

City of Burnsville

Transition Plan

Parking Ramp

Prepared by:

JQP, Inc. Accessibility Consultants

6345 vincent ave s minneapolis mn 55423

612.374.3031 jqp_inc@yahoo.com

Parking Ramp

A public parking ramp is located to the south of the Performing Arts Center (PAC). The parking ramp serves as additional parking for the PAC (a parking deck is located to the north of the PAC), a transit station and public parking for the adjacent retail/commercial/residential properties. Elevators are provided at the east and west end of the parking ramp and designated accessible parking spaces are located near each of the elevator lobbies on ground level and level 1. Public toilet rooms are provided in the west elevator lobby on ground floor for the transit station.

Parking Ramp

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									

Accessible Route

11C	<i>14345</i>	Provide compliant signage identifying the accessible route. MN1341 1110.6 <i>Post a sign regarding the accessible route to the Performing Arts Center. A pedestrian route is not provided from the north entrance (only a vehicle route). The route along Pillsbury Ave is as steep as 7.6% (follows the grade of the street). Note: accessible parking is also provided at the parking deck to the north of the PAC. Photo 6.</i>	1	\$50	\$50	3			
------------	--------------	--	---	------	------	---	--	--	--

Elevator Lobby- Ground East

20B3	<i>14322</i>	Relocate object to achieve needed maneuvering clearance on the pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Relocate the cigarette disposal so it does not obstruct the clearance at the door. Photo 4.</i>	1	\$50	\$50	3			
-------------	--------------	--	---	------	------	---	--	--	--

Elevator Lobby- Ground West

08B	<i>14331</i>	Modify walkway to provide a maximum 1:20 (5%) slope. MN 1341 403.5.3 <i>Currently 6.8% between the bottom of the ramp and the shelter/toilet room area.</i>	1	\$10,000	\$10,000	3			
12B1.1	<i>14330</i>	Modify the slope of the area necessary for maneuvering clearance to ensure there is no slope greater than 2% (1:48) in any direction. ICC / ANSI 304.2 <i>Currently at 5.6%. Photo 3.</i>	1	\$2,000	\$2,000	3			

Location Subtotal: \$12,000

Parking Ramp

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Elevator Lobby- Level 1 East									
08E 14340	Eliminate gaps that are greater than 1/2". ICC / ANSI 302.3 <i>There is currently a 2" gap where the ramp surface connects to the elevator lobby. Photo 1.</i>	1	\$250	\$250	3				
20G 14342	Adjust door closer to provide a maximum opening force of 5 pounds. ICC / ANSI 404.2.8 <i>Adjust to the minimum required for the door to latch (may exceed 5lbs.).</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$300
Elevator Lobby- Level 1 West									
08E 14319	Eliminate gaps that are greater than 1/2". ICC / ANSI 302.3 <i>There is currently a 2" gap where the ramp surface connects to the elevator lobby. Photo 1.</i>	1	\$250	\$250	3				
12H 14321	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4	1	\$200	\$200	3				
20G 14344	Adjust door closer to provide a maximum opening force of 5 pounds. ICC / ANSI 404.2.8 <i>Adjust to the minimum required for the door to latch (may exceed 5lbs.).</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$500
Elevator Lobby- Level 2 East									
08E 14316	Eliminate gaps that are greater than 1/2". ICC / ANSI 302.3 <i>There is currently a 2" gap where the ramp surface connects to the elevator lobby. Photo 1.</i>	1	\$250	\$250	3				
20G 14318	Adjust door closer to provide a maximum opening force of 5 pounds. ICC / ANSI 404.2.8 <i>Adjust to the minimum required for the door to latch (may exceed 5lbs.).</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$300

Parking Ramp

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Elevator Lobby- Level 2 West									
08E 14313	Eliminate gaps that are greater than 1/2". ICC / ANSI 302.3 <i>There is currently a 2" gap where the ramp surface connects to the elevator lobby. Photo 1.</i>	1	\$250	\$250	3				
20G 14343	Adjust door closer to provide a maximum opening force of 5 pounds. ICC / ANSI 404.2.8 <i>Adjust to the minimum required for the door to latch (may exceed 5lbs.).</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					<i>\$300</i>
Elevator Lobby- Level 3 East									
08E 14310	Eliminate gaps that are greater than 1/2". ICC / ANSI 302.3 <i>There is currently a 2" gap where the ramp surface connects to the elevator lobby. Photo 1.</i>	1	\$250	\$250	3				
20G 14312	Adjust door closer to provide a maximum opening force of 5 pounds. ICC / ANSI 404.2.8 <i>Adjust to the minimum required for the door to latch (may exceed 5lbs.).</i>	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					<i>\$300</i>
Men's Toilet Room									
22H1 14327	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>Photo 9.</i>	1	\$50	\$50	3				
22Q 14329	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22Z 14328	Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					<i>\$150</i>

Parking Ramp

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Parking- Ground East									
05F 14337	Provide a permanent, upright sign that complies with MN Statutes 169.346. MN 1341 502.7 <i>Currently 3 of the spaces to the south of the elevator lobby are marked on the surface but do not have signs.</i>	3	\$250	\$750	3				
05H 14336	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>Currently 2 of the spaces (to the north of the elevator lobby) share an 8' wide aisle; the 4 spaces to the south of the elevator lobby have 5' wide aisle.</i>	1	\$150	\$150	3				
05N 14335	Alter the slope of the accessible parking stall and / or access aisle to be no greater than 1:48 (2%) in any direction. ICC / ANSI 502.5 <i>The parking space to the south of the elevator lobby currently has a running slope of 5.6%. Cost for corrective action unknown. Photo 5.</i>	1	\$0	\$0	3				
				<i>Location Subtotal:</i>					<i>\$900</i>
Parking- Level 1 East									
05H 14333	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>Currently 1 of the spaces does not have an aisle.</i>	1	\$150	\$150	3				

Parking Ramp

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Women's Toilet Room									
22H1	14324 Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3 <i>Photo 9.</i>	1	\$50	\$50	3				
22Q	14326 Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
22Z	14325 Provide a coat hook positioned so the highest operable part is no higher than 48". ICC / ANSI 604.11	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					<i>\$150</i>
									Priority # 3 Total \$15,150

Parking Ramp

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Elevator Lobby- Level 1 East									
14G2	14341	Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The fire extinguisher currently protrudes 6 3/4" at a height of 28 1/2".</i>	1	\$100	\$100	4			
Elevator Lobby- Level 1 West									
12C	14320	Relocate door and frame to provide an appropriate approach to the door. ICC / ANSI 404.2.3.1 <i>Photo 2.</i>	1	\$1,500	\$1,500	4			
Elevator Lobby- Level 2 East									
14G2	14317	Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The fire extinguisher currently protrudes 6 3/4" at a height of 28 1/2".</i>	1	\$100	\$100	4			
Elevator Lobby- Level 2 West									
12C	14314	Relocate door and frame to provide an appropriate approach to the door. ICC / ANSI 404.2.3.1	1	\$1,500	\$1,500	4			
Elevator Lobby- Level 3 East									
14G2	14311	Remove, relocate or replace object so it is not a protruding object for persons with visual impairments. ICC / ANSI 307.1 <i>The fire extinguisher currently protrudes 6 3/4" at a height of 28 1/2".</i>	1	\$100	\$100	4			

Parking Ramp**Accessibility Review**

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									

Parking

05E	<i>14338</i>	Relocate the sign identifying each designated accessible parking stall, so centered at the head end of the parking space and mounted 60"-66" above the floor (measured to the bottom of the sign). MN1341 502.7 <i>Currently the signs are at 52".</i>	10	\$250	\$2,500	4			
------------	--------------	--	----	-------	---------	---	--	--	--

Parking- Ground East

05N	<i>14334</i>	Alter the slope of the accessible parking stall and / or access aisle to be no greater than 1:48 (2%) in any direction. ICC / ANSI 502.5 <i>The 2 parking spaces and their shared aisle to the north of the elevator lobby currently have a running slope of 3.2%. Cost for corrective action unknown.</i>	1	\$0	\$0	4			
------------	--------------	--	---	-----	-----	---	--	--	--

Parking- Ground West

05H	<i>14332</i>	Stripe to provide an accessible parking stall that is 8' wide with an adjacent 8' access aisle. It is preferred that the access aisle be located on the passenger side of the vehicle. MN 1341 502.4.2 <i>At such time the parking ramp is resurfaced and restriped, provide 8' wide spaces with adjacent 8' wide aisles (currently 1 of the spaces has an 8' wide aisle, 3 of the spaces have 5' wide aisles).</i>	1	\$150	\$150	4			
------------	--------------	---	---	-------	-------	---	--	--	--

Plaza

08D1	<i>14323</i>	Modify / replace existing surface material to eliminate changes in level greater than 1/2". ANSI 303.2, Figure 303.2 <i>The plaza to the east of the parking ramp does not currently provide an accessible route as the sections of concrete have shifted. (Verify if city or owner responsibility.) Photo 7.</i>	1	\$1,000	\$1,000	4			
-------------	--------------	---	---	---------	---------	---	--	--	--

Parking Ramp

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
----------	---------------------	-----	-----------	------------	----------	--------------------------	-----------------------	--------------------------	----------------

JQP # / Item #

Priority # 4 Total \$6,950

Transition Plan - (location/priority)



Photo 1: There is a gap along the accessible route at the entry to the elevator lobby.



Photo 2: The entries to the west elevator lobbies do not currently have maneuvering clearance on the 'push' side of the door (extending 12" beyond the latch).



Photo 3: The entry to the west ground level elevator lobby (also transit shelter and toilet rooms) currently has a slope of 5.6% (versus 2% maximum).



Photo 4: Relocate the cigarette disposal so it does not obstruct maneuvering clearance at the ground level east elevator lobby.

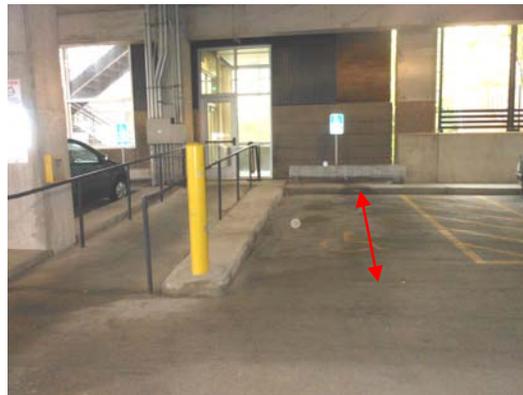


Photo 5: Modify the slope of the parking space and aisle so it does not exceed 2% (currently 5.6%).



Photo 6: The pedestrian route from the parking ramp to the PAC is along the city sidewalk adjacent to Pillsbury Ave, which has a slope of up to 7.6%. Post a sign identifying the pedestrian route to the PAC as well as noting that additional accessible parking is available at the parking deck north of the PAC.



Photo 7: The plaza to the east of the parking ramp currently has an uneven surface with changes in level exceeding 1/2" where the sections of concrete come together. (Verify if this is city or owner responsibility.)



Photo 8: View of toilet room provided on the ground level of the west elevator lobby. *This is a good example of accessibility.*



Photo 9: Provide pull style hardware on both sides of the stall door in the toilet rooms.