

## 225 Prospect Building and Conservatory




The 225 Prospect Building and the Conservatory are two structures located in Wilder Park that provides meeting space and indoor horticultural center. The main issues at these facilities are the grab bar is not in the proper location, toilet paper dispenser is too close to the toilet, the sink is too low, the ramp slope is too steep, brochures are mounted too high, door force is too high and rockwork protrudes. **Please Note:** When a **UD** is indicated, this is a Universal Design (**UD**) recommendation to enhance accessibility. The **UD** recommendation is not required to meet the minimum accessibility standards but it would be encouraged. If used in this report, the letters, **AFF** stand for above finished floor.

The report uses two different accessibility codes. The 2010 Americans with Disabilities Act Accessibility Guidelines (ADAAG) can be down loaded from the Access Board website. The website is [www.access-board.gov](http://www.access-board.gov). In addition, the Illinois Accessibility Code (IAC) was also used in this report. This code can be down loaded from the website, [www.cbd.state.il.us/IAC](http://www.cbd.state.il.us/IAC). The estimated costs for correction of access barriers are taken from the "Means ADA Compliance Pricing Guide 2nd Edition". Each estimated costs for corrective actions have been adjusted for inflation and regional costs to better reflect the 2024 expenses in the suburban Chicagoland area.




The Elmhurst Park District is part of a local government which requires compliance with Title II of the Americans with Disabilities Act (ADA). Changes to the park district would allow for equal opportunity to participate in programs and activities, effective communication, and program accessibility. Access of programs and activities can be achieved by removal of physical barriers, modification of policies, practices and procedures that discriminate against a person with a disability and relocation to an accessibility facility. In existing facilities, the ADA does allow the relocation of a program from an inaccessible facility to an accessible facility until all access barriers have been removed. See 28 C.F.R. §35.150(a)(1);(b)(1) for additional information.

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Photo	Barrier	ADAAG/IAC	Solution	Priority	By Whom	Projected Cost	Projected Date	Action Taken
<b>225 Prospect Building</b>								
	The all gender restroom has a rear grab bar centerline of 7 inches.	ADAAG 604.5.2	Relocate the rear grab bar to provide 12 inches from the centerline of the toilet to the corner and at least 24 inches from the centerline to the transfer side of the toilet. Mount the grab bars to between 33 inches to 36 inches to the top	<b>3</b>		\$ 195.00		





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	<p>The all gender restroom toilet paper dispenser is only 4 inches in from of the toilet.</p>	<p style="text-align: center;">ADAAG 604.7</p>	<p>Remount the toilet paper dispenser to be no lower than 15 inches, no higher than 48 inches AFF and a centerline of the double roll dispenser that is a minimum of 7 inches to a maximum of 9 inches in front of the toilet. If above the grab bar provide at least 12 inches clearance between the grab bar and the bottom of the toilet paper dispenser. Do no mount the toilet paper dispenser behind the side grab bar. <b>Recommendation:</b> It would be recommend to mount the toilet paper dispenser 1 1/2 inches minimum under the side grab bar and no lower than 15 inches AFF.</p>	<p><b>3</b></p>		<p>\$ 310.00</p>		
	<p>The all gender restroom sink has a knee clearance of only 26 inches.</p>	<p style="text-align: center;">ADAAG 606</p>	<p>Remount the sink to provide a minimum 27 inches knee clearance and a rim height of no higher than 34 inches AFF.</p>	<p><b>3</b></p>		<p>\$ 2,400.00</p>		
	<p>The all gender restroom ramp is too steep at up to 10.9% for 15 feet.</p>	<p style="text-align: center;">ADAAG 405.2</p>	<p>Regrade the ramp to provide a running slope no steeper than 8.3% and a cross slope no steeper than 2%. The ramp may need to be lengthened to meet this slope. Add additional handrail length as needed.</p>	<p><b>2</b></p>		<p>\$ 4,000.00</p>		
<p><b>Conservatory</b></p>								

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	<p>The brochures at the entrance are too high at 61 inches AFF.</p>	<p>IAC 308</p>	<p>Lower the brochure/flyer holder to be at 48 inches AFF. <b>Option:</b> distribute the materials so each type is at a lower height. <b>UD</b> - Mount all brochure racks no higher than 48 inches AFF.</p>	<p style="text-align: center;"><b>4</b></p>		<p style="text-align: center;">\$ 125.00</p>		
	<p>The middle right door has an opening force too high at 10 lbs.</p>	<p>ADAAG 404.2.8 &amp; ADAAG 404.2.9</p>	<p>Adjust the closer so the door opening force is no heavier than 5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.</p>	<p style="text-align: center;"><b>2</b></p>		<p style="text-align: center;">\$ 125.00</p>		
	<p>The middle left door has an opening force too high at 15 lbs.</p>	<p>ADAAG 404.2.8 &amp; ADAAG 404.2.9</p>	<p>Adjust the closer so the door opening force is no heavier than 5 lbs. to open and takes a minimum of 5 seconds to close or provide an automatic door opener at the door.</p>	<p style="text-align: center;"><b>2</b></p>		<p style="text-align: center;">\$ 125.00</p>		
	<p>The rock work in the middle of the Conservatory has a head clearance of only 74 inches AFF.</p>	<p>ADAAG 307</p>	<p>Relocate the element out of the accessible route, recess into the wall or provide a cane detectable barrier mounted below it and no higher than 27 inches AFF for the length of the element.</p>	<p style="text-align: center;"><b>1</b></p>		<p style="text-align: center;">\$ 185.00</p>		

	<p>The rock work by the left middle door of the Conservatory has a head clearance of only 69 inches AFF.</p>	<p>ADAAG 307</p>	<p>Relocate the element out of the accessible route, recess into the wall or provide a cane detectable barrier mounted below it and no higher than 27 inches AFF for the length of the element.</p>	<p>1</p>		<p>\$ 185.00</p>		
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**Estimated Total Cost for Accessibility Upgrades at Conservatory**

**\$ 7,650.00**