



**2024 PARKING LOT SEALCOATING
AND STRIPING RFP**

**Pineville Housing Authority
911 Alabama Ave,
Pineville, KY 40977**

2024 Parking Lot Sealcoating and Striping RFP

Purpose

Pineville Housing Authority is requesting proposals to fully sealcoat and stripe twelve separate municipal parking lots in the Newtown and Wallsend communities

Newtown Locations:

- Highland Ave Parking Lot: 19,859 SF
- Northside Drive Parking Lot: 19,561 SF
- Skipper Street Parking Lot: 2,069 SF
- George Martin Drive Parking Lot: 16,878 SF

Wallsend Locations:

- Kentucky Ave Parking Lot: 12,526 SF
- Ralph Gilbert Elderly Third Street Parking Lot: 4,323 SF
- Wallsend Maintenance Shop Parking Lot: 4,500 SF
- Community Room Parking Lot: 7,500 SF
- 4th Street Parking Lot: 4,811 SF
- 5th Street Parking Lot: 1,540 SF
- 6th Street East Parking Lot: 5,081 SF
- 6th Street West Parking Lot: 5,421 SF
- Orchard Hill Parking Lot: needing Handicap spaces

Scope of Work

Perform asphalt preventative maintenance on seven parking lots by applying a full sealcoat, with parking lot striping last. **The total surface area is approximately 104,069 SF.** Please refer to the next page for specifications. Please refer to the enclosed plans on pages 13-27 for the work limits and striping plans. Your bid should include temporary removal and replacement of parking lot bumper blocks as needed to complete the sealing and striping work.

Rights Reserved by Pineville Housing Authority

The right is reserved by the Owner to reject any and all bids, to award the Contract to other than the low bidder, to award separate Contracts for each project and/or phase, to waive irregularities and/or formalities, and in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the Owner.

Deadlines

Submission of RFP: Friday, August 14, 2024, by 12 p.m.

Completion of all work under the contract: Friday, November 1, 2024, by 4:00 p.m.

Further Information

For further information, please contact:

Haley Patterson
Asset Manager

haley.patterson@pinevillehousing.com

Proposals may be submitted via email to haley.patterson@pinevillehousing.com, or a hard copy delivered to Pineville Housing Authority at 911 Alabama Ave, Pineville KY, 40977. For hard copies, furnish the original proposal in an envelope with the company name and the following listed on the outside of the envelope: "2024 Parking Lot Sealcoating and Striping RFP".

Specifications

A. Sealant

1. Material: Asphalt-based sealant only – **coal tar-based sealant not allowed under the Pineville Housing Authority's ordinance.**
2. Follow all the Manufacturer's recommendations regarding fogging and priming of the substrate, as well as dilution of the sealant.
3. Apply the sealant only when the ambient temperature is above 50°F.
4. Do not apply the sealant over wet pavement. Do not apply the sealant when precipitation is imminent.
5. Prepare the pavement surface for sealant application, including treating any grease or oil patches, spillages, or other contaminants that could adversely affect the sealcoat.
6. Remove all debris, dirt, sand, and dust from the pavement immediately prior to sealing. Maintain pavement in a clean condition until sealing is complete.

B. Pavement Marking

1. Material: Latex traffic marking paint.
2. Use four (4) inch wide stripes for all linear pavement markings, unless otherwise noted.
3. Use white for all striping (including the "RESERVED" marking), except for the accessible parking spaces. For these spaces, use blue traffic marking paint.

Scheduling

A. Days

All PHA work expand by agreement.

B. Phasing

1. George Martin Drive: In order to maintain continuous access for the tenants, George Martin Drive must be completed in two phases:

Phase I: The bottom parking spaces.

Phase II: The top parking spaces.

Limits of bottom and top phasing can be discussed and finalized by the Owner and Contractor after the contract is awarded.

C. Notification to Owner

In order to coordinate parking and ensure an open work area, the Contractor must notify the Pineville Housing Authority a minimum of five (5) business days prior to starting work.

Contractor's Responsibility for Examining the Site

Each bidder will be presumed to have made a site investigation of the work area and of existing conditions, and to have read and be thoroughly familiar with the specifications and RFP documents (including all addenda). They shall determine to their own satisfaction the conditions to be encountered, difficulties, and related factors involved in completing the work.

Insurance

The Contractor shall not commence work under this Contract until they have obtained all the insurance required under this section and such insurance has been approved by the Owner, nor shall the Contractor allow any subcontractor to commence work on their subcontract until all similar insurance required of the subcontractor has been so obtained and approved. Contractors and subcontractors are required to file with the Owner completed certificates of insurance, as evidence that they carry adequate insurance to comply with the requirement of this section. New Certificates of Insurance shall be furnished to the Owner at the renewal date of all policies named on these certificates.

A. Policies, Coverages and Endorsements

The Contractor agrees to maintain, or to cause its personnel providing services under this Contract to maintain, at its sole cost and expense or the cost and expense of his personnel, the following insurance policies, with the specified coverages and limits, to protect and insure the Owner and Contractor against any claim for damages arising in connection with Contractors responsibilities or the responsibilities of Contractors personnel under this Contract and all extensions and amendments thereto.

1. Commercial General Liability

- a. General Aggregate \$2,000,000
- b. Each Occurrence \$1,000,000

Such insurance shall include, but not be limited to, coverage for:
Comprehensive form, Premises-operations, Explosion and collapse hazard, Underground hazard, Products/completed operations hazard, Contractual insurance, Broad form property damage, independent contractor, Personal injury

2. Workers' Compensation & Employer' Liability (if applicable)

- a. Medical & Indemnity Statutory Requirements
- b. Bodily Injury by Accident \$500,000 Each Accident
- c. Bodily Injury by Disease \$500,000 Each Employee
- d. Bodily Injury by Disease \$500,000 Policy Limit
- e. Employers Liability \$500,000

3. Automobile Liability

Including hired and non-owned Automobiles \$1,000,000 (Combined Single Limit)

Such insurance shall include, but not be limited to, coverage for:
Comprehensive form, Owned vehicles, Hired vehicles, Non-owned vehicles

B. Owner's Protective Liability

The Contractor shall procure and shall maintain during the life of this Contract Owner's/Contractor's Protective Liability Insurance, listing the Owner as the named insured. The minimum limit of liability shall be not less than \$1,000,000.00 per occurrence/aggregate.

C. *Insured Parties*

All policies shall contain a provision naming the Owner (and its officers, agents, and employees) as Additional Insured parties on the original policy and all renewals or replacements during the term of this Contract.

D. *Acceptable Insurance Companies*

All insurance companies required by this section shall be: 1) acceptable to the Owner; 2) authorized to do business in the State of Michigan by the Michigan Department of Licensing & Regulatory Affairs Office of Financial and Insurance Regulations, and 3) have an A.M. Best Company's Insurance reporting rating of no less than A- (Excellent). Upon request, the Contractor shall submit evidence of such insurance.

E. *Indemnification and Hold Harmless*

The Contractor shall, at its own expense, protect, defend, indemnify and hold harmless the Owner and its elected and appointed officers, employees, and agents from all claims, damages, costs, lawsuits and expenses, including, but not limited to, all costs for administrative proceedings, court costs and attorney fees that they may incur as a result of any acts, omissions, or negligence of the Contractor, its subcontractors, sub-subcontractors or any of their officers, employees, or agents. This includes but is not limited to injury or death to any person or persons, including the contractors' employees, and damage to property. The furnishing by the Contractor of any insurance required by this Contract, or the acceptance or approval thereof by the Owner as provided in this Contract, or otherwise, shall not diminish the Contractor's obligation to fully indemnify the Owner, its elected and appointed officers, employees, and agents as required in this section.

The Contractor shall not cancel or reduce the coverage of any insurance required by this section without providing 30-day prior written notice to the Owner. All such insurance must include an endorsement whereby the insurer shall agree to notify the Owner immediately of any reduction by the Contractor. The Contractor shall cease operations on the occurrence of any such cancellation or reduction and shall not resume operations until new insurance is in force.

Criteria for Selection

The following factors will be taken into consideration in the selection process:

1. Qualifications of the firm and individuals responsible for the work
2. Experience with similar projects
3. Price

Payments to the Contractor

The Contractor shall submit monthly invoices covering work completed to date to the Owner. Each invoice requesting payment shall be accompanied by a statement certifying that all bills for labor and materials have been paid up for all previous pay requests.

The acceptance by the Contractor of payment on the final progress payment request shall be conclusive evidence of Contractor's acceptance and approval of estimates, accounting and deductions, and of full payment by the Owner for all work, labor, materials and services done or furnished hereunder, and a full satisfaction, discharge, release and waiver of all claims and demands of or on behalf of the Contractor, its agents or employees against the Owner arising out of this agreement.

Other Information

1. Addenda: In the event it is necessary to revise any part of the request for proposals, addenda will be provided to all who received the request.
2. Freedom of Information Act: Responses and contents therein may be eligible for review under the FOIA.
3. Acceptance: The contents may become an obligation if a contract results. The proposal will be incorporated by reference into any resulting contract to the extent accepted by the Pineville Housing Authority.
4. Contract Compliance: The selected firm will comply with all relevant requirements of Pineville Housing Authority.
5. There is no expressed or implied obligation by the Pineville Housing Authority to reimburse any expenses incurred in responding to the Request for Proposals.

Refer to the next page for the Bit Tab

BID TAB
2024 Parking Lot Sealcoating and Striping RFP

The undersigned, as a bidder, hereby declares that this bid is made in good faith, without fraud or collusion with any person or persons bidding on the same Contract, that he/she has read and examined the “2024 Parking Lot Sealcoating and Striping RFP” and understands all the same. In submitting this proposal, it is understood that the right is reserved by the Owner to reject any or all bids, to award the Contract to other than the low bidder, to award separate contracts for each project and/or phase, to waive irregularities and/or formalities, and in general, to make award in any manner deemed by it, in its sole discretion, to be in the best interest of the Owner.

The undersigned hereby proposes to perform everything required to be performed and to furnish all labor, materials, tools, equipment and all utility and transportation services necessary to complete in a workmanlike manner all the work to be done under this Contract, including addenda thereto, for the sums set forth in the following schedule:

Pineville Municipal Housing Authority
911 Alabama Avenue, Pineville, Kentucky 40977
Parking Lot Improvement Project 2024

Location	Asphalt SF*	Cost Per Lot Proposed	Handicapp Spaces***	Cost Per Total Number of Spaces Requested Each Lot
George Martin Drive	16,878		6	
Highland Avenue	19,589		6	
Kentucky Avenue	12,526		6	
Northside Drive	19,561		6	
Gilbert Elderly	4,323		2	
Skipper Street	2,069		2	
Community Room	7,500		2	
4th Street	4,811		2	
Orchard Hill			2	
Wallsend Shop	4,500		0	
5th Street Parking	1,540		2	
6th Street East Parking	5,081		4	
6th Street West Parking	5,421		2	

Total SF	103,799	42		
Total SY	11,533			
Total Cost Proposal Lots / Spaces		Total Seal Proposal		Total Handicapp Parking Space Proposal

Alternate Proposal Method - Per SY and Per Space	
Cost Per Square Yard Seal and Stripe	
Cost Per Space Handiapp Paint and Sign	

* Seal with premium grade and remark parking spaces
 ** Do not seal
 *** Mark handicapp spaces with paint and sign

The bidder acknowledges that his/her proposal is in accordance with the information contained in Addendum No. _____, _____, _____, _____ (if applicable). The undersigned further agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Date: _____

Company Name: _____

By: _____
Signature

Address: _____

Printed Name

Title: _____

Phone Number: _____

Refer to the next page for the Contract

CONTRACT
2024 Parking Lot Sealcoating and Striping RFP

THIS CONTRACT, dated _____, 2024, by and between _____, hereinafter called the "CONTRACTOR", and Pineville Housing Authority, 911 Alabama Ave, Pineville KY 40977, hereinafter called the "OWNER".

WITNESSETH, that the CONTRACTOR and the OWNER for the consideration herein agree as follows:

ARTICLE I. SCOPE OF WORK.

The CONTRACTOR shall perform everything required to be performed and shall provide and furnish all labor, materials, necessary tools, expendable equipment and all utility and transportation services required to perform and complete in a workmanlike manner all the work required for constructing the project as described in the Advertisement and Proposal and for performing all related work for the OWNER, required by and in strict accordance with the plans and specifications, including any and all addenda, and other Contract Documents mentioned and made a part hereof.

ARTICLE II. THE CONTRACT PRICE.

The OWNER shall pay for constructing the project complete with all labor, materials, equipment, appurtenances, surface restoration and related work in strict accord with the Plans and Specifications, ready for use, the unit prices as listed in the Proposal and herein made a part of this Contract. Payment shall be made to the CONTRACTOR in accordance with and subject to the conditions specified on page 5.

ARTICLE III. TIME.

Time is of the essence in the performance of this contract. The CONTRACTOR agrees to start work within ten (10) days of issuance of the Notice to Proceed and to fully complete the work so as to permit use of the project by the OWNER by the completion date stated on page 2.

ARTICLE IV. DELAYS AND DAMAGES.

If the CONTRACTOR refuses or fails to prosecute the work, or any separate part thereof, with such diligence as will insure its substantial completion, ready for use by the OWNER by the completion date stated in the Advertisement or within the number of consecutive calendar days stated in the Advertisement, or any extension thereof, or fails to complete said work within such time, the OWNER may, by written notice to the CONTRACTOR, terminate the CONTRACTOR's right to proceed with the work or such part of the work as to which there has been delay. In such event, the OWNER may take over the work and prosecute the same to completion by contract or otherwise, and the CONTRACTOR and his sureties shall be liable to the OWNER for any excess cost occasioned thereby. If the CONTRACTOR's right to proceed is so terminated, the OWNER will take possession of and utilize in completing work such materials, appliances, and plant as may be on the site of the work and necessary, therefore.

If the OWNER does not terminate the right of the CONTRACTOR to proceed, the CONTRACTOR shall continue to work, in which event the actual damages for the delay will be impossible to determine and in lieu thereof the CONTRACTOR shall pay the OWNER the sum of one thousand dollars (\$1,000.00) per day as fixed, agreed, and liquidated damages for each calendar day of delay until the work is substantially completed, ready for operation and the CONTRACTOR and his sureties shall be liable for the amount thereof. However, the right of the CONTRACTOR to proceed shall not be terminated or the CONTRACTOR charged with liquidated damages because of any delays in the completion of the work due to unforeseeable causes beyond control and without the fault or negligence of the CONTRACTOR, including, but not restricted to acts of God, or of the public enemy,

acts of the OWNER, fires, floods, epidemics, quarantine restrictions, delays of subcontractors due to such causes, if the CONTRACTOR shall, within ten (10) days from the beginning of any such delay (unless the OWNER shall grant a further period of time prior to the date of final settlement of the Contract) notify the OWNER in writing of the cause of delay and extend the time for completing the work when, in OWNER's judgement, the finding of fact justify such an extension and OWNER's findings of fact thereon shall be final and conclusive on the parties thereto. In no event shall bankruptcy or labor disputes, or the like, either of CONTRACTOR or any of its subcontractors or suppliers, be considered as an unforeseeable cause beyond the control and without the fault or negligence of the CONTRACTOR.

ARTICLE V. COMPONENT PARTS OF THIS CONTRACT.

This Contract consists of all the component parts contained in this RFP, all of which are as fully a part of the Contract.

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed in three (3) original counterparts the day and year first above written.

CONTRACTOR

WITNESS:

By: _____

Title: _____

Date: _____

Pineville Housing Authority

WITNESS:

BY: _____

James Crockett

TITLE: Executive Director

DATE: _____

Refer to the next page for the Notice of Award

Dated: _____

TO: _____

ADDRESS: _____

CONTRACT: 2024 Parking Lot Sealcoating and Striping RFP

You are notified that your Bid dated _____ for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a Contract for **2024 Parking Lot Sealcoating and Striping RFP**.

The Contract Price of your Contract is: \$_____.

You must comply with the following conditions within 10 days of the date you receive this Notice of Award.

1. Email **one** copy of the fully executed counterparts of the Contract Documents to the Haley Patterson (haley.patterson@pinevillehousing.com) or deliver **one** hard copy fully executed counterparts of the Contract Documents. (Each of the Contract Documents must bear your signature.)
2. Deliver with the executed Contract Documents the Contract security.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your Bid in default, to annul this Notice to Award and to declare your Bid security forfeited.

Within ten days after you comply with the above conditions, OWNER will return to you one fully executed counterpart of the Contract Documents.

Pineville Housing Authority

By: _____
James Crockett
Executive Director

Refer to the next page for the Notice to Proceed

NOTICE TO PROCEED

Dated: _____

TO: _____

ADDRESS: _____

CONTRACT: **2024 Parking Lot Sealcoating and Striping RFP**

You are notified that the Contract Times under the above Contract will commence to run on
_____, **2024**.

Deliver to Pineville Housing Authority an acknowledged copy of this Notice to Proceed.

Pineville Housing Authority

By: _____
James Crockett
Executive Director

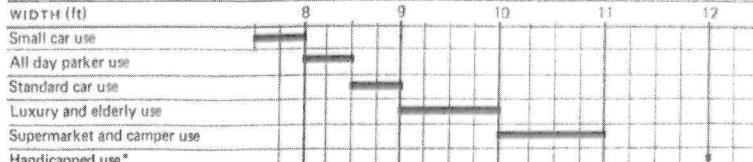
ACKNOWLEDGEMENT OF ACCEPTANCE OF NOTICE TO PROCEED

CONTRACTOR acknowledges acceptance of this Notice to Proceed this _____ day of _____,
2024.

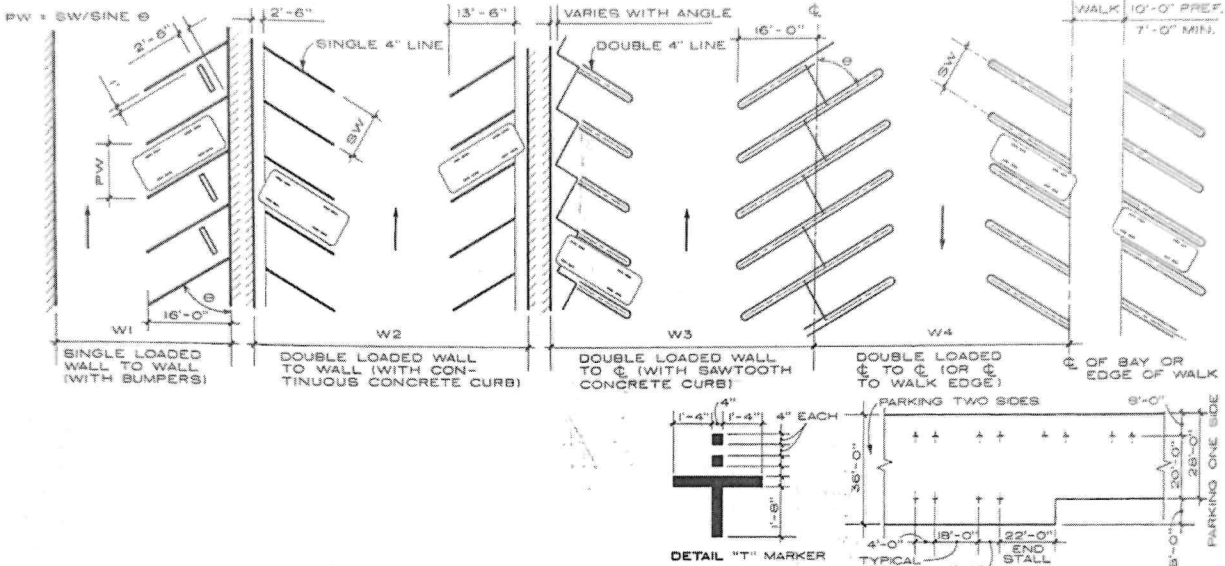
By: _____
Name
Title

NOTE: Small car dimensions should be used only in lots designated for small cars or with entrance controls that admit only small cars. Placing small car stalls into a standard car layout is not recommended. Standard car parking dimensions will accommodate all normal passenger vehicles. Large car parking dimensions make parking easier and faster and are recommended for luxury, a high turnover, and use by the elderly. When the parking angle is 60° or less, it may be necessary to add 3 to 6 ft to the bay width to provide aisle space for pedestrians walking to and from their parked cars. Local zoning laws should be reviewed before proceeding.

RECOMMENDED RANGE OF STALL WIDTHS (SW)



*Minimum requirements = 1 or 2 per 100 stalls or as specified by local, state, or federal law, place convenient to destination.



PARKING DIMENSIONS IN FEET AND INCHES

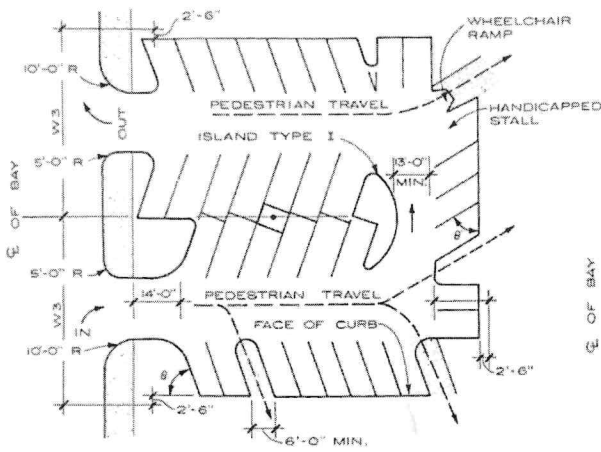
PARALLEL PARKING STALLS AND "T" MARKER DETAIL

Group	SW	W	θ ANGLE OF PARK									
			45°	50°	55°	60°	65°	70°	75°	80°	85°	90°
Group I: small cars	8'-0"	1	25'-9"	26'-6"	27'-2"	29'-4"	31'-9"	34'-0"	36'-2"	38'-2"	40'-0"	41'-9"
		2	40'-10"	42'-0"	43'-1"	45'-8"	48'-2"	50'-6"	52'-7"	54'-4"	55'-11"	57'-2"
		3	38'-9"	40'-2"	41'-5"	44'-2"	47'-0"	49'-6"	51'-10"	53'-10"	55'-8"	57'-2"
		4	36'-8"	38'-3"	39'-9"	42'-9"	45'-9"	48'-6"	51'-1"	53'-4"	55'-5"	57'-2"
Group II: standard cars	8'-6"	1	32'-0"	32'-11"	34'-2"	36'-2"	38'-5"	41'-0"	43'-6"	45'-6"	46'-11"	48'-0"
		2	49'-10"	51'-9"	53'-10"	56'-0"	58'-4"	60'-2"	62'-0"	63'-6"	64'-9"	66'-0"
		3	47'-8"	49'-4"	51'-6"	54'-0"	56'-6"	59'-0"	61'-2"	63'-0"	64'-6"	66'-0"
		4	45'-2"	46'-10"	49'-0"	51'-8"	54'-6"	57'-10"	60'-0"	62'-6"	64'-3"	66'-0"
	9'-0"	1	32'-0"	32'-9"	34'-0"	35'-4"	37'-6"	39'-8"	42'-0"	44'-4"	46'-2"	48'-0"
		2	49'-4"	51'-0"	53'-2"	55'-6"	57'-10"	60'-0"	61'-10"	63'-4"	64'-9"	66'-0"
		3	46'-4"	48'-10"	51'-4"	53'-10"	56'-0"	58'-8"	61'-0"	63'-0"	64'-6"	66'-0"
		4	44'-8"	46'-6"	49'-0"	51'-6"	54'-0"	57'-0"	59'-8"	62'-0"	64'-2"	66'-0"
	9'-6"	1	32'-0"	32'-8"	34'-0"	35'-0"	36'-10"	38'-10"	41'-6"	43'-8"	46'-0"	48'-0"
		2	49'-2"	50'-6"	51'-10"	53'-6"	55'-4"	58'-0"	60'-6"	62'-8"	64'-6"	65'-11"
		3	47'-0"	48'-2"	49'-10"	51'-6"	53'-11"	57'-0"	59'-8"	62'-0"	64'-3"	65'-11"
		4	44'-8"	45'-10"	47'-6"	49'-10"	52'-6"	55'-9"	58'-9"	61'-6"	63'-10"	65'-11"
Group III: large cars	9'-0"	1	32'-7"	33'-0"	34'-0"	35'-11"	38'-3"	40'-11"	43'-6"	45'-5"	46'-9"	48'-0"
		2	50'-2"	51'-2"	53'-3"	55'-4"	58'-0"	60'-4"	62'-9"	64'-3"	65'-5"	66'-0"
		3	47'-9"	49'-1"	52'-3"	53'-8"	56'-2"	59'-2"	61'-11"	63'-9"	65'-2"	66'-0"
		4	45'-5"	46'-11"	49'-0"	51'-8"	54'-9"	58'-0"	61'-0"	63'-2"	64'-10"	66'-0"
	9'-6"	1	32'-4"	32'-8"	33'-10"	34'-11"	37'-2"	39'-11"	42'-5"	45'-0"	46'-6"	48'-0"
		2	49'-11"	50'-11"	52'-2"	54'-0"	56'-6"	59'-3"	61'-9"	63'-4"	64'-8"	66'-0"
		3	47'-7"	48'-9"	50'-2"	52'-4"	55'-1"	58'-4"	60'-11"	62'-10"	64'-6"	66'-0"
		4	45'-3"	46'-8"	48'-5"	50'-8"	53'-8"	57'-0"	59'-10"	62'-2"	64'-1"	66'-0"
	10'-0"	1	32'-4"	32'-8"	33'-10"	34'-11"	37'-2"	39'-11"	42'-5"	45'-0"	46'-6"	48'-0"
		2	49'-11"	50'-11"	52'-2"	54'-0"	56'-6"	59'-3"	61'-9"	63'-4"	64'-8"	66'-0"
		3	47'-7"	48'-9"	50'-2"	52'-4"	55'-1"	58'-4"	60'-11"	62'-10"	64'-6"	66'-0"
		4	45'-3"	46'-8"	48'-5"	50'-8"	53'-8"	57'-0"	59'-10"	62'-2"	64'-1"	66'-0"

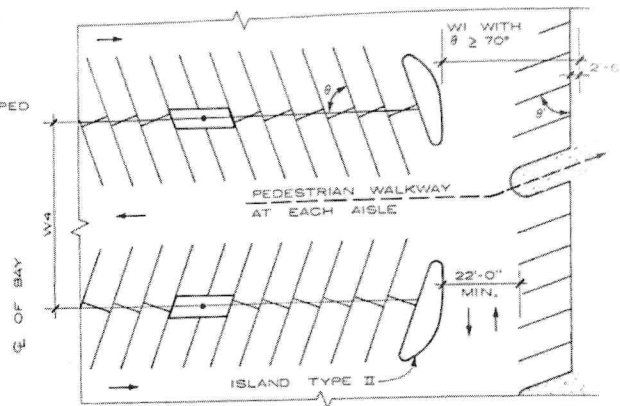
NOTE: θ angles greater than 70° have aisle widths wide enough for two-way travel.

William T. Mahan, AIA, Santa Barbara, California

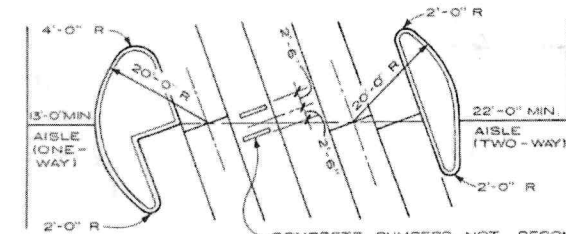
54 Parking Layouts



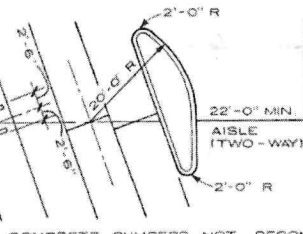
SMALL LOT WITH ONE-WAY TRAVEL
TYPICAL PARKING LAYOUTS



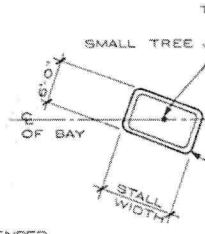
MULTIBAY LOT WITH TWO-WAY END AISLES



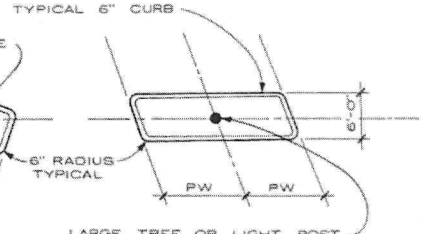
ISLAND TYPE I
(FOR $\theta \leq 70^\circ$)



ISLAND TYPE II
(FOR $\theta \geq 70^\circ$)



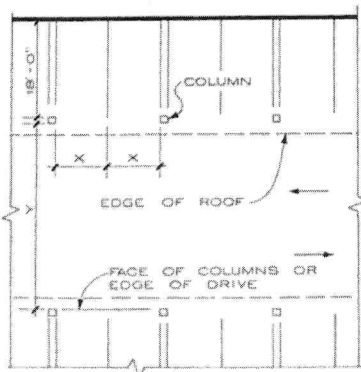
SMALL ISLAND PLANTER



LARGE ISLAND PLANTER

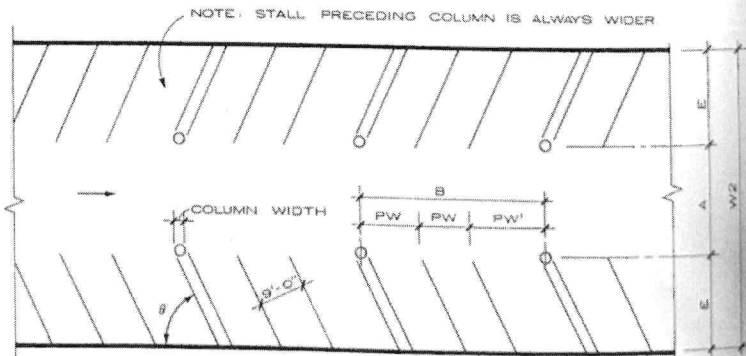
CONCRETE BUMPERS NOT RECOMMENDED WHERE SNOW REMOVAL IS REQUIRED

TYPICAL PLANTER ISLANDS



TWO STALL 90° APARTMENT CARPORTS

X	9'-0"	10'-0"	11'-0"	12'-0"
Y	35'-0"	34'-0"	33'-0"	32'-0"



ANGLE PARKING WITH 3 STALLS PER COLUMN

#	PW	PW'	W2	E	A	B	AREA/STALL
60°	10'-5"	13'-0"	55'-0"	18'-0"	19'-0"	33'-10"	310 sq ft
70°	9'-7"	11'-1"	59'-10"	18'-0"	23'-10"	30'-3"	302 sq ft
80°	9'-1"	10'-2"	63'-4"	18'-0"	27'-4"	28'-4"	300 sq ft

PARKING LAYOUTS WITH COLUMNS

William T. Mahan, AIA, Santa Barbara, California



ADA.gov
U.S. Department of Justice
Civil Rights Division



ADA Compliance Brief: Restriping Parking Spaces

Last updated: February 28, 2020

When a business or State or local government restripes parking spaces in a parking lot or parking structure (parking facilities), it must provide accessible parking spaces as required by the 2010 ADA Standards for Accessible Design (2010 Standards).

Guidance & Resources

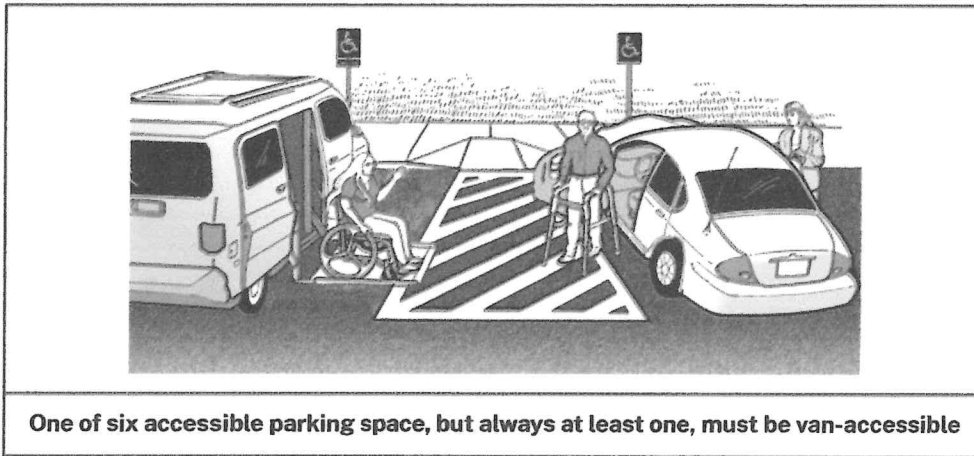
Read this to get specific guidance about this topic.

For a beginner-level introduction to a topic, view [Topics](#)

For information about the legal requirements, visit [Law, Regulations & Standards](#)

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking facilities when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases. State and local government facilities also have an ongoing ADA obligation to make their programs accessible, which can require providing accessible parking.

This compliance brief provides information about the features of accessible car and van parking spaces and how many accessible spaces are required when parking facilities are restriped.



The required number of accessible parking spaces must be calculated separately for each parking facility, not calculated based on the total number of parking spaces provided on a site. One of six (or fraction of six) accessible parking spaces, but always at least one, must be van accessible.

Parking for hospital outpatient facilities, rehabilitation facilities, outpatient physical therapy facilities or residential facilities have substantially different requirements for accessibility (see 2010 Standards 208.2).

Minimum Number of Accessible Parking Spaces

Total Number of Parking Spaces Provided in Parking Facility	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Minimum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
1 to 25	1	1
26 to 50	2	1
51 to 75	3	1
76 to 100	4	1
101 to 150	5	1
151 to 200	6	1
201 to 300	7	2
301 to 400	8	2
401 to 500	9	2
500 to 1000	2% of total parking provided in each	1/6 of Column A (one out of every 6 accessible spaces)

Total Number of Parking Spaces Provided in Parking Facility	(Column A) Minimum Number of Accessible Parking Spaces (car and van)	Minimum Number of Van-Accessible Parking Spaces (1 of six accessible spaces)
	lot or structure	
1001 and over	20 plus 1 for each 100 over 1000	1/6 of Column A (one out of every 6 accessible spaces)

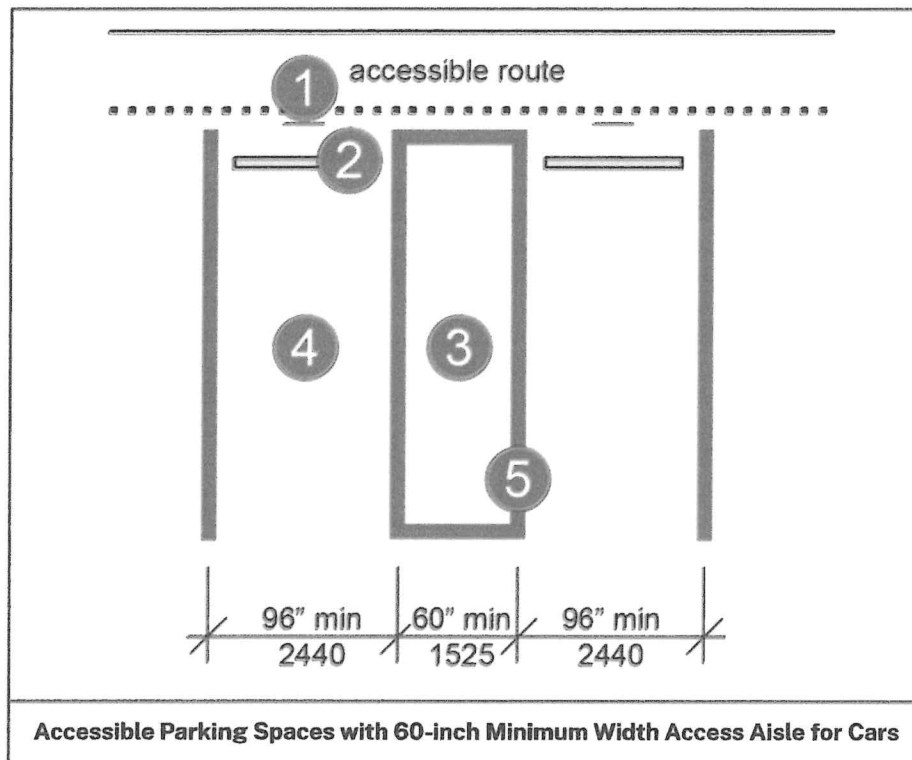
Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot or structure, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3 feet wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more facilities if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

Features of Accessible Parking Spaces



Notes:

1. Parking space identification sign with the international symbol of accessibility complying with 703.7.2.1 mounted 60 inches minimum above the ground surface measured to the bottom of the sign.
2. If the accessible route is located in front of the parking space, install wheel stops to keep vehicles from reducing the clear width of the accessible route below 36 inches.
3. Two parking spaces may share an access aisle except for angled parking spaces (see below). Access aisle width is at least 60 inches, must be at the same level and the same length as the adjacent parking space(s) it serves, maximum slope in all directions is 1:48, and access aisle must connect to an accessible route to the building. Ramps must not extend into the access aisle.
4. Parking space shall be 96 inches wide minimum, marked to define the width, and maximum slope in all directions is 1:48.
5. Boundary of the access aisle must be clearly marked so as to discourage parking in it. (State or local laws may address the color and manner that parking spaces and access aisles are marked.)

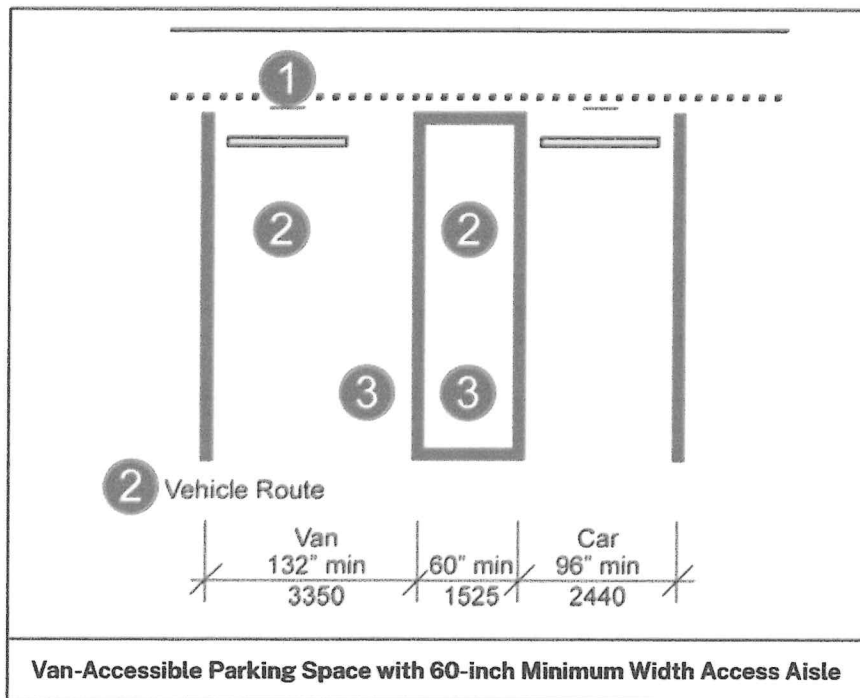
Additional Notes:

Where parking spaces are marked with lines, width measurements of parking spaces and access aisles are to centerlines, except for the end space which may include the full width of the line.

Access aisles may be located on either side of the parking space except for angled van parking spaces which must have access aisles located on the passenger side of the parking spaces.

Additional Features of Van-Accessible Parking Spaces

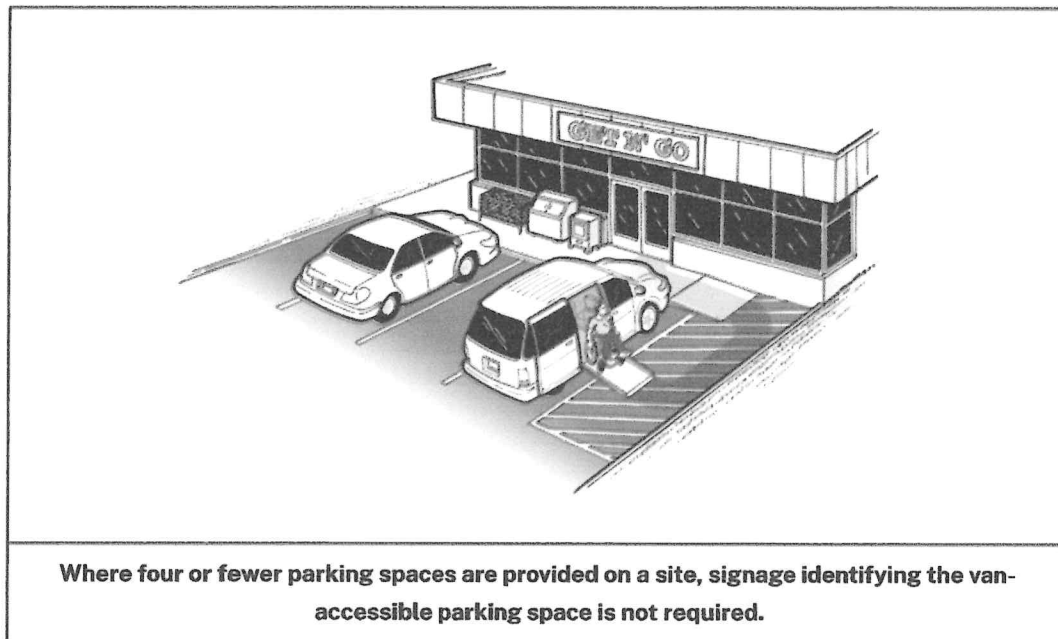
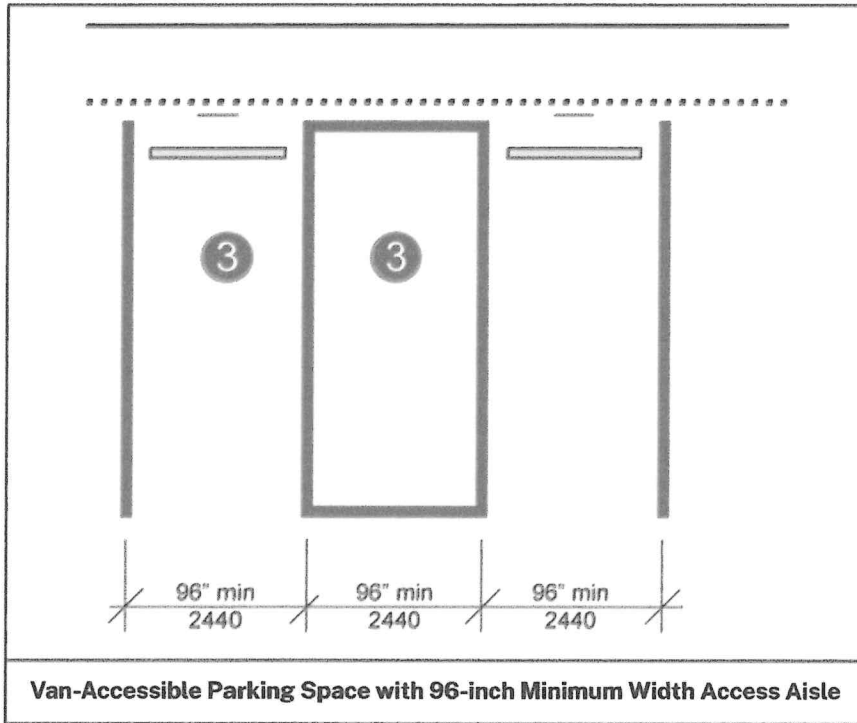
Van-accessible parking spaces incorporate the features of accessible parking spaces on the previous page and require the following additional features: a “van accessible” designation on the sign; different widths for the van parking space or the access aisle; and at least 98 inches of vertical clearance for the van parking space, access aisle, and vehicular route to and from the van-accessible space. The first image below shows a van-accessible space with a 60-inch minimum width access aisle. The second image shows a van-accessible space with a 96-inch minimum width access aisle. Both configurations are permitted and requirements for van-accessible signage and vertical clearance apply to both configurations.



Notes (for illustrations above and below):

1. Parking space identification sign with the international symbol of accessibility and designation, “van accessible.” Note, where four or fewer parking spaces are provided on a site, a sign identifying the accessible space, which must be van-accessible, is not required.
2. Vertical clearance of 98 inches minimum to accommodate van height at the vehicle parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space.

3. Van parking space must be 132 inches wide minimum with an adjacent 60-inch wide minimum access aisle. A van parking space of 96 inches wide minimum with an adjacent 96-inch wide minimum access aisle is also permitted (see below).



Resources

For more information about the ADA, please visit [ADA.gov](https://www.ada.gov) or call our toll-free number.

[ADA Information Line](#) 800-514-0301 (Voice) and 1-833-610-1264 (TTY) M-W, F 9:30 a.m. – 12:00 p.m. and 3:00 p.m. – 5:30 p.m., Th 2:30 p.m. – 5:30 p.m. (Eastern Time) to speak with an ADA Specialist. Calls are confidential.

For people with disabilities, this publication is available in alternate formats.

Reference

[2010 ADA Standards for Accessible Design](#)

Sections [208](#) & [502](#) Parking Spaces

Section [206](#) Accessible Route

The Americans with Disabilities Act authorizes the Department of Justice (the Department) to provide technical assistance to individuals and entities that have rights or responsibilities under the Act. This document provides informal guidance to assist you in understanding the ADA and the Department's regulations.

This guidance document is not intended to be a final agency action, has no legally binding effect, and may be rescinded or modified in the Department's complete discretion, in accordance with applicable laws. The Department's guidance documents, including this guidance, do not establish legally enforceable responsibilities beyond what is required by the terms of the applicable statutes, regulations, or binding judicial precedent.

Duplication of this document is encouraged.

Originally issued: December 01, 2015

Last updated: February 28, 2020

Related Content

Guidance

[Accessible Parking Spaces](#)

Guidance

[ADA Guide for Places of Lodging:
Serving Guests Who Are Blind or Who
Have Low Vision](#)

Guidance

[ADA Requirements: Accessible Pools
Means of Entry and Exit](#)

Guidance

[ADA Requirements: Ticket Sales](#)

Guidance

[ADA Requirements: Wheelchairs,
Mobility Aids, and Other Power-Driven
Mobility Devices](#)

Guidance



[Mobility Devices](#)

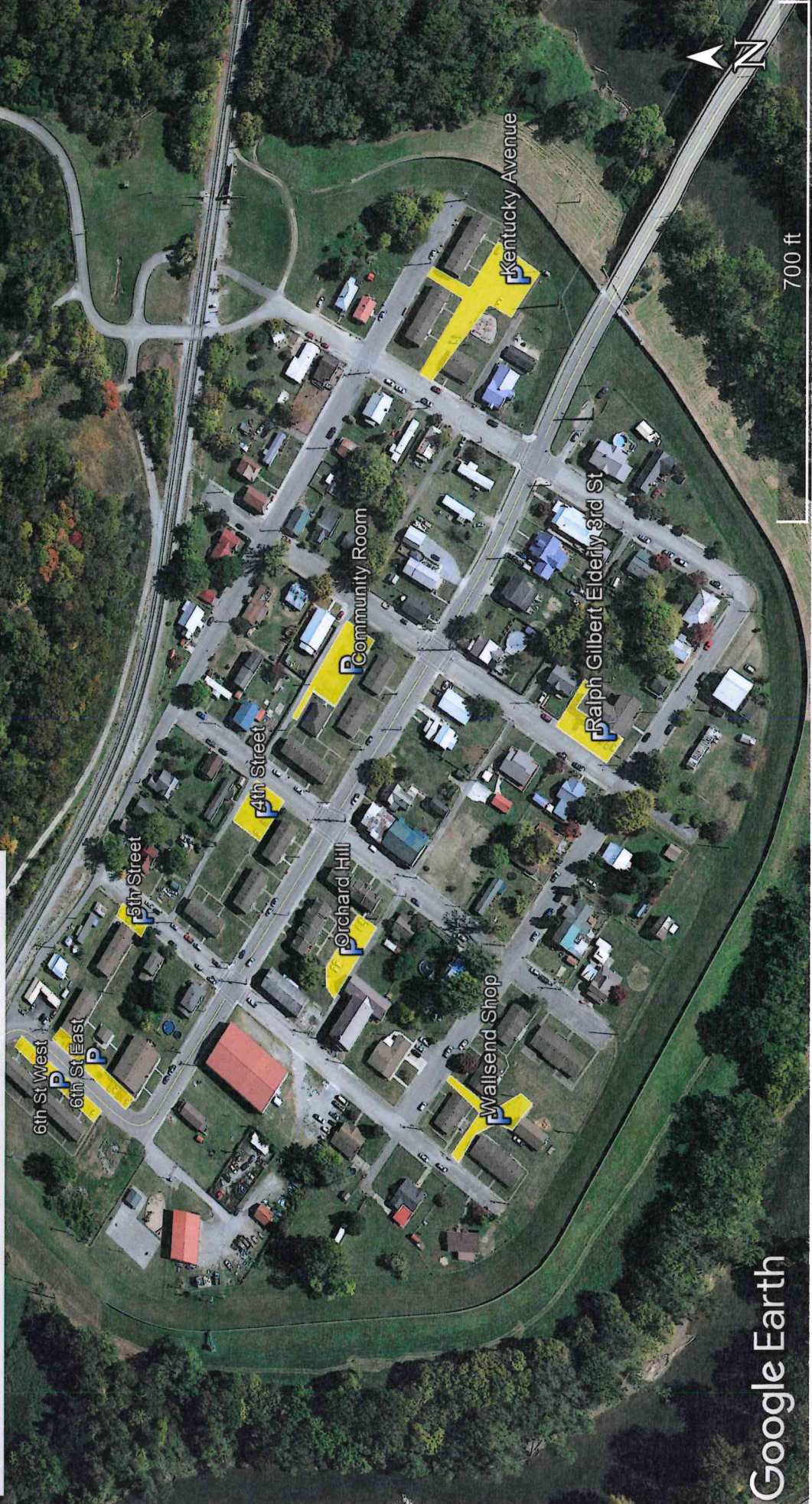
Pineville Housing Authority Parking

Wallsend Locations

Kentucky Ave 12526 SF
Ralph Gilbert Elderly 4323 SF
Wallsend Shop 4500 SF
Community Room 7500 SF
4th St 4811 SF
Orchard Hill (Concrete)
5th St 1540 SF
6th St East 5081 SF
6th St West 5421 SF

Legend

-  Parking Area
-  Lot Boundary





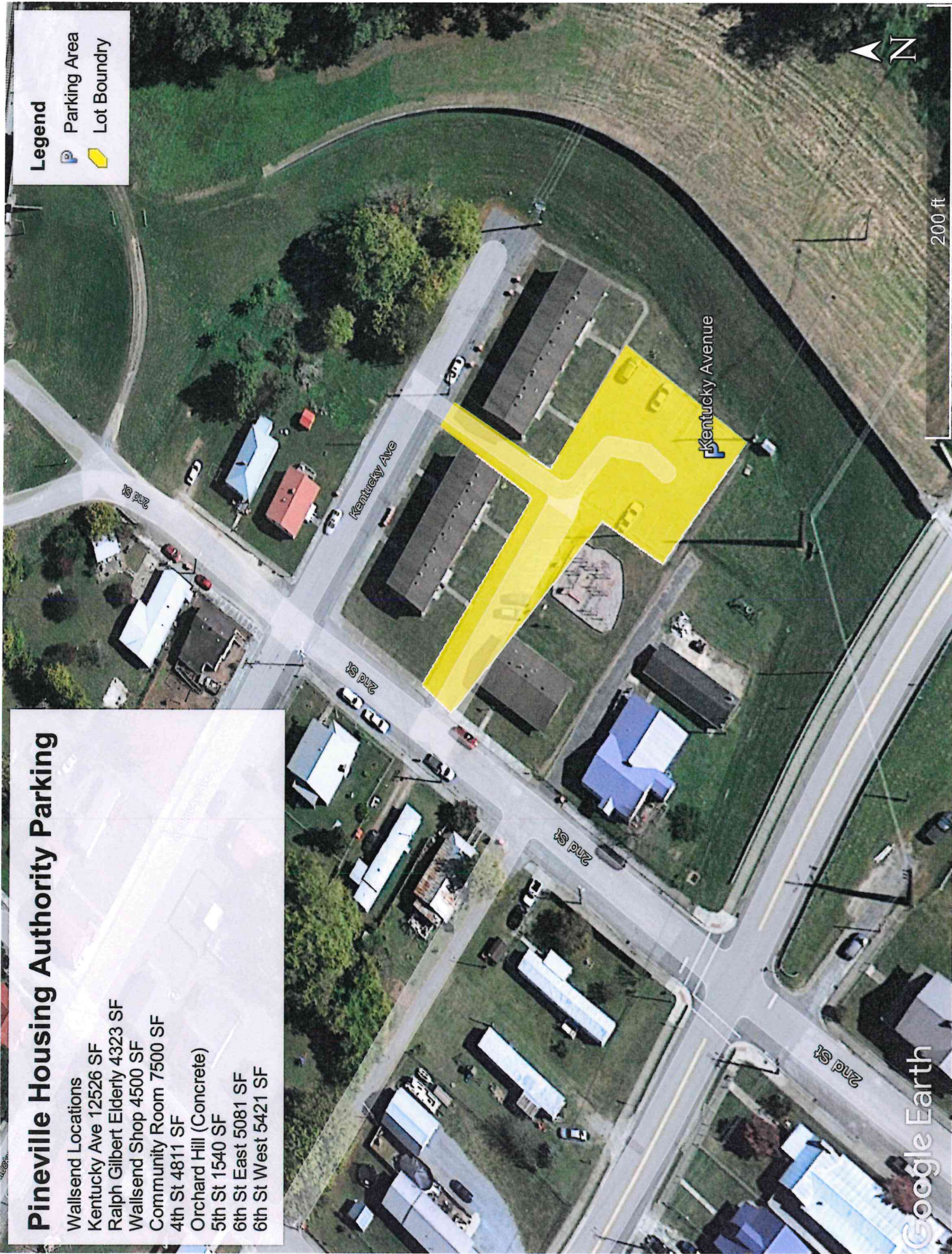
Pineville Housing Authority Parking

Wallsend Locations

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Legend

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Pineville Housing Authority Parking

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Legend

-  Parking Area
-  Lot Boundary





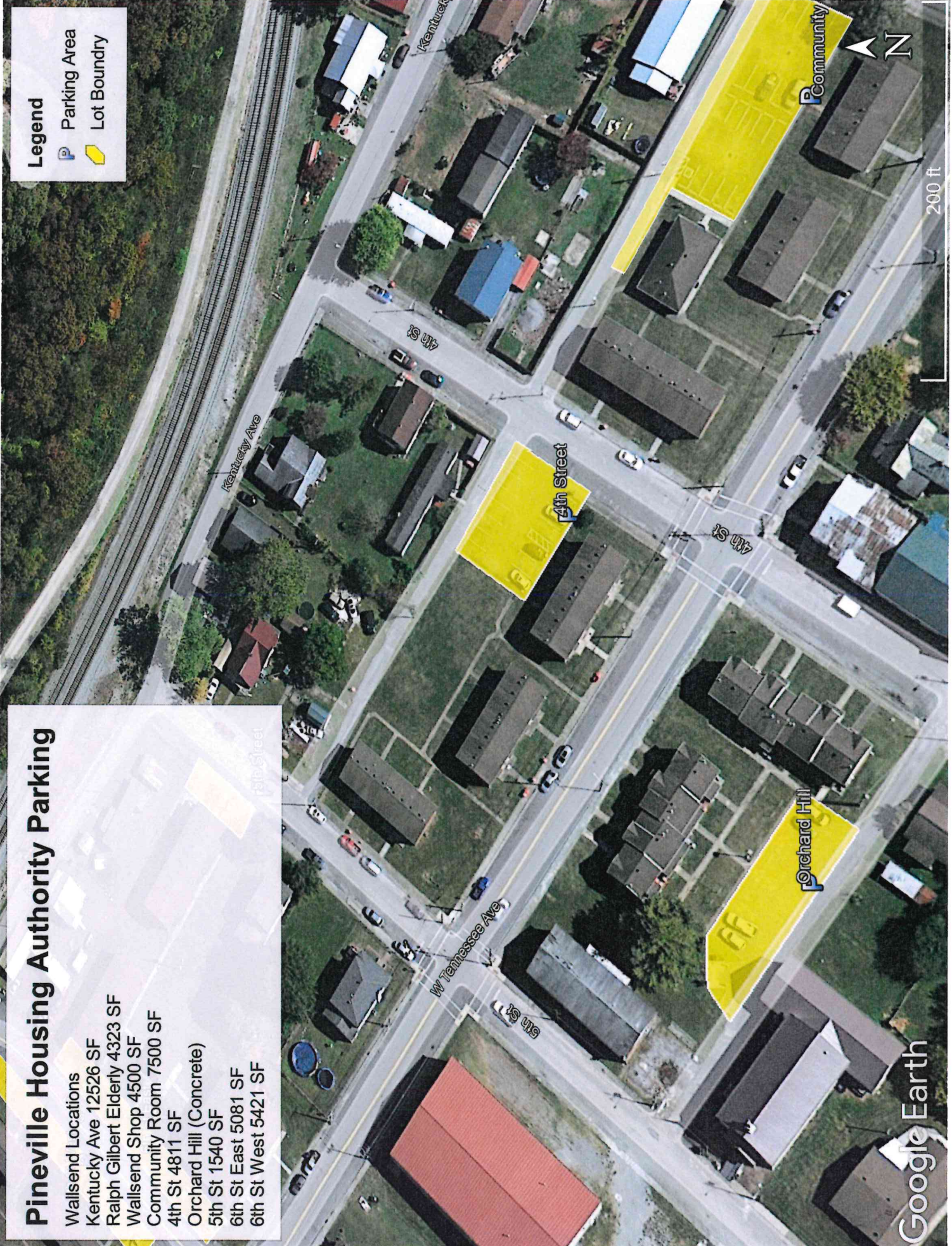
Pineville Housing Authority Parking

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Legend

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-  Lot Boundary





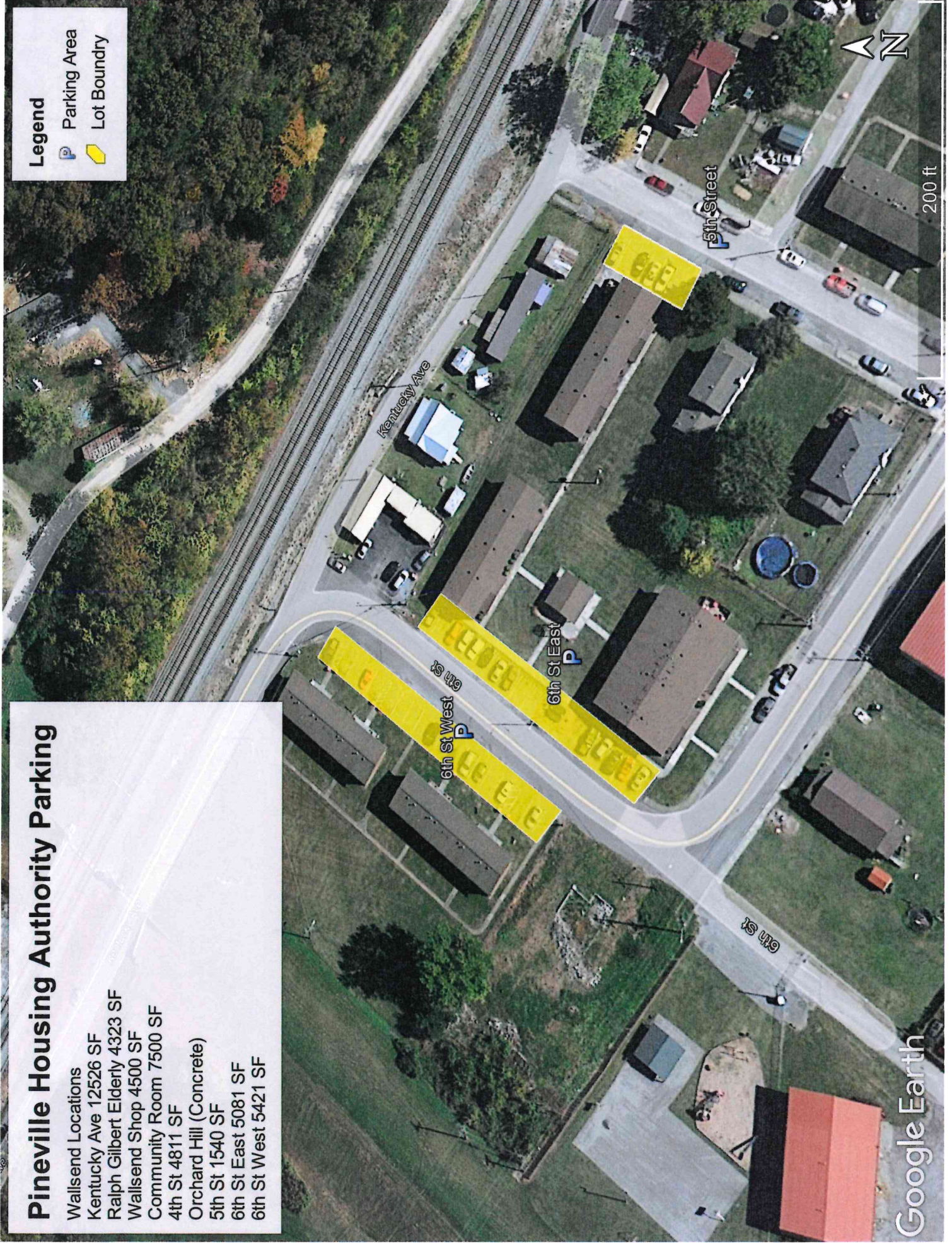
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Legend



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-  Lot Boundary

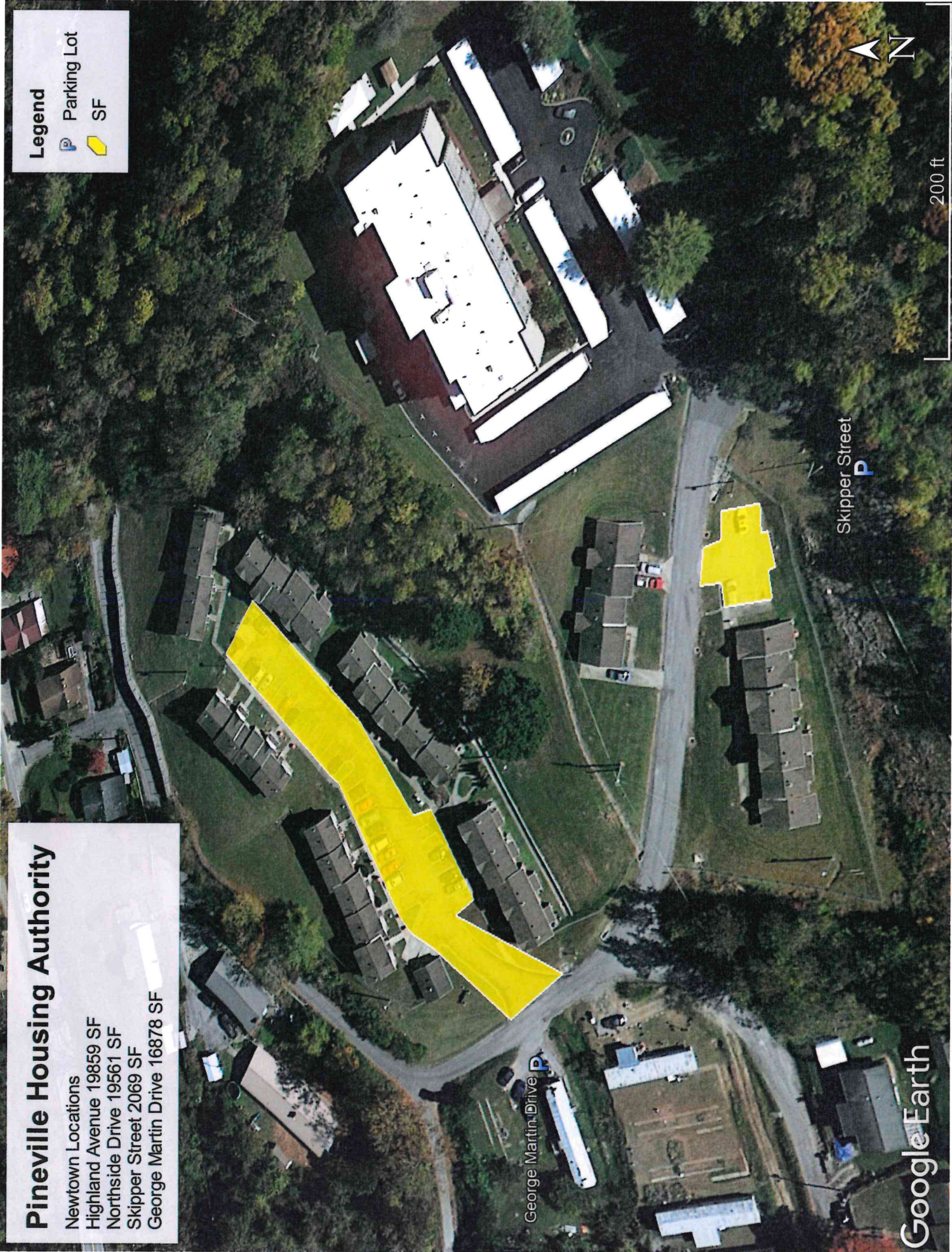


Pineville Housing Authority

Newtown Locations
Highland Avenue 19859 SF
Northside Drive 19561 SF
Skipper Street 2069 SF
George Martin Drive 16878 SF

Legend

-  Parking Lot
-  SF



George Martin Drive 

Skipper Street 



200 ft

Google Earth

Pineville Housing Authority

Newtown Locations
Highland Avenue 19859 SF
Northside Drive 19561 SF
Skipper Street 2069 SF
George Martin Drive 16878 SF

Legend

-  Parking Lot
-  SF

Highland Avenue





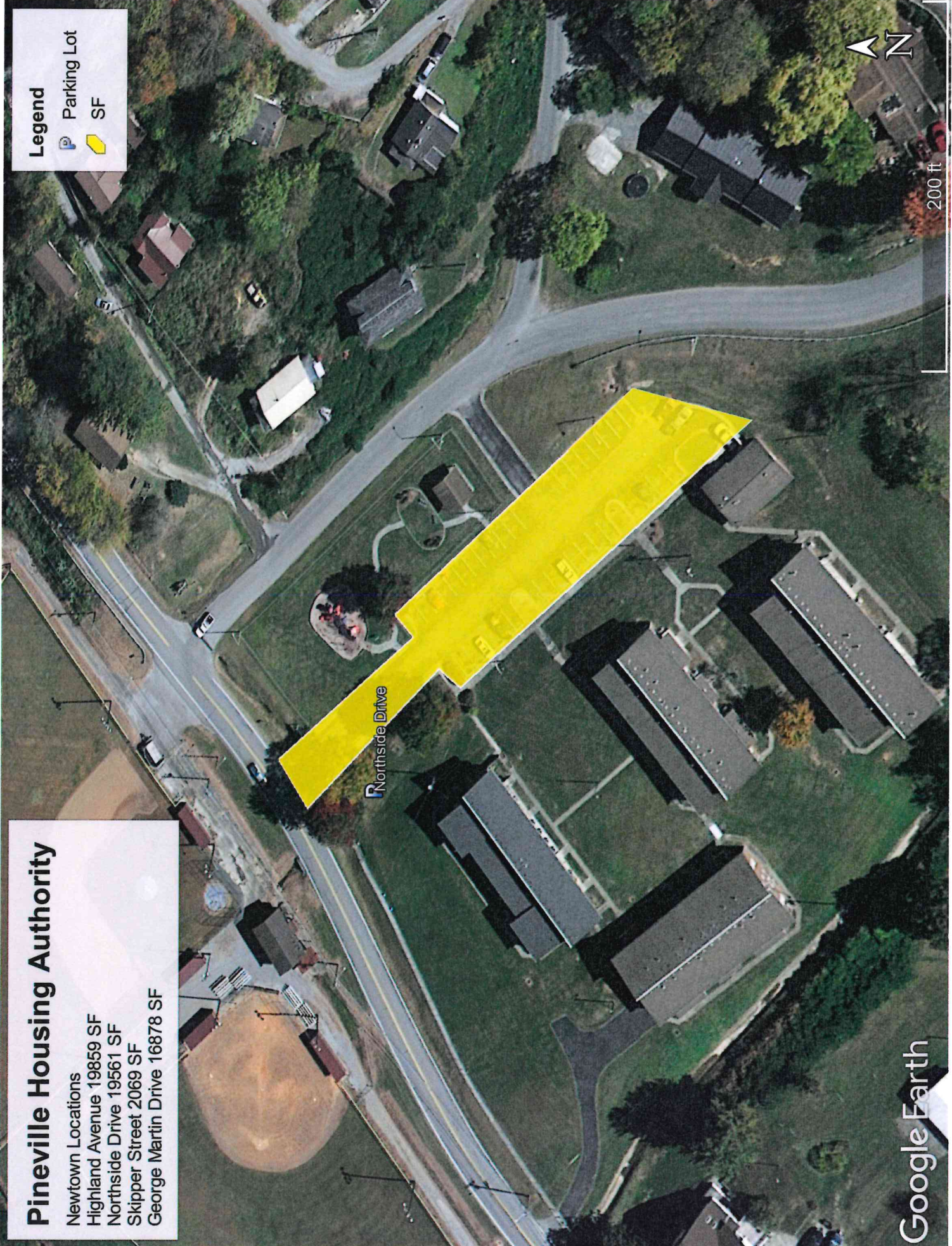
100 ft

Pineville Housing Authority

Newtown Locations
Highland Avenue 19859 SF
Northside Drive 19561 SF
Skipper Street 2069 SF
George Martin Drive 16878 SF

Legend



-  Parking Lot
-  SF



Pineville Housing Authority

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Legend

-  Parking Lot
-  SF

