



CITY OF PUNTA GORDA ADA TRANSITION PLAN FINAL REPORT Herald Court Alley

October 4, 2017

Prepared For:
City of Punta Gorda
326 West Marion Avenue
Punta Gorda, Florida, 33950



CONTENTS

1.0	Location Map	1
1.1	Building Description	1
2.0	Process Overview	2
2.1	Published Standards	2
2.2	Building Assessment Overview	2
3.0	Assessment Process	3
4.0	Findings and Deficiencies	3
4.1	General	3
4.2	Curb Ramps	4
4.3	Benches	5
	Assessments	5
	Recommendations	5
4.4	Vertical Clearance	6
	Assessments	6
	Recommendations	6
5.0	Implementation and Financial Plan	7
5.1	Development of Improvement Costs	7
5.2	Development of the Implementation and Financial Plan	9
5.3	Funding Plan for Needed Improvements	10

1.0 LOCATION MAP

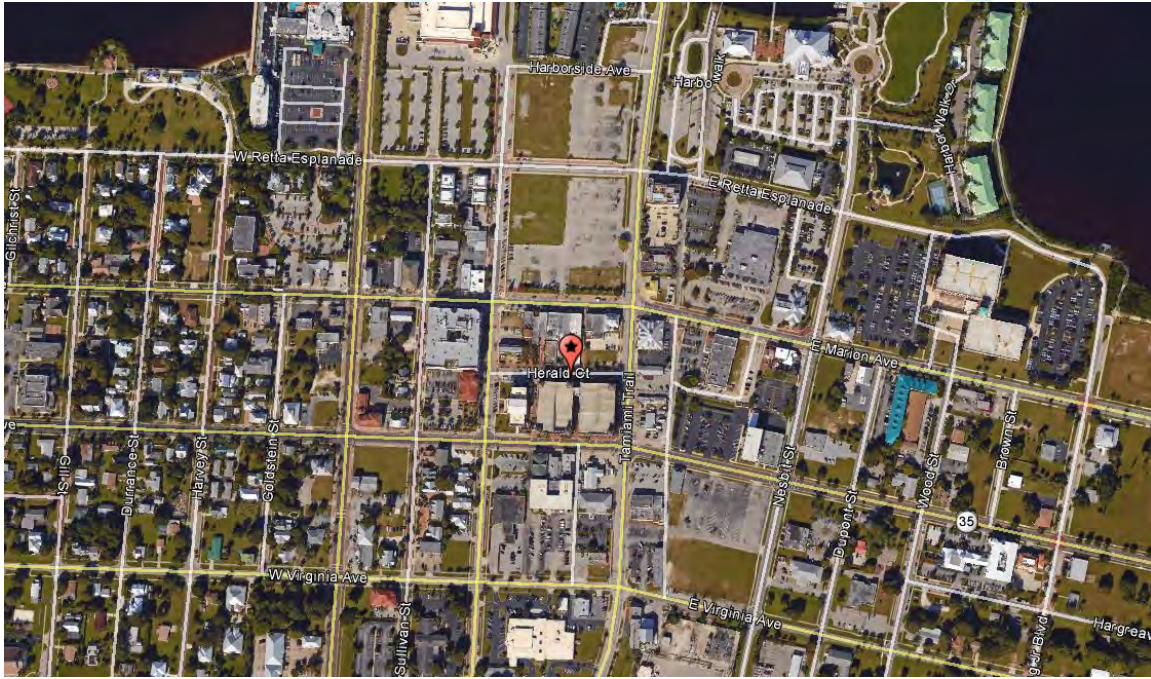


Figure 1-1 - Location Map

1.1 BUILDING DESCRIPTION

The Herald Court Alley is located in downtown Punta Gorda, and is a short pedestrian-only alley way connecting Herald Court with West Marion Avenue.

2.0 PROCESS OVERVIEW

2.1 PUBLISHED STANDARDS

As indicated in our project proposal, the findings for each facility assessed under the project will be provided in the form of an Accessibility Assessment Report, or AAR. This AAR conforms to ASTM E2018-01 - Standard Guide for Property Assessments: Baseline Property Condition Assessment Process standards.

The AAR is intended to identify defects or deficiencies in compliance with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and Florida Accessibility Code (FAC), as well as any other code deemed applicable and to recommend necessary improvements that could improve accessibility of the assessed facilities by individuals with disabilities. Our assessment is based on spaces, areas, elements, or features that can or could be accessed by the general public. Attention to equipment or work spaces not allocated for use by individuals with disabilities has not been evaluated. Nevertheless, where work areas that may allow individuals with disabilities to be employed are identified by the facility member interviewed during the introductory stage of the assessment are identified, these areas have been assessed and any deficiencies noted are reported herein.

The date the facility was constructed or renovated is important to determine so that applicable standards can be applied during the assessment process. ADAAG became enforceable in January 1992 with a revision becoming enforceable in 2012. The FAC has had various revisions over the years. As such, if a facility was constructed prior to the ADA, only components of that facility that are/have been modified since the adoption of the ADA and FAC are required to be accessible. This AAR reports deficiencies according to ADAAG and FAC standards as appropriate to the condition assessed.

2.2 BUILDING ASSESSMENT OVERVIEW

An informal interview with our points of contact for the facility, Cherry Prewitt & Mitchell Austin, were conducted prior to performing the physical assessment of the alley and surrounding elements. They provided an overview of the facility's occupancy, use, and history which established the spaces and elements frequented by the general public and which must meet the minimum accessibility requirements.

The pre-interview process is used to determine and document information relevant to each facility's use in order to determine applicable regulatory standards to apply to the assessment of the facilities. Use and occupancy information is critical in determining compliance with accessibility standards and must be established prior to the physical assessments.



3.0 ASSESSMENT PROCESS

A facility walk-thru and assessment of site and building elements for compliance with applicable accessibility standards was conducted on June 14, 2016. The assessment was conducted by Tindale Oliver staff, certified as Accessibility Inspectors.

The facility survey addressed each accessible element and space within and external to the building and included applicable elements such as path-of-travel (accessible route), parking, curb ramps, signage, benches, drinking fountains, ramps, and all other occupiable spaces and elements covered by the ADAAG.

The survey included physical measurements and counts for components or systems. Survey findings were collected and recorded on Tindale Oliver's custom made, Android based, ADA compliance checklist application. Photographs were taken with the tablet of each area of the facility for familiarization and later reference to illustrate deficiency findings. The digital data and photographs were then uploaded to a database on our secure servers for backup. Where appropriate, photographs have been included in this AAR to illustrate issues or deficiencies where necessary.

The facility survey consisted of non-intrusive visual observations, which allowed for a readily accessible and easily visible components and systems assessment of the facility which included measurements of space and clearance dimensions, slope, walkway widths, reach ranges, maneuverability measurements, etc.

4.0 FINDINGS AND DEFICIENCIES

4.1 GENERAL

The use and occupancy of the Herald Court Alley dictates egress requirements and accessible route requirements consistent with the ADAAG regulations. Because the general public does access the alley, and in the interest of establishing an accessibility compliance baseline condition report of the facility, a full accessibility assessment was conducted. Where deficiencies in compliance with ADAAG or FAC exist, descriptions of the deficiency, regulatory requirement(s) pertinent to the deficiency, a photograph or sketch illustrating the deficient element, and recommendations for remediation of the deficiency are listed below.



4.2 CURB RAMPS

Assessments

Curb ramps are a small but important part of making sidewalks, street crossing, and other pedestrian routes that make up the public right-of-way accessible to people with disabilities. All ADA compliant curb ramps must include detectable warning surfaces, which are a distinctive surface pattern of truncated domes detectable by cane and or underfoot that alert pedestrians with vision impairments of their approach to street crossing.

Shown below are two views of the Herald Court crosswalk, leading to/from the Herald Court Alley. The south side has detectable warnings, but they are not high contrast and there appears to be debris gathered at the crossing, perhaps from a drainage issue. The north side curb ramp is missing detectable warnings.



Figure 4-1: Pedestrian crossings

ADAAG 302.1 states that, “Floor or ground surfaces shall be stable, firm, and slip resistant.”

ADAAG 705.1.3 states that, “Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.”

Recommendations

- Replace the brick detectable warning on the south end of the crosswalk so that it is high contrast.
- Maintain the area where debris accumulates due to inadequate drainage.
- Install a detectable warning on the north side of the crosswalk.

4.3 BENCHES

Assessments

Shown in Figure 4-2, are three non-accessible benches located within Herald Court Alley.



Figure 4-2

ADAAG 903.2 states that “Clear floor or ground space shall be positioned at the end of the bench seat and parallel to the short axis of the bench.”

PROWAG R212.6 states that “At least 50 percent, but no less than one, of benches at each location shall provide clear space adjacent to the bench. The clear space shall be located either at one end of the bench.”

ADAAG 305.3/PROWAG R404 states that “The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.”

Recommendations

- Either remove the non-accessible benches or relocate the benches/obstruction to make at least one side of the benches accessible.

4.4 VERTICAL CLEARANCE

Assessments

Vertical clearance is defined as the minimum unobstructed vertical passage space. Vertical clearance is often limited by obstacles such as building overhangs, tree branches, signs, and awnings. Shown below in Figure 4-3, the path contains low hanging shrubbery protrudes and obstructs Herald Court Alley.



Figure 4-3

ADAAG 307.2 states that, “objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.

Recommendations

- While the trellis itself is an acceptable height, the flower vines hanging down from it shall be trimmed or raised so that its height is a minimum of 80”. This will prevent visitors with visual impairments from making contact with the low hanging foliage.

5.0 IMPLEMENTATION AND FINANCIAL PLAN

In the previous sections, the improvements that are required to improve accessibility conditions at the facility were identified. The next step in the process is the development of an Implementation and Financial Plan for improvements. This was undertaken through the following efforts:

- preparing cost estimates for the required improvements;
- identifying funding that is available for the improvements; and
- reviewing the specific improvements in more detail and categorizing them into two separate groups. These include:
 - quick fix improvements; and
 - improvements that require more time, effort, and/or funding.

5.1 DEVELOPMENT OF IMPROVEMENT COSTS

In order to develop the Implementation and Financial Plan, unit costs for each type of improvement were developed. These unit costs were based on recent experiences with other agencies and, when available, standard industry costs when local data was not available. **It is important to note that the unit costs include across-the-board assumptions that will need to be reviewed prior to the actual improvement being completed.**

Table 5-1 includes the unit costs for each type of improvement that were used to estimate the improvement costs. In addition, this table includes an estimate for the total number of items needing each type of improvement, as well as the total estimate of probable cost by improvement type.

Note that the costs included in the table below are planning level estimates, once the projects progress through design, the actual construction opinions of cost will become more refined. Also, the City does not have the funding to go out and make all of these improvements at one time, which would offer the most economy of scale. Therefore, cost estimates are reflective of multiple smaller phases that will be more conducive to the funding available.

Again, it should be noted that the estimates are intended to reflect the order-of-magnitude costs for the City's overall facility improvement needs over the timeframe of the plan; for specific projects nearing implementation, it may be necessary for the City to conduct a more detailed cost assessment.



Improvement	Cost		Approx. Amount	Approx. Cost	Priority	Quick Fix
Add Detectable Warnings/Maintain Curb Ramps	\$500	each	2	\$1,000	High	No
Relocate Bench Obstructions	\$200	each	3	\$600	Low	Yes
Trim/Maintain Foliage	\$200	each	1	\$200	Medium	Yes
Sub-Total Estimate				\$1,600		
Mobilization	\$1,000			\$1,000		
Signed & Sealed Plans	\$1,500			\$1,500		
Survey/Design	15%			\$300		
Inspection	5%			\$100		
Miscellaneous	10%			\$200		
Total Order of Magnitude Cost Estimates				\$4,700		

Table 5-1 Cost and Prioritization Table



5.2 DEVELOPMENT OF THE IMPLEMENTATION AND FINANCIAL PLAN

The Implementation and Financial Plan was developed to identify when the improvements should occur, based on the relative priority of the improvements and anticipated level of funding that will be available to address the improvements.

Due to the nature of the quick fix improvements, it is assumed that the majority of the identified quick fix improvements will be completed within the confines of the five-year plan, listed in the following section.

It would be ideal if Punta Gorda could take advantage of “piggy backing” needed improvements with other planned facility improvement and renovation projects. Under ideal circumstances, this would permit the City to benefit either because the project directly addresses some or all of the needed improvements, or the project allows the City to reduce its improvement costs due to the concurrent construction activities. It is not known at this time the amount of implementation costs that could potentially be saved by completing the improvements concurrent with planned projects. Therefore, potential cost savings through fund leveraging are not included in the Implementation and Financial Plan at this time. In the future, should the desire and ability to estimate the amount of costs that could be reduced through fund leveraging, the cost of the improvements for those impacted improvements may be adjusted.

To develop the plan, the prioritized list of improvements were incorporated into the Implementation and Financial Plan based on the amount of anticipated funding available each year for the improvements.

It should be stressed that the Implementation and Financial Plan will serve as a general guide for the planning of improvements and that several factors will influence the timing for implementation of specific improvements and the overall cost of the program, including:

- Opportunities for partnering with other jurisdictions or organizations on implementing improvements.
- Specific site conditions at individual locations, including landscaping, utilities, drainage, which can have a significant impact on the type of improvements required and the associated cost.
- Contracting opportunities, including awarding a unit-price contract for the implementation of improvements at multiple locations.
- Additional opportunities to relocate or consolidate individual amenities.

On an annual basis, the list of needed improvements will be reviewed against the funding that is available that year to develop a specific work program. As previously mentioned, this will involve development of more detailed cost estimates based on a review of site conditions at individual locations.



5.3 FUNDING PLAN FOR NEEDED IMPROVEMENTS

Table 5-1 presents an example of a phased implementation plan by listing the improvements with a proposed priority and their associated costs. It should be noted that the costs are estimates of probable cost, with the ultimate costs dependent upon how the work is undertaken, site conditions at individual locations, material and labor prices in future years, and potential right-of-way costs. The number of items that are consolidated, modified, relocated, or removed will also be an important variable, as well as the amount of work that will be the responsibility of other entities.

Due to the unknown level of funding currently available for accessibility improvements, current renovation schedule, and the completion of the quick-fix improvement list, the items recommended for improvement each year of the program do not necessarily have to be the highest ranking items on the priority list. However, as the improvement program progresses, high ranking items that were not initially improved should be included in future years.

It should be noted that the phased implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to such factors as the actual costs of the improvement. As such, the improvements will need to be reviewed and a work program developed specifying the improvements that will be undertaken on an annual basis. The improvements would be undertaken through task orders. It is envisioned that the effort could focus on implementation of improvements within specific sections of the facility or would occur with groups of similar improvements throughout the City, both of which could enable improvements to be implemented more quickly.

It should be stressed that this plan is presented as an overall guide to the implementation of improvements. City staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.

