

Facility: 8th & Cherry Parking Garage

Address: 801 - 11 Cherry Street

Date of Survey: 02/02/10 & 02/05/10



The 8th & Cherry parking structure was originally constructed in 1968 and then renovated in 1999. The structure has four parking levels, all of which are accessible via an elevator at the SW corner of the structure. This parking structure has a total of 175 parking spaces and therefore, per ADAAG 4.1.2 (5) a. – d., six total accessible parking spaces are required.

1 ACCESS TO THE SITE AND/OR FACILITY

1.1 Exterior Accessible Route (sidewalks, paths, etc.)

- No work.

1.2 Parking

Note: This parking structure has slab beams that reduce vertical clearance to as low as 84" which is 14" shy of ADAAG 4.6.5 minimum vertical clearance requirement of 98" for van accessible parking spaces. Due to the low vertical clearances, signage should be installed indicating that the parking structure may not be van accessible and giving

directions to the nearest parking structure that has van accessible parking spaces that meet ADAAG 4.6.5.

- Existing ADA parking spaces located on each level generally have slopes and cross-slopes that are close to the required 2% maximum slope in any direction, but most areas have at least minor issues with slope or cross-slopes up to 4%. The bigger issue is that the spaces as currently located require the individual with a disability to travel on the vehicular path along the south perimeter of the parking structure to get over to the elevator located in the SW corner of the parking structure. In addition to requiring a wheelchair user to travel an unsafe path, the path typically has excessive cross-slopes of up to 8% which is excessive and non-compliant for an accessible access path. Because of these issues and the existing structural conditions, it would be technically infeasible to completely eliminate these issues in this existing structure. Therefore, I am recommending that the six required ADA parking spaces be relocated to the ground level (Level A) and be placed along the west perimeter of the parking structure (see photo 1) and proposed parking sketch below. The existing slopes and cross-slopes of the parking spaces along the west wall of the garage are mostly acceptable with some up to 3%. The existing spaces can be repaved for maximum 2% slopes, re-striped for proper space markings and sizes and existing parking signs moved to this new location.

Estimated Cost: \$4,911.00



Photo 1



1.3 Curb Cuts & Curb Ramps

- No work at parking structure. Curb ramps at exterior sidewalks at street crossings are not included in this report and will be addressed by a separate right-of-way curb ramp study by others.

1.4 Exterior Ramps

- No work.

1.5 Exterior Stairs

- None exist.

2 SERVICES

2.1 Building Entrances (exterior doors)

- No work.

2.2 Interior Accessible Route

- Rework/level access path from new ADA parking at west side of Level A to the existing concrete landing near elevator and west exit door. This will require the demo of a 4' wide x 15' long section of existing pavement and installation of a maximum 5% slope path (see proposed walk shown in red in the New ADA Parking sketch on previous page and photo 2 below for existing conditions).

Estimated Cost: \$1,642.00.00

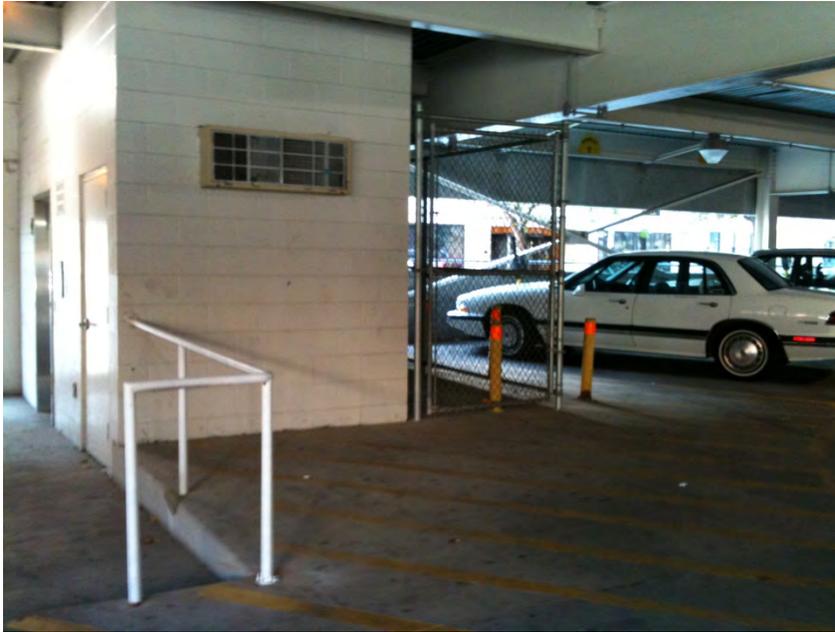


Photo 2

2.3 Interior Ramps

- No work.

2.4 Interior Stairs

- No work.

2.5 Elevators

- Install jamb signs at elevator door jambs @ 60" from floor to center of signs (1 elevator x 4 levels x 2 signs per opening). **Estimated Cost: \$296.00**
- Install accessible pull handle on elevator car emergency phone compartment. **Estimated Cost: \$50.00**
- Install braille/tactile markings at in-car buttons (7 total). **Estimated Cost: \$168.00**

2.6 Platform (wheelchair) Lifts

- None exist.

2.7 Doors (interior, excluding restroom doors addressed in 3.1 and non-public area doors)

- Adjust SW Stair door closers to max. 5 lbs. opening force at Level A & D.

Estimated Cost: \$40.00

2.8 Places of Assembly (auditoriums, meeting rooms, gymnasiums, etc.)

- None exist.

2.9 Seating and Tables

- None exist.

2.10 Restaurant (including dining areas, snack bars & public use kitchens)

- None exist.

2.11 NOT USED

2.12 Business and Mercantile

- Lower parking payment machine at SW entry area such that the highest operable part of the machine is no more than 54" above finish grade and add braille/tactile instructions and button info.

Estimated Cost: \$300.00

2.13 Dressing and Fitting Rooms

- None exist.

2.14 NOT USED

2.15 NOT USED

2.16 Libraries

- None exist.

2.17 Storage

- No work.

3 ACCESS TO PUBLIC AMENITIES

3.1 Drinking Fountains

- None exist.

3.2 Restrooms

- None exist.

3.3 Signage

- Install signage at Cherry Street entrance indicating that the parking structure may not be van accessible due to 7'-0" vertical clearances and giving directions to the nearest parking structure that has van accessible parking spaces.

Estimated Cost: \$150.00

3.4 Bathtub & Showers (including locker rooms and dressing rooms)

- None exist.

4 BARRIER REMOVAL - OTHER

4.1 Alarms

- None exist.

4.2 Public Telephones

- None exist.

4.3 Protruding Objects

- Install lower horizontal rail for proper cane detection (@ max. 27" a.f.f.) at Level A of SW Stair and Level A of NE Stair (see photos 3 & 4 on next page)

Estimated Cost: \$436.00



Photo 3



Photo 4

4.4 Work Areas

- None exist.

4.5 Sinks, Other than Lavatories

- None exist.

5 COST ESTIMATE

5.1 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$7,993.00**

FACILITY SUMMARY		NAME: Bth & CHERRY PARKING STRUCTURE
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

1.1 Exterior Accessible Route	-	
1.2 Parking	4,911.00	Lower parking pay machine, relocate 6 access spaces
1.3 Curb Ramps	-	
1.4 Exterior Ramps	-	
1.5 Exterior Stairs	-	

2 Services

2.1 Building Entrances	-	
2.2 Interior Accessible Route	1,642.00	Rework conc. access path from new parking to West exit
2.3 Interior Ramps	-	
2.4 Interior Stairs	-	
2.5 Elevators	514.00	Add braille/tactile signs & access pull @ phone
2.6 Platform Lifts	-	
2.7 Doors	40.00	Adjust open force @ closer @ 2 doors
2.8 Places of Assembly	-	
2.9 Seating and Tables	-	
2.10 Restaurant	-	
2.11 NOT USED	-	
2.12 Business and Mercantile	300.00	Lower parking payment machine & add braille
2.13 Dressing and Fitting Rooms	-	
2.14 NOT USED	-	
2.15 NOT USED	-	
2.16 Libraries	-	
2.17 Storage	-	

3 Access to Public Amenities

3.1 Drinking Fountains	-	
3.2 Toilet Rooms	-	
3.3 Signage	150.00	"Low clearance for van" access sign @ entry
3.4 Bathtubs and Showers	-	

4 Barrier Removal - Other

4.1 Alarms	-	
4.2 Public Telephones	-	
4.3 Protruding Objects	436.00	Install additional rail @ 2 stairs
4.4 Work Areas	-	
4.5 Sinks, Other than Lavatories	-	

Total Barrier Removal Cost	7,993.00	
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