$18,000**
3. Provide new grab bars in each handicap accessible shower (2 locations) - **\$5,000**
4. Provide insulation under sink in men's and women's shower (2 total) - **\$1,500**
5. Provide 5'x5' landing and ramp from shower porch to asphalt driveway - **\$2,500**
6. Greater than ½" lip at bridge\asphalt edge, backfill edges with asphalt material - **\$1,000**

**Riverbend Park RV Park Site and Building Improvements Total +/- \$42,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$553,000**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ RIVERBEND PARK (Overall Location Map)

## Readily Achievable Plan #15

SHEET 1 OF 4



BEFCO ENGINEERING, INC.  
 P. O. Box 615  
 LaGrange, Texas 78945  
 (979) 968-6474  
 F-2011

**Children's Playscape**

- 5 existing elements
- Provide 2 ground level play components
- 100 lf of 5' HC accessible route
- 1 HC ramp

**Big Kid's Playscape**

- 16 existing elements
- Provide 5 ground level play components
- 100 lf of 5' HC accessible route
- 1 HC ramp

6 ex. swings. Provide 1 HC accessible swing

8 Ex. Picnic Tables Replaced 1 with a HC picnic table

3 Ex. Picnic Tables Replaced 1 with a HC picnic table w/ 70sf concrete pad

No Striped Parking

Ex. Picnic Table to be replaced with HC picnic table

New 100 sf Unisex HC Accessible Restroom

5 Ex. Picnic Tables Replaced 1 with a HC picnic table w/ 70sf concrete pad

Disc Golf Provide 1 handicap ramp to hole #1 tee box

Accessible route from rest of park to this point not required since there is an existing drop off point

**Fenced Pavilion Improvement Summary**

- Replace door knob with lever action handle at main building
- Provide 75 feet of 5' sidewalk for accessible path from Pavilion to BBQ pits
- Provide new unisex restroom with drinking fountain next to existing restroom
- Provide 1500' of 5' sidewalk allowance for accessible path through fenced park
- Provide 1 accessible horse shoe pit
- Provide 60 feet handrail to existing stage ramps (2 locations)
- Provide 300' of 5' sidewalk and 300' of 34" counter height
- Install handicap ramp and modify counter heights to 34 inches for food and beer concession
- Provide handicap ramp and 34 inch counter height for food and beer tokens

SCALE 1" = 200'



STATE HWY 71

**— New 5' Concrete Sidewalk**

Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ RIVERBEND PARK

## Readily Achievable Plan #15



**Ex. Dugouts**

- Ex. 8'x23'
- Add 1'x23' concrete width for WC access
- Add 10'x9' concrete for WC access to dugout
- 2 HC Ramps
- Replace 33lf fencing
- Add 113 sf Roofing

**Ex. Baseball Stands**

- 40 uncovered seats - 3 total
- Add 4'x6' concrete pad for 2 WC spots at each location

**Ex. Rodeo Arena Stands**

- 50 uncovered seats - 6 total
- Add 4'x6' concrete pad for 2 WC spots at each location

**Rodeo Arena Press box**

- 8' High
- Option A: Demolish
- Option B: Reconstruct to 12' High

SCALE 1" = 200'

**Concession Stand**

- Ex. 17'x25'
- Add HC Ramp into door
- Provide 34" counter height
- Provide HC accessible sink

**Batting Cage**

6 Ex. Picnic Tables  
Replaced 1 with a HC picnic table

2 Ex. Picnic Tables  
Replaced 1 with a HC picnic table

3 Ex. Picnic Tables  
Replaced 1 with a HC picnic table

**Pier Improvements**

- Provide 180 lf of 4" edge protection @ railing
- Remove 25 lf railing. Replace with New HC accessible railing w/max. 34" height

Switchback Ramp for ±5' elevation difference. Provide ±75 lf concrete sidewalk and ±150 lf railing

STATE HWY 71

Note: R-O-W Sidewalks Not Included in Assessment

**CITY OF SMITHVILLE ~ RIVERBEND PARK**

**Readily Achievable Plan #15**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ RIVERBEND PARK

## Readily Achievable Plan #15



CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #16  
WALTER MOORE ENVIRONMENTAL PARK  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**Environmental Park Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Install 230 feet of 5' sidewalk for access from the right-of-way to a viewing area of the park (1150 sf @ \$8/sf) - **\$9,200**
2. Install 10'x10' concrete pad for viewing area of water quality pond in park (100 sf @ \$8/sf) - **\$800**

**Site Improvements Total +/- \$12,000 (includes 20% contingency)**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ WALTER MOORE ENVIRONMENTAL PARK

## Readily Achievable Plan #16

F:\JOSEPH\PROJECTS\12-5733-CITY OF SMITHVILLE RAP\DWG\SITES-ORTHO.DWG



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P. O. Box 615  
LaGrange, Texas 78945  
(979) 968-6474  
F-2011

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #17  
MAIN STREET OVERLOOK  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**Main Street Overlook Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Install 60 feet of 4" edge protection at railing (@ \$50/lf) - **\$3,000**
2. Remove and replace 20 feet of railing to meet accessibility requirements and be no more than 34 inches high (@ \$100/lf) - **\$2,000**
3. Remove and replace 20'x20' concrete area to meet slope requirements (@ \$8/sf) - **\$3,200**
4. Install 5'x5' landing with handicap ramp site access point from street to overlook - **\$3,000**

**Site Improvements Total +/- \$14,000 (includes 20% contingency)**

Colorado River



SCALE 1" = 50'

Improvements

- Provide 60 lf of 4" edge protection @ railing
- Remove & replace 20 lf railing. New railing to be 34" high
- Replace 20'x20' Concrete to meet HC slopes
- Provide 5'x5' landing and HC ramp at connection on to Main Street

← Overlook Park/Platform

No Striped Parking

Main ST

Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ MAIN STREET OVERLOOK

## Readily Achievable Plan #17

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #18  
FOUNDERS PARK (UNDER CONSTRUCTION)  
(SITE ASSESSMENT ONLY)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit

**Founders Park Site Improvements Preliminary Comments (Ref. Site Exhibit)**

1. Project is currently under construction
2. If parking is provided, provide handicap accessible parking
3. If parking is not provided, provide a sidewalk to the right-of-way of Highway 95
4. If seating is provided, provide concrete wheelchair spaces

**Cost not provided since project is under construction**

**Preliminary Recommendations**

- If parking is provided, Provide HC parking per TAS required ratios and dimensions
- If not Providing parking, Provide 5' sidewalk to R-O-W with max cross slope of 2% and max longitudinal slope of 5%
- If seating is provided, Provide space for WC spot (min. 3'x4' at a rate of 5% of regular seating provided)

Project Under Construction



**GAZLEY ST (HWY 95)**

**N 3rd ST**

**CITY OF SMITHVILLE ~ FOUNDERS PARK**  
**Readily Achievable Plan #18**



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P. O. Box 615  
LaGrange, Texas 78945  
(979) 968-6474

**CITY OF SMITHVILLE  
READILY ACHIEVABLE PLAN #19  
AIRPORT  
(SITE AND BUILDING ASSESSMENT)  
NOVEMBER 2013  
BEFCO JOB NO. 12-5733**

**City Parks\Play Areas\Sports Fields and Site General Requirements**

- 5 foot accessible path is required to each piece of equipment;
- Ramps on accessible routes may not exceed 1:16;
- There are specific handrail requirements established in this section for play areas;
- Ground surfaces are to meet ASTM F1951 to meet accessibility requirements for an accessible route. As Eddie mentions, it appears glued crushed tires are an option. You could probably use a crushed granite system;
- For climbing equipment, the accessible route will be required to be provided up to the transfer station (lift up area) at the required height;
- Everything associated with baseball and softball fields are to be accessible including access to concession stand, restroom, dugouts, and both to the playing field and outside the playing field. The actual playing fields are exempt from the floor or ground surface requirements required for an accessible path, i.e. baseball fields can still have grass and dirt.
- Minimum of 1 picnic table or 5% of total provided, whichever greater, are required to be handicap accessible.
- If seating\stands provided, designated handicap seating is required at specified ratios. These spots are required to be placed on concrete and minimum of 3'x4' dimension per space. If covered seating is provided, the handicap spots are also required to be covered.
- Freestanding press boxes are required to be less than 500 sf and floor height greater than 12 feet to be exempt from accessibility requirements.
- Press boxes attached to stands are exempt from accessibility requirements if they are less than 500 sf.
- Exterior site improvements are required to meet handicap accessibility parking requirements, accessible path to the building, and accessible path to the street right-of-way.
- Reference site assessment exhibit
- Reference building assessment report

**Airport Site Improvements Preliminary Construction Cost Estimate (Ref. Site Exhibit)**

1. Stripe 2 handicap parking spaces including signage - **\$3,000**
2. Provide 50 feet of 5 foot sidewalk from handicap parking spaces to covered porch (250 sf @\$8/sf) - **\$2,000**
3. Provide concrete landing from front door to new sidewalk to eliminate threshold height- **\$2,500**

**Site Improvements Total +/- \$9,000 (includes 20% contingency)**

**Airport Building Improvements Preliminary Construction Cost Estimate (Ref. Eddie Hare Report)**

1. Reconstruct restroom for a unisex restroom to provide handicap accessible facilities including lever action door hardware – allowance provided and subject to detailed design **-\$20,000**

**Building Improvements Total +/- \$24,000 (includes 20% contingency)**

**Grand Total Improvements Total +/- \$33,000**

## Accessibility Survey for the Smithville Airport



**Unacceptable: Unacceptable: 206.2.1 Site Arrival Points.** At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.  
**Notes: This facility does not have accessible parking and the sidewalk shown does not connect to an accessible parking aisle or route.**



**Unacceptable: 402.2 Components.** Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.  
**Notes: The front door entrance has a step up to enter the terminal building.**



## Accessibility Survey for the Smithville Airport



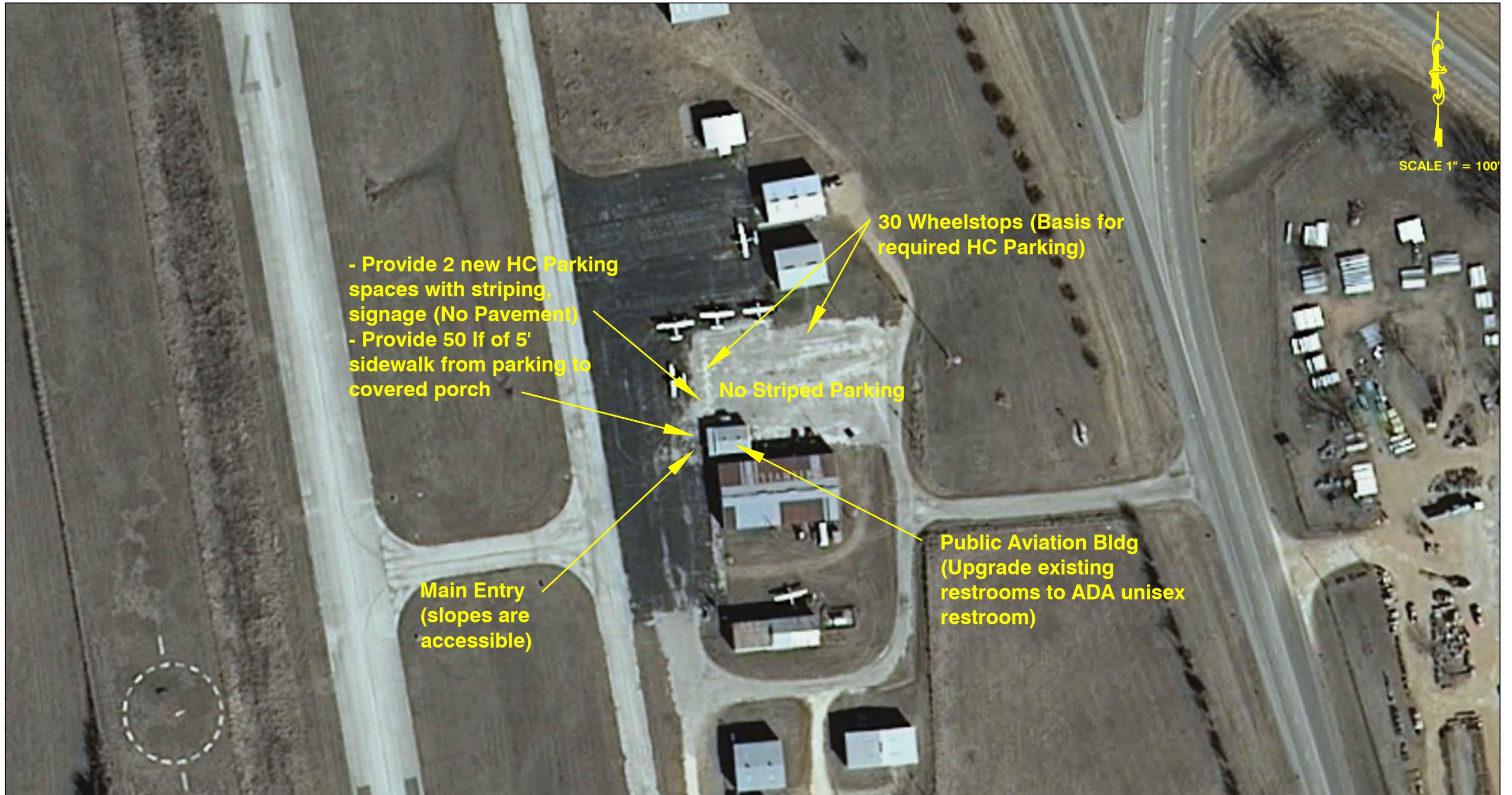
**Unacceptable: 309.4 Operation.** Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

**Notes: The hardware to enter the restroom is a knob style, this must be a lever action type.**



**Unacceptable: 213.2 Toilet Rooms and Bathing Rooms.** Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

**Notes: The restroom in this facility is too small for turning radius, too small for clear floor spaces, the lavatory, toilet, grab bars, and urinal do not comply.**



Note: R-O-W Sidewalks Not Included in Assessment

# CITY OF SMITHVILLE ~ AIRPORT

## Readily Achievable Plan #19



**CITY OF SMITHVILLE**  
**READILY ACHIEVABLE PLANS FOR CITY FACILITIES**  
**NEW TEXAS ACCESSIBILITY STANDARDS (TAS)**  
**CONSTRUCTION COST ESTIMATE SUMMARY**  
**NOVEMBER 2013**  
**BEFCO JOB NO. 12-5733**

- Readily Achievable Plan #1 – Recreation Center – \$29,000
- Readily Achievable Plan #2 – Skate Park – \$7,000
- Readily Achievable Plan #3 – Memorial Site (Under Construction) – \$NA
- Readily Achievable Plan #4 – Bark Park – \$6,000
- Readily Achievable Plan #5 – Railroad Park/Chamber of Commerce – \$165,000
- Readily Achievable Plan #6 – City Hall – \$98,000
- Readily Achievable Plan #7 – Police Station – \$40,000
- Readily Achievable Plan #8 – City Library – \$62,000
- Readily Achievable Plan #9 – Fire Station #1 – \$64,000
- Readily Achievable Plan #10 – Fire Station #2 – \$47,000
- Readily Achievable Plan #11 – MLK Park - Play Areas – \$98,000
- Readily Achievable Plan #12 – MLK Park – Baseball Fields – \$270,000
- Readily Achievable Plan #13 – Citizens Collection Station – \$3,000
- Readily Achievable Plan #14 – Keilburg Park – \$90,000
- Readily Achievable Plan #15 – Riverbend Park – \$553,000
- Readily Achievable Plan #16 – Walter Moore Environmental Park – \$12,000
- Readily Achievable Plan #17 – Main Street Overlook – \$14,000
- Readily Achievable Plan #18 – Founders Park (Under Construction) – \$NA
- Readily Achievable Plan #19 – Airport – \$33,000

**Estimated Total +/- \$1,600,000 (includes 20% contingency)**