



**DOWNTOWN PLAZA & BANDSTAND
500 Main Plaza
New Braunfels, TX 78130**

ADA SELF-EVALUATION FACILITY SURVEY

Conducted by



About This Report

This report has been developed as part of an overall self-evaluation and transition planning effort undertaken by the City of New Braunfels and as required by the Americans with Disabilities Act Title II Regulations for state and local government entities. The conditions cited within this report represent the findings of our team at the time of evaluation on May 11, 2021. Our survey included public areas and other areas where city programs are offered.

ADA Standards

The building or facility was evaluated for compliance with the 2010 ADA Standards. It should be noted that any renovation or alteration projects that are undertaken at this time and in the future must be designed to comply with the 2010 ADA Standards (or the most current adopted standard in effect at the time).

Prioritization

The non-compliant issues cited in this report have been assigned a prioritization for remediation – Priorities 1 through 4. This prioritization system is based upon priorities for barrier removal as published in the ADA Title III (§36.304). Although Title II entities are not required to undertake barrier removal steps in the same way as places of public accommodation, this system is considered a “best practice” for taking the necessary steps to bring buildings and facilities into compliance with the ADA.

Priority 1:	Accessible Approach and Entry
Priority 2:	Access to Goods and Services
Priority 3:	Toilet Rooms
Priority 4:	Additional Access

Recommendations and Cost

For each non-compliant item cited, a recommendation for remediation is included along with a rough order of magnitude cost. It should be noted that in many instances, there may be more than one way to correct an issue. We have made every effort to suggest the most logical and least expensive method of correction; however, other methods may prove to be more easily accomplished or less expensive. Additionally, our recommendations are based upon our visual observations and may not reflect hidden conditions that might render our suggestions infeasible or less cost-effective. The costs provided take in to account materials and labor but do not include any professional design fees.

New Braunfels Downtown Plaza & Bandstand

Prepared by Kim Goss

Jun 29, 2021

Description

17 tasks in this report.

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#5 Priority 1: Accessible Routes

Status
Open

Location
Perimeter Sidewalk

Description
Entire perimeter sidewalk has cross slopes up to 5.6% and excessive changes in level.

Recommendation: Remove and replace sidewalk.
584' x 3' (1752 SF)

Sheet
C1



Cost Impact
17520

Photos



Photo May 11, 9 15 37 AM
Kim Goss
May 11, 2021 9:15 AM



Photo May 11, 9 15 44 AM
Kim Goss
May 11, 2021 9:15 AM



Photo May 11, 9 17 10 AM
Kim Goss
May 11, 2021 9:17 AM



Photo May 11, 9 17 16 AM
Kim Goss
May 11, 2021 9:17 AM



Photo May 11, 9 18 12 AM
Kim Goss
May 11, 2021 9:18 AM



Photo May 11, 9 18 17 AM
Kim Goss
May 11, 2021 9:18 AM



Photo May 11, 9 19 23 AM

Kim Goss

May 11, 2021 9:19 AM



Photo May 11, 9 19 30 AM

Kim Goss

May 11, 2021 9:19 AM



Photo May 11, 9 20 48 AM

Kim Goss

May 11, 2021 9:20 AM



Photo May 11, 9 20 53 AM

Kim Goss

May 11, 2021 9:20 AM



Photo May 11, 9 21 59 AM

Kim Goss

May 11, 2021 9:22 AM



Photo May 11, 9 22 05 AM

Kim Goss

May 11, 2021 9:22 AM



Photo May 11, 9 22 52 AM

Kim Goss

May 11, 2021 9:22 AM

#6 Priority 1: Accessible Routes

Status
Open

Sheet
C2

Location
Sidewalk to Bandstand
Stairs

Description
The route from the perimeter sidewalk to the bandstand stairs has running slope of up to 6.9%.

Recommendation: Replace sidewalk. (75 SF)

Cost Impact
750



Photos



Photo May 11, 9 27 26 AM
Kim Goss
May 11, 2021 9:27 AM



Photo May 11, 9 27 35 AM
Kim Goss
May 11, 2021 9:27 AM



Photo May 11, 9 27 52 AM
Kim Goss
May 11, 2021 9:27 AM



Photo May 11, 9 28 00 AM
Kim Goss
May 11, 2021 9:28 AM

#8 Priority 1: Accessible Routes

Status

Open

Location

Bandstand Perimeter
Sidewalk

Description

The sidewalk around the bandstand has cross slopes ranging from 2.5% to 5.8% and openings greater than 1/2".

Recommendation: Remove and replace sidewalk. (480 SF)

Sheet

C2



Cost Impact

4800

Photos



Photo May 11, 9 37 04 AM

Kim Goss

May 11, 2021 9:37 AM



Photo May 11, 9 37 11 AM

Kim Goss

May 11, 2021 9:37 AM



Photo May 11, 9 38 20 AM

Kim Goss

May 11, 2021 9:38 AM



Photo May 11, 9 38 29 AM

Kim Goss

May 11, 2021 9:38 AM



Photo May 11, 9 41 19 AM

Kim Goss

May 11, 2021 9:41 AM

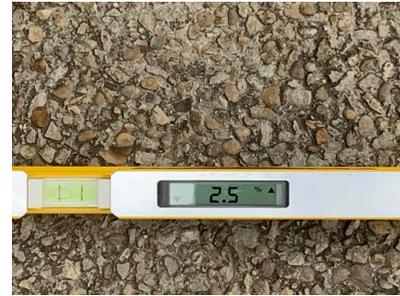


Photo May 11, 9 41 26 AM

Kim Goss

May 11, 2021 9:41 AM



Photo May 11, 9 43 43 AM

Kim Goss

May 11, 2021 9:43 AM



Photo May 11, 9 43 52 AM

Kim Goss

May 11, 2021 9:43 AM



Photo May 11, 9 45 46 AM

Kim Goss

May 11, 2021 9:45 AM



Photo May 11, 9 45 54 AM

Kim Goss

May 11, 2021 9:45 AM



Photo May 11, 9 47 59 AM

Kim Goss

May 11, 2021 9:48 AM



Photo May 11, 9 48 07 AM

Kim Goss

May 11, 2021 9:48 AM

#10 Priority 1: Accessible Routes

Status
Open

Location
Fountain Perimeter Sidewalk

Description
The sidewalk to and around the fountain has a cross slope ranging from 2.7% to 8%.

Recommendation: Remove and replace sidewalk. (600 SF)

Sheet
C2



Cost Impact
6000

Photos



Photo May 11, 9 57 12 AM
Kim Goss
May 11, 2021 9:57 AM



Photo May 11, 9 57 20 AM
Kim Goss
May 11, 2021 9:57 AM



Photo May 11, 10 01 54 AM
Kim Goss
May 11, 2021 10:01 AM



Photo May 11, 10 02 01 AM
Kim Goss
May 11, 2021 10:02 AM



Photo May 11, 10 03 56 AM
Kim Goss
May 11, 2021 10:03 AM



Photo May 11, 10 04 03 AM
Kim Goss
May 11, 2021 10:04 AM



Photo May 11, 10 08 45 AM

Kim Goss

May 11, 2021 10:08 AM



Photo May 11, 10 08 52 AM

Kim Goss

May 11, 2021 10:08 AM

#11 Priority 1: Accessible Routes

Status

Open

Location

Sidewalk to Rear Bandstand

Description

The route from the perimeter sidewalk to the back of the bandstand has multiple changes in level greater than 1/2".

Recommendation: Replace sidewalk. (75 SF)

Sheet

C2



Cost Impact

750

Photos



Kim Goss
May 11, 2021 10:13 AM



Kim Goss
May 11, 2021 10:13 AM



Kim Goss
May 11, 2021 10:13 AM



Kim Goss
May 11, 2021 10:13 AM



Kim Goss
May 11, 2021 10:13 AM



Kim Goss
May 11, 2021 10:13 AM

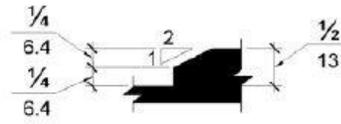


Figure 303.3 Beveled Change in Level

303.3(a)

Kim Goss

Jun 29, 2021 3:01 PM

Kim Goss

May 11, 2021 10:13 AM

#12 Priority 1: Accessible Routes

Status
Open

Sheet
C3

Location
South Sidewalk to Memorial

Description
The south sidewalk has an abrupt change in level of 1/2" at the perimeter sidewalk.



Recommendation: Grind edge to a 1:2 slope.

Cost Impact
200

Photos



Kim Goss
May 11, 2021 10:16 AM



Kim Goss
May 11, 2021 10:16 AM



Kim Goss
May 11, 2021 10:16 AM

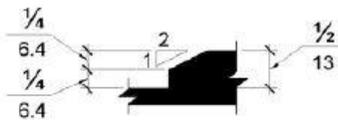


Figure 303.3 Beveled Change in Level

303.3(a)
Kim Goss
Jun 24, 2021 11:56 AM

#13 Priority 1: Accessible Routes

Status

Open

Location

North Sidewalk to Memorial

Description

The sidewalk from the north perimeter sidewalk has a running slope of up to 8.3% and changes in level in excess of 1/2".

Recommendation: Remove and replace sidewalk. (75 SF)

Sheet

C3



Cost Impact

750

Photos



Photo May 11, 10 18 47 AM

Kim Goss

May 11, 2021 10:18 AM



Photo May 11, 10 18 55 AM

Kim Goss

May 11, 2021 10:18 AM



Photo May 11, 10 19 10 AM

Kim Goss

May 11, 2021 10:19 AM

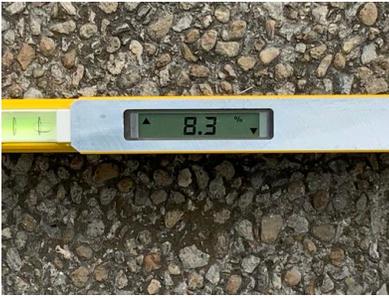


Photo May 11, 10 19 18 AM

Kim Goss

May 11, 2021 10:19 AM



Photo May 11, 10 19 55 AM

Kim Goss

May 11, 2021 10:19 AM



Photo May 11, 10 20 05 AM

Kim Goss

May 11, 2021 10:20 AM

#14 Priority 1: Accessible Routes

Status

Open

Location

Memorial Perimeter
Sidewalk

Description

The sidewalk around the memorial has cross slopes ranging from 2.5% to 3.5% and excessive gaps and changes in level.

Recommendation: Remove and replace sidewalk. (660 SF)

Sheet

C3



Cost Impact

6600

Photos



Photo May 11, 10 22 24 AM

Kim Goss

May 11, 2021 10:22 AM



Photo May 11, 10 22 30 AM

Kim Goss

May 11, 2021 10:22 AM



Photo May 11, 10 23 11 AM

Kim Goss

May 11, 2021 10:23 AM



Photo May 11, 10 23 20 AM

Kim Goss

May 11, 2021 10:23 AM



Photo May 11, 10 27 27 AM

Kim Goss

May 11, 2021 10:27 AM

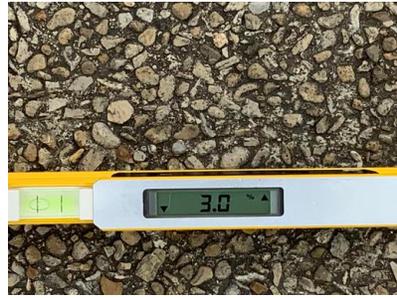


Photo May 11, 10 27 33 AM

Kim Goss

May 11, 2021 10:27 AM



Photo May 11, 10 27 45 AM

Kim Goss

May 11, 2021 10:27 AM



Photo May 11, 10 27 51 AM

Kim Goss

May 11, 2021 10:27 AM

#18 Priority 1: Accessible Routes

Status

Open

Location

Fountain Perimeter Sidewalk

Description

The two connecting decomposed granite paths are not stable or firm and have excessive changes in level.

Recommendation: Replace route with paved sidewalk.
(40 SF)

Sheet

C2



Cost Impact

1000

Photos



Photo May 11, 9 58 29 AM

Kim Goss

May 11, 2021 9:58 AM



Photo May 11, 9 58 59 AM

Kim Goss

May 11, 2021 9:58 AM



Photo May 11, 9 59 28 AM

Kim Goss

May 11, 2021 9:59 AM



Photo May 11, 10 06 34 AM

Kim Goss

May 11, 2021 10:06 AM



Photo May 11, 10 06 49 AM

Kim Goss

May 11, 2021 10:06 AM



Photo May 11, 10 06 58 AM

Kim Goss

May 11, 2021 10:06 AM

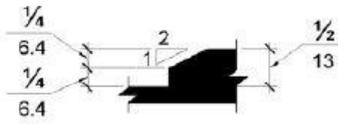


Figure 303.3 Beveled Change in Level

303.3(a)

Kim Goss

Jun 29, 2021 2:50 PM

#4 Priority 1: Curb Ramps

Status
Open

Location
Northwest Curb Ramp

Description
Both ramps and landing have excessive cross slopes ranging from 3.3% to 3.7%.

Recommendation: Remove and replace curb ramp.

Sheet
C1



Cost Impact
6000

Photos



Photo May 11, 9 11 30 AM
Kim Goss
May 11, 2021 9:11 AM



Photo May 11, 9 11 38 AM
Kim Goss
May 11, 2021 9:11 AM



Photo May 11, 9 12 57 AM
Kim Goss
May 11, 2021 9:12 AM



Photo May 11, 9 13 07 AM
Kim Goss
May 11, 2021 9:13 AM



Photo May 11, 9 13 22 AM
Kim Goss
May 11, 2021 9:13 AM



Photo May 11, 9 13 29 AM
Kim Goss
May 11, 2021 9:13 AM

#7 Priority 1: Curb Ramps

Status
Open

Location
Southeast Curb Ramp

Description
The right-hand ramp and landing have a cross slope ranging from 2.6% to 3.4%.

Recommendation: Remove and replace curb ramp.

Sheet
C2



Cost Impact
6000

Photos



Photo May 11, 9 32 20 AM
Kim Goss
May 11, 2021 9:32 AM



Photo May 11, 9 32 27 AM
Kim Goss
May 11, 2021 9:32 AM



Photo May 11, 9 33 26 AM
Kim Goss
May 11, 2021 9:33 AM



Photo May 11, 9 33 34 AM
Kim Goss
May 11, 2021 9:33 AM



Photo May 11, 9 34 11 AM
Kim Goss
May 11, 2021 9:34 AM



Photo May 11, 9 34 18 AM
Kim Goss
May 11, 2021 9:34 AM

#1 Priority 2: Accessible Routes

Status

Open

Location

Bandstand

Description

No accessible route is provided to the bandstand.

Recommendation: Install a platform lift.

Sheet

C1



Cost Impact

12000

Photos



Kim Goss
May 11, 2021 9:01 AM



Kim Goss
May 11, 2021 9:01 AM



Kim Goss
May 11, 2021 9:01 AM

#2 Priority 2: Accessible Routes

Status
Open

Location
Fountain

Description
No accessible route is provided to fountain or memorial plaques.

Recommendation: Install a ramp.

Photos



Kim Goss
May 11, 2021 9:04 AM



Kim Goss
May 11, 2021 9:04 AM



Kim Goss
May 11, 2021 9:04 AM

Sheet
C1



Cost Impact
10000

#16 Priority 2: Accessible Routes

Status

Open

Sheet

C3

Location

Memorial Interior Sidewalk

Description

The north corner of the sidewalk has a cross slope of approximately 2.4%

Recommendation: Remove and replace sidewalk. (100 SF)



Cost Impact

1000

Photos



Kim Goss
May 11, 2021 10:36 AM



Kim Goss
May 11, 2021 10:36 AM

#15 Priority 2: Protruding Objects

Status

Open

Location

Memorial Perimeter
Sidewalk

Description

The north side of the sidewalk around the memorial has low tree branches with an overhead clearance of only 70".

Recommendation: Trim tree branches.

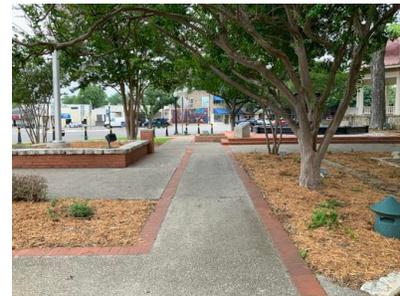
Photos



Kim Goss
May 11, 2021 10:32 AM



Kim Goss
May 11, 2021 10:32 AM



Kim Goss
May 11, 2021 10:32 AM

Sheet

C3



Cost Impact

500

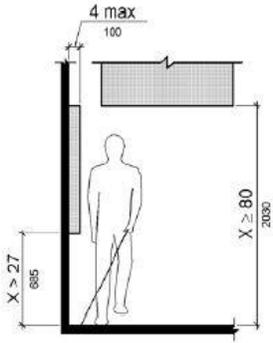


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 29, 2021 3:03 PM

#17 Priority 2: Protruding Objects

Status
Open

Location
Sidewalk to Rear Bandstand

Description
The route from the perimeter sidewalk to the back of the bandstand has low tree branches with an overhead clearance of only 74".

Recommendation: Trim tree branches.

Photos



Kim Goss
May 11, 2021 10:40 AM



Kim Goss
May 11, 2021 10:40 AM

Sheet
C2



Cost Impact
500

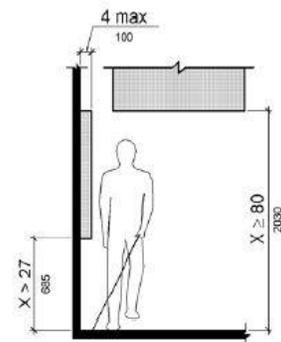


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 29, 2021 3:03 PM

#9 Priority 4: Drinking Fountains

Status

Open

Location

Drinking Fountain

Description

The single drinking fountain is accessible, but no standing height fountain is provided.

Recommendation: Install a second fountain with the spout 38" to 43" high.

Sheet

C2



Cost Impact

3750

Photos



Kim Goss

May 11, 2021 9:52 AM