



Americans with Disabilities Act (ADA) Facility Barrier Report Summary

October 2024



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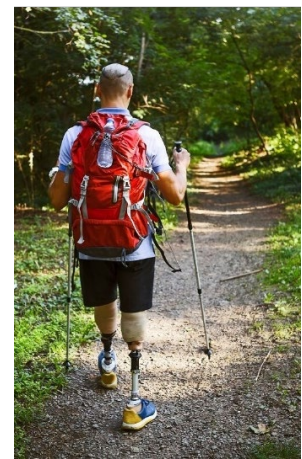
EXECUTIVE SUMMARY

This Americans with Disabilities Act (ADA) Barrier Summary Report supports the City of Coachella in the effort to provide equitable access to opportunities for Coachella residents, and to fulfill the requirements set forth in Title II of the ADA. It summarizes the findings of a detailed survey of selected City parks and facilities conducted in Spring of 2024 and will be used to create the City of Coachella's ADA Title II Self-Evaluation and Transition Plan (SETP).

Multiple barriers were identified at each of the sites evaluated. Larger, older, and more complex parks and facilities tend to have more barrier types identified, and higher estimated barrier mitigation costs, than smaller, newer sites or those with limited public use areas.

A little over half of the estimated barrier remediation costs are directly related to participation in program areas (including access to restrooms), while changes to approach and navigation features like parking, routes, and doors account for just under 40% of the total cost estimate.

The facilities and barriers summarized in this report will be further analyzed in order to develop a prioritization schema and schedule for the City of Coachella's ADA Transition Plan.



INTRODUCTION

ADA Title II states that a public entity must reasonably modify its public programs, activities, and services to avoid discrimination against people with disabilities, including ongoing removal of physical barriers in facilities where such services are provided. MIG performed a detailed evaluation of selected parks and City facilities on behalf of the City of Coachella as part of developing the City's ADA Transition Plan. The in-person assessment occurred between April and May of 2024. Evaluations were undertaken by staff equipped with measuring devices, City facility data, and evaluation checklists. Multiple types of barriers were identified at each of the sites evaluated. The site observations were recorded, and a proposed barrier removal solution and planning-level cost estimate was assigned to each barrier. These details are provided under a separate cover. This report summarizes the findings of the detailed accessibility evaluation that will be used to create the City of Coachella's ADA Title II Self-Evaluation and Transition Plan (SETP).

Accessibility Standards

The ADA facility assessment includes detailed measurements comparing the existing conditions in the facility to the codes and standards contained in the following regulations:

- 2010 Americans with Disabilities Act Standards for Accessible Design
- 2022 California Building Code, Chapter 11B (CBC) with July 2024 Supplement
- 2015 Architectural Barriers Act Accessibility Guidelines (ABA)

Facilities Evaluated

The following facilities are included in the ADA Facility Barrier Report (tenants leasing the facilities at the time of the assessment are indicated in parenthesis):

Parks

- Bagdouma Park
- Dateland Park
- De Oro Park
- Rancho Las Flores Park
- Tot Park
- Veterans Memorial Park
- Coachella Corporate Yard
- Coachella Library
- Coachella Valley Boxing Club
- Former Branch Library
 - Main Building
 - Annex I (Raices Cultura)
 - Annex II (Latino Commission)

Other Facilities

- Bagdouma Park Community Center
- Bagdouma Park Swim Center
- Boys & Girls Club
- Coachella City Hall
- City Sanitation Department
- Coachella Civic Center
- Former Chamber of Commerce
 - Area I (El Tranvia)
 - Area II (The Roaster)
- Former Water Billing / Fire Station (Firehouse Bar & Grill)
- Senior Center

FACILITY BARRIER SUMMARY

Barriers by Feature Type

MIG classified each of the accessibility barriers identified during the evaluation according to the type of feature or area affected. The following barrier types were identified at City of Coachella facilities:

- Built-in Elements (such as cabinetry, shelving, and fixed displays)
- Doors & Gates
- Drinking Fountains
- Food & Dining Areas
- Game & Sports Areas
- Interior Spaces (such as light switches, outlets, and operable parts on windows)
- Outdoor Constructed Features (such as benches and waste receptacles)
- Parking
- Picnic Areas
- Play Equipment Areas
- Restrooms
- Routes (including walkways, stairs, ramps, and elevators)
- Special Site Functions (any site-specific program area, such as a swimming pool and associated amenities like showers and locker rooms)
- Other (miscellaneous elements such as fire extinguishers and dog waste bag dispensers)

Tables 1 and 2 on the following pages summarize park and facility barriers by feature type. A narrative description of each table's contents is provided after the table.

Key Takeaways

The variety of barrier types identified at each park or facility corresponds roughly to what features are provided at that site.

The most common park barriers were at drinking fountains, outdoor constructed features, picnic areas, and play equipment areas. All park facilities include barriers at these feature types. The least common barrier type for park facilities is parking. Parking barriers were identified at only two parks.

The most common facility barrier types are doors and gates, and restrooms: all 16 facilities include barriers at doors and gates, and 15 of 16 facilities include barriers at restrooms. The least common barrier types are food and dining, and picnic areas; each of these barrier types was identified at only two facilities.

<i>PARK NAME</i>	<i>Doors & Gates</i>	<i>Drinking Fountains</i>	<i>Game and Sports Areas</i>	<i>Outdoor Constructed Features</i>	<i>Parking</i>	<i>Picnic Areas</i>	<i>Play Equipment Areas</i>	<i>Restrooms</i>	<i>Routes</i>	<i>Special Site Functions</i>	<i>Other</i>
<i>Bagdouma Park</i>	•	•	•	•	•	•	•	•	•		•
<i>Dateland Park</i>	•	•		•		•	•	•	•		
<i>De Oro Park</i>	•	•	•	•		•	•	•	•		•
<i>Rancho Las Flores Park</i>	•	•	•	•	•	•	•	•	•		•
<i>Tot Park</i>		•		•		•	•				•
<i>Veterans Memorial Park</i>		•		•		•	•	•	•		•

Bagdouma Park

This park is located at Douma St. and Bagdad Ave.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, parking, picnic areas, play equipment areas, restrooms, routes, and other.

Dateland Park

This park is located at 51805 Shady Ln.

- Barriers were identified at doors and gates, drinking fountains, outdoor constructed features, picnic areas, play equipment areas, restrooms, and routes.

De Oro Park

This park is located at Avenue 50 and Avenida de Oro.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, picnic areas, play equipment areas, restrooms, routes, and other.

Rancho Las Flores Park

This park is located at 48400 Van Buren St.

- Barriers were identified at doors and gates, drinking fountains, game and sports areas, outdoor constructed features, parking, picnic areas, play equipment areas, restrooms, routes and other.

Tot Park

This park is located at 52864 Calle Empalme.

- Barriers were identified at drinking fountains, outdoor constructed features, picnic areas, play equipment areas, and other.

Veterans Memorial Park

This park is located at 1500 4th St (between Orchard and Vine).

- Barriers were identified at drinking fountains, outdoor constructed features, picnic areas, play equipment areas, restrooms, routes, and other.

FACILITY NAME	Built-in Elements	Doors & Gates	Drinking Fountains	Food & Dining Areas	Game & Sports Areas	Interior Spaces	Outdoor Constructed Features	Parking	Picnic Areas	Restrooms	Routes	Special Site Functions*	Other
<i>Bagdouma Park Community Center</i>	•	•	•	•		•				•			
<i>Bagdouma Park Swim Center</i>		•	•						•	•		•	•
<i>Boys & Girls Club</i>	•	•	•					•		•			
<i>Coachella City Hall</i>	•	•				•				•	•		•
<i>City Sanitation Department</i>	•	•						•			•		
<i>Coachella Civic Center</i>	•	•	•			•		•		•	•		
<i>Coachella Corporate Yard</i>		•				•		•		•	•		
<i>Coachella Library</i>		•	•			•	•		•	•			•
<i>Coachella Valley Boxing Club</i>		•	•							•	•	•	•
<i>Former Branch Library – Main Building</i>		•				•				•			•
<i>Former Branch Library – Annex I</i>		•		•		•	•			•	•		
<i>Former Branch Library – Annex II</i>		•				•				•	•		
<i>Former Chamber of Commerce – Area I</i>		•						•		•	•		
<i>Former Chamber of Commerce – Area II</i>		•						•		•			
<i>Former Water Billing / Fire Station</i>		•								•	•		
<i>Senior Center</i>	•	•	•			•	•	•		•	•	•	•

*Special site functions include any associated amenities such as dressing and bathing areas

Bagdouma Park Community Center

This facility is located at 51251 Douma St.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, food and dining areas, interior spaces, and restrooms.

Bagdouma Park Swim Center

This facility is located at 51723 Douma St.

- Barriers were identified at doors and gates, drinking fountains, picnic areas, restrooms, special site functions, and other.

Boys & Girls Club

This facility is located at 85350 Bagdad Ave.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, parking, and restrooms.

Coachella City Hall

This facility is located at 1515 6th St.

- Barriers were identified at built-in elements, doors and gates, interior spaces, restrooms, routes, and other.

City Sanitation Department

This facility is located at 87075 Avenue 54.

- Barriers were identified at built-in elements, doors and gates, parking, and routes.

Coachella Civic Center

This facility is located at 53990 Enterprise Way.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, interior spaces, outdoor constructed features, parking, restrooms, and routes.

Coachella Corporate Yard

This facility is located at 53462 Enterprise Way.

- Barriers were identified at doors and gates, interior spaces, parking, restrooms, and routes.

Coachella Library

This facility is located at 1500 6th St.

- Barriers were identified at doors and gates, drinking fountains, interior spaces, outdoor constructed features, picnic areas, restrooms, and other.

Coachella Valley Boxing Club

This facility is located at 51301 Douma St.

- Barriers were identified at doors and gates, drinking fountains, restrooms, routes, special site functions, and other.

Former Branch Library – Main Building

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, interior spaces, restrooms, and other.

Former Branch Library – Annex I

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, food and dining areas, interior spaces, outdoor constructed features, restrooms, and routes.

Former Branch Library – Annex II

This facility is located at 1538 7th St.

- Barriers were identified at doors and gates, interior spaces, restrooms, and routes.

Former Chamber of Commerce – Area I

This facility is located at 1258 6th St.

- Barriers were identified at doors and gates, parking, restrooms, and routes.

Former Chamber of Commerce – Area II

This facility is located at 1258 6th St.

- Barriers were identified at doors and gates, parking, and restrooms.

Former Water Billing / Fire Station

This facility is located at 1517 6th St.

- Barriers were identified at doors and gates, restrooms, and routes.

Senior Center

This facility is located at 1540 7th St.

- Barriers were identified at built-in elements, doors and gates, drinking fountains, interior spaces, outdoor constructed features, parking, restrooms, routes, special site functions, and other.

Barriers by Category

Barrier Categories

As the City reviews individual facility barriers, they will be assigned a draft barrier category informed by a prioritization framework described in Title III of the ADA for places of public accommodation and commercial facilities: a framework referred to as the logic of access. These categories are not required by ADA Title II regulations; however, they are intended to be helpful in for further analysis and prioritization. Translating these categories into action plans must be accomplished using a programmatic approach. City staff will refine these categories over time as facilities programs are evaluated, and barriers are removed. The following is a descriptor of the categories:

Category 1: Navigation. The highest category is placed on those barrier removal items that provide accessibility at the main entrance of a facility or improve an accessible route to the portion of the facility where program activities take place (e.g., parking, walks, ramps, doors, etc.).

Category 2: Participation. A second category is placed on those barrier removal items that improve or enhance access to program use areas (e.g., transaction counters, conference rooms, public offices, outdoor recreation features, etc.). If provided, restrooms are included in this category, since usable toilet facilities are needed while taking part in a public program.

Category 3: Comfort. A third category is placed on those barrier removal items that improve access to amenities serving program areas (e.g., drinking fountains, telephones, site furnishings).

Category 4: Other elements. This category may be used for duplicate features not required to be remediated by scoping sections of the standards, for elements which qualify for exceptions, or for barriers for which programmatic solutions are preferred.

Many of the draft barrier categories will require further evaluation by staff for programmatic solutions. It is anticipated that some categories will change to Category 4 based on stakeholder comment and feedback.

Tables 3 and 4 on the following pages show the most impactful barrier categories at each site, as measured by the estimated cost to remove the barrier via a construction-based solution. The costs used in the summary tables are based on the unit bid prices for standardized bid items and are considered low planning-level costs. The cost estimates represent a starting point for evaluation of needed resources and are not a detailed construction estimate. The City will need to incorporate additional soft costs such as design, administration, coordination, as well as anticipated inflation as part of the planning and budgeting process. A narrative description of each table's contents is provided after the table.

Key Takeaways

The park with the highest estimated barrier removal cost is also the largest: Bagdouma Park. Likewise, the lowest estimated barrier removal cost is at Tot Park, one of Coachella's smallest parks. For most parks, at least half of the estimated cost is for removal of Category 2 barriers affecting program areas. The next largest cost percentage is typically Category 1, which covers parking, paths, and entries. Category 3, Amenities, accounts for less than a fifth of each facilities' cost estimate, with one exception; due to its small size, Tot Park has no costs under Category 1 and proportionally larger costs under Category 3.

The facility with the highest overall estimated cost is the Former Branch Library, which includes the main building (unoccupied at the time of the assessment) and two annexes (leased to Raices Cultura and Latino Commission at the time of the assessment). This facility is one of the oldest sites surveyed, and portions of the building are in poor condition. The least costly facilities are the City Sanitation Department and the Former Water Billing / Fire Station building. The City Sanitation Department facility consists primarily of employee-only areas, so

only the parking, entrance, and reception areas that may be accessed by the public were surveyed. The Former Water Billing / Fire Station is leased to a local restaurant that has installed dining and service features; only permanent, publicly accessible portions of the building that the City is responsible for (entrance, routes, and restroom) were surveyed.

Table 3: Park Barriers by Category

PARK NAME	ESTIMATED COST TOTAL	BARRIER CATEGORIES			
		1	2	3	4
<i>Bagdouma Park</i>	\$725,865	43%	50%	7%	-
<i>Dateland Park</i>	\$64,905	13%	85%	2%	-
<i>De Oro Park</i>	\$163,630	29%	66%	5%	-
<i>Rancho Las Flores Park</i>	\$66,060	18%	66%	16%	-
<i>Tot Park</i>	\$16,290	-	53%	47%	-
<i>Veterans Memorial Park</i>	\$62,080	45%	44%	11%	-
<i>Combined Barrier Removal Costs</i>	\$1,098,830	37%	55%	8%	-

Bagdouma Park

The estimated cost for barrier removal at this facility is \$725,865.

- Category 1 barriers account for 47% of the cost estimate.
- Category 2 barriers account for 50% of the cost estimate.
- Category 3 barriers account for 7% of the cost estimate.

Dateland Park

The estimated cost for barrier removal at this facility is \$64,905.

- Category 1 barriers account for 13% of the cost estimate.
- Category 2 barriers account for 85% of the cost estimate.
- Category 3 barriers account for 2% of the cost estimate.

De Oro Park

The estimated cost for barrier removal at this facility is \$163,630.

- Category 1 barriers account for 29% of the cost estimate.
- Category 2 barriers account for 66% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Rancho Last Flores Park

The estimated cost for barrier removal at this facility is \$66,060.

- Category 1 barriers account for 18% of the cost estimate.
- Category 2 barriers account for 66% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Tot Park

The estimated cost for barrier removal at this facility is \$16,290.

- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 47% of the cost estimate.

Veterans Memorial Park

The estimated cost for barrier removal at this facility is \$62,080.

- Category 1 barriers account for 45% of the cost estimate.
- Category 2 barriers account for 44% of the cost estimate.
- Category 3 barriers account for 11% of the cost estimate.

Combined Overall Park Cost

The overall estimated cost for barrier removal at surveyed parks is \$1,098,830.

- Category 1 barriers account for 37% of the cost estimate.
- Category 2 barriers account for 55% of the cost estimate.
- Category 3 barriers account for 8% of the cost estimate.

Table 4: Facility Barriers by Category

FACILITY NAME	ESTIMATED TOTAL COST	BARRIER CATEGORIES			
		1	2	3	1 or 4
<i>Bagdouma Park Community Center</i>	\$34,835	45%	37.5%	17.5%	-
<i>Bagdouma Park Swim Center</i>	\$46,480	1%	96%	3%	-
<i>Boys & Girls Club</i>	\$34,240	18%	61%	21%	-
<i>Coachella City Hall</i>	\$89,475	61%	36%	3%	(<1%)
<i>City Sanitation Department</i>	\$9,330	81%	19%	-	-
<i>Coachella Civic Center</i>	\$30,250	53%	46%	1%	-
<i>Coachella Corporate Yard</i>	\$57,570	68%	26%	6%	-
<i>Coachella Library</i>	\$15,685	9%	32%	59%	-
<i>Coachella Valley Boxing Club</i>	\$55,745	24%	60%	16%	-
<i>Former Branch Library</i>	\$188,280	35%	61%	4%	-
<i>Former Chamber of Commerce</i>	\$30,310	49%	51%	-	-
<i>Former Water Billing / Fire Station</i>	\$7,280	14%	86%	-	-
<i>Senior Center</i>	\$65,710	28%	52%	20%	-
<i>Combined Barrier Removal Cost</i>	\$665,190	38%	53%	9%	(<1%)

Bagdouma Park Community Center

The estimated cost for barrier removal at this facility is \$34,835.

- Category 1 barriers account for 45% of the cost estimate.
- Category 2 barriers account for 37.5% of the cost estimate.
- Category 3 barriers account for 17.5% of the cost estimate.

Bagdouma Park Swim Center

The estimated cost for barrier removal at this facility is \$46,480.

- Category 1 barriers account for 1% of the cost estimate.
- Category 2 barriers account for 96% of the cost estimate.
- Category 3 barriers account for 3% of the cost estimate.

Boys & Girls Club

The estimated cost for barrier removal at this facility is \$34,240.

- Category 1 barriers account for 18% of the cost estimate.
- Category 2 barriers account for 61% of the cost estimate.
- Category 3 barriers account for 21% of the cost estimate.

Coachella City Hall

The estimated cost for barrier removal at this facility is \$89,475.

- Category 1 barriers account for 61% of the cost estimate.
- Category 2 barriers account for 36% of the cost estimate.
- Category 3 barriers account for 3% of the cost estimate.
- Category 1 or 4 barriers account for less than 1% of the cost estimate.

City Sanitation Department

The estimated cost for barrier removal at this facility is \$9,330.

- Category 1 barriers account for 81% of the cost estimate.
- Category 2 barriers account for 19% of the cost estimate.

Coachella Civic Center

The estimated cost for barrier removal at this facility is \$30,250.

- Category 1 barriers account for 53% of the cost estimate.
- Category 2 barriers account for 46% of the cost estimate.
- Category 3 barriers account for 1% of the cost estimate.

Coachella Corporate Yard

The estimated cost for barrier removal at this facility is \$57,570.

- Category 1 barriers account for 68% of the cost estimate.
- Category 2 barriers account for 26% of the cost estimate.
- Category 3 barriers account for 6% of the cost estimate.

Coachella Library

The estimated cost for barrier removal at this facility is \$15,685.

- Category 1 barriers account for 9% of the cost estimate.
- Category 2 barriers account for 32% of the cost estimate.
- Category 3 barriers account for 59% of the cost estimate.

Coachella Valley Boxing Club

The estimated cost for barrier removal at this facility is \$55,745.

- Category 1 barriers account for 24% of the cost estimate.
- Category 2 barriers account for 60% of the cost estimate.
- Category 3 barriers account for 16% of the cost estimate.

Former Branch Library

The estimated cost for barrier removal at this facility is \$188,280.

- Category 1 barriers account for 35% of the cost estimate.
- Category 2 barriers account for 61% of the cost estimate.
- Category 3 barriers account for 4% of the cost estimate.

Former Chamber of Commerce

The estimated cost for barrier removal at this facility is \$30,310.

- Category 1 barriers account for 49% of the cost estimate.
- Category 2 barriers account for 51% of the cost estimate.

Former Water Billing / Fire Station

The estimated cost for barrier removal at this facility is \$7,280.

- Category 1 barriers account for 14% of the cost estimate.
- Category 2 barriers account for 86% of the cost estimate.

Senior Center

The estimated cost for barrier removal at this facility is \$65,710.

- Category 1 barriers account for 28% of the cost estimate.
- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 20% of the cost estimate.

Combined Barrier Removal Costs

The overall estimated cost for barrier removal at the surveyed facilities is \$665,190.

- Category 1 barriers account for 38% of the cost estimate.
- Category 2 barriers account for 53% of the cost estimate.
- Category 3 barriers account for 9% of the cost estimate.
- Category 1 or 4 barriers account for less than 1% of the cost estimate.

CONCLUSION

Multiple types of accessibility barriers were identified at each of the City parks and facilities surveyed by MIG. Most public facility elements covered by the ADA or CBC have at least one component that does not comply with the current standard, thus, the variety of barrier types at each park or facility corresponds roughly to what features are provided at that site. Larger, older, and more complex parks and facilities tend to have more barrier types identified and higher estimated barrier mitigation costs than smaller, more recently constructed sites or those with limited public use areas.

For both parks and other types of City facilities, the majority of the estimated barrier remediation costs are directly related to the accessibility of program areas; that is, features that are essential to the public service or program provided at that site. The second largest category of estimated costs are for corrections to the parking, routes, entrances, and other elements that facilitate approach to and navigation through the primary program areas. Other amenities generally account for less than 1/10th of the barrier remediation costs. The facilities and barriers summarized in this report will be further analyzed in order to develop a prioritization schema and schedule for the City of Coachella's ADA Transition Plan.