



Punta Gorda

CITY OF PUNTA GORDA ADA TRANSITION PLAN FINAL REPORT Public Safety Building

October 4, 2017

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



Photo courtesy of Google Street View



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Figure 1-2 – Aerial Site Photo

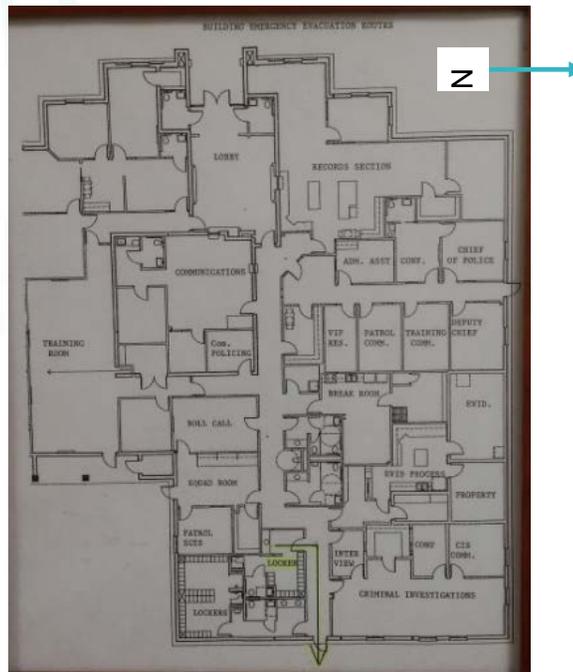


Figure 1-3 – Building Layout

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. 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 point of contact for the facility, Jennifer (last name unknown), was conducted prior to performing the physical assessment of the building and surrounding elements. She 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 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, entrances/exits, signage, toilets, drinking fountains, ramps, doors, hardware, 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 Public Safety Building facility dictates egress requirements and accessible route requirements consistent with the ADAAG regulations. Because the general public occasionally accesses the facility, 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.

Jennifer explained that several public services are offered for walk-in services including, but not limited to blood pressure checks and safe baby drop offs. There are 2 accessible public entrances that are open between 7am and 10pm. Outside of this time they are locked. There is a front desk for members of the public to report to. If no one is at the desk there is also a phone available to call someone to the front desk. Employees are given sensitivity training and know to contact an ASL translator for assistance if a customer has difficulty hearing.

The majority of the building is restricted to employee only access. We were informed that this is the location that police and/or fire staff would go for light-duty (injuries). In addition, police dispatch and communications is located in this building which is a job duty that does not require a certain level of physical ability to perform its duties. Therefore, it is important that the building has entry, approach and egress to all work areas within the building.

In general, public access to the building from the outside is not fully compliant, however, it will not take much effort to bring it into full compliance. Beyond this, public access to the services provided inside the building is accessible. The biggest barriers to accessibility in this facility are in the employee work area restrooms, as well as, small barriers along the accessible routes that will require minor improvements to correct. The expected level of difficulty and expected time frame to bring this facility into compliance is short-term to mid-term improvements.



4.2 PARKING

Summary: There are a total of 80 parking spaces surrounding the front, side and back of the building. There are 4 accessible spaces that are the closest four spaces to the building's main entrance, the west entrance which faces US 41/Tamiami Trail. The number of spaces meets the minimum required accessible spaces for this sized lot. There are only minor deficiencies with the existing spaces.



Figure 4-1 – Accessible Parking Spaces front of Building

Assessments

- The striping and ISA symbols are fading and not easily visible.

Applicable Standards

FAC 502.6.1 states that, “Each (accessible) parking space must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other spaces and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking space designated for persons who have disabilities.”

Recommendations

- Restripe and repaint the faded parking spaces and ISA symbols.



4.3 EXTERNAL ROUTES AND ENTRANCES

Summary: The office building portion of the complex contains one public entrance, and multiple rear restricted employee entrance/emergency exits. There is also employee access through the attached Fire Station. There were no issues discovered with access to the public entrance, or any issues along the external accessible routes to the public entrance. However, barriers to accessibility were found at the restricted entrances, making them not accessible. Since at least one restricted entrance is required to be accessible, per §206.4.7, some modifications are required, as described below.



Figure 4-2 – Side/Rear Restricted Employee Entrances



Assessments

- The rear employee entrances are not accessible due to a raised curb surrounding/adjacent to the doorways.

Applicable Standards

206.4.7 Restricted Entrances. Where restricted entrances are provided to a building or facility, at least one restricted entrance to the building or facility shall comply with 404.

Recommendations

- Construct a concrete ramp compliant with §405, leading over the step, thereby making one of the restricted entrances accessible.
 - It is recommended that the restricted entrance on the north side of the facility be made accessible since it can easily tie into the existing accessible route that connects to the accessible parking.

4.4 INTERNAL ACCESSIBLE ROUTES

Summary: Since this facility is majority restricted access and employees only, only common use circulation paths that approach, enter and exit work areas are required to be accessible. These accessible routes internal to the building are primarily along corridors leading to the offices, meeting rooms, break rooms and restrooms. There were few issues along these routes, however, they are readily removable, or have reasonable alternative options available.

4.5.1 Primary Hallway Corridor



Figure 4-3 – Protruding Desk in Hallway

Assessments:

- In the hallway immediately coming from the public waiting area into the Records Section and Communications area, is an old service window that use to service the communications office. This window ledge protrudes 9” into the walkway at 36” high, serving as a protruding object.



Applicable Standards

307.2 Protrusion Limits. Objects with leading edges more than 27 inches and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.

Recommendations

- This window ledge should be removed. It was noted along the guided tour of the facility that there are plans in place to remove this window as it no longer serves a function.

4.5.2 Route between Firehouse and Public Safety Offices

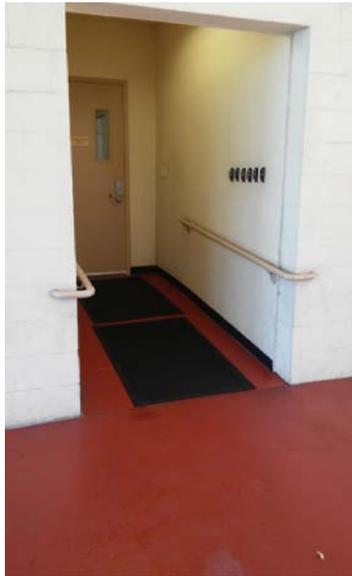


Figure 4-4 – Ramp between Firehouse and Public Safety Offices

Assessments:

- The internal pathway from the fire station to the public safety office building has a ramp that reaches 8.5% running slope, exceeding the maximum running slope of 8.33% for a ramp.
- The running slope in front of the door reaches 6.0%, which is required to be a level landing area at the top of the ramp, and in front of the door.
- The railing is 31.5" high, too low to be considered accessible.

Applicable Standards

405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run.

405.7.1 Landings Slope. Slopes not steeper than 2% shall be permitted.



404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

Recommendations

- Renovate the ramp so that there is a level landing at the top and bottom of the ramp and clear floor space adjacent to the door. The ramp must be renovated and made accessible with a max slope of 8.3% and handrails installed at a compliant height.

4.5.3 Records Room Access



Figure 4-5 – Door from Hallway to Records Room

Assessments:

- The door to access the Records Room from the main hallway requires a force of about 11 pounds to open, violating §404.2.9.

Applicable Standards

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as 5 pounds maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Recommendations

- Adjust the strength of the door closer so the force required to open the door is a maximum of 5 pounds. Ensure the speed of the door closing on its own complies with §404.2.8.1, and takes 5 seconds or more to close from 90 degrees open to 12 degrees open.



4.5 TACTILE SIGNAGE

Summary: There are several doorways throughout the building either missing required tactile signage or have tactile signage in the wrong location. Several meeting rooms will need to have the tactile signage relocated, while utility rooms and fire emergency exit doors will require new signage to be installed.

4.6.1 Meeting Rooms and Utility Rooms



Figure 4-6 – Doors to Permanent Rooms

Assessments:

- Several office doors have tactile signs located on the center of the door, violating §703.4.2.
- Several utility rooms are not identified with tactile signage, violating §216.2.



- The Interview Room has a variable occupancy sign that is located 58" high, too high to be reachable for an employee in a wheelchair, violating §308.2.1.

Applicable Standards

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.

216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Recommendations

- Add/replace the signage on all doors with tactile signs, located on the latch side of the door, complying with **ADAAG 703**.
 - Signs should designate the room by its name or a room number.
 - Signs should be braille with raised lettering.
 - The height of the sign should be placed between 48" and 60" high from the floor, measured to the baseline of the lowest and highest line of raised characters.
 - The sign should be placed in the center of an 18" clear space adjacent to the latch side of the door.
 - For double doors, the sign should be placed in the center of the two doors since no wall space exists to the right of the right hand doorway.



4.6.3 Fire Emergency Exit Doors



Figure 4-7 – Emergency Exit Doors

Assessments:

- There are 5 emergency exits in the office building portion of the public safety complex, none of which are identified with tactile signage, violating §216.4.1.

Applicable Standards

216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

Recommendations

- Place tactile exit signs on the wall, on the latch side of door to comply with **ADAAG 703.1, ADAAG 703.2, ADAAG 703.4.2, and ADAAG 703.5**, identifying the exterior exit doors.

4.6 RESTROOMS AND LOCKER ROOMS

Summary: There are 6 restrooms and 2 locker rooms in the building. Two of the restrooms are public restrooms in the lobby area, two are single occupancy restrooms through office work areas and 2 are hallway restrooms.

The public restrooms in the lobby area were compliant with the ADA, however, there were a few issues with the locker rooms and the fire house restroom.



4.7.1 Men's Hallway Restroom



Figure 4-8 – Urinal in an Alcove in the Men's Hallway Restroom

Assessments:

- The door to the restroom is too heavy requiring 11 pounds of force to open, violating §404.2.9.
- The urinal is located in an alcove that is 30.5" wide and 78" deep, too long and narrow to be accessible, violating §305.7.1

Applicable Standards

404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be 5 pounds maximum.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

305.7.1 Forward Approach. Alcoves shall be 36" wide minimum width the depth exceeds 24 inches.

Recommendations

- Adjust the strength of the door closer so the force required to open the door is a maximum of 5 pounds. Ensure the speed of the door closing on its own complies with §404.2.8.1, and takes 5 seconds or more to close from 90 degrees open to 12 degrees open.
- Extend the rear wall a minimum of 54" so that the urinal is less than 24" away from the start of the alcove, thereby making the urinal accessible.



4.7.2 Woman's Hallway Restroom



Figure 4-9 – Women's Hallway Restroom

Assessments:

- The signage identifying the bathroom is located on the door, not next to the door on the latch side, violating §703.4.
- The toilet is located 18.75" from the side wall, too far from the wall, violating §604.2.

Applicable Standards

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition, except that the water closet shall be 17 inches minimum and 19 inches maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Recommendations

- Relocate the signage to be adjacent to the door, complying with §703.4
- Relocate the toilet 0.75" to 2.75" closer to the side wall.
 - 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.



4.7.7 Unisex Firehouse Restroom



Figure 4-10 – Unisex Restroom

Assessments:

- The signage identifying the bathroom is located on the door, not next to the door on the latch side, violating §703.4.
- The mirror is 48" above the floor, violating §606.3.

Applicable Standards

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Recommendations

- Relocate the signage to be adjacent to the door, complying with §703.4
- Lower the mirror on the wall by 8". This will require relocating the soap dispenser to the side wall.



4.7.8 Men's Locker Room



Figure 4-11 – Men's Locker Room Restroom

Assessments:

- The mirror is 44" above the floor, violating §606.3.
- The entrance to the shower is 33" wide, too narrow to be accessible, violating §608.2.1

Applicable Standards

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches by 36 inches clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch wide minimum entry on the face of the shower compartment. Clearance of 36 inches wide minimum by 48 inches long minimum measured from the control wall shall be provided.

Recommendations

- Lower the mirror on the wall by 4", so the bottom edge is a maximum distance of 40" above the floor.
- Replace or modify the shower so that it has an entry opening of at least 36" wide.



4.7.9 Woman's Locker Room



Figure 4-12 – Women's Locker Room Shower

Assessments

- The Woman's Locker Room has a shower, however, it does not have accessible hardware, violating §608.6.
- The entrance to the shower is 33" wide, too narrow to be accessible, violating §608.2.1

Applicable Standards

608.6 Shower Spray Unit and Water. A shower spray unit with a hose 59 inches long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F maximum.

Recommendations

- Install shower hardware that is compliant with §608.6, with a hose of 59" and the option to use it as a shower head or a hand-held unit.
- Replace or modify the shower so that it has an entry opening of at least 36" wide.



4.7 WATER FOUNTAINS AND HAND SANITIZERS

4.8.1 Lobby Area Water Fountain



Figure 4-13 – Lobby Water Fountain

Assessments

The single drinking fountain has spout height of 36", which is compliant per **ADAAG 602.4**. However, per **ADAAG 211.2** no fewer than two water fountains shall be provided, complying with 602.4 and 602.7. **ADAAG 602.7** states that a secondary water fountain for standing persons must have a spout height between 38" and 43" above the floor.

Applicable Standards

ADAAG 211.2 Minimum Number. No fewer than two drinking fountains shall be provided at each location.

ADAAG 602.4 Spout Height. One drinking fountain shall have a spout height of 36" maximum above the finished floor.

ADAAG 602.7 Drinking Fountain for Standing Persons. One drinking fountain shall have a spout height of 38" minimum and 43" maximum above the finished floor.

Recommendations

- Install a secondary water fountain with a spout height between 38" and 43", per **ADAAG 602.7**



4.8.2 Hand Sanitizers



Figure 4-14 – Hand Sanitizer

Assessments

- The wall-mounted Purell hand sanitizer is installed at a height of 51", too high to be reachable, violating §308.

Applicable Standards

308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Recommendations

- Lower the height of the Purell Hand Sanitizer so the bottom of the device is 48" or less.



4.8 POINTS OF SERVICE

Summary: Points of Service are any area where the public may receive information, request services, pay bills, or receive any other type of public service. Most of these areas are limited to the lobby and front counter of the building, however, there was one identified Point of Service that occurs behind the restricted access doorway, the Finger Printing Area. This is a small station where employees or the general public may be finger printed for public records. Access to the station is provided, and an employee will also be there to provide assistance, however, it should be modified to be fully accessible.



Figure 4-15 – Finger Print Station

Assessments

- The finger printing area counter is 42” tall, however, should be no higher than the maximum height for a service counter of 36”, violating §904.4.1.

Applicable Standards

904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

Recommendations

- Ensure a surface, that is a maximum height of 36”, is available so that the finger printing device can be relocated to in order to allow a person in a wheelchair to access it.



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
4.2 - Parking					
Restripe accessible parking spaces and aisles	\$1,000	each	4	\$4,000	High No
4.3 - External Routes and Entrances					
Construct a ramp to a restricted entrance	\$5,000	each	1	\$5,000	High No
4.4 - Internal Accessible Routes					
Remove window ledge	\$750	each	1	\$750	Medium No
Repave ramp to firehouse	\$10,000	each	1	\$10,000	Medium No
Adjust door closer in records room	\$100	each	1	\$100	Medium Yes
4.5 - Tactile Signage					
Add/relocate room signage	\$100	each	30	\$3,000	High Yes
Add tactile exit sign	\$100	each	5	\$500	High Yes
4.6 - Restrooms and Locker Rooms					
Adjust door closer in restroom	\$100	each	1	\$100	High Yes
Adjust urinal location	\$5,000	each	1	\$5,000	Medium No
Adjust toilet location/install new toilet	\$3,000	each	1	\$3,000	High No
Adjust mirror height	\$250	each	2	\$500	Medium Yes
Renovate shower	\$10,000	each	2	\$20,000	Medium No
Install ADA compliant shower hardware	\$200	each	1	\$200	Medium Yes
4.7 - Water Fountains and Hand Sanitizers					
Install second drinking fountain	\$2,000	each	1	\$2,000	Medium No
Lower hand sanitizer	\$100	each	1	\$100	Low Yes
4.8 - Points of Service					
Have a lower surface available for use	\$300	each	1	\$300	Low Yes
Sub-Total Estimate				\$54,550	
<i>Mobilization</i>	\$15,000			\$15,000	
<i>Signed & Sealed Plans</i>	\$10,000			\$10,000	
<i>Survey/Design</i>	20%			\$11,000	
<i>Inspection</i>	10%			\$5,500	
<i>Miscellaneous</i>	15%			\$8,200	
Total Order of Magnitude Cost Estimates				\$104,300	

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

