

City of Burnsville

Transition Plan

Birnamwood Golf Course



Prepared by:

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Birnamwood Golf Course

Birnamwood Golf Course is a 9 hole public golf course. There is a small clubhouse that provides single user toilet rooms as well as a small concession area. A separate locker building is located adjacent to the clubhouse.

Birnamwood Golf Course

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Clubhouse- Main Entry									
09A	14279 Provide fully compliant handrails on both sides of the sloped surface. ANSI 405.8 <i>There is currently a guardrail on the open side of the ramp.</i>	36	\$25	\$900	2				
Clubhouse- Men's Toilet Room									
22-20D	14293 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever, push pull, etc. ICC / ANSI 404.2.6	1	\$250	\$250	2				
22K1 (MN)	14289 Install compliant vertical grab bar on the side wall of the water closet. MN 1341 604.5.1 <i>Photo 4.</i>	1	\$200	\$200	2				
22L (MN)	14292 Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" -40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Photo 4.</i>	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$500
Clubhouse- Women's Toilet Room									
22-20D	14301 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever, push pull, etc. ICC / ANSI 404.2.6	1	\$250	\$250	2				
22K1 (MN)	14297 Install compliant vertical grab bar on the side wall of the water closet. MN 1341 604.5.1 <i>Photo 4.</i>	1	\$200	\$200	2				
22L (MN)	14300 Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" -40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7 <i>Photo 4.</i>	1	\$50	\$50	2				
				<i>Location Subtotal:</i>					\$500
				Priority # 2 Total					\$1,900

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Clubhouse- Counter									
21A1	14286 Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>The counter is currently at 42 1/2". The counter is used for concession sales, retail and checking-in golfers. Photo 3.</i>	1	\$1,000	\$1,000	3				
Clubhouse- Main Entry									
09L	14278 Reconstruct the exterior route to provide a maximum slope of 1:20. ANSI 402.2, Exception 1 <i>The ramp at the main entry currently has a slope of 10.3%. When reconstructing the ramp, provide a 48" clear width (currently 41").</i>	1	\$3,000	\$3,000	3				
Clubhouse- Men's Toilet Room									
22B1	14288 Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5	1	\$40	\$40	3				
22K6 (MN)	14290 Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>The side horizontal grab bar is currently 36" long (versus 42" minimum). Photo 4.</i>	1	\$400	\$400	3				
22V	14291 Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3 <i>Currently at 50".</i>	1	\$300	\$300	3				
22Z	14295 Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>	<i>\$790</i>				

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Clubhouse- Office									
40B	<i>14287</i> Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	1	\$40	\$40	3				
Clubhouse- Women's Toilet Room									
22B1	<i>14296</i> Relocate compliant sign to the wall adjacent to latch side of door, 48" minimum to the baseline of the lowest Braille characters and 60" maximum to the baseline of the highest tactile character. ICC/ANSI 703.3.10, 703.4.5	1	\$40	\$40	3				
22K6 (MN)	<i>14298</i> Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>The side horizontal grab bar is currently 36" long (versus 42" minimum). Photo 4.</i>	1	\$400	\$400	3				
22V	<i>14299</i> Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3 <i>Currently at 50".</i>	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					<i>\$740</i>
Deck									
50C	<i>14281</i> Replace some of the picnic table with tables that provide accessible seating positions. IBC 1108.2.8.1 <i>There are 3 tables typically placed on the deck (in grass at the time of site visit due to staining the deck). Currently none of the tables provides knee and toe clearance. Photo 7.</i>	1	\$200	\$200	3				

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
Locker Building									
12H	14283	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 <i>Currently a 2" rise at the threshold. Photo 5.</i>	1	\$200	\$200	3			
24V	14284	In the changing/locker room, provide a bench, 20"-24" deep x 48" long, fixed to the wall or with a back along the longer dimension. The bench is to be mounted 17"-19" above the floor at the accessible dressing room and provide clear floor space at the end of the bench. MN1341 903 <i>Photo 6.</i>	1	\$200	\$200	3			
				<i>Location Subtotal:</i>		\$400			
Maintenance Garage- South Entrance									
20D	14285	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	3			
Parking									
05E	14308	Relocate the sign identifying each designated accessible parking stall, so centered at the head end of the parking space and mounted 60"-66" above the floor (measured to the bottom of the sign). MN1341 502.7 <i>The signs are currently at 73".</i>	2	\$250	\$500	3			
05H	14306	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>Currently there is (1) 5' wide aisle and (1) 25' aisle (that aligns with the route to the building). Photo 1.</i>	1	\$150	\$150	3			
				<i>Location Subtotal:</i>		\$650			

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Picnic Tables									
50C 14282	Replace some of the picnic table with tables that provide accessible seating positions. IBC 1108.2.8.1 <i>There are 5 picnic tables positioned under the shade structure- currently 1 of the tables has had a section of bench removed. The section that was removed provides 25" knee clearance (versus 27" minimum).</i>	1	\$200	\$200	3				
Scorecards									
14305	<i>There are scorecards in a mailbox near the 1st hole. There is not currently an accessible route to the scorecards. Relocate to an accessible location. Photo 8.</i>	1	\$50	\$50	3				
				Priority # 3 Total		\$7,320			

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Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Clubhouse- Men's Toilet Room									
22C6 (MN)	14294 Relocate the lavatory or enlarge the room to provide a minimum 60" clearance around the water closet, measured perpendicular from the side wall. ANSI 604.3.2 <i>Currently provides 52" clearance on the back wall (versus 60" minimum). No action recommended at this time.</i>	1	\$5,000	\$5,000	4				
Clubhouse- Women's Toilet Room									
22C6 (MN)	14302 Relocate the lavatory or enlarge the room to provide a minimum 60" clearance around the water closet, measured perpendicular from the side wall. ANSI 604.3.2 <i>Currently provides 52" clearance on the back wall (versus 60" minimum). No action recommended at this time.</i>	1	\$5,000	\$5,000	4				
Deck									
08G	14280 Provide an accessible route to an entry. Provide a fully compliant ramp. IBC 1104.1 and 1104.2 <i>There is currently a 9 1/2" rise to the ramp. No action is recommended at this time- an accessible route through the building is available to the deck. Photo 2.</i>	1	\$0	\$0	4				
Drinking Fountain									
41A1	14304 Provide a minimum of one drinking fountain that has a 36" spout height accessible for persons using wheelchairs (low) and one standard height (high) drinking fountain with a spout height 38" minimum and 43" maximum for persons who have difficulty bending or stooping. ANSI 602.4 <i>There is a dual height drinking fountain provided outside the clubhouse. The low drinking fountain currently provides 25" knee clearance (versus 27").</i>	1	\$1,500	\$1,500	4				

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JQP # / Item #									
Portable Toilet									
64B	14303								
	Renegotiate lease for an accessible portable toilet facility. ADA 213.2 <i>There is a portable toilet located near the 2nd hole. Photo 9.</i>	1	\$150	\$150	4				
				Priority # 4 Total		\$11,650			

Transition Plan - (location/priority)



Photo 1: View of parking. Restripe the parking to provide an 8' wide parking space. Lower the signs to 60"-66" (currently at 73").



Photo 2: View of the deck. There is an accessible route to the deck through the clubhouse building.



Photo 3: Lower the service counter in the clubhouse to 36" maximum (currently at 42 1/2").



Photo 4: View of toilet room. Add a vertical grab bar and relocate the toilet paper dispenser to below the side horizontal grab bar.



Photo 5: Modify the entry to the locker room building to eliminate the 2" rise at the threshold.



Photo 6: Provide a bench in the locker room that is 20"-24" deep x 48" long, with a back or positioned against the wall.



Photo 7: A section of bench has been removed from one of the tables. Currently that location provides 25" knee clearance (versus 27" minimum).



Photo 8: Relocate the score cards to an accessible location.



Photo 9: Provide an accessible portable toilet facility on the golf course.