

CITY OF BLUFFTON

ADA Self Evaluation & Compliance Barriers

Evaluation dates (6/22/23, 6/23/23, and 6/26/23)
for the following locations:

- I. Jefferson Park
- II. Kehoe Park
- III. Lions Park
- IV. Pickett's Run Park
- V. Community Pool
- VI. Roush Park
- VII. Washington Park

Prepared by: USI Consultants

July 2023



I. JEFFERSON PARK

(Priority 1-High, 2-Med, 3-Low)

South Side of Play Area



North Side of Play Area



West Side of Play Area



JEFFERSON PARK	RECOMMENDATION	TOTAL COST	PRIORITY
1. No Parking Spaces at the Park	Install handicap parking when parking is added	\$0	1
2. Concession Stand Counter is higher than 36" above the ground	Lower section of the counter	\$500	2
3. Approach to Concession Stand Counter is not accessible	Change ground material from gravel to an accessible material	\$6,500	2
4. Toilet rooms are narrow and not accessible	Make restroom accessible or rent ADA accessible port-a-john	\$24,000 or \$3,000 per year rental fee	3
5. Toilet room sign is not mounted on latch side of door	Move sign and mount on wall on latch side of door	\$0	3

6. The clearance beyond the door latch on the pull side does not meet the minimum of 18"	Expand maneuvering area	\$500	3
7. The floor surface on the outside of the door does not meet the maximum steepness of 1:48	Regrade entrance to toilet room to meet slope requirement	\$500	3
8. There is not a clear, 36" wide path to each fixture in the toilet room	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
9. There is not a proper 60" space for maneuvering and turning around in the Women's rest room	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
10. The water closet dimension does not meet the 60" from side wall minimum	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
11. There is no grab bar next to the toilet in either bathroom	Install grab bar	\$200	3
12. The toilet paper dispenser does not meet the 48" maximum height	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
13. The opening to the handicap stalls does not meet the minimum 28" width	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
14. The door is not self closing	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
15. There are not door pulls on both sides of the stall door	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
16. Bathroom compartment does not meet the 60" wide minimum	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
17. Water closet does not meet the 59" minimum depth	Make restroom accessible or rent ADA accessible port-a-john	See Item 4	3
18. There is not an accessible route to the entrance of the play area	Add sidewalk to create accessible route	\$6,500	1

CITY OF BLUFFTON – SUMMARY OF DEFICIENCIES

19. There is not an accessible route within the play area to connect play components	Add accessible playgrounds surface within play area	\$28,000	1
20. There is not an accessible route to the baseball/softball field	Add sidewalk to create accessible route	\$6,500	1
21. There is not an accessible route to seating area at baseball/softball field	Add sidewalk to create accessible route	\$3,000	1
22. There is no wheelchair space for spectators or players	Add concrete for wheelchair space	\$500	1
TOTAL WITHOUT PLAYGROUND SURFACE		\$48,200	
PLAYGROUND SURFACE COST		\$28,000	
TOTAL		\$76,200	

II. Kehoe Park

Stage and Seating Area



Accessible Route with ADA Parking in Background



Kehoe Park	RECOMMENDATION	TOTAL COST	PRIORITY
1. There are no wheelchair spaces next to seats	Add concrete for wheelchair space	\$500	1
2. The ADA parking is not located closest to accessible route	Install accessible signage and markings to the area East of the businesses, near the bathrooms	\$2,500	1
3. The sidewalk transition along accessible route does not meet the cross-slope requirement of 1:48	Replace sidewalk transition	\$1,000	1
4. The van accessible handicap parking does not meet size specifications	Install accessible signage and markings to the area East of the businesses, near the bathrooms	See Item 2	1
5. There are no clear signs to mark Men's and Women's restrooms	Install Men's and Women's restroom signs	\$200	3
6. The women's restroom floor has elevation difference	Install threshold	\$300	3
7. The restroom doors do not have compliant door handles/pushes	Install compliant hardware	\$200	3
8. The door closers for the restroom close too quickly	Adjust closer to close the door more slowly	\$800	3
9. There is not proper toe clearance under the sink in both the Men's and Women's rooms	Rearrange sink piping to meet toe clearance requirements	\$300	3

CITY OF BLUFFTON – SUMMARY OF DEFICIENCIES

10. The pipes under the sink in the Men's room are not insulated	Add insulation or cover panel	\$300	3
11. The soap dispenser is mounted too high on the wall	Relocate soap dispenser	\$0	3
12. The water closet does not have enough depth from the rear wall	Expand water closet area to allow for 56" of depth	\$500	3
13. The grab bar on the side wall does not meet the minimum length needed of 42"	Replace grab bar on side wall	\$200	3
14. The grab bar on the side wall does not extend to the minimum 54" from the rear wall	Replace grab bar on side wall	See Item 13	3
15. There is not sufficient 12" of clearance above the grab bar	Move obstructions mounted in the way	\$0	3
16. The grab bar on the rear wall does not meet the minimum length needed of 36"	Replace grab bar on rear wall	\$200	3
17. The grab bar on the rear wall in the Men's room does not extend the required 12" from the center line toward the closed side of the stall	Replace grab bar on rear wall	See Item 16	3
18. The grab bar on the rear wall does not extend the minimum of 24" on the open side of the stall	Replace grab bar on rear wall	See Item 16	3
19. The flush control is not located on the open side of the stall	Install toilet with flush control on the open side	\$500	3
20. The toilet paper dispenser does not meet the minimum of 7" from the front of the toilet	Move toilet paper dispenser	\$0	3
21. The stall door is not self-closing	Install door closer	\$100	3
22. There are not door pulls on both sides of the stall door	Install hardware	\$100	3
23. Compartment does not meet the minimum width of 60"	Extend bathroom stall wall	\$500	3
24. Stall does not meet the width requirement of 60" for a stall with an in-swinging door	Extend bathroom stall wall	See Item 23	3
TOTAL		\$8,200	

III. Lions Park

North Side of Main Play Area



South Side of Main Play Area



North Side of Teeter Totters



Northeast Side of Swing Set



Northeast Side of Merry Go Round



Lions Park	RECOMMENDATION	TOTAL COST	PRIORITY
1. There are no van accessible parking spaces	Expand current space to meet van accessible requirements	\$2,500	1
2. There is no handicap sign to identify handicap parking space	Install handicap parking sign	\$200 each	1
3. There is not an accessible route to the toilet rooms	Add a sidewalk to the toilet room	\$6,500	3

CITY OF BLUFFTON – SUMMARY OF DEFICIENCIES

4. Toilet room sign is not mounted on latch side of door	Move sign and mount on wall on latch side of door	\$0	3
5. The door opening to the bathroom does not meet the minimum width of 32"	Widen doorway	\$2,500	3
6. There is not a proper 60" space for maneuvering and turning around	Rearrange bathroom layout to allow for sufficient space	\$2,500	3
7. There is not proper toe clearance under the sink	Rearrange sink piping to meet toe clearance requirements	\$300	3
8. The pipes under the sink are not insulated	Add insulation or cover panel	\$300	3
9. The centerline of the toilet does not meet the 16" minimum from the side wall	Move toilet	\$500	3
10. The toilet seat does not meet the 17" minimum height	Adjust toilet height	\$100	3
11. There is no grab bar mounted on the side wall next to the toilet	Install grab bar	\$200	3
12. There is no grab bar mounted on the back wall behind the toilet	Install grab bar	See Item 11	3
13. The flush control is not located on the open side of the stall	Install toilet with flush control on the open side	\$500	3
14. The toilet paper dispenser does not meet the 48" maximum height	Relocate toilet paper dispenser	\$0	3
15. There is not an accessible route within the play area to connect play components	Add accessible playgrounds surface within play area	\$28,000 each	1
16. There is not an accessible route to sport activities	Add sidewalk to baseball/softball field, basketball court, and tennis court to create accessible route	\$6,500	1
17. There is no wheelchair space at player seating areas	Add concrete for wheelchair space	\$500 each	1
TOTAL WITHOUT PLAYGROUND SURFACE		\$23,800	
PLAYGROUND SURFACE COST		\$84,000	
TOTAL		\$107,800	

IV. Pickett’s Run Park

Pickett’s Run Park	RECOMMENDATION	TOTAL COST	PRIORITY
1. The path does not have the minimum 80” vertical clearance	Trim back trees overhanging trail	\$0	1
2. Path is unnavigable in spots due to roots under path	Reconstruct path in spots	\$1,000	1
3. No Parking Spaces at the Park	Install handicap parking when parking is added	\$0	1
TOTAL		\$1,000	

V. COMMUNITY POOL

Southeast Side of Main Play Area

East side of play Area



COMMUNITY POOL DEFICIENCIES	RECOMMENDATION	TOTAL COST	PRIORITY
1. There is not an adequate number of handicap parking spaces	Add more handicap parking spaces	\$2,500	1
2. There are no van accessible parking spaces	Add van accessible parking	See Item 11	1
3. There is no level landing at the top of the main entrance ramp	Add level area at the top of the ramp	\$500	1
4. There are no handrails along the main entrance ramp	Add handrails along ramp	\$5,000	1
5. Main entrance has too much slope to be accessible	Add level area in front of main entrance doors	\$2,000	1
6. Inaccessible entrance does not have a sign pointing toward accessible entrance	Add sign	\$200	1
7. There is no sign marking the accessible entrance	Add sign	\$200	1
8. There is no sign indicating Men's and Women's restrooms	Add signs	\$100	3
9. There is not proper toe clearance under the sink in both the Men's and Women's restrooms	Rearrange sink piping to meet toe clearance requirements	\$300 each	3
10. The pipes under the sink are not insulated	Add insulation or cover panel	\$300 each	3

11. The centerline of the toilet in the Women's restroom does not meet the 16" minimum from the side wall	Move toilet	\$500	3
12. Men's room stall does not meet the minimum dimensions of 60" x 56"	Expand the width of the stall	\$500	3
13. There is no 42" grab bar on the side wall next to the toilet in both the Men's and Women's rooms	Install grab bars	\$200	3
14. The clearance below the grab bar mounted on the rear wall does not meet the 1 ½" minimum in both the Men's and Women's rooms	Raise grab bars	\$0	3
15. In the Women's restroom, the flush control handle is not located on the open side of the stall	Install toilet with flush control on the open side	\$500	3
16. In the men's restroom, the toilet paper dispenser is mounted too close to the front of the toilet	Move toilet paper dispenser	\$0	3
17. The toilet paper dispenser does not meet the 48" maximum height in both the Men's and Women's rooms	Move toilet paper dispensers lower	\$0	3
18. There is not sufficient clearance to the latch side of the pull side of the door in both the Men's and Women's rooms	Extend clear space	\$500 each	3
19. The stall doors are not self-closing in both the Men's and Women's rooms	Install door closers	\$100	3
20. There are not door pulls on both sides of the stall door in both the Men's and Women's rooms	Install hardware	\$100	3
21. There is not an accessible entrance to the entrance of the play area	Add sidewalk to create accessible route	\$3,000	1
22. There is not an accessible route within the play area to connect play components	Add accessible playgrounds surface within play area	\$28,000	1
23. Sloped entry ramp does not meet minimum width requirement of 36"	Replace existing portable ramp	\$20,000	1
24. Sloped entry ramp does not meet the 1:12 maximum slope	Replace existing portable ramp	See item 24	1
25. The landing on the top of the sloped entry ramp does not meet the 60" minimum	Replace existing portable ramp	See item 24	1
26. The width between the handrails does not meet the 24" maximum	Replace existing portable ramp	See item 24	1
27. The handrails on the stairs do not meet the 34" minimum height	Replace existing portable ramp	See item 24	1
28. The handrails on the stairs do not extend past the first riser nosing	Replace existing portable ramp	See item 24	1
29. The nosing on the stairs do not meet the maximum 1 ½" over the tread below	Replace existing portable ramp	See item 24	1
30. The riser slopes under the tread do not meet the 30 degrees from vertical maximum	Replace existing portable ramp	See item 24	1

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31. The lift cannot be called without assistance	Alter lift	\$2,000	1
32. Lift controls cannot be operated with one hand	Adjust controls	See item 32	1
33. There is no armrest for the lift seat	Add removable arm rest	\$800	1
TOTAL WITHOUT PLAYGROUND SURFACE		\$40,400	
PLAYGROUND SURFACE COST		\$28,000	
TOTAL		\$68,400	

VI. ROUSH PARK

East Side of West Play Area



East Side of Carousel



West Side of East Play Area



Northwest Side of Elephant Fixture



North Side of Swing Set



South side of North Play Area



South Side of Gorilla Fixture



West Side of Slide in East Play Area



North Side of North Play Area



ROUSH PARK DEFICIENCIES	RECOMMENDATION	TOTAL COST	PRIORITY
1. Concession Stand Counter is higher than 36" above the ground	Lower section of the counter	\$1,000	2
2. There is not an accessible route to the toilet rooms	Add a sidewalk to the toilet room	\$6,500	3
3. The coat hooks in both the Men's and Women's room are above the 48" height maximum	Lower coat hooks	\$0	3
4. The centerline of the toilet in the Women's room does not meet the 18" maximum distance from the side wall	Move the toilet closer to the side wall	\$500	3
5. The grab bar on the side wall in the Women's restroom is mounted further than the 12" maximum from the rear wall	Relocate the side grab bar	\$0	3
6. The grab bar on the side wall in the Men's room does not extend to the minimum 54" from the rear wall	Relocate the side grab bar	\$0	3
7. The grab bar on the side wall in the Women's restroom does not have the required 1 1/2" minimum clearance below the bar	Relocate the side grab bar	See item 6	3
8. The grab bar on the rear wall in the Men's room does not extend the required 12" from the center line toward the closed side of the stall	Relocate the rear grab bar	\$0	3
9. In the Men's restroom, the flush control is not mounted on the open side of the water closet	Install toilet with flush control on the open side	\$500	3
10. In the Men's room, the stall does not meet the minimum required depth of 60"	Expand stall	\$500	3
11. The water closet door in the Women's restroom is not self-closing	Install door closer	\$100	3

CITY OF BLUFFTON – SUMMARY OF DEFICIENCIES

12. There are not pulls on both sides of the water closet door in the Men's and Women's room	Install door pulls	\$100	3
13. There is not an accessible route within the play area to connect play components	Add accessible playgrounds surface within play area	\$28,000	1
14. There is not an accessible route to the baseball field	Install a sidewalk to create accessible route	\$6,500	1
15. There is not an accessible route to player seating at the baseball field	Install a sidewalk to create accessible route	\$3,000	1
16. There is no wheelchair space for the team seating at the baseball field	Add concrete for wheelchair space	\$500 each	1
17. There is no route to connect both sides of the field/court for the baseball and basketball fields	Install a sidewalk to create accessible route	\$6,500	1
TOTAL WITHOUT PLAYGROUND SURFACE		\$26,200	
PLAYGROUND SURFACE COST		\$28,000	
TOTAL		\$54,200	

VII. WASHINGTON PARK

North Side of South Play Area



East Side of West Play Area (North Section)



South Side of North Play Area



East Side of West Play Area (East Section)



East Side of West Play Area (West Section)



WASHINGTON PARK DEFICIENCIES	RECOMMENDATION	TOTAL COST	PRIORITY
1. The slope of the accessible parking spaces is steeper than the 1:48 maximum	Regrade parking spaces	\$3,000	1
2. There is no handicap sign to identify handicap parking space	Install handicap parking sign	\$200 each	1
3. There is not proper toe clearance under the sink in the Men's and Women's rooms	Rearrange sink piping to meet toe clearance requirements	\$300 each	3
4. The flush control is not located on the open side of the stall	Install toilet with flush control on the open side	\$500	3
5. There is not an accessible route within the play area to connect play components	Add accessible playgrounds surface within play area	\$28,000 each	1

6. There is no wheelchair space at player seating area at the basketball court	Add concrete for wheelchair space	\$500	1
TOTAL WITHOUT PLAYGROUND SURFACE		\$5,000	
PLAYGROUND SURFACE COST		\$84,000	
TOTAL		\$89,000	
COST FOR IMPROVING ALL CITY PARKS		\$404,800	