CITY OF TUALATIN

Core Area Parking District

ADA Transition Plan

3/3/2017

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Core Area Public Parking ADA Transition Plan

In 2010, the United States Department of Justice (DOJ) issued a final rule in order to adopt enforceable accessibility standards under the Americans with Disabilities Act (ADA). These standards assure that state and local government services do not discriminate against individuals on the basis of disabilities. Acting on these final standards, the City of Tualatin Core Area Board and City of Tualatin created a transition plan, outlining methodology for achieving and maintaining compliance with these rules and regulations.

Self Evaluation

First step was hiring Otak, a Portland based multi-disciplinary international firm of architects and engineers to evaluate core area lots specifically handicap parking and access. Problem areas were identified and a budget number projected based on their proposed design remedies.

Criteria - Setting Priorities

Understanding it is not feasible to fix or upgrade all deficiencies at once, due to budget or other reasons, below are criteria used in setting priorities.

1. **Not Accessible:** Significant barriers, discontinuity such as steps, no ramps, more than 100 feet of unpaved walkways, vertical heaving displacement, slopes and other types of severe stress.
   - None identified in Core Area Parking District at this time.

2. **Complaint Based:**
   - Each complaint evaluated to determine safety, solutions and followed up with remedy proposal.

3. **Partially Accessible:** Not designed to current standards, problems with slopes-geometry of sidewalks, ramps and landings, no detectable warnings, handrails, signage etc.
   - Safety, does slope create a hazard, difficulty – what is the level of accessibility.
   - What is usage, does sidewalk serve as a handicap access and serve a facility at this time.
   - Location of handicap access, does it meet 2010 guidelines.

4. **Accessible:** Meets most criteria, may need additional improvements, for example;
   - 'Truncated domes' are not installed.
   - Sidewalk slope slightly out of compliance without creating a hazard.

5. **Fully Accessible:** Meets all ADA criteria and is on inspection schedule.

Planning and Scheduling Improvements

Upon review of Otak's ADA summary report identifying non compliance issues, using the priority setting criteria above, each of the core area lots are to be further evaluated for alternatives, considering timing with future improvement projects in each area such as overlay or maintenance repairs, as funding becomes available, attention will be given to the areas in the highest demand with the worst deficiencies.

The City of Tualatin uses 5-10 year Capital Improvement Plan that is updated annually each fall and includes the Core Area Parking District. This document is used for financial planning and scheduling. It is the basis for each year's budgets that are approved each May. ADA larger projects will be listed in Core Area Budget each year unless it falls under routine maintenance. Its projected improvements will start in 2017-2018 budget year or earlier beginning with the White Lot as it has the highest impact and ADA use.

Inspections and Maintenance

Periodic routine maintenance inspections are currently scheduled to be completed every 6 months and must be completed once a year at a minimum.

Any repairs such as broken or heaved areas in sidewalks, ramps, or landings are to be brought into compliance when permanent repairs are made.

Technical Memorandum

otak
HanmiGlobal Partner
808 SW 3rd Avenue
Suite 300
Portland, OR 97204

To: Dominique Huffman City of Tualatin

From: Adrian Esteban, PE

Copies: File

Date: September 14, 2016

Subject: Core Area Parking ADA Assessment
Proposed Repairs and Cost Estimate

Project No.: 17919

Overall Assumptions

For the basis of providing the cost estimates, we included cross sections to show intent and confirm that our proposed improvements will meet ADA requirements. Due to the absence of survey data, the cross sections assumed a base elevation of 10.0' that was used for calculation purposes only. All of the elevations shown are derived from the base elevation and by existing or proposed grades and measured distances.

Based on our assessment there appears to be overlay rehabilitation in most of the parking lots so the majority of the recommended improvements assume that the pavement section will allow for a grind and inlay depending on location. In a couple of locations we are proposing an overlay to flatten grades with a transition to existing pavement.

Basis of Estimate

Blue Lot

We propose relocating the ADA stalls to the east side of the raised median as existing grades facilitate the use of this area and minimize overall impacts. Our improvements include grinding 2-inches of pavement on the south end of the parking area that would result in a 7-inch curb

exposure. This allows for installation of three (3) ADA stalls with required aisles and transition across three (3) proposed compact stalls back to existing grade at the parking island in the north-south direction (see section A-A). For the east-west direction the transition to existing grades would occur over 15-20 feet based on our measured existing grades (see section B-B). The pedestrian access from the median to the existing sidewalk improvements will require grinding existing at grade crossing to provide an ADA accessible route (see section C-C). Based on the limited information we were able to determine that maintaining the existing ADA stall on the SW corner of the lot would require extensive reconstruction of the parking lot due to existing constraints. The parking lot is in a flood zone so raising the existing stalls would require lowering other areas of the parking lot to meet the No Rise condition. Additionally the existing retaining wall adjacent to the ADA parking stall would need to be re-constructed. The information needed to provide a solution and cost estimate is beyond the scope of this assessment.

Red Lot

Proposed improvements include overlaying existing pavement between the north curb and drive aisle to allow for the existing two (2) ADA stalls to meet ADA grades of 2% or less (see section A- A). For the east-west direction the transition to existing grades would occur between the non-ADA stall to the east and the existing curb. The pedestrian ramp and adjacent sidewalk will require improvements to provide an ADA accessible

Green Lot

Proposed improvements include grinding and overlaying existing pavement between the north and south curbs to allow for the existing three (3) ADA stalls to meet ADA grades of 2% or less and include non-ADA stalls with a maximum cross grade of 3% (see section A-A). For the east-west direction the transition to existing grades would occur within the ADA stalls as existing grades are less than 0.8%. The pedestrian ramp and adjacent sidewalk will require improvements to provide an ADA accessible. Based on the limited information we were able to determine that relocating the ADA stalls adjacent to the existing sidewalk would not be feasible due to the grade difference between the existing sidewalk and existing pavement. Additional information would be needed to assess existing conditions and determine if relocation to the south side of the parking lot is a viable solution.

Yellow Lot

Proposed improvements include grinding existing pavement the north and south curbs to eliminate the existing grade breaks and allow for the existing two (2) ADA stalls to meet ADA grades of 2% or less (see section A-A). For the east-west direction the transition to existing grades would occur over the two existing stalls and drive aisle to the east of the existing ADA stalls (see section B-B).

The pedestrian ramp and adjacent sidewalk will require improvements to provide an ADA accessible route.

White Lot

We propose relocating the two existing ADA stalls along the west side of the parking lot to SW Seneca Street (see exhibit sheet 2) to provide more centrally located access to businesses.

Additionally we propose to relocate the existing ADA stall on SW Seneca across to the north of the existing median to make use of existing pavement that is ADA compliant and to minimize necessary improvements for pedestrian access (see exhibit sheet 1). Our proposed improvements for relocating ADA stalls to SW Seneca Street include grinding 1-inch of pavement on the north end of the parking area that would result in a maximum of 6.5-inch curb exposure. This allows for installation of three (3) ADA stalls with required aisles and maintains improvements within the curb and existing valley gutter at the back of the parking stalls (see section A-A). Other improvements in the white lot require grind and inlay of access aisle, pedestrian ramps and walkways to meet ADA grades of less than 2%. These locations will require minimal improvements as existing grades were 2.1% or less.

The existing grades for the ADA parking stall on the southwest corner of the lot make it difficult to develop an approach for improving the ADA stall without additional topo for the site. It would entail raising a significant portion, if not all, of the parking area on the west side of the lot. As we discussed at our last meeting the site is in a floodplain with a no-rise condition so raising the lot would require mitigation to meet no-rise conditions

Please review the attached exhibits and cost estimates and let me know if you have any additional questions or comments.

Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate Overall Summary

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Removal of Structures and Obstructions	LS	$2,000	5	$10,000
Mobilization	LS	$5,000	5	$25,000
Erosion Control	LS	$2,000	5	$10,000
Asphalt roadway (4")	SY	$25	825	$20,625
Cold Plane Pavement Removal (3")	SY	$10	520	$5,200
Asphalt Sawcutting	LF	$3	502	$1,506
Concrete Sidewalk	SF	$10	4,670	$46,700
Concrete Curbs	LF	$25	275	$6,875
ADA Ramps	EA	$2,500	12	$30,000
Striping	LF	$5	1,070	$5,350
Disable Parking Legend	EA	$250	5	$1,250
Legend Removal	EA	$50	16	$800
Striping Removal	LF	$1	110	$110
			Subtotal	**$163,416**
Construction Contingency	LS	30%	1	$49,025
Soft Costs (engr, survey, construction admin)	LS	25%	1	$53,110

Construction Cost Total **$267,000**

This preliminary estimate was prepared using the following assumptions:
1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015

Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate Blue Lot

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Clearing & Grubbing	LS	$2,000	1	$2,000
Mobilization	LS	$5,000	1	$5,000
Erosion Control	LS	$2,000	1	$2,000
Asphalt roadway (4")	SY	$25	375	$9,375
Cold Plane Pavement Removal (3")	SY	$10	150	$1,500
Asphalt Sawcutting	LF	$3	170	$510
Concrete Sidewalk	SF	$10	1,090	$10,900
Concrete Curbs	LF	$25	120	$3,000
ADA Ramps	EA	$2,500	2	$5,000
Striping	LF	$5	310	$1,550
Disable Parking Legend	EA	$250	3	$750
Legend Removal	EA	$50	2	$100
Striping Removal	LF	$1	50	$50
			Subtotal	**$41,735**
Construction Contingency	LS	30%	1	$12,521
Soft Costs (engr, survey, construction admin)	LS	25%	1	$13,564

Construction Cost Total **$68,000**

This preliminary estimate was prepared using the following assumptions:

1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015

Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate Red Lot

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Clearing & Grubbing	LS	$2,000	1	$2,000
Mobilization	LS	$5,000	1	$5,000
Erosion Control	LS	$2,000	1	$2,000
Asphalt roadway (4")	SY	$25	80	$2,000
Cold Plane Pavement Removal (3")	SY	$10	70	$700
Asphalt Sawcutting	LF	$3	80	$240
Concrete Sidewalk	SF	$10	190	$1,900
Concrete Curbs	LF	$25	30	$750
ADA Ramps	EA	$2,500	1	$2,500
Striping	LF	$5	130	$650
Disable Parking Legend	EA	$250	0	$0
Legend Removal	EA	$50	2	$100
Striping Removal	LF	$1	0	$0
			Subtotal	**$17,840**
Construction Contingency	LS	30%	1	$5,352
Soft Costs (engr, survey, construction admin)	LS	25%	1	$5,798

Construction Cost Total **$29,000**

This preliminary estimate was prepared using the following assumptions:
1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015

Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate Green Lot

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Clearing & Grubbing	LS	$2,000	1	$2,000
Mobilization	LS	$5,000	1	$5,000
Erosion Control	LS	$2,000	1	$2,000
Asphalt roadway (4")	SY	$25	130	$3,250
Cold Plane Pavement Removal (3")	SY	$10	100	$1,000
Asphalt Sawcutting	LF	$3	90	$270
Concrete Sidewalk	SF	$10	900	$9,000
Concrete Curbs	LF	$25	60	$1,500
ADA Ramps	EA	$2,500	2	$5,000
Striping	LF	$5	190	$950
Disable Parking Legend	EA	$250	0	$0
Legend Removal	EA	$50	3	$150
Striping Removal	LF	$1	0	$0
			Subtotal	**$30,120**
Construction Contingency	LS	30%	1	$9,036
Soft Costs (engr, survey, construction admin)	LS	25%	1	$9,789

Construction Cost Total **$49,000**

This preliminary estimate was prepared using the following assumptions:
1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015

Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate Yellow Lot

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Clearing & Grubbing	LS	$2,000	1	$2,000
Mobilization	LS	$5,000	1	$5,000
Erosion Control	LS	$2,000	1	$2,000
Asphalt roadway (4")	SY	$25	140	$3,500
Cold Plane Pavement Removal (3")	SY	$10	140	$1,400
Asphalt Sawcutting	LF	$3	62	$186
Concrete Sidewalk	SF	$10	450	$4,500
Concrete Curbs	LF	$25	20	$500
ADA Ramps	EA	$2,500	2	$5,000
Striping	LF	$5	220	$1,100
Disable Parking Legend	EA	$250	0	$0
Legend Removal	EA	$50	3	$150
Striping Removal	LF	$1	0	$0
			Subtotal	**$25,336**
Construction Contingency	LS	30%	1	$7,601
Soft Costs (engr, survey, construction admin)	LS	25%	1	$8,234

Construction Cost Total **$42,000**

This preliminary estimate was prepared using the following assumptions:
1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015

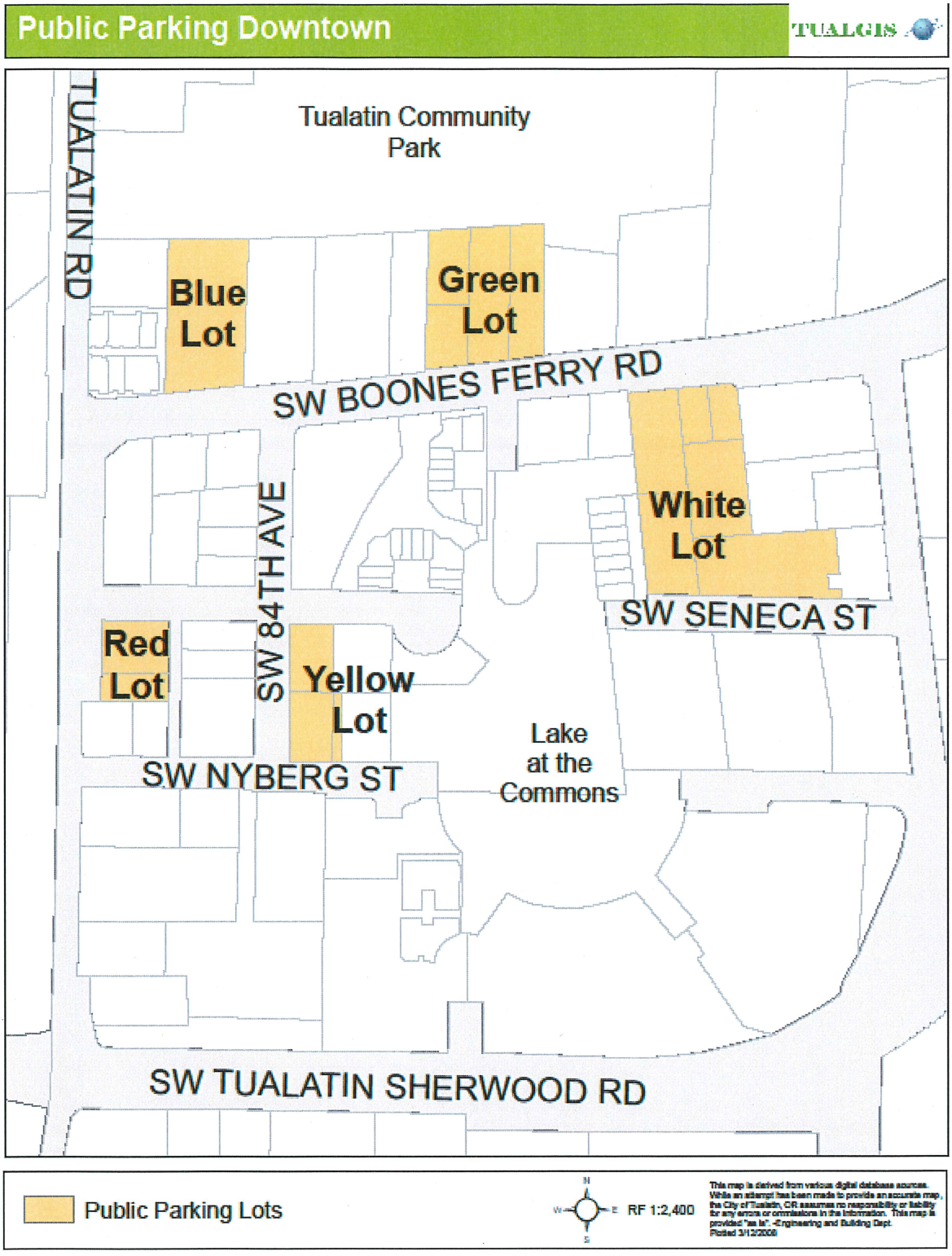
Tualatin ADA Parking Improvements - Preliminary Construction Cost Estimate White Lot

Otak Project #17919

ITEM / DESCRIPTION	UNIT	UNIT COST	QUANTITY	COST
Clearing & Grubbing	LS	$2,000	1	$2,000
Mobilization	LS	$5,000	1	$5,000
Erosion Control	LS	$2,000	1	$2,000
Asphalt roadway (4")	SY	$25	100	$2,500
Cold Plane Pavement Removal (3")	SY	$10	60	$600
Asphalt Sawcutting	LF	$3	100	$300
Concrete Sidewalk	SF	$10	2,040	$20,400
Concrete Curbs	LF	$25	45	$1,125
ADA Ramps	EA	$2,500	5	$12,500
Striping	LF	$5	220	$1,100
Disable Parking Legend	EA	$250	2	$500
Legend Removal	EA	$50	6	$300
Striping Removal	LF	$1	60	$60
			Subtotal	**$48,385**
Construction Contingency	LS	30%	1	$14,516
Soft Costs (engr, survey, construction admin)	LS	25%	1	$15,725

Construction Cost Total **$79,000**

This preliminary estimate was prepared using the following assumptions:
1. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans and geotechnical report.
2. Preliminary cost estimate based on grinding existing pavement and inlaying/overlaying new pavement
3. Pavement grinding is assumed to be 3"(avg).
4. Pavement inlay/overlay is assumed to be 4" for most areas.
5. Unit Costs based on ODOT Weighted Average Bid Item Price Report 2015


Public Parking Downtown
TUALGIS
Tualatin Community Park
TUALATIN RD
Blue Lot
Green Lot
SW BOONES FERRY RD
SW 84TH AVE
White Lot
SW SENECA ST
Red Lot
Yellow Lot
Lake at the Commons
SW NYBERG ST
SW TUALATIN SHERWOOD RD
Public Parking Lots
N
W
E
S
RF 1:2,400
This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept.
Posted 3/12/2008

Appendix: Otak Drawings of Lots and Fixes (6 attachments)

White Lot: ADA Plan (1 attachment)

IMPROVEMENT NOTES:

1. Relocate ADA stalls to east of raised median.
2. Grind and inlay new location of stall to 2% or less.
3. Replace sidewalk at 8.33% or less for 6'.
4. Replace drive isle at 5.00% or less for 24'.
5. Install 2% landing.
6. Replace sidewalk at 5.00% or less for 30'.
7. Install ADA compliant ramp.
8. Re-stripe existing ADA stalls to regular stalls.
9. Transition to existing pavement.
10. Install ADA compliant signage.
11. Re-stripe existing stalls.

LEGEND

SYMBOL	DESCRIPTION
⊙	CURB AND HEIGHT
———	EXISTING GRADE % AND DIRECTION
———▷	PROPOSED GRADE %
⊓	ADA SIGN

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
BLUE LOT IMPROVEMENTS

NO.	DATE	BY	REVISION COMMENTS

Harper Houf Peterson Righellis Inc.
205 SE Spokane St. Suite 200
Portland, OR 97202
Phone: (503) 221-1131
Fax: (503) 221-1171
www.hhpr.com

Project No. 17919 Blue Lot Improvements
Sheet No. 1 of 1 Sheets

SECTION A–A

NTS

*BASE ELEVATION FOR CALCULATION PURPOSES ONLY

IMPROVEMENT NOTES:

1. Grind and inlay stall to 2% or less.
2. Install ADA compliant ramp.
3. Install 2% landing.
4. Replace sidewalk and transition to existing sidewalk.
5. Adjust signs.
6. Re-stripe ADA stalls.
7. Transition to existing pavement.

LEGEND

SYMBOL	DESCRIPTION
◎	CURB AND HEIGHT
⟶	EXISTING GRADE % AND DIRECTION
⟶	PROPOSED GRADE %
⊓	ADA SIGN

NO.	DATE	BY	REVISION COMMENTS

Design Drawn Checked Date Initial Issue Date: MAY 25, 2016

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
RED LOT IMPROVEMENTS

otak
HanmiGlobal Partner
808 SW 3rd Ave., Ste. 300
Portland, OR 97204
Phone: (503) 287-6825
Fax: (503) 415-2304
www.otak.com

Datum: NAVD 88

17919 Red Exhibit
Project No. Drawing No.

1 of 1
Sheet No.

SECTION A–A
NTS

*BASE ELEVATION FOR CALCULATION PURPOSES ONLY

IMPROVEMENT NOTES:

1. Grind and inlay stalls to 2% or less.
2. Install ADA compliant ramp.
3. Replace sidewalk at 8.33% or less for 30'.
4. Install 2% landing.
5. Transition to existing sidewalk.
6. Adjust signs.
7. Replace sidewalk with 2% max cross slope
8. Transition to existing pavement.

LEGEND

SYMBOL	DESCRIPTION
◎	CURB AND HEIGHT
→	EXISTING GRADE % AND DIRECTION
⇒	PROPOSED GRADE %
⊓	ADA SIGN

NO.	DATE	BY	REVISION COMMENTS
Design	Drawn	Checked	Date: Initial Issue Date: MAY 25, 2016

City of Tualatin

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
GREEN LOT IMPROVEMENTS

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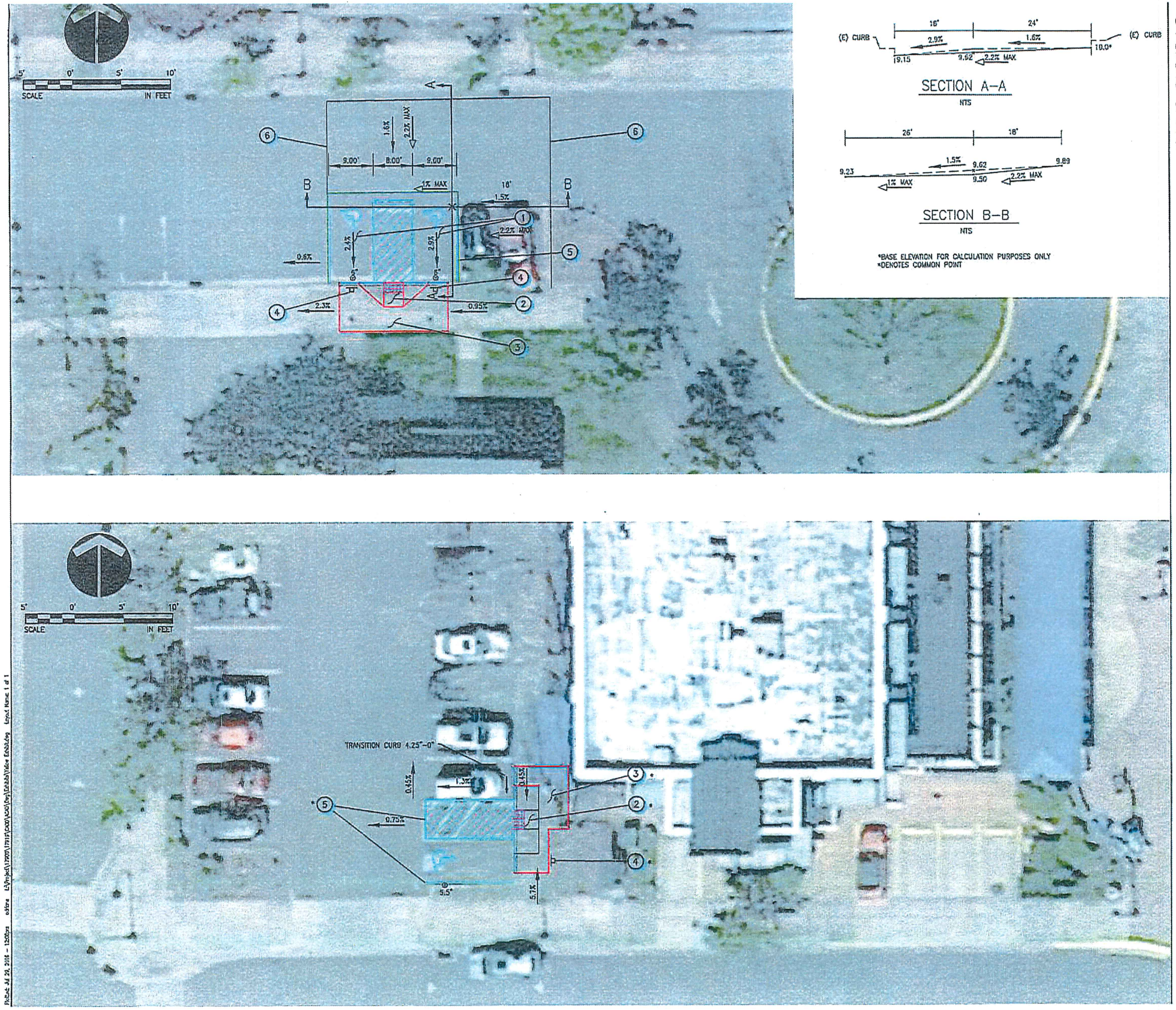
Datum: NAVD 88

17919 Green Exhibit
Project No. Drawing No.

1 of 1
Sheet No.



IMPROVEMENT NOTES:

1. Grind and inlay stall to 2% or less.
2. Install ADA compliant ramp.
3. Replace sidewalk and transition to existing sidewalk.
4. Adjust signs.
5. Re-stripe ADA stalls.
6. Transition to existing pavement.

LEGEND

SYMBOL	DESCRIPTION
◎	CURB AND HEIGHT
→	EXISTING GRADE % AND DIRECTION
⇾	PROPOSED GRADE %
⊓	ADA SIGN

* NOTE:
Recommendations for ADA ramp located west of the beauty school are not necessary due to ADA requirements being met with northern stall improvements.

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
YELLOW LOT IMPROVEMENTS

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Datum: NAVD 88

Project No.	Drawing No.
17919	Yellow Exhibit

Sheet No. 1 of 1

City of Tualatin

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
				MAY 25, 2016

IMPROVEMENT NOTES:

1. Grind and inlay stalls to 2% or less.
2. Install ADA compliant ramp.
3. Reconstruct sidewalk to ADA specifications.
4. Transition to existing sidewalk.
5. Reconstruct 115' of sidewalk to ADA specifications.
6. Reconstruct 45' of sidewalk to ADA specifications.
7. Adjust signs.
8. Transition to existing sidewalk.
9. Re-stripe ADA stalls.
10. Relocate existing sign.
11. Transition to existing pavement.

LEGEND

SYMBOL	DESCRIPTION
◎	CURB AND HEIGHT
⟶	EXISTING GRADE % AND DIRECTION
⟶▷	PROPOSED GRADE %
⊓	ADA SIGN

NO.	DATE	BY	REVISION COMMENTS

Design	Drawn	Checked	Date	Initial Issue Date:
				MAY 25, 2016

City of Tualatin

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
WHITE LOT IMPROVEMENTS

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www.otak.com

Datum: NAVD 88

17919 White Exhibit
Project No. Drawing No.
1 of 2
Sheet No.

IMPROVEMENT NOTES:

1. Grind and inlay stalls to 2% or less.
2. Install ADA compliant ramp.
3. Reconstruct sidewalk to ADA specifications.
4. Transition to existing sidewalk.
5. Reconstruct 115' of sidewalk to ADA specifications.
6. Reconstruct 45' of sidewalk to ADA specifications.
7. Install ADA signage.
8. Transition to existing sidewalk.
9. Re-stripe ADA stalls.
10. Relocate existing sign.
11. Transition to existing pavement.
12. Remove existing sidewalk and extend parking stall to minimum length of 18'.

LEGEND

SYMBOL	DESCRIPTION
◎	CURB AND HEIGHT
⟶	EXISTING GRADE % AND DIRECTION
⟶▷	PROPOSED GRADE %
⊓	ADA SIGN

NO.	DATE	BY	REVISION COMMENTS

NOT FOR CONSTRUCTION

TUALATIN PARKING

TUALATIN, OREGON
WHITE LOT IMPROVEMENTS

otak

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Fax: (503) 415-
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17919 White l
Project No. Draw

2 of
Sheet No.

Proposed ADA Plan - White Lot

TUALGIS

PARKING SPACE NUMBERS REFLECT PROPOSED CHANGES

White Lot

174 Spaces

One Hour - 30 Spaces
Two Hours - 22 Spaces
Three Hours - 45 Spaces
Four Hours - 6 Spaces
Long Term - 65 Spaces
Disabled - 6 Spaces