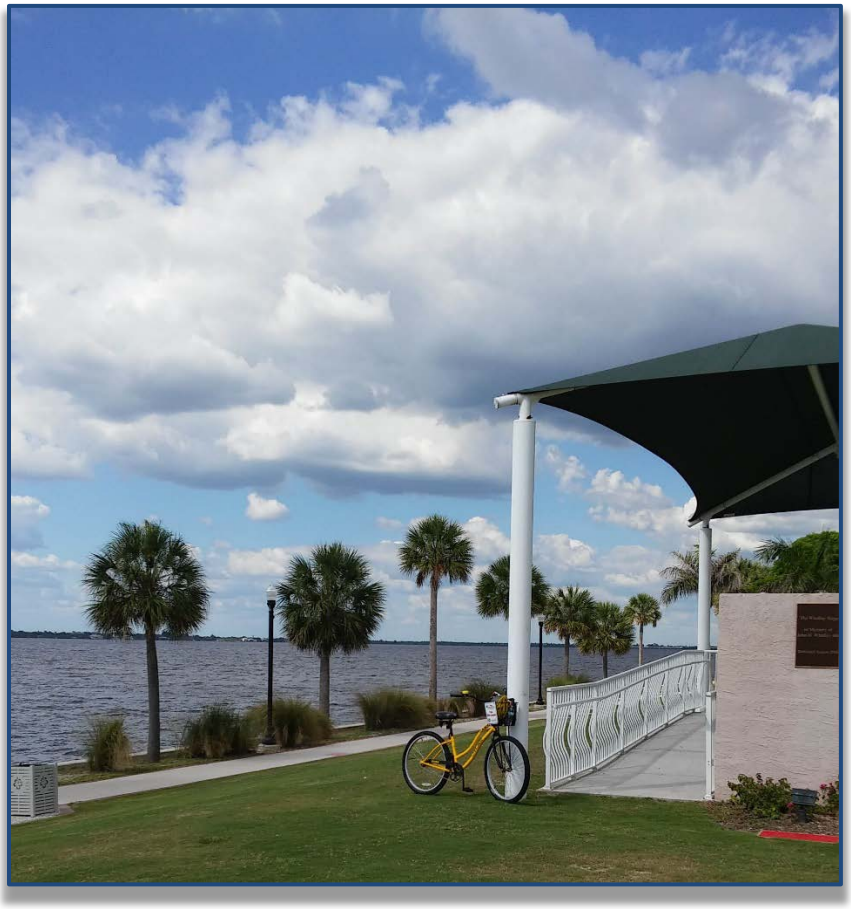
CITY OF PUNTA GORDA
ADA TRANSITION PLAN FINAL REPORT
Laishley Park

October 4, 2017

Prepared For:

City of Punta Gorda
326 West Marion Avenue
Punta Gorda, Florida, 33950



Tindale Oliver
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1.0 LOCATION MAP

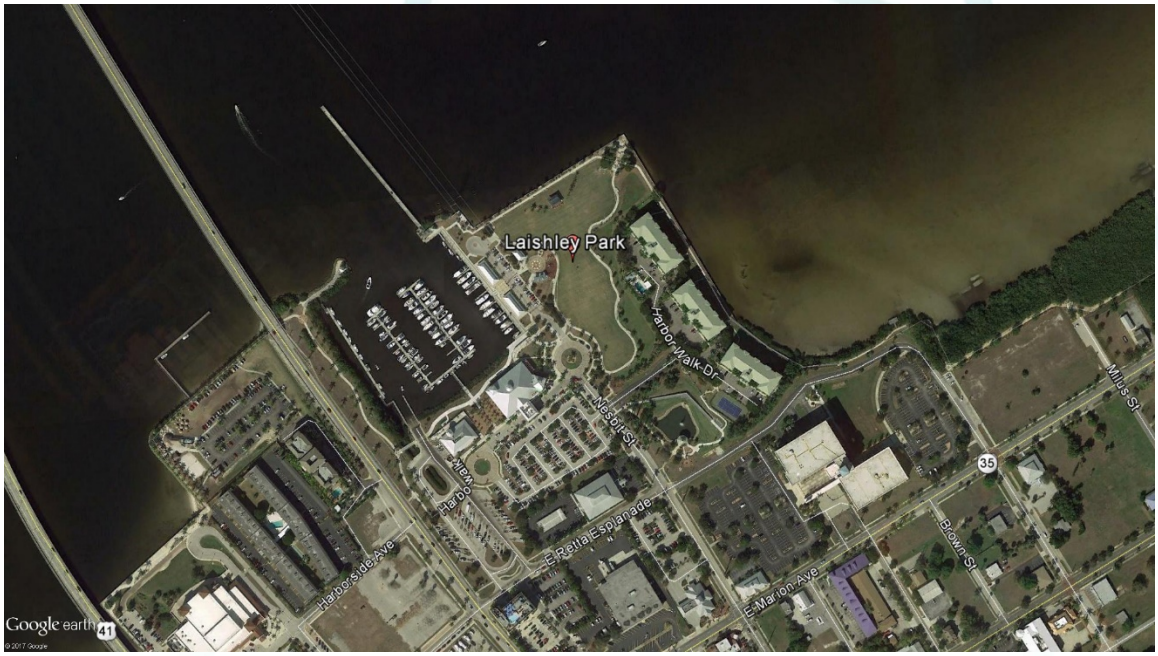


Figure 1-1 - Location Map

1.1 BUILDING DESCRIPTION

Laishley Park is a 16 acres park located on the waterfront in downtown Punta Gorda, adjacent to the Laishley Park Municipal Marina.

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 park 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 park and surrounding elements for compliance with applicable accessibility standards was conducted on May 26, 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 Laishley Park dictates egress requirements and accessible route requirements consistent with the ADAAG regulations. Because the general public does access the park, 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 PARKING

Assessments

There are 26 total parking spaces within the Laishley Park parking lot, with additional parking located adjacent to the nearby marina. Two of these parking spaces are marked as being accessible, but have some minor slope issue, as described below.

Figure 4-1: Accessible Parking Spaces

- The northern-most accessible parking space, located adjacent to the park's restrooms, has a running slope of 2.5% at the top of the access aisle, violating **ADAAG 502.4**, which states "Slopes not steeper than 2% shall be permitted within (Accessible) parking spaces and access aisles serving them."
- The southern-most accessible parking space, has a running slope of 2.5% at the bottom of the parking space, violating **ADAAG 502.4**, which states "Slopes not steeper than 2% shall be permitted within (Accessible) parking spaces and access aisles serving them."

Recommendations

- Resurface the access aisle and accessible parking space so that the running and cross slopes are no greater than 2%.

4.3 RESTROOMS

Assessments

There are two restrooms at the park. However, due to the public nature of the park and the male-only staff performing the assessment, only the Men's restrooms were assessed, the woman's restrooms are assumed to have similar issues.

Figure 4-2: Pedestrian crossings

- The sinks in the main section of the restroom as well as the one in the accessible stall have exposed pipes, violating **ADAAG 606.5** which states "Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact."
- The soap dispenser located in the main section of the restroom is located 50" high, violating **ADAAG 308.2.1** which states "The high forward reach shall be 48" maximum … above the ground."
- The toilet in the accessible stall is located 18.5" from the side wall and 19.5" from the ground, violating **ADAAG 604.2** which states "The centerline of the water closet shall be 16" minimum to 18" maximum from the sidewall." **ADAAG 604.4** states that "The seat height of a water closet above the finish floor shall be 17" minimum and 19" maximum."

Recommendations

- Cover the pipe to all the sinks to protect people in wheelchairs from scraping their legs on the sharp edges.
- Lower the soap dispenser to a height of 48" maximum above the floor.
- Relocate the toilet so that it is centered between 16" and 18" from the sidewall and that the seat is no more than 19" high above the floor.
    - American Standard has a patented toilet design, called Access Pro, that allows the toilet to be shifted up to 3.5" in either direction without relocating the drain or flange.

4.4 WATER FOUNTAINS

Assessments

One set of water fountains were found to have barriers to accessibility, as described below.

Figure 4-3 – Waterfountains

This water fountain has a ground level fountain for pets, a mid-level fountain with a spout height of 36" and a bottle refill station with a button located 51" high. In addition, the slope of the pavement adjacent to the water fountain has an 11% slope.

ADAAG 211.2 states that "No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with **ADAAG 602.1** through **ADAAG 602.6** and one drinking fountain shall comply with **ADAAG 602.7**."

ADAAG 305.2 and **305.3** generally state that "The clear floor space shall be a minimum of 30" by 48" with slopes no greater than 2%."

ADAAG 308.2.1 states that "The high forward reach shall be 48" maximum … above the ground."

ADAAG 602.4 states that "Spout outlets shall be 36" maximum above the finished floor."

ADAAG 602.7 states that "Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finished floor."

Recommendations

- Adjust the slope of the adjacent pavement so that a clear and level floor space is available to patrons using the fountains.
- Add a second drinking fountain nearby that has a spout outlet 38" to 43" above the floor.

- Either adjust the height of the water bottle refill station or add a secondary water bottle refill station that has a button located a maximum of 48” above the ground.

4.5 DOG STATIONS

Assessments

Two dog stations were found to have barriers to accessibility. One was located too far from the paved trail to be accessible. The other had its doggy bags located 56" high from the ground, too high and far to be reached by a person in a wheelchair.

Figure 4-4 – Dog Stations

ADAAG 308.3 states that, "Where a clear floor space allows a parallel approach to an element, the high side reach shall be 48" maximum above the ground… An obstruction shall be permitted between the clear floor space and the element where the depth of the obstruction is 10" maximum."

Recommendations

- Relocate the dog stations/doggy bags to be no more than 48" above the ground and no more than 10" from the edge of the sidewalk.

4.6 STAGE

Assessments

The ramp leading to the rear of the stage has some barriers to accessibility, as described below.

Figure 4-5 – Ramp to Stage

- There is no accessible connection to the stage **ADAAG 302.1**.
  - To access the stage, a visitor needs to either traverse approximately 125' of the Laishley Park great lawn, violating or, make their way over 40' of grass and an embankment that has a running slope of approximately 30%.
  - In addition, there is a 1.5" lip between the cement ramp and the adjacent grass/dirt.
- The south handrail, at the top of the ramp, does not have a handrail extension, violating **ADAAG 505.10**.

ADAAG 302.1 states that, "Floor and ground surfaces shall be stable, firm, and slope resistant."

ADAAG 505.10 states that, "Tamp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of the ramp runs."

Recommendations

- Connect the stage's ramp to an accessible route that in turn connects to the accessible parking. This can either be accomplished by paving a route from the southwest for a distance of approximately 125' or by paving a series of switchback ramps from the north.
- Extend the handrail at the top of the stage's ramp to include a 12" minimum handrail extension.

4.7 PAVED TRAIL

Assessments

The paved trail on the perimeter of the park as well as the ones running through the park has a few sections with various running slope, cross slope, tripping hazards, and protruding objects that are barriers to accessibility, as detailed below as well as in Appendix A.

- There are various locations where the cross slope exceeds 2%, violating **ADAAG 403.3.**
- There are various locations where the running slope exceeds 5%, violating **ADAAG 403.3.**
- There are various locations where the running slope exceeds 8.33%, violating **ADAAG 405.2**.
- There are tree branches that are protruding objects due to their height being less than 80" above the ground, violating **ADAAG 307.4**.
- There are surfaces that are not firm, stable, and slip resistant due to debris being located on the paved trail, violating **ADAAG 302.1**.
- There is an expansion joint in the sidewalk that has an opening greater than 0.5", violating **ADAAG 302.3**.

ADAAG 302.1 states that, "Floor and ground surfaces shall be stable, firm, and slope resistant."

ADAAG 302.3 states that, "Openings in floor or ground surfaces shall not allow passage of a sphere more than 0.5 inches."

ADAAG 302.3 states that, "Vertical clearance shall be 80 inches high minimum."

ADAAG 403.3 states that, "The running slope of a walking surface shall not be steeper than 5%. The cross slope of a walking surface shall not be steeper than 2%."

ADAAG 405.2 states that, "Ramp runs shall have a running slope not steeper than 8.33%."

Recommendations

- See Appendix A for recommendations.

5.0 IMPLEMENTATION AND FINANCIAL PLAN

In the previous sections, the improvements that are required to improve accessibility conditions to 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
4.2 - PARKING						
Resurface accessible parking and aisle	$5,000	each	2	$10,000	High	No
4.3 - Restrooms						
Add pipe covers to restroom sinks	$100	each	6	$600	High	Yes
Lower the soap dispenser	$50	each	2	$100	Medium	Yes
Adjust toilet location	$2,000	each	2	$4,000	High	No
4.4 - Water Fountains						
Resurface cement by water fountain	$1,000	each	1	$1,000	Medium	No
Add second drinking fountain	$2,000	each	1	$2,000	Medium	No
4.5 - Dog Stations						
Modify/Relocate dog stations	$250	each	2	$500	Low	Yes
4.6 - Stage						
Extend the handrail extentions	$1,000	each	1	$1,000	Low	No
Add a accessible route to the stage ramp	$50,000	each	1	$50,000	Medium	No
4.7 - Paved Trail						
Resurface cross slope issues	$500	each	6	$3,000	Medium	No
Resurface running slope issues	$10,000	each	2	$20,000	Medium	No
Trim/Maintain foliage	$500	each	1	$500	High	Yes
Remove/Maintain debris	$100	each	1	$100	Medium	Yes
Fill expansion joint	$350	each	1	$350	Medium	Yes
Sub-Total Estimate				***$93,150***		
Mobilization	*$10,000*			*$10,000*		
Signed & Sealed Plans	*$1,500*			*$1,500*		
Survey/Design	*15%*			*$14,000*		
Inspection	*5%*			*$4,700*		
Miscellaneous	*10%*			*$9,400*		
Total Order of Magnitude Cost Estimates				**$132,800**		

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 amount of work that will be the responsibility of other entities.

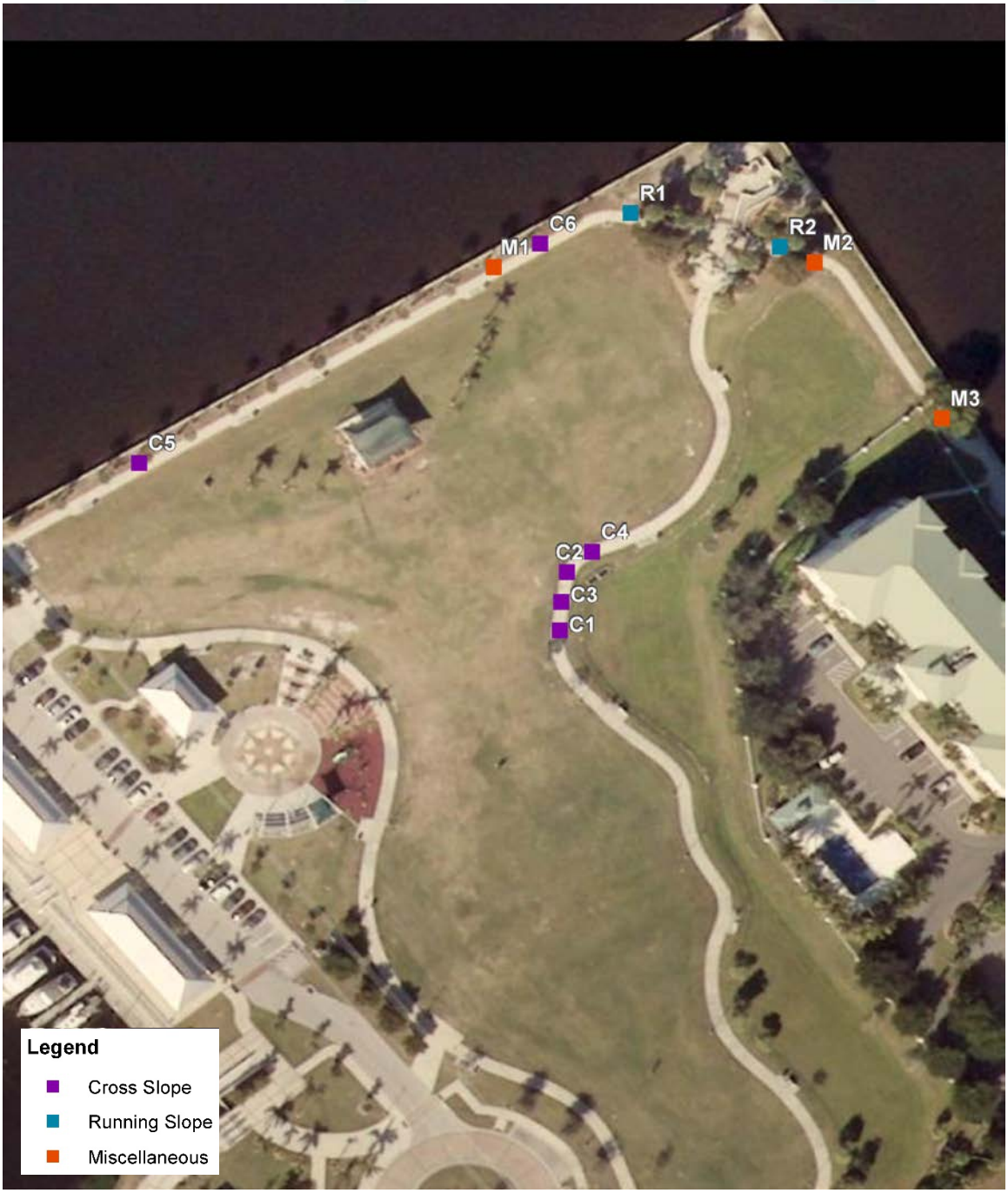
Due to the unknown level of funding currently available for accessibility improvements, current renovation schedule, and the completion of the quick-fix improvement list, the items recommended for improvement each year of the program do not necessarily have to be the highest ranking items on the priority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

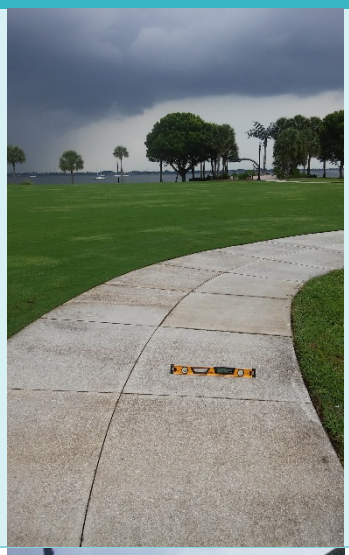
It should be noted that the phased implementation plan is just a guide. The number of items improved each year and the specific locations chosen for improvement may vary due to such factors as the actual costs of the improvement. As such, the improvements will need to be reviewed and a work program developed 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.

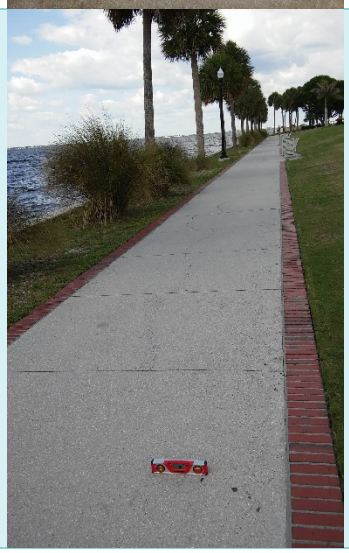
It should be stressed that this plan is presented as an overall guide to the implementation of improvements. City staff will need to review the needed improvements and the available funding on an annual basis to develop the annual improvement program.

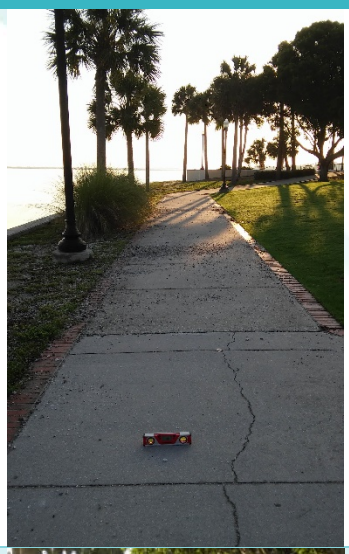
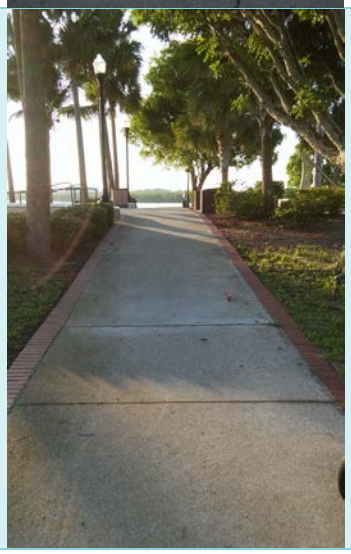
6.0 APPENDIX A

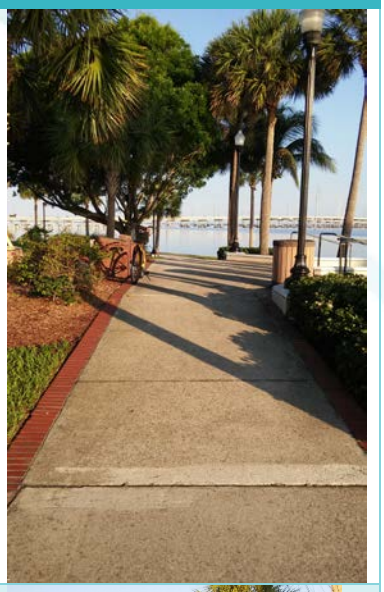
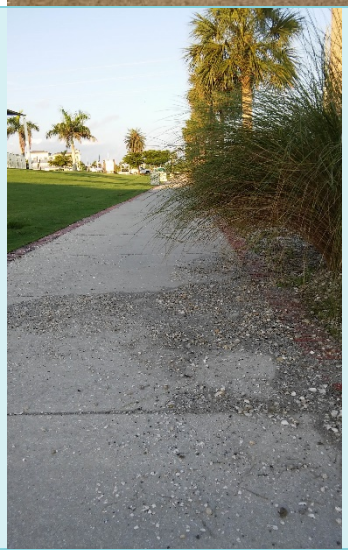
The maps and tables on the following pages illustrate the location, description, and remediation of additional barriers to accessibility found throughout Laishley Park.

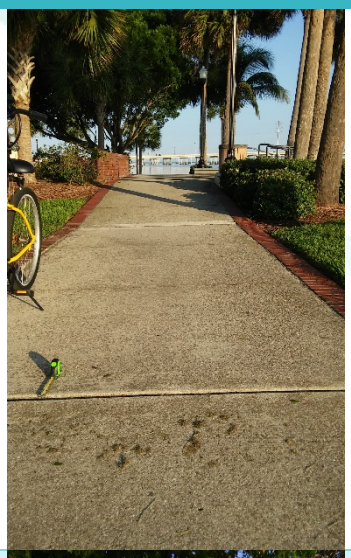
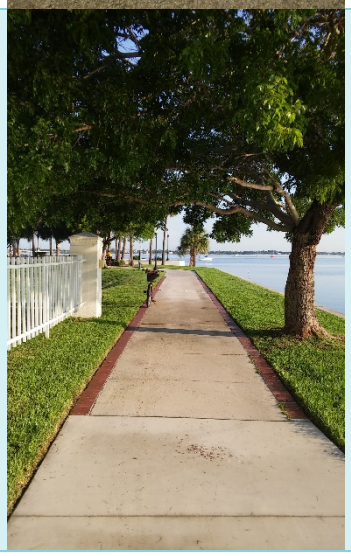


Map Item	Description & Recommendation	Photo(s)
C1	3.3% cross slope – Resurface so the cross slope is no greater than 2%	
C2	3.5% cross slope – Resurface so the cross slope is no greater than 2%	

Map Item	Description & Recommendation	Photo(s)
C3	2.6% cross slope – Resurface so the cross slope is no greater than 2%	
C4	2.1% cross slope – Resurface so the cross slope is no greater than 2%	
C5	3.0% cross slope – Resurface so the cross slope is no greater than 2%	

Map Item	Description & Recommendation	Photo(s)
C6	4.0% cross slope – Resurface so the cross slope is no greater than 2%	
R1	8.5% running slope –Resurface the walkway to have a slope no greater than 8.3% and re-construct it as a ramp with handrails and landings, per ADAAG 405.	

Map Item	Description & Recommendation	Photo(s)
R2	6.5% to 8.4% running slope –Resurface the walkway to have a slope no greater than 8.3% and re-construct it as a ramp with handrails and landings, per ADAAG 405.	
M1	Unstable surface with lots of crushed shells on the path – Maintain the pathway so there is not a buildup of debris, possibly caused by a drainage issue. This debris causes the surface of the pathway to not be firm, stable, and slip resistant.	

Map Item	Description & Recommendation	Photo(s)
M2	1" gap in cement slabs – Fill in the gap so that the clearance is no greater than 0.5”.	
M3	Trim low hanging branches – Trim and maintain the tree branches so the vertical clearance is 80” minimum.