

Facility: Parking Plaza

Address: 17 N. 8th Street

Date of Survey: 02/02/10 & 02/08/10



The Parking Plaza structure has four parking levels, all of which are sloped slabs averaging approximately 6%. The parking structure was constructed prior to the 1990 Americans with Disabilities Act and all levels are accessible via two elevators. This structure has a total of 349 parking spaces and therefore, per ADAAG 4.1.2 (5) a. – d., eight total accessible parking spaces are required.

1 ACCESS TO THE SITE AND/OR FACILITY

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

- At SW Level 2 elevator landing and SW Level 3 elevator landing, scarify existing concrete beyond the 2' deep level landing to allow for a concrete topping to extend landings to be level out 4' from the elevator entrances and then continue concrete topping out to front edge of accessible parking spaces. Add a contrasting truncated dome detectable warning surface at ramp outlet into the parking area (see Area A & B on plans). **Estimated Cost: \$4,488.00**

1.2 Parking

Note: This parking structure was designed with slope slabs throughout which makes it structurally and financially infeasible to make changes that would provide all level parking spaces and access aisles. The slope slabs create an average cross slope at the existing ADA parking spaces of 6% +/- . Additionally, at the slab beams, vertical

clearance gets as low as 88" which is 10" shy of ADAAG 4.6.5 minimum vertical clearance requirement of 98". In a phone conversation on July 11, 2011 with Jim DeJong and Chuck Graham of the Great Plains ADA Center, various options for accessible parking were discussed, including the possibility of removing the existing non-compliant ADA parking in the Parking Plaza and providing those spaces in another City owned parking garage nearby. Jim and Chuck both felt that with the Parking Plaza's heavy use and proximity to various high traffic service, office and government facilities in the area, it would be best to maintain the existing spaces and make any modification deemed feasible to improve those spaces even though they would not be fully ADA compliant. The also recommended that due to the low vertical clearances, signage should be installed indicating that the parking structure is not van accessible and giving directions to the nearest parking structure that has van accessible parking spaces.

- Parking Area 1 (see plans): Restripe two spaces to be minimum 8' wide with a shared min. 5' wide access aisle and raise signs to 72" above grade.
Estimated Cost: \$328.00
- Parking Area 2: Restripe existing space such that a min. 5' wide access aisle is located on the left side of a min. 8' wide parking space and raise parking sign to 72" above grade.
Estimated Cost: \$212.00
- Parking Area 3: Restripe existing space such that a min. 5' wide access aisle is located on the right side of a min. 8' wide parking space.
Estimated Cost: \$288.00
- Parking Area 5: Restripe existing space such that a min. 5' wide access aisle is located on the left side of a min. 8' wide parking space.
Estimated Cost: \$192.00
- Parking Area 6: Restripe existing space such that a min. 5' wide access aisle is located on the left side of a min. 8' wide parking space.
Estimated Cost: \$288.00
- Parking Area 7: Restripe existing space such that a min. 5' wide access aisle is located on the left side of a min. 8' wide parking space and install parking sign on a post to raise to 72" above grade.
Estimated Cost: \$359.00

1.3 Curb Cuts & Curb Ramps

- Add truncated dome detectable warning surface at existing curb-cuts located adjacent to parking areas 1 & 2.
Estimated Cost: \$792.00
- Patch to eliminate ¾" change in level at curb-cut adjacent to parking area 2.
Estimated Cost: \$100.00

- Install new curb-cut at parking area 3 & 4 and replace curb-cut at parking area 7:
Estimated Cost: \$7,500.00

1.4 Exterior Ramps

- None exist.

1.5 Exterior Stairs

- None exist.

2 SERVICES

2.1 Building Entrances (exterior doors)

- None exist.

2.2 Interior Accessible Route

- No work.

2.3 Interior Ramps

- None exist.

2.4 Interior Stairs

- Install a barrier rail meeting ADAAG 4.4.2 at the open underside of four interior stairs (C, D, E & F on the plans). **Estimated Cost: \$670.00**

2.5 Elevators

- Move jamb signs at elevator door jambs up to be 60" from floor to center of signs (2 elevators x 4 levels x 2 signs per opening). **Estimated Cost: \$320.00**

2.6 Platform (wheelchair) Lifts

- None exist.

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

- Adjust the opening force to max. 5 lbs. force and replace door knobs with door levers at 11 stair enclosure doors. **Estimated Cost: \$3,575.00**

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

- No work.

2.13 Dressing and Fitting Rooms

- None exist.

2.14 NOT USED

2.15 NOT USED

2.16 Libraries

- None exist.

2.17 Storage

- None exist.

3 ACCESS TO PUBLIC AMENITIES

3.1 Drinking Fountains

- None exist.

3.2 Restrooms

- None exist.

3.3 Signage

- Install signage indicating that the parking structure is not van accessible due to low vertical clearances and giving directions to the nearest parking structure that has van accessible parking spaces. **Estimated Cost: \$300.00**

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

- None exist.

4.4 Work Areas

- No work.

4.5 Sinks, Other than Lavatories

- None exist.

5.0 Cost Estimate & Notes

- Total facility cost estimate for recommended ADA modifications: **\$19,412.00**

FACILITY SUMMARY		NAME: PARKING PLAZA
SECTION HEADING	COST	COMMENTS

1 Access to the Facility

- 1.1 Exterior Accessible Route
- 1.2 Parking
- 1.3 Curb Ramps
- 1.4 Exterior Ramps
- 1.5 Exterior Stairs

4,488.00
1,667.00
8,392.00
-
-

Rework conc. landing @ elev./stair (2 locations)
Re-stripe spaces in 6 locations
Repair/replace curb cuts & add trunc. domes

2 Services

- 2.1 Building Entrances
- 2.2 Interior Accessible Route
- 2.3 Interior Ramps
- 2.4 Interior Stairs
- 2.5 Elevators
- 2.6 Platform Lifts
- 2.7 Doors
- 2.8 Places of Assembly
- 2.9 Seating and Tables
- 2.10 Restaurant
- 2.11 NOT USED
- 2.12 Business and Mercantile
- 2.13 Dressing and Fitting Rooms
- 2.14 NOT USED
- 2.15 NOT USED
- 2.16 Libraries
- 2.17 Storage

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670.00
320.00
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3,575.00
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Add barrier rail @ 4 stairs
Raise jamb signs @ 2 elevators
Adjust open force (closer) and add levers - 11 doors

3 Access to Public Amenities

- 3.1 Drinking Fountains
- 3.2 Toilet Rooms
- 3.3 Signage
- 3.4 Bathtubs and Showers

-
-
300.00
-

Install directional signs re: van access (2)

4 Barrier Removal - Other

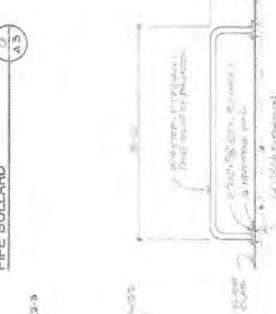
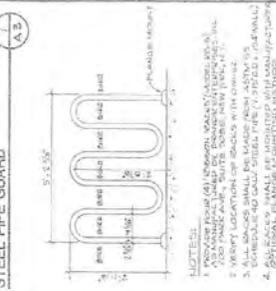
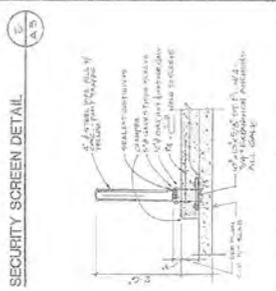
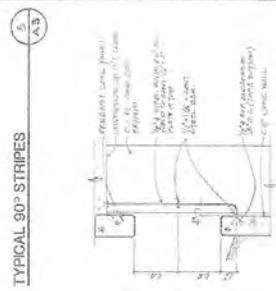
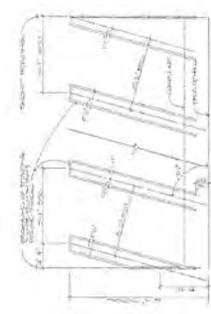
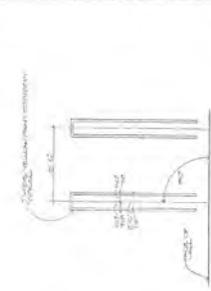
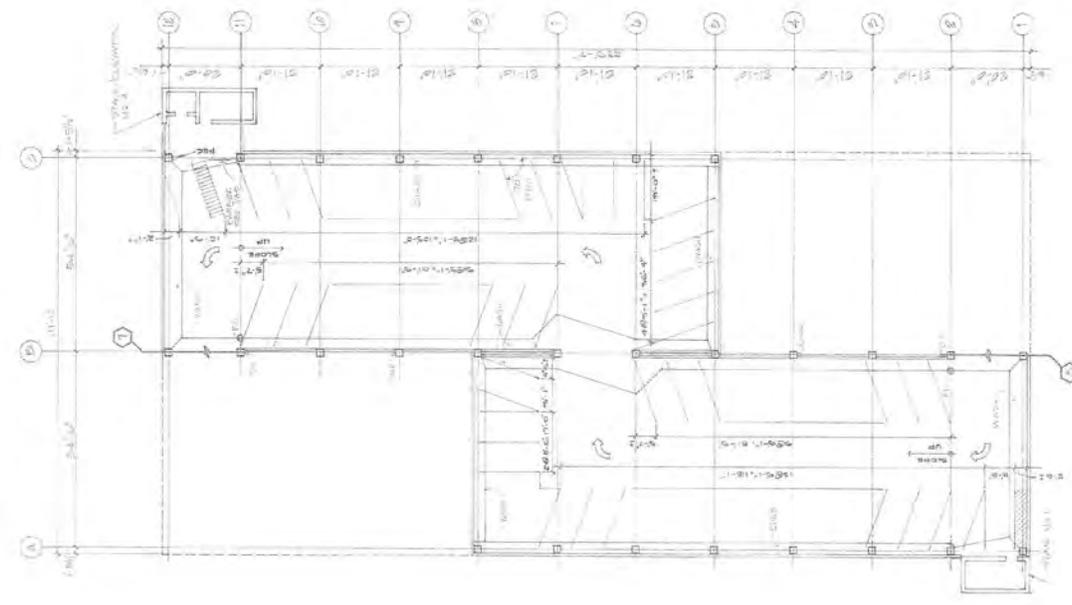
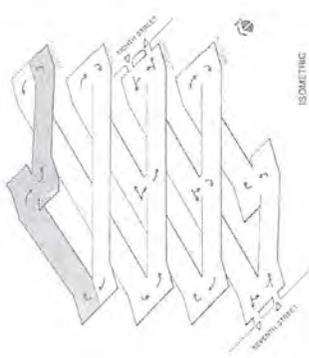
- 4.1 Alarms
- 4.2 Public Telephones
- 4.3 Protruding Objects
- 4.4 Work Areas
- 4.5 Sinks, Other than Lavatories

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Total Barrier Removal Cost

19,412.00

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SHEET NOTES:

- 1) Q- indicates PLAN MATCH LINES.
- 2) FOR SYMB, STAIR/ELEVATION PLANS SEE SHIT A5-1, A5-24-48-3
- 3) FD DENOTES "FLOOR DRAIN"
- 4) HCDT DENOTES "HANDICAPPED STALL"
- 5) CWR DENOTES "COLD WATER SYSTEM"
- 6) FOR TYPICAL STRIPING DETAILS SEE THIS SHIT
- 7) FOR TYPICAL STRIPING DETAILS SEE "STRUCTURAL OVERLAY"
- 8) FOR RACK ELEVATIONS SEE "STRUCTURAL OVERLAY"
- 9) DWG DENOTES "DRY STANDPIPE" DETAILS SEE THIS SHIT
- 10) E.C. DENOTES "ELECTRICAL" DETAILS SEE THIS SHIT
- 11) C.C. DENOTES "CABINET" SEE ABOVE AND BELOW FLOORING



PARKING PLAZA
CITY OF COLUMBIA
COLUMBIA, MISSOURI

walker
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