

HARRIS BROOK ELEMENTARY SCHOOL

Description of Facility: Harris Brook Elementary School is a masonry 2-story building which serves as a public school for Grades 2 – 5 serving approximately 600 students. The roughly 115, 00 s.f. building was constructed in 2021.



Responsible Party: Board of Selectmen and School Committee

2010 ADA Standards and 521 CMR Standards for Children: Both the 2010 ADA Standards and 521 CMR have advisories and/or varied standards for some items and elements for children according to age (2010 ADA Standards) or grade level (521 CMR). In some cases, there is limited room for interpretation but the guidance is in place as to what is applicable per different range of grade levels or age groups. ADA differentiates according to age level, with those being Ages 3 and 4, Ages 5 through 8, and Ages 9 through 12. 521 CMR differentiates according to grade level, with those being Pre-kindergarten, Kindergarten through 3rd Grade, and 4th Grade through 6th Grade. Grades 7 through 12 would follow the regular ADA or 521 CMR Standards as applied to adults. For the purposes of this assessment, the following standards were applied to the student areas at the Harris Brook Elementary School.

	<u>2010 ADA Standards</u>	<u>521 CMR Standards</u>
2 – 3 Classrooms	Ages 5 – 8	K - 3
4 – 5 Classrooms	Ages 9 – 12	4 – 6
Common Areas	Dictated by Majority of Student Users	
Adult Only Areas	Adult	Adult

Student bathroom standards are as follows:

Bathroom Standards for Grades K - 3 (Ages 5 – 8)

Toilet Centerline	11" to 15" o.c. to the near wall 42" o.c. to the far wall or nearest object 42" in front of the water closet
Flush control	On wide or approach side
Toilet Seat Height	12" to 15" a.f.f. to the top of the seat
Toilet Paper Dispenser Height	14" to 17" a.f.f.
Urinal	15" a.f.f. (maximum) to the rim
Grab Bar Height	20" a.f.f. to 25" a.f.f. to the top of the gripping surface
Grab Bar Location	No greater than 6" from the interior corner
Sink Height	No greater than 30" a.f.f. to top
Sink Knee Clearance	At least 25" a.f.f.
Mirror Height	No greater than 31 a.f.f. to the bottom of the reflecting surface
Reach Range (dispensers, coat hooks)	No greater than 36" a.f.f. (see below)

Bathroom Standards for Grades 4 - 6 (Ages 9 – 12)

Toilet Centerline	15" to 18" o.c. to the near wall 42" o.c. to the far wall or nearest object 42" in front of the water closet
Flush control	On wide or approach side
Toilet Seat Height	15" to 17" a.f.f. to the top of the seat
Toilet Paper Dispenser Height	17" to 19" a.f.f.
Urinal	15" a.f.f. (maximum) to the rim
Grab Bar Height	25" a.f.f. to 27" a.f.f. to the top of the gripping surface
Grab Bar Location	No greater than 6" from the interior corner
Sink Height	No greater than 30" a.f.f. to top
Sink Knee Clearance	At least 25" a.f.f.
Mirror Height	No greater than 31 a.f.f. to the bottom of the reflecting surface
Reach Range (dispensers, coat hooks)	No greater than 36" a.f.f. (see below)

Bathroom Reach Range Standards for Children

2010 ADA Standards

Section 308.1 of the 2010 ADA Standards provides guidance on reach ranges according to age in areas used primarily by children. The guidance for the reach range for Students Ages 5 through 8 is 18" (low minimum) to 40" (high maximum). The guidance for the reach range for Students Ages 9 through 12 is

16" (low minimum) to 44" (high maximum).

521 CMR

Section 30.19 of 521 CMR (Children's Dispensers) states that "towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the *zone of reach*, and at least one of each device shall be located within reach of a person using the accessible sink.

- Section 5.00 (Definitions) defines *zone of reach* as an "operable mechanism is within reach if it meets either criteria outlined in 521 CMR 6.5 (Forward Reach) or 521 CMR 6.6 (Side Reach)".
- Section 6.5 (Forward Reach) identifies the maximum high forward reach as 48" a.f.f. and minimum low forward reach as 15" a.f.f.
- Section 6.6 (Side Reach) identifies the maximum high side reach as 54" a.f.f. and minimum low forward reach as 9" a.f.f.

Section 30.20 of 521 CMR (Children's Controls and Receptacles) states that "if controls, receptacles, or other equipment are provided, then at least one of each shall be mounted no higher than 36 inches above the floor to the centerline of the operable portion of the control".

Section 30.6 of 521 CMR (Adult Toilet Stalls) requires that a coat hook be provided in accessible stalls at a maximum of 54" above the floor (30.6.1.d).

Section 30.12 of 521 CMR (Adult Dispensers) states that "towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted within the zone of reach" and as referenced in Figure 30i. Figure 30i identifies the reach range height for dispenser as 42" a.f.f. to the centerline of the operable portion of the dispenser.

Reach Range Variations

Based on the above, the reach range for bathroom dispensers varies up to **40" a.f.f.** for Grades 2 and 3 Students and up to **44" a.f.f.** for Grades 4 – 6 Students under the ADA Standards but under 521 CMR is **42" a.f.f.** for adults. The reach range for dispensers for children's bathrooms is **48" a.f.f. (forward reach) to 54" a.f.f. (side reach)** based on 521 CMR Sections 30.19, 5.0, 6.5, and 6.6. The reach range for controls and receptacles in children's bathrooms is **36" a.f.f.** based on 521 CMR Sections 30.20

According to these conflicting standards, the reach range for Grades K - 6 dispensers could be mounted up to 8" higher under 521 CMR. This clearly does not appear to be the intent of either Standard as common sense would dictate that a children's reach range should be lower than an adult's reach range.

Recommendation

Considering the intent of the Standards and Regulations to have lower heights and ranges for children according to age or grade level, it is recommended that the dispenser heights and coat hooks in children's bathrooms should follow Section 30.20 of 521 CMR which would result in heights of no more than 36" a.f.f. to the centerline of the operable portion of the dispenser or the coat hook.

Classroom Sinks and Classroom Sinks with Bubblers

Typically school classrooms have sinks and/or sinks with bubblers (a.k.a. drinking fountains) in the classroom to allow children to wash their hands or to get a drink of water without leaving the classroom.

2010 ADA Standards

The 2010 ADA Standards addresses this as follows:

- Drinking fountains shall comply with Sections 307 (protruding objects) and 602 (drinking fountains).
- Clear floor space must adhere to Section 305 (generally 30" wide and a forward approach) with knee and toe clearance adhering to Section 306 (generally 9" a.f.f. toe clearance and 27" a.f.f. knee clearance). Section 606.2 allows a knee clearance of a minimum of 24" a.f.f. at lavatories and sinks used primarily by children ages 6 through 12 where the rim or counter surface is 31" maximum a.f.f.

Exception: A parallel approach complying with Section 305 is permitted for children's use (5 years and younger per Section 606.2) where the spout is 30" maximum a.f.f. and is 3½" maximum from the front edge.

- The spout outlet cannot exceed 36 inches a.f.f. (Section 602.4) and cannot be more than 5" from the front edge (Section 602.5).
- The spout shall provide a flow of water 4 inches high minimum with the angle of the water stream measured horizontally to the front face of the unit. For spouts located less than 3 inches from the front edge, the angle shall be 30 degrees maximum. For spouts located between 3 and 5 inches from the front edge, the angle shall be 15 degrees maximum (Section 602.6).
- Controls shall comply with Operable Parts (Section 309.4) such that they are operable with one hand and do not require tight grasping, pinching, or twisting of the wrist. The operating force cannot exceed 5 lbs.

521 Code of Massachusetts Regulations

The 521 Code of Massachusetts Regulations addresses this as follows:

- a) Section 12 specifically addresses sinks in classrooms under Section 12.4. Classroom countertops and sinks shall comply with 521 CMR 12.2.2 b, 12.2.2 c, and 12.2.2 d. These subsections require adherence to clear floor space (30" wide), knee clearance (30" wide, 27" high, 19" deep), and height (28" to 34" a.f.f.). In addition, Section 12.5 requires that drinking fountains in classrooms adhere to the requirements of Section 36.00 drinking fountains.
- b) Section 36.2 requires minimum clearances of 27" a.f.f. (knee), 30" (width), and 17" to 19" (depth). In addition, there must be a minimum of 30" wide clear width at the approach to the drinking fountain.

- c) Drinking fountain spouts must adhere to Section 36.3 which requires spouts to be located at the front of the unit with the water flow in a trajectory that is parallel or nearly parallel to the front of the unit. The spout shall provide a flow of water at least 4 inches high and the spout height be no more than 36" a.f.f. For a "square" bowl, the requirements are for the spout to be at the front of the bubbler (sink) and have a parallel water flow trajectory. A round or oval bowl should have the spout positioned such that the flow of water is within 3 inches from the front edge.
- d) Controls shall be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. The operating force cannot exceed 5 lbs. (Section 36.5).

Assessment and Comment

As noted above, there are both similarities and differences between the 2010 ADA Standards and 521 CMR. Two of the larger variations are the exception allowed under the ADA Standards for a parallel approach to the sink/bubbler for children 5 years of age and younger and what would also appear to be a farther allowed spout setback from the front edge. As both 521 CMR and the 2010 ADA Standards apply, the stricter of the two standards must be adhered to.

Based on an assessment of the Harris Brook Elementary School classrooms, it does not appear that the classroom bubblers/drinking fountains are in full compliance. The spout locations are roughly 7" from the outside edge with water flows more than 3" from the outside edge, both which exceed that allowed under the 2010 ADA Standards and 521 CMR.

Drinking fountain spouts/sinks should be modified and/or reconstructed to meet the front edge and water flow requirements.

General Description or Obstacle Which Limits Mobility or Access:

Entrance and Lobby

The airphone buzzer at the main entrance is 7" too high. The counter in the lobby is 4" too high.

Doors and Doorways

Doors with closers have excessive operating forces and close too fast. A number of doors lack tactile designation signage, including egress doors and classroom pass-through doors. Some doors have tactile signage that is on the wrong side. Some signage is covered and blocked. Doors with glass panes are up to 2" too high under the 2010 ADA Standards.

Reach Range and Protruding Objects

Items for adults (defibrillators, cafeteria coat rack, etc.) are not within the maximum 48" a.f.f. reach range height. Items for children (dispensers, cafeteria coat rack, etc.) are not within the maximum reach range height.

Hallway and gym fire pulls and defibrillators are protruding objects as they extend more than 4" into the accessible route of travel at a height of 27" to 80" a.f.f.

Tables and Seating

The seven (7) tables in the media center all provide only 11" of knee depth. The classroom desks have adjustable heights but provide only 21¼" of clear width. The Guidance Room (#201) and Testing Room (#209.1) have only 26" of knee height. A hallway table near #224 provides only 26" of knee height.

Music/Band Room #127

The lockers require the use of fingers, pinching, and twisting of the wrist.

Classrooms

A number of rugs in classrooms are loose and not fully secured and serve as a tripping hazard (*Note: This also includes a shag rug in the teachers work room*). Sinks have bubblers that are too far from the leading edge of the cabinet. Dispensers are too high for students. Typically items were stored under the sinks restricting wheelchair use. Thirty-six inch (36") wide accessible routes of travel were not regularly maintained in classrooms.

Bathrooms

There are a total of 24 bathrooms (including the kitchen staff bathrooms) in the building. This includes eleven (11) Men's/Women's bathrooms and thirteen (13) Children's bathrooms. The bathrooms were mostly compliant but had some areas of non-compliance relating to dispenser heights, grab bar setbacks, sink piping, and stall doors.

Student hallway bathrooms have towel dispensers that protrude 10" into the accessible route of travel at a height of up to 43" a.f.f. As these dispensers have waste baskets located adjacent to the dispenser, no further action is required as long as the waste baskets remain under the towel dispensers for cane detection.

Kitchen Area

The kitchen area itself has numerous elements of non-compliance (reach ranges, knee clearances, clear widths, etc.) but most of the activities undertaken require personnel who must meet certain physical requirements to meet the essential functions of their job. As this area is closed to the public and require personnel who must meet certain physical requirements to perform the essential functions of their position, unless dictated by a request for a reasonable accommodation, no further action is required at the present time.

Harris Brook Elementary School Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Entrance and Lobby</u>							
The airphone buzzer at the main entrance is 7" too high.	308	6.5 6.6	Lower the air phone buzzer so it is no more than 48" a.f.f. to the operating mechanism.	1	3	I	TBD
The counter in the lobby is 4" too high.	904.4	7.2	Construct a 36" long by no more than 36" high a.f.f. counter or place a table in front of the counter with at least 27" knee height, 30" clear width, and 19" knee	1	2	I	\$150 to \$350

See Photos HBES 1 and 2.			depth.				
Exterior and Interior Doors Exterior and interior doors with closers (including bathrooms) do not fully comply with the maximum allowed operating force for an exterior door (15 lbs.), interior door (5 lbs.) and minimum closing speed requirement of 6 seconds under 521 CMR.	404.2.8 404.2.9	26.8 26.9	Adjust door closers such that the push/pull force does not exceed 15 lbs for an exterior door and 5 lbs. for an interior door with door closing speeds of at least 6 seconds.	1, 3	2	I	\$0
Door Signage <u>Tactile designation signage is not provided at the following locations:</u> <ul style="list-style-type: none"> Hallway door to Admin #180, double doors to maintenance, kitchen doors from cafeteria (2), doors to maintenance from kitchen (2), door to staff lunch (#136) from #135, door next to #151.1, double doors to stage from music room, egress doors, kitchen/laundry room, gym storage (2), library closet in #124.2, closet in admin, classroom pass-through doors. <u>The following have signage that is blocked with the tactile signage below not reflective of the current use:</u> <ul style="list-style-type: none"> Level 1 staff bathroom at southeast corridor, Level 1 personal care bathroom at southeast corridor, Level 2 staff bathrooms (2) at northwest corridor, Level 2 staff bathrooms (2) at northeast corridor, classroom #223 bathrooms (2) <u>The following have signage that is not on the latch side:</u> <ul style="list-style-type: none"> #180, 103, 136, 175, 221 <u>The following have signage that is blocked or covered:</u> <ul style="list-style-type: none"> #138, 112.1, 122.2 See Photos HBES 3, 4, 5, 6, 7, and 8.	703	41.1	Install, replace, and/or relocate accessible compliant designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). Remove paper signage that is blocking the tactile signage. The tactile signage must properly identify the room.	2	2,3	I	Up to \$3,300+
Glass Panes The following doors have glass panes that are up to 45" a.f.f., which are too high under the 2010 ADA Standards: <ul style="list-style-type: none"> #151.1, room next to #151.1, gym office, #124.2, #127.1, #127.2, #146.1, #146 (and side panels blocked) 	404.2.11	NA	Doors, gates, and side lights adjacent to doors or gates, containing panels that permit viewing through the panels shall have the bottom of at least one panel located 43 inches maximum a.f.f. Rather than modify the door to lower the viewing area to comply with the maximum height restriction, the panes should be blocked or frosted.	2	2	I	\$0

See Photo HBES 9.							
Protruding Objects Protruding objects extend more than 4" into the accessible route of travel between a height of 27" and 80" a.f.f. or have vertical headroom clearance reduced to less than 80". <ul style="list-style-type: none"> Defibrillator near #180 (8½" protrusion at 48" a.f.f.) Two (2) fire pulls in cafeteria (5½" protrusion at 45" a.f.f.) Two (2) fire pulls in gym (5½" protrusion at 43" and 45" a.f.f.) Level 2 defibrillator near Area of Rescue (7½" protrusion at 48" a.f.f.) See Photos HBES 10 and 11.	307.2	20.6.1	Place a fixed object for cane detection under the defibrillators. Replace the fire bull boxes with ones that protrude no more than 4" from the wall.	2	2	I	\$200
Adult Reach Range The following items are not within the maximum height 48" adult reach range: <ul style="list-style-type: none"> Level 1 defibrillator near #180 (55" a.f.f.) Cafeteria coat rack (71" a.f.f.) See Photo HBES 12.	308	6.5 6.6	Lower the defibrillator to a height of no more than 48" a.f.f. Provide a coat rack or at least one coat hook at a height of no more than 48" a.f.f.	2 2	2 2	I I	\$0 Up to \$50
Children's Reach Range The following items are not within the maximum reach range height of 40" for Grades 2 and 3: <ul style="list-style-type: none"> Classroom # 114, 116, 118, 120, 122, 121, 119, 117, 115, 116, 127, 138, 140, 142, 144, 146, 147, 145, 143, 141, 139 towel dispensers (42" to 44" a.f.f.) Cafeteria coat rack (71" a.f.f.) 	308.1	6.5 6.6	Lower the dispensers to a height of no more than 40" a.f.f. to the operating mechanism. Provide a coat rack or at least one coat hook at a height of no more than 40" a.f.f.	2 2	2 2	I I	\$0 Up to \$50
Tables and Seating The seven (7) tables in the media center all provide only 11" of knee depth. The Guidance Room (#201) and Testing Room (#209.1) have only 26" of knee height. A hallway table near #224 provides only 26" of knee height. See Photo HBES 13.	226.1 306.3 226.1 306.3 226.1 306.3	35.1 35.5 35.1 35.5 35.1 35.5	At least one table in each location must have at least 27" of knee height, 19" of knee depth, and 30" of clear width. Tables with less than the minimum required knee height can be blocked 1" to achieve the height of 27".	2	2	I	Up to \$250
Music/Band Room #127 The lockers require the use of fingers,	309.5	39.5	Modify at least one locker so that it can be operated with	4	2	I	\$0

pinching, and twisting of the wrist.			a loose grip or closed fist.				
<u>Classrooms</u> A number of rugs in classrooms are loose and not fully secured and serve as a tripping hazard (<i>Note: This also includes a shag rug in the teachers work room).</i>	302.2	29.3	Fully secure the rugs or remove in entirety.	2	2	I	\$0
The classroom desks have adjustable heights but provide only 21¼" of clear width.	226.1 306.3	35.1 35.5	Purchase 1 or 2 adjustable height desks that have at least 30" of clear width that can be used when required.	2	2	I	Up to \$500
Thirty-six inch (36") wide accessible routes of travel were not regularly maintained in classrooms.	403.5	20.3	Maintain 36" routes of travel in classrooms.	2	1	I	\$0
Typically items were stored under the sinks restricting wheelchair use.	606.2	12.2.2	Remove items underneath the sinks.	2	1	I	\$0
Sinks have bubblers that are 7" from the leading edge of the cabinet with water flows of more than 3" from the outside edge. These are located in the following rooms:	602.6	36.3	Option 1: Place all of the classroom sink bubblers "out of service".	2	2	I	\$0
<ul style="list-style-type: none"> #114, 116, 118, 120, 122, 121, 119, 117, 115, 116, 138, 140, 142, 144, 146, 147, 145, 143, 141, 139, 211, 213, 215, 217, 219, 218, 216, 214, 212, 210, 223 			Option 2: Modify the bubblers so that the spouts are no more than 5" from the front edge and project a flow of water within 3" from the front edge.	2	3	N	Up to \$100,000
See Photo HBES 14, 15, and 16.							
<u>Adult Bathrooms</u> <u>Gym Office Bathroom</u> There is only 40¼" clear width in front of the water closet. There is less than 42" of clear width on the far side of the water closet due to a cabinet.	604.3	30.7.2	As this bathroom is for P.E. staff only, modifications would only be required due to a reasonable accommodation request. This would include seeking a variance for the front clear width and moving the cabinet.	3	1	L	\$0
<u>Student Bathrooms</u> The towel dispensers are up to 7½" too high in the following bathrooms: <ul style="list-style-type: none"> Nurse, #122, Southeast Corridor – Boys, Southeast Corridor – Girls, #139, #146, Southwest Corridor – Boys, Southwest Corridor – Girls, Northeast Corridor – Boys, Northeast Corridor – Girls, Northwest Corridor – Boys, Northwest Corridor – Girls, #219, #243 (and partially over the grab bar), #236 	308	30.19	Lower the dispensers to a height of no more than 36" a.f.f. to the operating mechanisms. Dispensers should not be located over the grab bars.	3	2	I	\$0
Self-metered faucets do not stay open for at least 10 seconds in the following bathrooms:	606.4	30.9.6	Modify/adjust the faucets so they stay open for at least 10 seconds.	3	2	I	\$0
<ul style="list-style-type: none"> Southeast Corridor – Girls, Northwest Corridor – Boys 							
Piping is not fully wrapped or is loose in the following locations:	606.5	30.9.5	Fully wrap or insulate the piping.	3	2	I	\$75

<ul style="list-style-type: none"> Southeast Corridor – Boys, Northwest Corridor – Boys, Northwest Corridor – Boys, #243 							
Far side and/or front water closet 42" clear widths are not met due to cabinets, desks, or storage in the following bathrooms: <ul style="list-style-type: none"> Nurse, #139, #146 	604.3	30.7.2	Remove the items from the front and/or side of the water closets.	3	2	I	\$0
The side grabs are 6" to 6½" too far from the interior corner in the following bathrooms: <ul style="list-style-type: none"> Nurse, #122, Southeast Corridor – Boys, Southeast Corridor – Girls, #139, #146, Southwest Corridor – Boys, Southwest Corridor – Girls, Northeast Corridor – Boys, Northeast Corridor – Girls, Northwest Corridor – Boys, Northwest Corridor – Girls, #219, #243, #236, 	604.5	30.15	Relocate the side grab bars so they are no more than 6" from the interior corner.	3	2	I	\$0
The following bathroom stall doors open in and not out: <ul style="list-style-type: none"> Southwest Corridor – Girls, Southwest Corridor – Boys, Northwest Corridor – Girls, Northwest Corridor – Boys 	604.8	30.6.1	Modify the stall doors so they open out and not in.	3	2	I	\$0
The following bathroom stall doors are not self-closing: <ul style="list-style-type: none"> Southeast Corridor – Girls, Southwest Corridor – Girls, Southwest Corridor – Boys, Northwest Corridor – Girls, Northeast Corridor – Girls 	604.8	30.6.1	Modify/adjust the stall door hinges so they fully self-close.	3	2	I	\$0
The following bathrooms have coat hooks that are up to 17½" too high: <ul style="list-style-type: none"> Nurse, #122, Southeast Corridor – Girls, #139, #146, Southwest Corridor – Boys, Southwest Corridor – Girls, Northeast Corridor – Boys, Northeast Corridor – Girls, Northwest Corridor – Girls, #219, #236, #243 	308	30.6.1 30.20	Lower the coat hooks to no more than 36" a.f.f.	3	2	I	\$0
The following bathrooms lack coat hooks: <ul style="list-style-type: none"> Southeast corridor – Boys, Northwest Corridor – Boys 	308	30.6.1 30.20	Install coat hooks at a height of no more than 36" a.f.f.	3	2	I	\$25
The following bathrooms have toilet paper dispensers that are 1" too far from the front of the water closet: <ul style="list-style-type: none"> Northeast Corridor – Girls, Northwest Corridor – Boys 	604.9.6	30.14.5	Relocate the toilet paper dispensers so they are 7" to 9" o.c. from the front of the water closets.	3	2	I	\$0
The accessible route to Classroom #236 bathroom is reduced to only 22" due to a fake ivy display.	403.5	20.3	Remove and relocate the display.	3	2	I	\$0

Harris Brook Elementary School Accessibility Assessment Photos



Photo HBES 1

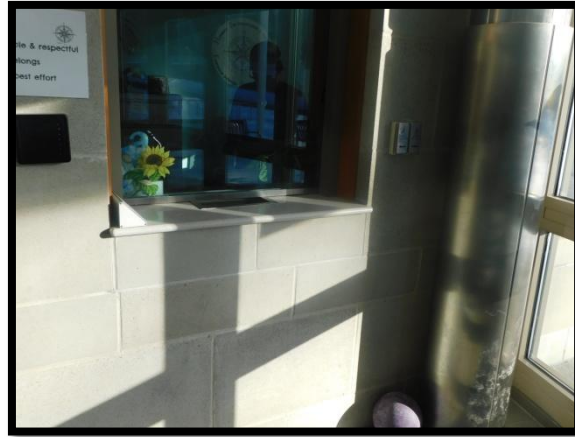


Photo HBES 2

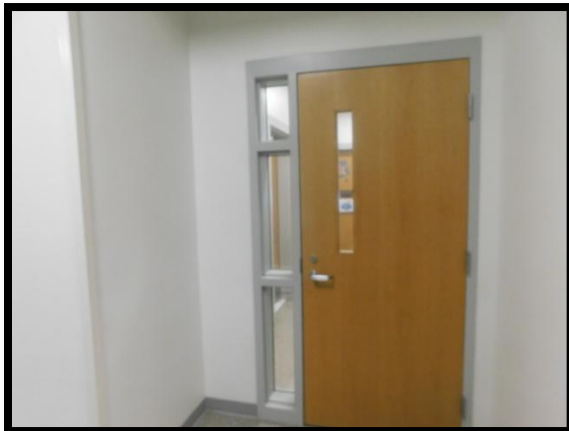


Photo HBES 3



Photo HBES 4



Photo HBES 5



Photo HBES 6



Photo HBES 7



Photo HBES 8



Photo HBES 9



Photo HBES 10

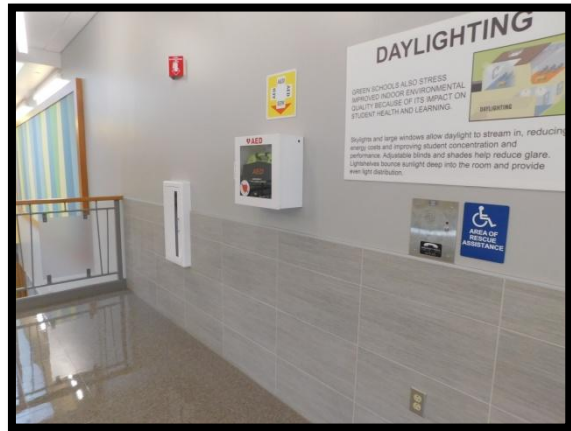


Photo HBES 11

Photo HBES 12



Photo HBES 13



Photo HBES 14



Photo HBES 15



Photo HBES 16



Photo HBES 17



Photo HBES 18



Photo HBES 19

Photo HBES 20

PAUL R. BAIRD MIDDLE SCHOOL

Description of Facility: Paul R. Baird Middle School is a masonry 2+-story building which serves as a public school for Grades 6 – 8 serving approximately 500 students. The roughly 127,000 s.f. building was constructed in 1973.



Responsible Party: Board of Selectmen and School Committee

2010 ADA Standards and 521 CMR Standards for Children: Both the 2010 ADA Standards and 521 CMR have advisories and/or varied standards for some items and elements for children according to age (2010 ADA Standards) or grade level (521 CMR). In some cases, there is limited room for interpretation but the guidance is in place as to what is applicable per different range of grade levels or age groups. ADA differentiates according to age level, with those being Ages 3 and 4, Ages 5 through 8, and Ages 9 through 12. 521 CMR differentiates according to grade level, with those being Pre-kindergarten, Kindergarten through 3rd Grade, and 4th Grade through 6th Grade. Grades 7 through 12 would follow the regular ADA or 521 CMR Standards as applied to adults. As the majority of the school is occupied by Grades 7 and 8, the ADA and 521 CMR Standards for adults are followed.

General Description or Obstacle Which Limits Mobility or Access:

Parking and Accessible Routes of Travel

There are 2 designated accessible parking spaces at the main entrance. One space lacks signage whereas the other space has signage that is 23" too high. The accessible space and access aisle closest to the entrance has cross slopes of 3.2% to 3.4%. There is up to a 2" abrupt change in level surface at the access aisle and walkway. Approximately 12 feet of the concrete walkway from the accessible parking to the entrance has running slopes of 5.0% to 6.2%.

There is one accessible parking space near the Stair #6 egress door. The space lacks signage and has a 3.2% to 3.4% running slope.

There are 4 designated accessible parking spaces near the gym and exterior ramp. Running slopes for the spaces and access aisles vary from 6.8% to 8.0%. The access aisle for the space closest to the Stair #6 egress door drops off after 4 feet resulting in cross slopes of over 14.0%. None of the spaces have signage. The route of travel from the parking to the ramp has cross slopes of up to 2.8%.

Ramp at Gym Entrance

The first concrete pad of the first ramp segment has a running slope of up to 9.0%. The second concrete pad of the second ramp segment also has a running slope of up to 9.0%. The inside lower railing of the first ramp segment is only 17¼" a.f.f. to the top of the gripping surface in 2 locations.

Exterior Stairs

There are 3 sets of stairs at the loading dock. One stairway lacks railings and has open risers. One stairway has a railing on only one side and lacks top and bottom extensions. One stairway has railings that lack top and bottom extensions on both sides. As these stairs are for staff only and not for public use, modifications would only be required as a result of a reasonable accommodation request.

Egress Doors and Routes of Travel

The side building egress doors at Stairs #6, 4, and 3 as well as Rooms #234, #150/151, #148/149, #134/132, and #130/128 are not on interior accessible routes of travel and can only be reached using stairs. These are egress doors only. The route of travel from the egress doors are not compliant as there are excessive cross slopes, excessive running slopes, and no level landings at the doorways. Internal and external modifications to bring these into compliance as accessible routes of travel would be cost prohibitive. These areas should remain as egress only with modifications required only as a result of a reasonable accommodation request.

Lenore Paul Community Garden

There is no accessible route of travel to and within the garden area. The picnic tables (4) have only 26½" of knee clearance, provide only 7" of knee depth, and are not on an accessible route of travel. The benches (2) are not on an accessible route of travel and lack a level area for a wheelchair. There are no raised garden beds for a wheelchair user. The access gate is not smooth on the push side of the gate.

Exterior Picnic Tables Near School

The picnic table near Room #138 has only 25½" of knee height and only 11½" of clear width. The 2 picnic tables near the rear main entrance have only 12" of clear width.

Entrance and Lobby

The airphone buzzer at the main entrance is 6" too high. The airphone buzzer at the rear main entrance is 7¼" too high.

Doors and Doorways

Doors with closers (including bathrooms) have excessive operating forces and close too fast. A number of doors lack tactile designation signage, including egress doors and classroom pass-through doors. Some doors have tactile signage that is on the wrong side. A number of doors have signage that is too high. Some signage is covered and blocked. A number of signs incorrectly identify the actual use of the room. Some doors with glass panes are up to 5½" too high under the 2010 ADA Standards. Some of the classroom pass-through doors have non-compliant door hardware. At least one classroom door has insufficient door pull clearance on the latch side of the door.

Directional Signage

There is no directional signage noting accessible egress doors. The accessible egress doors lack signage with the Universal Symbol of Accessibility.

Reach Range and Protruding Objects

A number of items are not within the maximum 48" a.f.f. reach range height for adults. This includes defibrillators, pamphlet holders, towel dispensers, classroom fire blankets and classroom eye saline stations.

Some hallway fire pulls and defibrillators are protruding objects as they extend more than 4" into the accessible route of travel at a height of 27" to 80" a.f.f. The towel dispenser in Room #104 is a protruding object. Some classroom towel dispensers are too high.

A number of classrooms have light switches, telephones, and pencil sharpeners that are too high.

The stairs (2) to the locker rooms are protruding objects due to reduced headroom beneath the stairs.

Classroom Rugs

Some classrooms had loose rugs which serve as a tripping hazard.

Lockers

Although there are designated accessible lockers, there does not appear to be the required 5% per area. In addition, the locking mechanism requires the use of fingers and pinching and twisting of the wrist.

Courtyards

The North Courtyard lacks an accessible route of travel into the courtyard as the 2 entrances/egress have up to 6" abrupt changes in level surface. A storm grate with up to 2" openings is in the route of travel.

The South Courtyard has ramp railings that are severely rusted and need refinishing.

Interior Stairs

The exterior wall mounted railing of Stair #1 is 1" to 2" too low at segment #2. There is no interior railing.

Classrooms #128, 130, 132, 134, 148, 149, 150, and 151 have stairs to egress doors with railings that are 1" to 3" too low, are rectangular in shape, and lack top and bottom extensions.

The stairs from the Gym to the Band Area #241 have railings that are 2" to 3" too low.

The stairs from the Gym to the Stage have risers that are ¾" too high and lack railings.

The stairs near the wheelchair platform lift has a railing on the right side going down that is ¾" to 1½" too low.

Gym Stage

There is no accessible route of travel from the gym floor to the stage.

Room Sinks and Kitchenettes

Numerous sinks/kitchenettes had items stored under the sinks that restrict knee and toe depth.

The Admin Room #104 kitchenette is 2" too high and lacks knee clearance.

Science Classroom #118 has 4 student sinks that are 2" too high and lack knee height and clearance.

Science Classroom #267 has 3 student sinks that are 2" too high and lack knee height and clearance.

The Chorus Room #234 has a sink that is 3¼" too high and has a basin that is too deep.

Room #206 has 2 sinks that are both 2½" too high and lack knee clearance.

The accessible sink in room #208 is blocked by a teacher's desk and white board.

Tables and Seating

The Computer Room #110 computer stations have only 26¼" knee height.

The work areas at the sinks in Science Classrooms #118 and #159 are 2" too high. The fixed classroom tables in #118, 268, 265, 218, 217, and 267 have only 24½" of knee height.

The three (3) electronic card catalogues in the Library all have restricted knee and toe depth due to storage beneath the counters as well as curtains hanging under the counters.

The Library tables (13) near the Non-Fiction Sports have only 26" of knee height but appear to be adjustable.

A # of classrooms have non – adjustable individual student desks that do not provide the minimum required 27" knee height, 19" knee depth, and 30" clear width.

Cafeteria

The napkin holders (3) at the food service line of the kitchen are 50" to 59" a.f.f.

Drinking Fountains

The low drinking fountain near Classroom #203 is not operational. The drinking fountain near the Level 2 Staff Room is low only.

The drinking fountains outside the Level 3 Boy's Locker Room and Level 3 Girl's Locker Room are "high" only. The Boy's Locker Room fountain was not in service.

Staff Lounge Stove

The stove in #264 has controls on the back and not the front of the stove.

Level 2 Wheelchair Platform Lifts

The first lift near the bathrooms is not operational. The door requires 7 to 8 lbs. of operating force and closes in only 3 to 4 seconds. There is no interior pull device.

The second lift at the gym, which would complete the accessible route of travel, has been removed.

Interior Ramps

The upper segment of the ramp to the gym has a running slope of 9.8% to 10.0% for approximately 23 feet. The lower segment has a running slope of 9.4% to 10.2% for approximately 16½ feet.

The ramp in the gym has a running slope of 8.6% to 10.6% for approximately 29½ feet.

The ramp from the wheelchair platform lift to the gym has segments with running slopes up to 8.8%. The left side lower and upper railings (going down) are ½" too low.

Auditorium

There is no signage for the accessible egress doors. The auditorium lacks dispersed accessible seating, lacks removeable armrest seating and lacks designated accessible seating with companion spaces. There is no assistive listening system.

There is no accessible route of travel to the projection/control booth.

Level 2 Locker Rooms Left and Right

Both of these locker rooms serve as storage areas with the locker room on the left also serving as a "personal care room". Both locker rooms have accessible features and, apart from removing the stored items in the room, require little modifications for full compliance. The accessible showers in the locker rooms each have up to 1" abrupt changes in level surface into.

Left Side Locker Room. The towel dispenser is 2" too high. One of the sink shut-offs is not wrapped. The accessible stall door is not self-closing, lacks an interior pull device, and lacks a coat hook. A waste basket restricts the far wall water closet clear width to only 29½".

Right Side Locker Room. The accessible stall has had a number of the partitions removed, including the door.

Level 3 Girls Locker Room

The Girls Locker Room is not on an accessible route of travel with stairs being the only means of access. Five doors lack tactile designation signage. A drinking fountain outside the locker room is "high only" with no knee clearance.

The Girls Showers are wholly non-compliant with 5" abrupt changes in level surface into the showers, with no accessible features and no maneuverability. In addition, the mirrors are too high. The shelves below the mirrors are protruding objects as they project 5¾" into the accessible route of travel at a height of 44" a.f.f.

The Girls Bathroom water closet stalls are not accessible as there is inadequate clear width and maneuverability and no grab bars. The sinks have only 25½" of knee height and the sink piping is not wrapped or insulated. The towel dispensers are too high. The mirrors are 4¼" too high and the shelves below the mirrors are protruding objects as they project 5¾" into the accessible route of travel at a height of 43¾" a.f.f.

The Gym Teacher Bathroom has only 23½" and also a 5" abrupt change in level surface into the shower. There is also no maneuverability and no accessible features. The bathroom has no maneuverability,

lacks accessible features, has a towel dispenser and mirror that are too high, the sink piping is not wrapped and has faucets that require pinching and twisting of the wrist. In addition, the water closet lacks grab bars.

Level 3 Boys Locker Room

The Boys Locker Room is not on an accessible route of travel with stairs being the only means of access. Eight interior doors lack tactile designation signage. A drinking fountain outside the locker room is “high only” with no knee clearance. The fountain was not in service at the time of assessment.

The Boys Shower is a gang shower with a 3” abrupt change in level surface into and no accessible features.

The locker room benches are only 8¾” to 9½” wide with no back support.

The Boys Bathroom water closet stalls are not accessible as there is inadequate clear width and maneuverability and no grab bars. The sinks have only 24½” of knee height and the sink piping is not wrapped or insulated. The towel dispenser is 5½” too high. The urinals are 7” too high.

The Gym Teacher Bathroom has only 23½” and also a 5” abrupt change in level surface into the shower. There is also no maneuverability and no accessible features. The bathroom has no maneuverability, lacks accessible features, has a towel dispenser and mirror that are too high, the sink piping is not wrapped and has faucets that require pinching and twisting of the wrist. In addition, the water closet lacks grab bars.

Bathrooms

Health Bathroom Left. The coat hook is 20+ inches too high. The sink has only 26” of knee height. The towel dispenser is 12½” too high. Front and far side cabinets restrict water closet clear widths to less than 42”. The rear grab bar is 2½” too far from the interior corner. The side grab bar is ½” too high.

Health Bathroom Right. The coat hook is 20+ inches too high. The sink has only 26” of knee height. The towel dispenser is 13” too high. The metered sink faucet stays open for only 2 seconds. A cabinet restricts the far side water closet clear width to only 13”. The rear grab bar is 2½” too far from the interior corner. The side grab bar is 1” too high.

Admin #104 Bathroom Left. The coat hook is 20+ inches too high. The towel dispenser is 10½” too high. The rear grab bar is 2½” too far from the interior corner. The rear grab bar is 1¼” too high. The side grab bar is ¾” too high.

Admin #104 Bathroom Right. The coat hook is 20+ inches too high. The towel dispenser is 12” too high. The rear grab bar is 3½” too far from the interior corner. The rear grab bar is ½” too high. The side grab bar is ¾” too high.

Level 1 Girls Bathroom Near the Elevator. The sink has only 26” of knee height. The metered sink faucet stays open for only 2 seconds. The towel dispenser is 6” too high. The water closet stall door is not self-closing, lacks an interior pull device, and the coat hook is 5” too high.

Level 1 Boys Bathroom Near the Elevator. The sink has only 25½" of knee height. The towel dispenser is 6" too high. The water closet stall door is not self-closing, lacks an interior pull device, and the coat hook is 4" too high. The side and rear grab bars are ¼" too low. The toilet paper dispenser is located over the grab bars.

Level 1 Adult Bathroom Left Side Across #152. The coat hook is 17½" too high. The soap dispenser requires more than 5 lbs. to operate. The towel dispenser is 4" too high. The water closet is 1" too high. The rear grab bar is 2½" too far from the interior corner. The side grab bar is ¾" too high. The rear grab bar is 1" too high.

Level 1 Adult Bathroom Right Side Across #152. The coat hook is 17½" too high. The sink piping shut-offs are not wrapped. The towel dispenser is 9½" too high. A desk on the far side of the water closet restricts the clear width to only 20". The rear grab bar is 3" too far from the interior corner. The side grab bar is ¾" too high. The rear grab bar is ½" too high.

Level 1 Girls Bathroom Near #127. The towel dispenser is too high and is also a protruding object. The water closet stall door is not self-closing, lacks an interior pull device, and has a coat hook that is 6" too high. The toilet paper dispenser is 7" too far from the front of the water closet. The rear grab bar is 1½" too far from the interior corner.

Level 1 Boys Bathroom Near #127. The sink shut-offs are not wrapped or insulated. The soap dispenser is 6" too high. The water closet stall door is not self-closing, lacks an interior pull device, and has a coat hook that is 6" too high. The toilet paper dispenser is 7" too far from the front of the water closet. The rear grab bar is 1¾" too far from the interior corner.

Level 2 Mens by Gym and Ramp. The towel dispenser is 2" too high and the soap dispenser is 4" too high. The water closet stall door is not self-closing and lacks an interior pull device as well as a coat hook. The side and rear grab bar are both ¾" too high.

Level 2 Womens by Gym and Ramp. The towel dispenser is 2" too high and the soap dispenser is 4½" too high. One of the sink shut-offs is not fully insulated. The water closet stall door is not self-closing, lacks an interior pull device, and the coat hook is 3½" too high. The side grab bar is ¾" too high and the rear grab bar is ½" too high.

Level 2 Girls Bathroom by Elevator. The sink has only 26" of knee height and the metered faucet stays open for only 1 to 2 seconds. The towel dispenser is 4" too high. The water closet stall door is not self-closing, lacks an interior pull device, and the coat hook is 5" too high. The toilet paper dispenser is only 18" high o.c. a.f.f. The side and rear grab are both ¼" too low.

Level 2 Boys Bathrooms by Elevator. The sink has only 25¾" of knee height. The soap dispenser is 3" too high. The water closet stall door is not self-closing, lacks an interior pull device, and the coat hook is 4" too high. The toilet paper dispenser is only 17" high o.c. a.f.f. and is 5" too far from the front of the water closet. The side and rear grab are both ¼" too low.

All Gender Bathroom Near #233. The paper towel dispenser is located partially over the grab bars. The toilet paper dispenser is 1½" too low. The rear grab bar is 1½" too far from the interior corner. The side and rear grab bars are ¾" too high.

Faculty Bathroom Near #230. The paper towel dispenser is 5" too high and located partially over the grab bars. The rear grab bar is 1½" too far from the interior corner. The side and rear grab bars are ¾" too high.

Girl's Bathroom Opposite #264. The sink has only 26" of knee height. The toilet paper dispenser is 5" too low. The stall door is not self-closing, has no interior pull device, and has a coat hook that is 4½" too high.

Boy's Bathroom Opposite #220. The toilet paper dispenser is 3" too low. The paper towel dispenser is 5" too high. The rear grab bar is 1½" too far from the interior corner. The stall door is not self-closing, has no interior pull device, and lacks a coat hook.

Men's Bathroom Near #264. The sink piping is not fully wrapped or insulated. The paper towel dispenser is 7" too high and located over the grab bars. The light switch is 2½" too high. The side and rear grab bars are ¾" too high. A desk/table reduces the front water closet clear width to only 26". The coat hook is 18½" too high.

Women's Bathroom Near #264. The paper towel dispenser is 10" too high and located over the grab bars. The light switch is 2½" too high. The side and rear grab bars are ½" too high. The rear grab bar is 1½" too far from the interior corner. A desk/table reduces the front water closet clear width to only 26". The coat hook is 6½" too high. The metered faucet does not stay open for 10 seconds.

Staff Lounge #264 Women's Bathroom. The doorway clear width is only 23½". A partition restricts the accessible route clear width into the bathroom to only 32". The sink piping is not wrapped or insulated. The sink faucets require pinching and twisting of the wrist. The towel dispenser is 7" too high. None of the 3 stalls are accessible. The stall door clear widths are only 22". The stalls are only 57" x 28". The stall doors open in and not out, lack pull devices, and are not self-closing. The locking mechanisms require the use of fingers and pinching and twisting of the wrist. The coat hooks are up to 19" too high. The water closets are only 15½" high and lack grab bars. The bathroom lacks audio and visual alarms.

Staff Lounge #264 Men's Bathroom. The doorway clear width is only 23½". A partition restricts the accessible route clear width into the bathroom to only 30½". The sink piping is not wrapped or insulated. The sink faucets require pinching and twisting of the wrist. The towel dispenser is 10" too high. The urinals are both 6" too high and have only 22½" to 24" of clear width at the urinals. The stall is not accessible. The stall door clear width is only 22". The stall is only 57" x 30". The stall door opens in and not out, lacks pull device, and is not self-closing. The locking mechanism requires the use of fingers and pinching and twisting of the wrist. The coat hook is up to 19" too high. The water closet is only 16½" high and lacks grab bars. The toilet paper dispenser is too high. The bathroom lacks audio and visual alarms.

Kitchen Area

The kitchen area itself has numerous elements of non-compliance. This includes reach range, sink knee clearances and height, clear widths, floor grates, sinks that require foot pedals to operate, etc. In addition, the bathroom areas are primarily used for storage. The men's bathroom has a light switch, coat hook, and towel dispenser that are too high, grab bars that are too high, and restricted clear widths and routes of travel due to storage. The women's bathroom has a light switch, coat hook, and towel

dispenser that are too high, grab bars that are too high, and restricted water closet clear widths due to tables and cabinets. The metered sinks in both bathrooms do not stay open for 10 seconds.

As most of the activities undertaken in the kitchen require personnel who must meet certain physical requirements to meet the essential functions of their job and as this area is closed to the public, unless dictated by a request for a reasonable accommodation, with the exception of tactile designation signage, no further action is required at the present time.

Paul R. Baird Middle School Accessibility Assessment


General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking and Accessible Routes of Travel</u> There are 2 designated accessible parking spaces at the main entrance. One space lacks signage whereas the other space has signage that is 23" too high. The accessible space and access aisle closest to the entrance has cross slopes of 3.2% to 3.4%. There is up to a 2" abrupt change in level surface at the access aisle and walkway. Approximately 12 feet of the concrete walkway from the accessible parking to the entrance has running slopes of 5.0% to 6.2%. There is one accessible parking space near the Stair #6 egress door. The space lacks signage and has a 3.2% to 3.4% running slope. There are 4 designated accessible parking spaces near the gym and exterior ramp. Running slopes for the spaces and access aisles vary from 6.8% to 8.0%. The access aisle for the space closest to the Stair #6 egress door drops off after 4 feet resulting in cross slopes of over 14.0%. None of the spaces have signage. The route of travel from the parking to the ramp has cross slopes of up to 2.8%. See Photos MS 1, 2, 3, and 4.	502 403	23 22	Designated accessible parking spaces should be modified/reconstructed to comply as described below. This may require repaving of the existing spaces and access aisles. Parking spaces and access aisles cannot exceed 2.0% in any direction. Van accessible spaces s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). Passenger vehicle spaces s/b 8' with a 5' access aisle. Signage must be provided for each accessible space and be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided for van accessible spaces. Routes of travel can have no more than a ¼" unbeveled abrupt change in level surface or up to a ½" beveled change in level surface with no more than a 1:2 slope. Cross slopes cannot exceed 2.0% and running slopes cannot 5.0%. If running slopes exceed 5.0% up to 8.3% and cannot be reconstructed to be at 5.0% or less, then paired railings in compliance with Section 505 of the 2010 ADA Standards and Section 24 of 521 CMR.	1	2,3	I	Up to \$25,000+
<u>Ramp at Gym Entrance</u> The first concrete pad of the first ramp segment has a running slope of up to 9.0%. The second concrete pad of the second ramp segment also has a running slope of up to 9.0%. The inside lower railing of the first ramp segment is only 17¼" a.f.f. to the top of the gripping surface in 2 locations.	405.2 405.8	24.2 24.5	Replace/reset the concrete pads such that the running slopes do not exceed 8.3% Due to the cost to raise the railing ¼" vs. the benefit gained, seek a variance to retain the existing railing height.	1 1	3 1	N I	Up to \$3,500 \$0

<u>Lenore Paul Community Garden</u> There is no accessible route of travel to and within the garden area. The benches (2) are not on an accessible route of travel and lack a level area for a wheelchair.	206 303 403	20 22	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel to and within the community garden, including to at least one picnic table and at least one bench as follows: The accessible routes of travel must be compliant with width (48" per 521 CMR) and slope (2% maximum cross slopes, 5% maximum running slopes) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Create wheelchair spaces next to the benches and bleacher seating. The wheelchair spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.	1	2,3	I	Up to \$7,500
The picnic tables (4) have only 26½" of knee clearance, provide only 7" of knee depth, and are not on an accessible route of travel.	226.1 902	19	Provide an accessible compliant picnic table that has 27" of knee height, 19" of knee depth, and 30" of clear width.	2	2	I	Up to \$1,000
The access gate is not smooth on the push side of the gate. See Photos MS 5, 6, and 7.	404.2.10	NA	Modify or replace the gate so that it has a smooth surface within 10 inches (255 mm) of the ground on the push side extending the full width of the gate.	1	2	I	Up to \$250
<u>Exterior Picnic Tables Near School</u> The picnic table near Room #138 has only 25½" of knee height and only 11½" of clear width. The 2 picnic tables near the rear main entrance have only 12" of clear width. See Photo MS 8.	226.1 902	19	Provide an accessible compliant picnic table in each separate location. The picnic tables should have a minimum of 27" of knee height, 19" of knee depth, and 30" of clear width	2	2	I	\$2,000
<u>Entrance and Lobby</u> The airphone buzzer at the main entrance is 6" too high. The airphone buzzer at the rear main entrance is 7¼" too high.	308	6.5 6.6	Lower the air phone buzzers so they are no more than 48" a.f.f. to the operating mechanisms.	1	3	I	TBD
<u>Exterior and Interior Doors</u> Exterior and interior doors with closers (including bathrooms) do not fully comply with the maximum allowed operating force for an exterior door (15 lbs.), interior door (5 lbs.) and minimum closing speed requirement of 6 seconds under 521 CMR.	404.2.8 404.2.9	26.8 26.9	Adjust door closers such that the push/pull force does not exceed 15 lbs for an exterior door and 5 lbs. for an interior door with door closing speeds of at least 6 seconds.	1, 3	2	I	\$0
<u>Door Signage</u> Tactile designation signage is not provided at the following locations: <ul style="list-style-type: none"> Room by #140, room next to #119, 2nd door to #118, copy room next to #122, #101 storage closet, #102 bathrooms (2), 	703	41.1	Install, replace, and/or relocate accessible compliant designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled	2	2,3	I	Up to \$4,750+

<p>health care coordinator office, door to #104 from entrance lobby, Level 1 elevator room in boy's bathroom, classroom pass-through doors, #133 storage closet, #150 closet, #149 closet, Admin #104 door at counter, Admin #104 pass-through from #104B to #104C, Level 2 roof access door, #203, #203 closet, #208 closets (2), #206 closets (2), Level 2 staff room (2 doors) 2 doors near #244, former locker room/storage near #236, storage opposite #242, storage by #240, door to gym stage near #240, #234, #206 closet, gym egress doors (5), auditorium egress, auditorium broadcast booth (2), storage near #244, kitchen from hallway (2), storage/mechanical in cafeteria, storage in cafeteria, men's bathroom by #269, 2nd hallway door to #267, Level 3 girl's locker room (5 doors), Level 3 boy's locker room (8 doors), kitchen food storage, storage next to #228, library egress, library closet, library glassed office, Level 2 Maintenance Room off Staff Lounge (3), #264 Staff Lounge Men's/Women's Bathrooms.</p> <p>A number of rooms have tactile signage that is not reflective of the current use.</p> <p><u>The following have signage that is not on the latch side:</u></p> <ul style="list-style-type: none"> #133, 129, faculty bathroom near #152, 119, 101, 101B, 101D, 101F, exam room #102B, 104C, library, 201 (on door), 268, 253, former boy's locker room/storage near #236, gym (on door), 252, #233, #234, #231 storage. <p><u>The following have signage that is blocked or covered:</u></p> <ul style="list-style-type: none"> #133, 101B – 101F, 104 bathrooms (laminated covering not tactile), 148, 148 closet, 104B, 104D, 208, bathroom at #233, #233 (and not on latch side), 264. <p><u>The following have signage that is up to 4½" too high:</u></p> <ul style="list-style-type: none"> Boy's bathroom by #127, girl's bathroom by #127, faculty bathrooms by #152 			<p>characters should also be included. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards).</p> <p>Remove paper signage that is blocking the tactile signage. The tactile signage must properly identify the room.</p>				
---	--	--	--	--	--	--	--



<p>(2), 152, Level 1 boy's bathroom by elevator, Level 1 girl's bathroom by elevator, admin #104 bathrooms (2), Level 2 boy's bathroom by elevator, Level 2 girl's bathroom by elevator, Level 2 girl's bathroom near staff room, men's bathroom near #246, women's bathroom near #246, bathroom at #233, Level 2 boy's bathroom near stair #3, women's bathroom by #264, girl's locker room main door, #234C.</p> <p>The elevator lacks a tactile star on the jambs of the main level.</p> <p>In addition, there is no directional signage in the building. The entrances/exits that are not accessible by persons in wheelchairs (including the auditorium egress doors) lack signage clearly indicating the location of the accessible entrance/egress. The accessible entrance/egress also lack the universal symbol of accessibility.</p> <p>See Photos MS 9 - 16.</p>	<p>407.2.3</p> <p>216.4</p> <p>216.3</p>	<p>28.5</p> <p>25.6</p>	<p>Provide tactile stars 60" o.c. a.f.f. on both sides of the jambs on the main level.</p> <p>Provide tactile directional signage at the non-accessible egress denoting the front entrance as the accessible egress. Provide illuminated signage with the Universal Symbol of Accessibility at the accessible egress doors.</p>	<p>2</p> <p>4</p>	<p>2</p> <p>2,3</p>	<p>I</p> <p>I</p>	<p>\$100</p> <p>TBD</p>
<p>Glass Panes</p> <p>The following doors have glass panes that are up to 48½" a.f.f., which are too high under the 2010 ADA Standards:</p> <ul style="list-style-type: none"> Level 1 and 2 hallway doors (up to 56), #159, door to #104 from lobby, #104B, #104B to #104C, #268, gym (2), #230, gym egress door, cafeteria doors (4). <p>See Photos MS 17 and 18.</p>	<p>404.2.11</p>	<p>NA</p>	<p>Doors, gates, and side lights adjacent to doors or gates, containing panels that permit viewing through the panels shall have the bottom of at least one panel located 43 inches maximum a.f.f. Rather than modify the door to lower the viewing area to comply with the maximum height restriction, the panes should be blocked or frosted.</p>	<p>2</p>	<p>2</p>	<p>I</p>	<p>\$0</p>
<p>Protruding Objects</p> <p>Protruding objects extend more than 4" into the accessible route of travel between a height of 27" and 80" a.f.f. or have vertical headroom clearance reduced to less than 80".</p> <ul style="list-style-type: none"> Level 1 fire pull covers (2) at #160 (5" out at 46" a.f.f.) Level 1 defibrillator at #104 (7" out at 50" a.f.f.) #104 kitchenette towel dispenser (10" out at 52" 	<p>307.2</p>	<p>20.6.1</p>	<p>Place a fixed object for cane detection under the defibrillators and boiler switch.</p> <p>Replace the fire pull covers with ones that protrude no more than 4" from the wall.</p> <p>Relocate the kitchenette towel dispenser.</p>	<p>2</p>	<p>2</p>	<p>I</p>	<p>\$100</p>

a.f.f.) <ul style="list-style-type: none"> Level 2 defibrillator at #246 (8½" out at 57" a.f.f.) Gym emergency boiler switch (7½" out at 50" a.f.f.) See Photo MS 19.							
Adult Reach Range The following items are not within the maximum height 48" adult reach range: <ul style="list-style-type: none"> Level 1 defibrillator near #104 (58½" a.f.f.) Pamphlet holders #101A, #101B – 101F (up to 57" a.f.f.) #104 kitchenette towel dispenser (52" a.f.f.) #234, #268, #208 towel dispensers (up to 55" a.f.f.) #118, #159, #219, #218, #217, #267, #268, #265 fire blankets (up to 79" a.f.f.) #118, 159, 265 eye saline wall stations (up to 60" a.f.f.) Level 2 defibrillator near #246 (64" a.f.f.) Classroom pencil sharpeners up to 54" a.f.f. Classroom light switches up to 50" a.f.f. Classroom phones up to 65" a.f.f. Gym emergency boiler switch (59" a.f.f.) The napkin holders (3) at the food service line of the kitchen are 50" to 59" a.f.f. #264 fire extinguisher (69" a.f.f.) Level 2 Staff Lounge towel dispenser (52 ½" a.f.f.) See Photos MS 20, 21, and 22.	308	6.5 6.6	Lower the defibrillators, pamphlet holders, fire blankets, eye saline wall stations, towel dispensers, and pencil sharpeners, and kitchen napkin holders to a height of no more than 48" a.f.f. As may be required due to a reasonable accommodation request, lower the classroom light switches and classroom phones to a height of no more than 48" a.f.f. As the gym emergency boiler switch is for limited staff use only, no action is required unless due to a reasonable accommodation request.	2 2	2 2,3	I L	\$0 TBD
Hallway Lockers Although there are designated accessible lockers, there does not appear to be the required 5% per area. In addition, the locking mechanism requires the use of fingers and pinching and twisting of the wrist. See Photo MS 23.	225.2 309	39.5 19.4	Hardware that requires simultaneous hand and finger movement is not recommended as it requires greater dexterity and coordination. Handles should be operable with one hand and should not require tight pinching, twisting or more than 5lb of force. ADA-approved door hardware should have a shape that can be easily grasped with one hand and does not require tight gripping, pinching or twisting of the wrist in order to open. In order for handles to be considered compliant, the door should be able to open using closed fingers. The most common ADA-approved handle is a recessed handle with a lock bar or single point, these are available for most single to triple tier lockers. There are a variety of ADA locker locks and keys available on the market that have been modified for easier	2	3	N	Up to \$1,800

			<p>operation. These more user-friendly styles include simplified interfaces, styles requiring less than 5 lb. of force for opening and larger key heads for easier handling. A sample is shown below.</p>  <p>Level 1 had approximately 424 lockers, of which only 7 were accessible. Level 2 had approximately 526 lockers, of which only 22 were accessible. In order to comply with the 5% requirement 21 accessible lockers are required on Level 1 and 26 accessible lockers are required on Level 2.</p>				
<p>Courtyards</p> <p>The North Courtyard is not accessible as both entrances/egress have 6" abrupt changes in level surface. A storm grate in the accessible route of travel has openings of 2".</p> <p>The South Courtyard has ramp railings that are rusted.</p> <p>See Photos MS 24, 25, and 26.</p>	<p>403.4</p> <p>302.3</p> <p>505.8</p>	<p>22.4</p> <p>22.7</p> <p>24.5.7</p>	<p>Modify at least one entrance/egress such that there is a sloped (under 5.0%) route of travel to the exterior 6" concrete pad.</p> <p>Replace or modify the storm grate with one that has openings no greater than ½" and which are perpendicular to the route of travel.</p> <p>The railings s/b refinished so the gripping surface is free of any sharp or abrasive elements.</p>	<p>2</p> <p>2</p> <p>2</p>	<p>2</p> <p>2</p> <p>2</p>	<p>1</p> <p>1</p> <p>1</p>	<p>Up to \$750</p> <p>\$150</p> <p>\$0</p>
<p>Interior Stairs and Railings</p> <p>The exterior wall mounted railing of Stair #1 is 1" to 2" too low at segment #2. There is no interior railing.</p> <p>Classrooms #128, 130, 132, 134, 148, 149, 150, and 151 have stairs to egress doors with railings that are 1" to 3" too low, are rectangular in shape, and lack top and bottom extensions.</p> <p>The stairs from the Gym to the Band Area #241 have railings that are 2" to 3" too low.</p> <p>The stairs from the Gym to the Stage have risers that are ¾" too high and lack railings.</p> <p>The stairs near the wheelchair platform lift has a railing on the right side going down that is ¾" to 1½" too low.</p> <p>See Photos MS 27, 28, 29, and 30.</p>	<p>504</p> <p>505</p>	<p>27</p>	<p>Modify/replace/install railings on both sides of stairs such that they are between 34" – 38" a.f.f. to the top of the railing with bottom extensions the slope distance of one tread then 12" parallel to the floor. Railings must be fully continuous.</p> <p>Seek a variance to retain the existing riser height of the stairs to the gym stage.</p>	<p>1, 2</p> <p>2</p>	<p>3</p> <p>1</p>	<p>L</p> <p>I</p>	<p>TBD – up to \$50,000+</p> <p>\$0</p>

<u>Staff Lounge Stove</u> The stove in #264 has controls on the back and not the front of the stove.	804.6.5	32.8	As necessary through a reasonable accommodation or when the unit needs replacing, provide a stove with the controls on the front panel.	4	2	L	\$1,000
<u>Classroom Rugs</u> Some classrooms had loose rugs which serve as a tripping hazard.	302.2	29.3	Secure or remove the rugs/carpeting.	2	2	I	\$0
<u>Gym Stage</u> There is no accessible route of travel from the gym floor to the stage.	206.2.6	14.6	A vertical lift, inclined wheelchair lift, or ramp must be provided to achieve access to the stage from the assembly area.	2	3	L	Up to \$10,000
<u>Door Hardware</u> The Level 1 folding classroom partition walls have non-compliant hardware or lack hardware in entirety. The door to the Level 2 Maintenance Room from the Staff Lounge has knob hardware. Two doors in the Maintenance area have knob hardware. See Photos MS 31 and 32.	404.2.7	26.11	Replace the existing hardware or install new hardware that is lever style that can be operable with a loose grip or closed fist.	2	2	I	\$525
<u>Ramps</u> The upper segment of the ramp to the gym has a running slope of 9.8% to 10.0% for approximately 23 feet. The lower segment has a running slope of 9.4% to 10.2% for approximately 16½ feet. The ramp in the gym has a running slope of 8.6% to 10.6% for approximately 29½ feet. The ramp from the wheelchair platform lift to the gym has segments with running slopes up to 8.8%. The left side lower and upper railings (going down) are ½" too low.	405.2 505.4	24.2 24.5	The maximum running slope for a ramp is 8.3%. Professional design and construction services should be sought to determine the most practical and cost effective way to bring the ramps into compliance. Raise the ramp railings from the wheelchair lift to the gym such that the lower railings are 18" to 20" a.f.f to the top of the gripping surface and the upper railings are 34" to 38" a.f.f. to the top of the gripping surface.	2	3,4	N	TBD
<u>Reduced Headroom</u> The stairs (2) to the locker rooms are protruding objects due to reduced headroom of less than 80" beneath the stairs. See Photo MS 33.	307	20.6	Erect railings or a barrier below the stairs to prevent access into the reduced head room area.	2	2	I	\$0 to \$1,000
<u>Room Sinks and Kitchenettes</u> Numerous sinks/kitchenettes had items stored under the sinks restrict knee and toe depth. The Admin Room #104 kitchenette is 2" too high and lacks knee clearance. The sink in the Level 2 Staff Lounge #264 is 2" too high and lacks knee clearance.	606	12.4 12.2	Where sinks are actively used in a room or classroom, modify at least one counter/sink in each location such that the accessible counters/sinks are no more than 34" a.f.f. and there is a minimum of 27" knee height, 19" knee depth, 30" of clear width. Sink piping must be guarded, wrapped, or insulated. The route of travel to the sinks cannot be restricted and must have a clear width of at least 36".	2	3	N	Up to \$18,000+

<p>Science Classroom #118 has 4 student sinks that are 2" too high and lack knee height and clearance. Science Classroom #267 has 3 student sinks that are 2" too high and lack knee height and clearance.</p> <p>The Chorus Room #234 has a sink that is 3¼" too high and has a basin that is too deep.</p> <p>Room #206 has 2 sinks that are both 2½" too high and lack knee clearance.</p> <p>The accessible sink in room #208 is blocked by a teacher's desk and white board.</p> <p>See Photos MS 34, 35, and 36.</p>			Items under the sinks restricting knee and toe depth s/b removed immediately.				
<p><u>Drinking Fountains</u></p> <p>The low drinking fountain near Classroom #203 is not operational. T</p> <p>The drinking fountain near the Level 2 Staff Room is low only.</p> <p>The drinking fountains outside the Level 3 Boy's Locker Room and Level 3 Girl's Locker Room are "high" only. The Boy's Locker Room fountain was not in service.</p>	211	36	<p>Repair the low drinking fountain at Classroom #203 so it is operational.</p> <p>Add a "high" drinking fountain near the Level 2 Staff Room. The spout height s/b 38" min a.f.f. to 43" max a.f.f.</p> <p>If the Level 3 Locker Rooms are made accessible, then "high-low" drinking fountains will also be required.</p>	2	3	I	TBD
				2	3	N	Up to \$2,500+
				2	3	L	TBD
<p><u>Wheelchair Platform Lifts</u></p> <p>The first lift near the bathrooms is not operational. The door requires 7 to 8 lbs. of operating force and closes in only 3 to 4 seconds. There is no interior pull device.</p> <p>The second lift at the gym, which would complete the accessible route of travel, has been removed.</p>	404.2 404.2.8 404.2.9 410	26.11 26.9 26.8 28.12	<p>As this is the most direct route to the gym, and the discontinuance of the first and second lifts has made the accessible route of travel to the gym more restrictive and longer – the first lift s/b put back into service and the lift at the gym reinstalled.</p> <p>Install an interior pull device on the first lift to ensure that the door can be fully closed from the interior using a closed fist or loose grip and modify the closer such that the door takes at least 6 seconds to close and no more than 5 lbs. to open.</p>	2	3	N	Up to \$10,000+
<p><u>Tables and Seating</u></p> <p>The Computer Room #110 computer stations have only 26¼" knee height.</p> <p>The work areas at the sinks in Science Classrooms #118 and #159 are 2" too high. The fixed classroom tables in #118, 268, 265, 218, 217, and 267 have only 24½" of knee height.</p> <p>The three (3) electronic card catalogues in the Library all have restricted knee and toe depth due to storage beneath the counters as well as curtains hanging under the counters.</p>	226.1 306.3 902.3 226.1 306.3 226.1 306.3	35.1 35.5 35.6 35.1 35.5 35.1 35.5	<p>Tables and desks must be modified or an additional desk/work station provided in each location, as needed, that complies with accessibility requirements. These tables/work stations must have at least 27" of knee height, 19" of knee depth, 30" of clear width, and be between 28" to 34" a.f.f. to the top work surface. In addition, nothing can be stored or added below tables/work surfaces to restrict knee and/or toe depth.</p> <p>If the work stations in the Science classrooms are used, then a portable accessible station can be purchased to be used in classrooms as needed. Similarly, accessible compliant desks can be purchased to be used where needed in the classrooms. See Examples Below.</p>	2	2	N	Up to \$5,000

<p>The Library tables (13) near the Non-Fiction Sports have only 26" of knee height but appear to be adjustable.</p> <p>Two hallway tables across from #259/258 have only 26" of knee height.</p> <p>The Staff Lounge Tables #264 have only 26" of knee height.</p> <p>A # of classrooms have non – adjustable individual student desks that do not provide the minimum required 27" knee height, 19" knee depth, and 30" clear width.</p> <p>See Photos MS 37 and 38.</p>			 <p>Cost: Approximately \$3,200</p>  <p>Cost: Approximately \$500</p>				
<p>Auditorium</p> <p>There are no areas for wheelchair seating other than directly in front of the stage.</p> <p>There are no seats with folding or removable armrests.</p> <p>There also does not appear to the availability of an assistive listening system.</p> <p>There is no accessible route of travel to the projection/control booth.</p>	<p>221 802.1</p> <p>802.4</p> <p>219</p> <p>403</p>	<p>14.2 14.3 14.4</p> <p>14.2</p> <p>14.5</p> <p>20</p>	<p>The auditorium consists of approximately 338 fixed seats. Whenever more than 150 seats are provided, wheelchair seating locations must be provided in more than one location. There should be a minimum of six 60" x 36" wheelchair areas dispersed throughout the auditorium.</p> <p>At least 4 folding or removable armrest seats should be provided. The seats must have the Universal Symbol of Accessibility located on the seats and signage must be posted near the entrance to the auditorium as to the availability of the removable armrest seating.</p> <p>Provide an assistive listening system which has a minimum of 12 receivers with 3 being hearing-aid compatible. Provide signage denoting availability of the ASL system with the International Symbol of Accessibility for Hearing Loss.</p> <p>An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility. Accessible routes may include but are not limited to walks, halls, corridors, aisles, skywalks, and tunnels. Accessible routes may not include stairs, steps, or escalators, even if the stairs and steps are required to be accessible. There needs to be an accessible route via a wheelchair platform lift or elevator to the projection/control booth.</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>2,3</p> <p>3</p> <p>3</p> <p>3,4</p>	<p>N</p> <p>I</p> <p>I</p> <p>L</p>	<p>TBD</p> <p>Up to \$2,000</p> <p>Up to \$7,500</p> <p>TBD</p>

<p><u>Girl's and Boy's Locker Rooms</u></p> <p>There are 2 separate levels of student locker rooms – Level 2 Boy's and Level 2 Girl's; Level 3 Boy's and Level 3 Girl's.</p> <p><u>Level 2 Locker Rooms Left (Former Boy's) and Right (Former Girl's)</u></p> <p>Both of these locker rooms serve as storage areas with the locker room on the left also serving as a "personal care room". Both locker rooms have accessible features and, apart from removing the stored items in the room, require little modifications for full compliance. The accessible showers in the locker rooms each have up to 1" abrupt changes in level surface into.</p> <p>Left Side Locker Room. The towel dispenser is 2" too high. One of the sink shut-offs is not wrapped. The accessible stall door is not self-closing, lacks an interior pull device, and lacks a coat hook. A waste basket restricts the far wall water closet clear width to only 29½". There is up to a 1" abrupt change in level surface into the accessible shower.</p> <p>Right Side Locker Room. The accessible stall has had a number of the partitions removed, including the door. There is up to a 1" abrupt change in level surface into the accessible shower.</p> <p><u>Level 3 Girls and Boy' Locker Rooms</u></p> <p>The Locker Rooms are not on an accessible route of travel with stairs being the only means of access. Thirteen doors lack tactile designation signage.</p> <p>The Boy's and Girl's Showers are wholly non-compliant with 3" to 5" abrupt changes in level surface into the showers, with no accessible features and no maneuverability.</p> <p>The mirrors in the Girl's Locker Room and Bathroom are too high. The shelves below the mirrors are protruding objects as they project 5¼" into the accessible route of travel at a height of 44" a.f.f.</p> <p>The Girl's Bathroom water closet stalls are not accessible as there is inadequate clear width and maneuverability and no grab bars. The sinks have only 25½" of knee height and the sink piping is not wrapped or insulated. The towel dispensers are too high.</p>			Option #1: Discontinue use of all locker rooms.	2	1,2	I	\$0
			Option #2: Discontinue use of the Level 3 Locker Rooms and limit to staff use only for storage and Gym Personnel. The offices of the Gym Staff would need to be relocated or modified if required due to a reasonable accommodation request. Restore the Level 2 Locker Rooms as Boy's and Girl's in compliance with the State and Federal accessibility requirements as noted below.	2	2	I	Up to \$250
	308 606.5 604.8 604.3 608.7	30.12 30.9.5 30.6.1 30.7.2 31.7	Dispensers s/b no more than 42" a.f.f. to the operating mechanisms. Sink shut-offs should be fully wrapped or insulated. Stall doors s/b self-closing and have an interior pull device. Coat hooks should be provided at a height of no more than 48" a.f.f. Missing partitions and doors s/b re-installed. Modify the thresholds into the showers such that there is no more than a ½" beveled threshold.				
	703 222 803.5 308 903 608 606 306 603 605 604 609	41 19.4 6.5 6.6 31 30	Option #3. Provide an accessible route of travel to the Level 3 Locker Rooms via separate wheelchair platform lifts or separate elevators.	2, 3	3,4	L	TBD – up to \$500K+
			Tactile designation signage would need to be installed at each doorway/door (703; 41). At least one, but not less than 5% of the lockers must be accessible have locking/opening devices that are operable with closed fist and mounted no more than 42" af.f. (222; 19.4). Hooks and shelves must be no more than 48" a.f.f. (803.5, 308; 6.5, 6.6).				
			Accessible benches must be provided for the accessible lockers. Seats must be a minimum of 42" long and 20" to 24" deep with back support or affixed to a wall. The back support s/b 42" long minimum from a point 2" above the seat surface to a point 18" above the seat surface. The bench height s/b 17" to 19" a.f.f. A minimum 36" clear width must be maintained between the benches and lockers and around the lockers. In addition, a 5' turning diameter must be maintained near the accessible lockers. (903; 19.4).				
			At least one accessible shower must be provided in each locker room (222; 31). The showers must be on an accessible route and must comply w/S. 608 of the 2010 ADA Standards and S. 31 of 521 CMR. Shower				

<p>The Boy's Bathroom water closet stalls are not accessible as there is inadequate clear width and maneuverability and no grab bars. The sinks have only 24½" of knee height and the sink piping is not wrapped or insulated. The towel dispenser is 5½" too high. The urinals are 7" too high.</p> <p>The Boy's Locker room benches are only 8¾" to 9½" wide with no back support.</p> <p>The Boy's and Girl's Gym Teacher Bathrooms have only 23½" and also a 5" abrupt change in level surface into the shower. There is also no maneuverability and no accessible features. The bathroom has no maneuverability, lacks accessible features, has a towel dispenser and mirror that are too high, the sink piping is not wrapped and has faucets that require pinching and twisting of the wrist. In addition, the water closet lacks grab bars.</p> <p>See Photos MS 39 – 52.</p>			<p>compartments must be either a transfer type shower (36" x 36" w/a48" clearance), standard roll-in type shower (30" x 60"), or an alternative roll-in type shower (36" x 60"). A folding or non-folding seat must be provided in transfer type showers (608.4; 31). Grab bars must be between 33" and 36" (608.3; 31) and controls must comply with operable parts (no twisting of wrist, use w/closed fist) and should include an adjustable shower spray unit (608.5; 31). There can be no greater than a ½" beveled (maximum 1:2 slope) lip at the shower entrance (608.7; 31).</p> <p>Each locker room must have sinks, mirrors and dispensers that adhere to the bathroom standards of 521 CMR and the 2010 ADA Standards (308, 606, 306, 603; 30.9, 30.11, 30.12) The Boy's urinal must be no more than 17" a.f.f. to the rim (605.2, 30.10).</p> <p>Each locker room must have at least one accessible stall with compliant water closets and grab bars (604, 609; 30.6, 30.8, 30.7).</p>				
<p>Bathrooms</p> <p>The coat hooks in the single user bathrooms are up to 20" too high in the following locations:</p> <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Admin #104 Bathroom Left, Admin #104 Bathroom Right, Adult Bathroom Left near #152, Adult Bathroom Right near #152, Men's Bathroom near #264, Women's Bathroom near #264. 	308	6.5 6.6	Lower the coat hooks to a height of no more than 48" a.f.f.	3	2	I	\$0
<p>The towel dispensers are 2" to 13" too high in the following bathrooms:</p> <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Admin #104 Bathroom Left, Admin #104 Bathroom Right, Adult Bathroom Left near #152, Adult Bathroom Right near #152, Level 1 Girl's near Elevator, Level 1 Boy's near Elevator, Level 1 Girl's near #127, Level 2 Men's near Ramp, Level 2 Women's near Ramp, Level 2 Girl's near Elevator, Faculty Bathroom near #230, Boy's Bathroom opposite # 220, Men's Bathroom near 	308	30.12	Lower the dispensers to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0

#264, Women's Bathroom near #264.							
The soap dispensers are up to 6" too high in the following bathrooms: <ul style="list-style-type: none"> Level 1 Boy's near #127, Level 2 Men's near Ramp, Level 2 Women's near Ramp, Level 2 Boy's near Elevator. 	308	30.12	Lower the dispensers to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0
The sinks have only 25½" to 26" of knee height in the following bathrooms: <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Level 1 Girl's near Elevator, Level 1 Boy's near Elevator, Level 2 Girl's near Elevator, Level 2 Boy's near Elevator, Girl's opposite #264. 	306.3	30.9.3	Modify/raise the sinks so they provide a minimum of 27" of knee height.	3	3	N	Up to \$7,000+
The sink shut-offs and/or piping in the following bathrooms are not fully insulated: <ul style="list-style-type: none"> Adult Bathroom Right near #152, Level 1 Boy's near #127, Level 2 Women's near Ramp, Men's Bathroom near #264. 	606.5	30.9.5	Fully wrap the shut-offs	3	2	I	\$30
The soap dispenser in the following bathroom requires more than 5 lbs to operate: <ul style="list-style-type: none"> Adult Bathroom Left near #152. 	309	39.5	Adjust/modify the dispenser so that it requires no more than 5 lbs. to operate.	3	2	I	\$0
The far side clear width of the water closet is reduced to less than 42" on the far side due to desks and cabinets in the following bathrooms: <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Adult Bathroom Right near #152. 	604.3	30.7.2	Remove the desks and cabinets.	3	2	1	\$0
The front clear width of the water closets are reduced to less than 42" due to cabinets/desks/tables in the following bathrooms: <ul style="list-style-type: none"> Health Bathroom Left, Men's Bathroom near #264, Women's Bathroom near #264. 	604.3	30.7.2	Remove the cabinet.	3	2	I	\$0
The water closet in the following bathroom is 1" too high: <ul style="list-style-type: none"> Adult Bathroom Left near #152. 	604.4	30.7.3	Modify/lower the water closet so that the top of the seat is 17" to 19" a.f.f.	3	3	N	Up to \$1,000
The following bathrooms have accessible stall doors that do not self-close, lack interior pull devices, and have coat hooks that are up to 6" too high (Level 2 Men's Bathroom by the	604.8.1 603.4 308	30.6.1	Lower the coat hooks to a height of no more than 48" a.f.f. Provide a coat hook in the Level 2 Men's Bathroom by the Ramp.	3	2	I	\$10

<p>Ramp and the Boy's Bathroom opposite #220 lack a coat hooks:</p> <ul style="list-style-type: none"> Level 1 Girl's near Elevator, Level 1 Boy's near Elevator, Level 1 Girl's near #127, Level 1 Boy's near #127, Level 2 Men's near Ramp, Level 2 Women's near Ramp, Level 2 Girl's near Elevator, Level 2 Boy's near Elevator, Girl's Bathroom opposite #264, Boy's Bathroom opposite #220. <p>The rear grab bars in the following bathrooms are up to 1" too high:</p> <ul style="list-style-type: none"> Admin #104 Bathroom Left, Admin #104 Bathroom Right, Adult Bathroom Left near #152, Adult Bathroom Right near #152, Level 2 Men's near Ramp, Level 2 Women's near Ramp, All Gender Bathroom near #233, Faculty Bathroom near #230, Men's Bathroom near #264, Women's Bathroom near #264. <p>The rear grab bars in the following bathrooms are up ¼" too low:</p> <ul style="list-style-type: none"> Level 1 Boy's near Elevator, Level 2 Girl's near Elevator, Level 2 Boy's near Elevator. <p>The rear grab bars in the following locations are up to 3" too far from the interior corner:</p> <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Admin #104 Bathroom Left, Admin #104 Bathroom Right, Adult Bathroom Left near #152, Level 1 Girl's near #127, Level 1 Boy's near #127, All Gender Bathroom near #233, Faculty Bathroom near #230, Boy's Bathroom opposite #220, Women's Bathroom near #264. <p>The side grab bars in the following bathrooms are up to 1" too high:</p> <ul style="list-style-type: none"> Health Bathroom Left, Health Bathroom Right, Admin #104 Bathroom Left, Admin #104 Bathroom Right, Level 1 Adult Bathroom Left near #152, Level 1 Adult Bathroom Right near #152, Level 2 Men's near Ramp, Level 2 Women's near Ramp, All Gender 	609.4	30.8.2	Lower the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0
	609.4	30.8.2	Raise the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0
	604.5	30.8.1	Relocate the rear grab bars so they are no more than 6" from the interior corner.	3	2	I	\$0
	609.4	30.8.2	Lower the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0

Bathroom near #233, Faculty Bathroom near #230, Men's Bathroom near #264, Women's Bathroom near #264.							
The side grab bars in the following bathrooms are up ¼" too low: <ul style="list-style-type: none"> Level 1 Boy's near Elevator, Level 2 Girl's near Elevator, Level 2 Boy's near Elevator. 	609.4	30.8.2	Raise the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0
The following have toilet paper dispensers that are up to 7" too Far from the front of the water closet: <ul style="list-style-type: none"> Level 1 Girl's near #127, Level 1 Boy's near #127, Level 2 Boy's near Elevator. 	604.7	30.7.6	Relocate the toilet paper dispensers so they are 7" to 9" o.c. from the front of the water closets.	3	2	I	\$0
The following bathroom has the toilet paper dispenser located over the grab bars: <ul style="list-style-type: none"> Level 1 Boy's near Elevator. 	604.7	30.8.5	Dispensers cannot be located over the grab bars. Relocate the toilet paper dispenser it is are 7" to 9" o.c. from the front of the water closet and at least 24" a.f.f. o.c..	3	2	I	\$0
The following bathrooms have the towel dispensers located partially over the grab bars: <ul style="list-style-type: none"> All Gender Bathroom near #233, Faculty Bathroom near #230, Men's Bathroom near #264, Women's bathroom bear #264 	604.7	30.8.5	Relocate the towel dispenser so they are not over the grab bars.	3	2	I	\$0
The following bathrooms have sinks with metered faucets that stay open for only 1 to 2 seconds: <ul style="list-style-type: none"> Health Bathroom Left, Admin #104 Right, Level 2 Women's Bathroom near Ramp, Women's Bathroom near #264. 	606.4	30.9.6	Modify/adjust the faucets so they stay open for at least 10 seconds.	3	2	I	\$0
The following bathrooms have toilet paper dispensers that are only 17" to 22½" o.c. a.f.f. <ul style="list-style-type: none"> Level 2 Girl's Bathroom near Elevator, Level 2 Boy's Bathroom near Elevator, All Gender Bathroom near #233, Girl's Bathroom opposite #264, Boy's Bathroom opposite #220, . 	604.7	30.7.6	Relocate the dispensers so they are s/b 7" to 9" o.c. from the front of the water closet and at least 24" a.f.f. o.c..	3	2	I	\$0
The following bathroom has a paper towel dispenser that is a protruding objects as it projects more than 4" into the route of travel at a height of 27" to 80" a.f.f.: <ul style="list-style-type: none"> Level 1 Girl's near #127. 	307.2	20.6.1	Relocate the dispenser so it is not on an accessible route of travel.	3	2	I	\$0
The light switch in the Men's Bathroom near #264 is 2½" too high. See Photos MS 53 – 56.	308	6.5 6.6	Lower the light switch to no more than 48" a.f.f.	3	3	N	\$350

Staff Lounge #264 Bathrooms Staff Lounge #264 Women's Bathroom	<p>The doorway clear width is only 23½". A partition restricts the accessible route clear width into the bathroom to only 32". The sink piping is not wrapped or insulated. The sink faucets require pinching and twisting of the wrist. The towel dispenser is 7" too high. None of the 3 stalls are accessible. The stall door clear widths are only 22". The stalls are only 57" x 28". The stall doors open in and not out, lack pull devices, and are not self-closing. The locking mechanisms require the use of fingers and pinching and twisting of the wrist. The coat hooks are up to 19" too high. The water closets are only 15½" high and lack grab bars. The bathroom lacks audio and visual alarms.</p> <p>Staff Lounge #264 Men's Bathroom The doorway clear width is only 23½". A partition restricts the accessible route clear width into the bathroom to only 30½". The sink piping is not wrapped or insulated. The sink faucets require pinching and twisting of the wrist. The towel dispenser is 10" too high. The urinals are both 6" too high and have only 22½" to 24" of clear width at the urinals. The stall is not accessible. The stall door clear width is only 22". The stall is only 57" x 30". The stall door opens in and not out, lacks pull device, and is not self-closing. The locking mechanism requires the use of fingers and pinching and twisting of the wrist. The coat hook is up to 19" too high. The water closet is only 16½" high and lacks grab bars. The toilet paper dispenser is too high. The bathroom lacks audio and visual alarms.</p> <p>See Photos MS 57 – 64.</p>	<p>404.2.3 403.5 606.5 309 308 604.8.1 604.4 604.5 609 215 702 605.2 605.3 305</p>	<p>26.5 20.3 30.9.5 30.9.6 30.12 30.6.1 39.5 30.7.3 30.8 40.3 30.10.1 30.10.2 6.3</p>	<p>Recommended Option Designate both bathrooms as Unisex with one bathroom as non-accessible and the second bathroom as accessible. The Accessible Unisex Bathroom would most likely be required to be a single user bathroom with the following modifications:</p> <ul style="list-style-type: none"> • Doorway widened and door replaced such that the clear width is at least 32". • Interior partition removed to achieve a minimum 36" accessible route clear width. • Sink piping must be wrapped, guarded, or insulated. • Sink faucets s/b lever style of metered such that they can be operated with a closed fist or loose grip. • Dispensers must be no more than 42" a.f.f. to the operating mechanisms. • The bathroom must have a 60" turning radius with the water closet having 18" clearance o.c. on the near side, 42" clearance o.c. on the far side, and 42" clear width in front of the water closet. • If stalls are provided, the entrance must have 32" of clear width. Doors must open out, self-close, have interior and exterior pull devices, and locking mechanisms that can operated with a closed fist or loose grip. Coat hooks must be not more than 48" a.f.f. • The water closet s/b 17" to 19" a.f.f. to the top of the seat. • The toilet paper dispenser s/b at least 24" a.f.f. o.c., located under the grab bars and 7" to 9" o.c. in front of the toilet. • 42" long rear and side grab bars s/b provided at a height of 33" to 36" a.f.f. to the top of the gripping surface. The side grab bar s/b no more than 12" from the interior corner and the rear grab bar no more than 6" from the interior corner. • The bathroom should have audio and visual alarms. 	<p>3</p>	<p>2,3</p>	<p>N</p>	<p>Up to \$75,000+</p>
---	--	--	---	--	----------	------------	----------	------------------------

Up to \$748,065+

Paul R. Baird Middle School Accessibility Assessment Photos



Photo MS 1



Photo MS 2



Photo MS 3



Photo MS 4



Photo MS 5



Photo MS 6



Photo MS 7



Photo MS 8



Photo MS 9



Photo MS 10

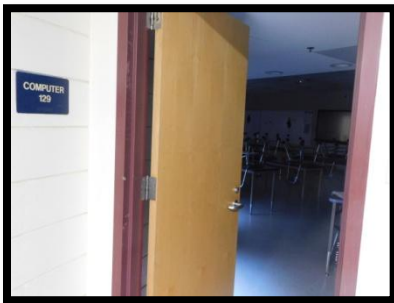


Photo MS 11

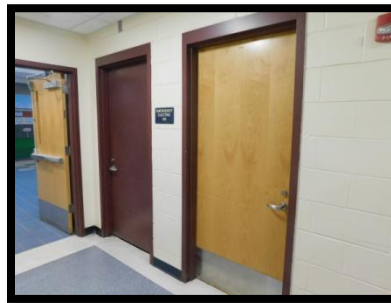


Photo MS 12



Photo MS 13



Photo MS 14

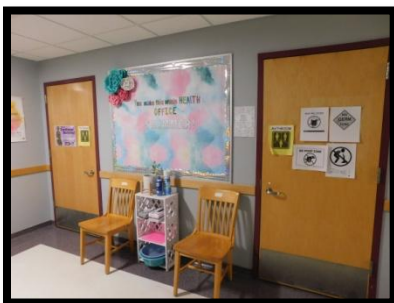


Photo MS 15



Photo MS 16

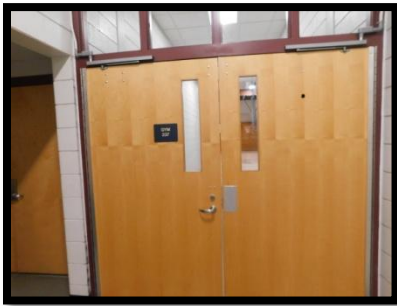


Photo MS 17



Photo MS 18



Photo MS 19



Photo MS 20



Photo MS 21

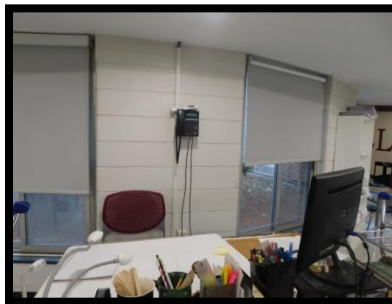


Photo MS 22



Photo MS 23



Photo MS 24

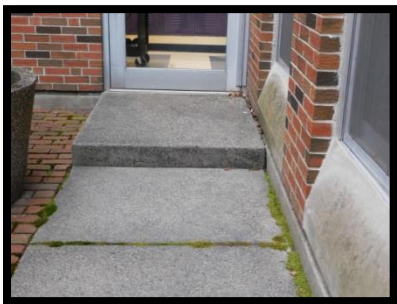


Photo MS 25

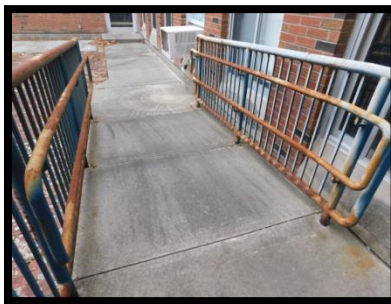


Photo MS 26

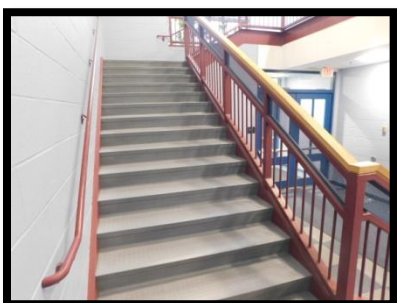


Photo MS 27

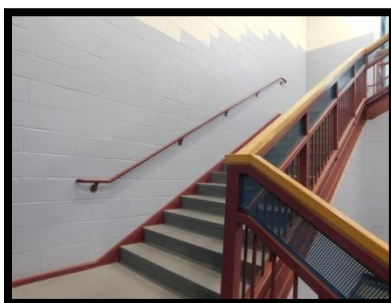


Photo MS 28

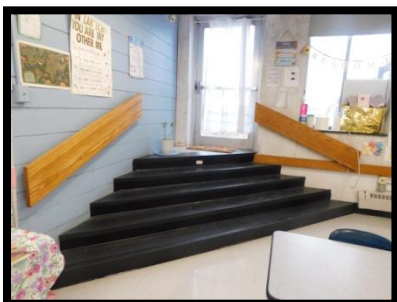


Photo MS 29



Photo MS 30



Photo MS 31



Photo MS 32

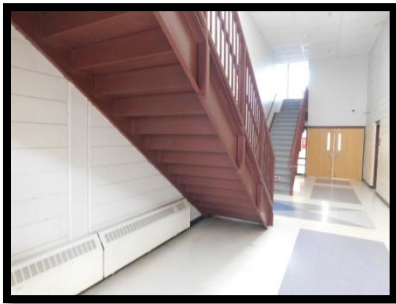


Photo MS 33



Photo MS 34



Photo MS 35

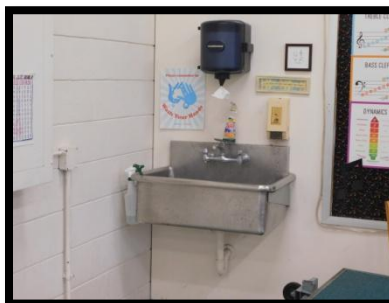


Photo MS 36



Photo MS 37



Photo MS 38

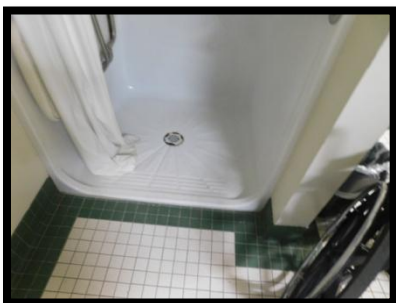


Photo MS 39

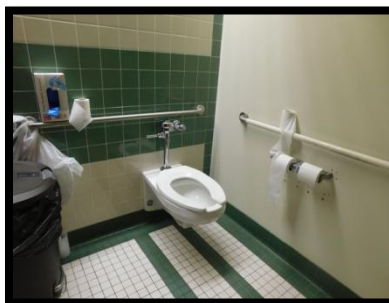


Photo MS 40



Photo MS 41



Photo MS 42

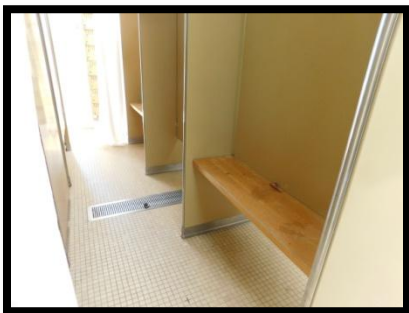


Photo MS 43



Photo MS 44

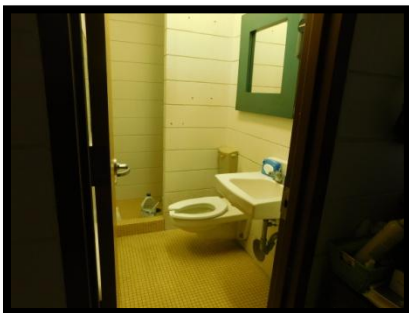


Photo MS 45



Photo MS 46



Photo MS 47

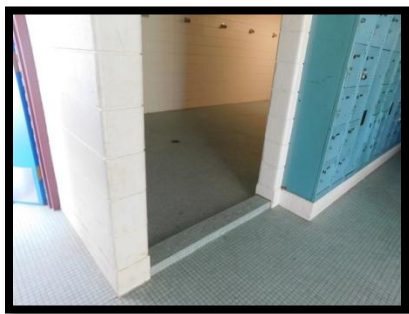


Photo MS 48

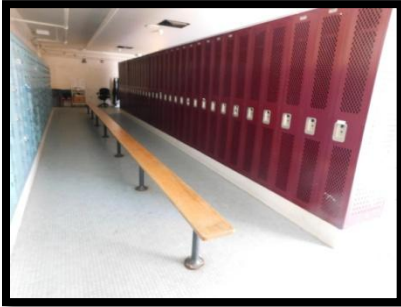


Photo MS 49



Photo MS 50



Photo MS 51

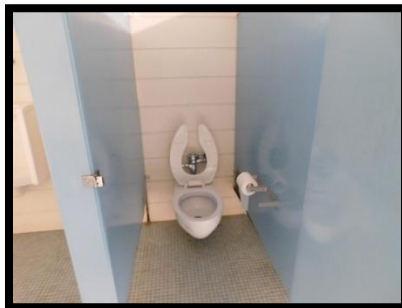


Photo MS 52



Photo MS 53



Photo MS 54



Photo MS 55



Photo MS 56

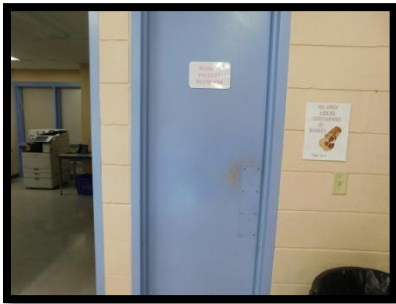


Photo MS 57



Photo MS 58



Photo MS 59

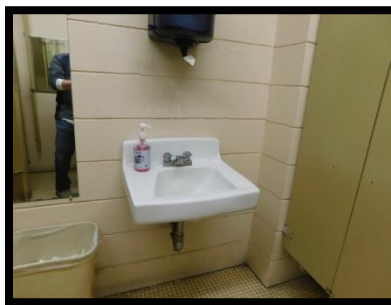


Photo MS 60



Photo MS 61

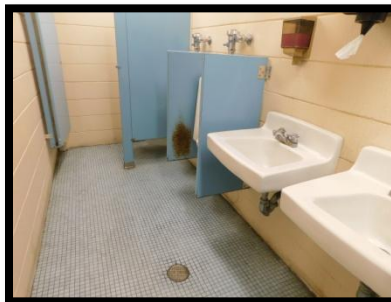


Photo MS 62

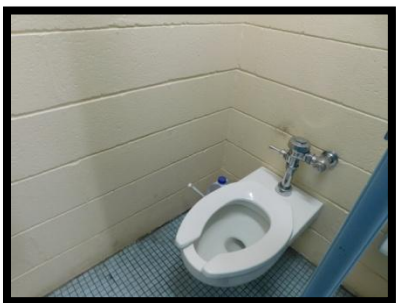


Photo MS 63

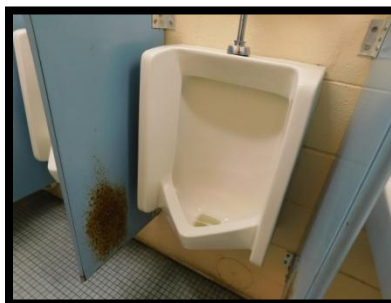


Photo MS 64

LUDLOW HIGH SCHOOL

Description of Facility: Ludlow High School is a masonry 3-story building which serves as a public school for Grades 9 – 12 serving approximately 725 students. The roughly 230,245 s.f. building was constructed in 1962.



Responsible Party: Board of Selectmen and School Committee

General Description or Obstacle Which Limits Mobility or Access:

Parking

There are 6 designated accessible parking spaces at the main entrance. The grouping of 4 spaces closest to the tennis courts has 3 spaces designated as “van accessible”, however the access aisles are only 5 feet wide which only accommodate passenger vehicles. This grouping of 4 spaces has running slopes that vary from 2.6% to 3.5%.

There are 4 designated accessible parking spaces behind the building. The signage for these spaces are 6½” to 9” too low. None of the spaces are van accessible.

Sgt. Joshua D. Desforges Memorial

There is no accessible route of travel to the memorial area due to 6” granite curbing at the fieldstone walkway entrance.

Doors and Doorways

Doors with closers (including bathrooms) have excessive operating forces and close too fast. A number of doors lack tactile designation signage, including egress doors and classroom pass-through doors.

Some doors have tactile signage that is on the wrong side. A number of doors have signage that is too high. Some signage is covered and blocked. A number of signs incorrectly identify the actual use of the room. Some doors with glass panes are up to 15½" too high under the 2010 ADA Standards. Some doors, including classroom pass-through doors, have non-compliant door hardware.

The elevator lacks a tactile star on both sides of the jambs on the main level.

Directional Signage

There is no directional signage noting accessible egress doors. The accessible egress doors lack signage with the Universal Symbol of Accessibility.

Reach Range and Protruding Objects

A number of items are not within the maximum 48" a.f.f. reach range height for adults. This includes the main entrance airphone buzzer, fire pulls, fire extinguishers, defibrillators, towel dispensers, soap dispensers, classroom phones, classroom light switches, coat hooks, classroom pencil sharpeners, classroom fire blankets, and classroom eye saline stations.

Some items are protruding objects as they extend more than 4" into the accessible route of travel at a height of 27" to 80" a.f.f. This includes the Main Level defibrillator near the stairs to the gym, and the wall mounted Germicidal Lamp Cabinet in Room C207.

Stair #1 on the Ground Floor and the Ground Floor Stair at D Wing/C Wing are protruding objects due to reduced headroom beneath the stairs.

The F004 stove has controls on the back of the stove and not the front. The hood range controls are 62½" a.f.f.

Classroom Rugs

Some classrooms had loose rugs which serve as a tripping hazard.

Lockers

There are no formally designated accessible lockers. In addition, the locking mechanisms require the use of fingers and pinching and twisting of the wrist.

Stairs

Stair 8 railings are ½" to 2" too low.

The mid segment stairs on the Main Level near Ramp#2 have railings that are 1" to 2" too low.

The stairs near F104 to the Lower Level have risers that are ¼" too high and have railings that lack top and bottom extensions and which do not go the full length of the stairs.

The stairs from the Main Level near the Fitness Center to the Lower Level has a wall mounted railing that is 2" too low.

The stairs to the Gym from the Main Level has 3 sets of aluminum railings that are all 1" to 2" too low and lack compliant top and bottom extensions. The wall mounted railing does not go the full length of the stairs.

The stairs into the PE Office/Boy's Locker Room has a railing on one side only, is 2" too low, and lacks top and bottom extensions. The stairs to the Locker Room has railings that are 4" too low and lack top and bottom extensions.

The stairs into the PE Office/Girl's Locker Room has railings that lack top and bottom extensions.

The stairs to the Coach's Office in the Boy's Locker Room has railings that are 2" too low and lack top and bottom extensions.

The Rear Gym Team Room has stairs from the Gym that has a railing on one side only that is 2" too low and lacks top and bottom extensions. The stairs from the Team Room to the Hallway has railings that are 2" too low and lack top and bottom extensions.

Stair 1 and the Stairs near the Ground Floor D Wing/C Wing have interior railings that are not fully continuous. The railings lack top and bottom extensions on both sides.

Stair 4 from the Ground Floor to the Main Level lack top and bottom extensions on the wall side to B-Wing. The stairs lack top and bottom extensions on the exterior wall side to C-Wing.

The exterior stairs near D001 lack bottom extensions.

The exterior egress stairs near the side garage door has a railing on the right side (going up) only. The bottom extension is only 6" parallel to the ground. The initial stair riser is 11", which is 4" too high.

Ramps

The ramp at the Library to the Gym/Auditorium has a lower railing that is 1" to 1½" too low. The upper railing is 1" to 1½" too low.

The lower and upper segments of Ramp #2 have lower railings that are ½" too low and upper railings that are ½" too low.

The lower segment of the ramp to the Gym has a running slope of up to 9.0%. The lower and upper segments have lower and upper railings that are ½" too low.

The Level 2 ramp near the elevator has portions of the upper and lower railings on both sides of the ramp that are ¼" too low.

The lower railings of the ramp to B202 are ½" to 1¼" too low and the upper railings are 1¼" too low.

The ramp near B203 has a running slope of 7.8% to 8.3% with no paired railings.

Room Sinks and Kitchenettes

Numerous sinks/kitchenettes had items stored under the sinks that restrict knee and toe depth.

The F004 sink/counter is 2¼" too high and lacks knee clearance.

The D004 accessible sink guard is partially dislodged. Items are stored on top of the sink making it non-usable.

The C003 sink has only 24" of knee clearance and the piping is not wrapped or insulated.

The D108 sink is 2" too high and the piping is not wrapped or insulated.

The C203 sink is 2½" too high and lacks knee clearance.

The E001 sink has only 24" of knee height.

Counters

The Admin Office (A101) counter is 4" too high. The Guidance Suite counter is 6" too high. The food service counter near F104 is 2" too high.

Accessible Routes and Clear Width

Not all classrooms have the minimum required 36" accessible route of travel clear width due to the placement of desks and other items in rooms.

The clear width in the Guidance Suite at Storage B and the Director's Office is reduced to 33" due to a file cabinet.

The 3 weight stations in the Fitness Room all have a 2½" abrupt change in level surface to access and use.

Tables and Seating

The cafeteria tables provide only 26¼" of knee height and 17" of knee depth.

The desks (5) in Classroom D207 provide only 26" of knee clearance in the middle segments of the desks.

The C203 fixed work stations have table heights of 36½", which is 2½" too high.

The C205 fixed work stations (12) have table heights of 36" and knee clear widths of only 26".

Wheelchair Platform Lifts

The inclined wheelchair platform lift to the Athletic Director's Office is not in service.

The inclined wheelchair platform lift to the Gym from the Main Level is difficult to use. The lift is not regularly kept on with the on-off switch not clearly visible and not within reach range for a wheelchair user when the platform is in an up position. Once the lift has power, a hand held control is required to operate the lift. There are no clear instructions at the lift location as to the proper operation of the equipment. In addition, staff (maintenance, teaching, administrative) are not fully knowledgeable on the use and operation of the lift.

Athletic Director's (AD) Office

As the inclined wheelchair platform lift to the AD Office is not in service, the only means of access is via stairs. The AD Office Bathroom is wholly non-compliant as the doorway clear width is only 28" with no

maneuverability and compliant clear widths and no accessible components. Due to the limited use and required access to this office, modifications to the wheelchair lift and bathroom would only be required as a result of a reasonable accommodation request. In addition, meetings with the AD will need to be held in an accessible location as may be required as a reasonable accommodation. Relocation of the AD Office may also be required due to a reasonable accommodation request of the Athletic Director. No further physical modifications are required at the present time.

Athletic Trainer's Office

The phone is 14" too high. The towel dispenser is 8" too high. The light switch is 4" too high. The sink has only 24" of knee height. As the Athletic Trainer must meet certain physical requirements to meet the essential functions of his/her job, no further action is required unless dictated by a request for a reasonable accommodation.

Auditorium

The auditorium has 742 fixed seats. Although it is indicated that there are 9 folding or retractable armrest seats, only 8 seats of this could be identified. Of the 8, only 3 were identified with the Universal Symbol of Accessibility. There is no dispersed seating for a wheelchair with the only available seating being at the rear and front of the auditorium. There are no formally designated wheelchair areas or companion seating.

The stairs on the right side (facing the stage) has a left side railing that is 2" too low.

The railing on the wall side of the ramp to the stage has a lower railing that is up to 1" too low and an upper railing that is up to ½" too low. In addition, the railing does not go the full length of the ramp with a 12" extension at the base.

There does not appear to be the availability of an assistive listening system.

PE Offices

There is no accessible route of travel into the Boy's PE Office and from the Office to the Boy's Locker Room as stairs are the only means of access and egress. There is no accessible route of travel from the Girl's PE Office to the Girl's Locker Room as stairs are the only means of egress. There is no accessible route of travel to the Coach's Office in the Boy's Locker Room as stairs are the only means of access and egress. There is no accessible route of travel to the Team Room in the Rear Gym as stairs is the only means of access from both the gym and hallway.

Locker Rooms

Boy's Locker Room. The benches are only 9½" wide and lack back support. The accessible shower lacks sliding hardware. The shower head is 48" a.f.f. and not functional for a person in a wheelchair.

Girl's Locker Room. The benches are only 9½" wide and lack back support. The lower lockers have coat hooks that are up to 5" too high. The accessible shower lacks sliding hardware. The shower head is 48" a.f.f. and not usable for a person in a wheelchair.

Coaches/Officials Room Showers (2). The 40" x 36" showers lack a folding seat and grab bars.

Bathrooms

There are a total of 35 faculty, general adult, and student bathrooms in the school. Areas of non-compliance include the following:

- doorway thresholds that are too high
- no audible-visual alarms
- coat hooks that are too high
- light switches that are too high
- soap, towel, and sanitary napkin disposal dispensers that are too high
- mirrors that are too high
- dispensers that are located over the grab bars
- sink piping that is not fully wrapped or insulated
- metered faucets that do not stay open for at least 10 seconds
- missing grab bars
- grab bars that are too low or too high
- grab bars that are too far from the interior corner
- toilet paper dispensers that are too close to or too far from the front of the water closet
- missing toilet paper dispensers
- front or far side water closet clearance that is less than 42"
- stall doors that open in, are not self-closing, lack interior and/or exterior door pulls, and lack locking mechanisms

The following bathrooms are adaptive bathrooms with modifications made to address specific individual student needs:

- Men's Bathroom near ramps to the Gym (in process)
- Ground Floor (GF) LPVEC Boy's Bathroom
- (GF) LPVEC Girl's Bathroom
- (GF) Near C005 Bathroom

Required accessible modifications to these bathrooms will be limited to items such as grab bars, stall doors, metered faucets, and reach range.

Kitchen Area

The kitchen area itself has numerous elements of non-compliance. This includes reach range, sink knee clearances and height, clear widths, floor grates, sinks that require foot pedals to operate, etc. As most of the activities undertaken in the kitchen require personnel who must meet certain physical requirements to meet the essential functions of their job and as this area is closed to the public, unless dictated by a request for a reasonable accommodation, no further action is required at the present time.

Ludlow High School Accessibility Assessment

General Description of Obstacle	2010 ADAAG	MAAB 521 CMR	Type of Action to be Taken	P	F	TF	Cost Estimate
Parking There are 6 designated accessible parking spaces at the main entrance. The grouping of 4 spaces closest to the tennis courts has 3 spaces designated as "van accessible", however the access aisles are only 5 feet wide which only accommodate passenger vehicles. This grouping of 4 spaces has running slopes that vary from 2.6% to 3.5%. There are 4 designated accessible parking spaces behind the building. The signage for these spaces is 6½" to 9" too low. None of the spaces are van accessible. See Photos HS 1 and 2.	502	23	Parking spaces and access aisles cannot exceed 2.0% in any direction. When the front parking is resurfaced in the future, the accessible spaces and access aisles must meet this requirement. The "van accessible" signage at the 3 spaces closest to the tennis courts s/b removed. As there are 2 compliant (8' wide spaces with a shared 8' wide access aisle) van accessible spaces directly adjacent, there are sufficient van accessible spaces for the front entrance. Signage for the 4 spaces behind the building should be raised so they are at least 60" a.f.f. to the bottom of the signs and no more than 96" to the top. The space with the 8' access aisle s/b noted as van accessible.	1	2	I	\$0
Sgt. Joshua D. Desforbes Memorial There is no accessible route of travel to the memorial area due to 6" granite curbing at the fieldstone walkway entrance. See Photo HS 3.	403.4 406	22.4 21	Eliminate the 6" abrupt change in level surface by providing a curb ramp compliant with Section 406 of the 2010 ADA Standards and Section 21 of 521 CMR.	1	3	I	Up to \$2,000
Main Entrance The airphone buzzer at the main entrance is 10½" too high. The fire pull at the main entrance is 9" too high.	308	6.5 6.6	Lower the air phone buzzer and fire pulls so they are no more than 48" a.f.f. to the operating mechanisms.	1	3	I	TBD
Exterior and Interior Doors Exterior and interior doors with closers (including bathrooms) do not fully comply with the maximum allowed operating force for an exterior door (15 lbs.), interior door (5 lbs.) and minimum closing speed requirement of 6 seconds under 521 CMR.	404.2.8 404.2.9	26.8 26.9	Adjust door closers such that the push/pull force does not exceed 15 lbs for an exterior door and 5 lbs. for an interior door with door closing speeds of at least 6 seconds.	1, 3	2	I	\$0
Door Signage <u>Tactile designation signage is not provided at the following locations:</u> <ul style="list-style-type: none"> Stairs to Level 2 at library, A106 near bathroom, Main Level Ramp (2 doors), CATV (8 feet from door), CATV interior (9), egress doors (at least 20), classroom pass-through doors appx. 70), single hallway door to A116, door from A117 to auditorium, door from A117 to A118-A120, A119, 2 doors to stage/auditorium from 	703	41.1	Install, replace, and/or relocate accessible compliant designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). Bathroom signage must include the Universal Symbol of Accessibility.	2	2,3	I	Up to \$12,000



<p>A119, door to A117 from auditorium, roof access from auditorium, auditorium double doors (2), auditorium egress doors (7), door to auditorium AV booth from auditorium, auditorium AV booth (3), door to auditorium near elevator, doors (2) to auditorium near cafeteria, fitness center, boy's locker room, janitor's closet across boy's locker room, door next to janitor's closet, door to kitchen from hallway at closet 6, 5 doors from cafeteria to kitchen, storage closet near PE office, Girl's PE Office (2), Boy's PE Office (2), Athletic Trainer's Office, Athletic Director's (AD) Office, AD Office storage, AD Office bathroom, Ground level door to Main Gym, Main Gym egress doors (7), door to boy's locker room from Main Gym, door to girl's locker room from Main Gym, Main Gym storage, 3 doors in hallway to Rear Gym, Rear Gym storage door, Rear Gym door to Team Room, Coach's/ Official's Room bathroom, storage door near ramps to Main Gym, Coach's/Official's Room door near ramp to gym, Boy's Locker Room coaches office (2), Boy's Locker Room (8), Girl's Locker Room (4), Team Room (2), Ground Level (GF) mechanical wing (5), GF storage (2), F004 hallway door, F004 storage double doors, F001 door to F002, E001 machine room, GF E-Wing closets (2), E006 quiet room, E010 quiet room, GF bathroom near C005, storage doors near B114 (2), door to auditorium near elevator, utility closet next to E101, E102 interior doors (2), main door to D111-113 offices/rooms, hallway door to D111-113 offices/rooms, D103 2nd door, D104 2nd door, D106 2nd door, D110 Health (2), Health/Nurse interior (6),</p>			<p>Remove paper signage that is blocking the tactile signage. The tactile signage must properly identify the room.</p>				
--	--	--	--	--	--	--	--


<p>Faculty bathroom by elevator, 2 closets across E202, storage 25 office, D201 2nd door, D204 prep room storage, storage next to C207 (2), C201 conference room, C203 storage, mechanical/storage (2) near B202, staff bathroom near B202, B208 2nd door.</p> <p>A number of rooms have tactile signage that is not reflective of the current use.</p> <p><u>The following have signage that is not on the latch side:</u></p> <ul style="list-style-type: none"> Admin storage #10, Band A114, Men's bathroom near gym ramps (on door), Women's bathroom near ramps to gym (on door), GF E-Wing closets (2), F001 (over door), E003, E007, E005, Main Level E-Wing utility, closets #3 and #4 next to E101, E107, E103, E105, E101 (2), data closet #5 near E102, storage near E102, D109, D104, D108, C105, C104, electrical closet across from E202, E208, D202, D210 prep room, D206 storage #24 (on door), D202 storage #23 (also 70" a.f.f.), D202 prep room #204, C207, . <p><u>The following have signage that is blocked or covered:</u></p> <ul style="list-style-type: none"> Band A115, GF LPVEC Boy's bathroom, GF LPVEC Girl's bathroom, <p><u>The following have signage that is up to 15½" too high:</u></p> <ul style="list-style-type: none"> Admin A101 bathroom, A106 bathroom, Gym/Auditorium at ramp, Access at ramp, A117, GF unisex bathroom, GF storage, Boy's bathroom across B101, Girl's bathroom across B101, Level 2 unisex bathroom near elevator, faculty bathrooms (2) near C201, Level 2 ramp access signage (2). <p><u>The following have signage that is up to 9" too low:</u></p> <ul style="list-style-type: none"> E108, E202, E204 (2), E201 	407.2.3	28.5	Provide tactile stars 60" o.c. a.f.f. on both sides of the jambs on the main level.	2	2	1	\$100
---	---------	------	---	---	---	---	-------

<p>The elevator lacks a tactile star on the jambs of the main level.</p> <p>In addition, there is no directional signage in the building. The entrances/exits that are not accessible by persons in wheelchairs lack signage clearly indicating the location of the accessible entrance/egress. The accessible entrance/egress also lack the universal symbol of accessibility.</p> <p>See Photos HS 4 - 18.</p>	216.4 216.3	25.6	Provide tactile directional signage at the non-accessible egress denoting the front entrance as the accessible egress. Provide illuminated signage with the Universal Symbol of Accessibility at the accessible egress doors.	4	2,3	I	TBD
<p>Glass Panes</p> <p>The following doors have glass panes that are up to 58½" a.f.f., which are too high under the 2010 ADA Standards:</p> <ul style="list-style-type: none"> CATV Studio, CATV edit rooms (2), A115, A113, door from A117 to A118 – A120, hallway double doors (all levels and wings), F104, 2 doors to cafeteria from E-Wing, PE office near A116, double doors to rear gym, F004, E002 (2), F001, E003 (3), E006 (2), E005 (2), E008 (2), E010 E007 (2), E009, B104, B106, B108 – 115, B114 – 108 pass-thru, B115 – 111 pass-thru, E101-107, E109, E108, E108-102 pass-thru, E106-102, D109, D106, D103 (2), D101 (2), D102, D108, D104 (2), D106 (2), D110, hallway door to D111-113, Guidance Director's Office, Guidance Counselor Offices (5), C106 – C101, C106-105 pass-thru, C105-104 pass-thru, C102-101 pass-thru, E202 (2), E204 (2), E206 (2), storage 25, E208, E210 (2), Storage 25 office, E212, E209, E207 (2), E205, E203, E201, D211 (2), D208 (2), D206 (2), D201 (2), D205 (3), D207 (2), D209 (2), C207, C205, C203, C201, C201-C203 pass-thru, B201, B202, B201-203 pass-thru, B204 (2), B205 (2), B207 (2), B208 (2), B209, B210. <p>See Photos HS 19, 20, 21, and 22.</p>	404.2.11	NA	Doors, gates, and side lights adjacent to doors or gates, containing panels that permit viewing through the panels shall have the bottom of at least one panel located 43 inches maximum a.f.f. Rather than modify the door to lower the viewing area to comply with the maximum height restriction, the panes should be blocked or frosted.	2	2	I	\$0
<p>Protruding Objects</p> <p>Protruding objects extend more than 4" into the accessible route of travel between a height of 27" and 80" a.f.f.</p>	204 307.2	20.6.1	Place a fixed object under the items for cane detection.	2	2	I	\$0

<p>or have vertical headroom clearance reduced to less than 80".</p> <ul style="list-style-type: none"> Main Level defibrillator near stairs to gym (8½" out at 51½" a.f.f.) Room C207 wall mounted Germicidal Lamp Cabinet (12" out at 42" a.f.f.) <p>See Photo HS 23.</p>							
<p>Reduced Headroom</p> <p>Stair #1 on the Ground Floor and the Ground Floor Stair at D Wing/C Wing are protruding objects due to reduced headroom beneath the stairs.</p> <p>See Photo HS 24.</p>	204 307.4	20.7	Erect railings or a barrier below the stairs to prevent access into the reduced head room area.	2	2	I	\$0 to \$1,000
<p>Door Hardware</p> <p>The following doors have non-compliant knob style hardware or hardware that requires the use of fingers and pinching/twisting:</p> <ul style="list-style-type: none"> Main door to Boy's Locker Room from Gym Boy's Locker Room Coach's Office storage door Team Room in Rear Gym (2 doors) F005 Storage 5 C003-C004 pass-thru door C002-C001 pass-thru door C003-C002 pass-thru door C102-C101 pass-thru door B114-B118 pass-thru doors (3) D111-113 area #14 storage D112-D113 pass-thru door D102-D106 pass-thru doors (4) C106-C105 pass-thru door C105-C104 pass-thru door C104-C103 pass-thru C103-C102 pass-thru C204 storage <p>See Photos HS 25, 26, 27, and 28.</p>	404.2.7	26.11	Replace the existing hardware with lever style hardware.	2	2	I	\$2,000
<p>Adult Reach Range</p> <p>The following items are not within the maximum height 48" adult reach range:</p> <ul style="list-style-type: none"> Classroom and room light switches (50" – 51" a.f.f.) Classroom pencil sharpeners Classroom phones Defibrillator near A101 (61" a.f.f.) Defibrillator near stairs to gym (58" a.f.f.) Hallway fire extinguishers (49" – 51" a.f.f.) 	308	6.5 6.6	<p>Lower the defibrillators, fire blankets, eye saline wall stations, towel dispensers, soap dispensers, and pencil sharpeners, and coat hooks to a height of no more than 48" a.f.f.</p> <p>Modify/replace the F004 hood range so that it is within the maximum reach range of 48" a.f.f.</p> <p>As may be required due to a reasonable accommodation request, lower the classroom light switches and classroom phones to a height of no more than 48" a.f.f.</p> <p>At least one fire pull and fire extinguisher in each area should be within the maximum reach range of no more than 48" a.f.f.</p>	2 2 2 2	2 3 2,3 2,3	I N L L	\$0 TBD TBD TBD

<ul style="list-style-type: none"> • Wall mounted hallway fire pulls (up to 50" a.f.f.) • Gym fire pulls (2 at 60" a.f.f.) • Soap dispensers (E002, D004, D002, D001) • Towel dispensers (D004, D001, Nurse's Office, D211, D206, D201, D205, C203, C205, C207, E001) • Fire blankets (D211, D208, D206, D202, D201, D205, C203, C205, C207) • Eye saline wall stations (D211, D202, C203, C207) • A112 coat hooks (54½" a.f.f.) • The F004 hood range controls are 62½" a.f.f. <p>The F004 hood range controls are 62½" a.f.f.</p> <p>In addition, the F004 stove has the controls on the back and not the front.</p> <p>See Photos HS 29, 30, 31, and 32.</p>	804.6.5	32.8	As necessary through a reasonable accommodation or when the unit needs replacing, provide a stove with the controls on the front panel.	4	2	L	Up to \$1,000
<p>Room Sinks and Kitchenettes</p> <p>Numerous sinks/kitchenettes had items stored under the sinks that restrict knee and toe depth.</p> <p>The F004 sink/counter is 2¼" too high and lacks knee clearance.</p> <p>The D004 accessible sink guard is partially dislodged. Items are stored on top of the sink making it non-usable.</p> <p>The C003 sink has only 24" of knee clearance and the piping is not wrapped or insulated.</p> <p>The D108 sink is 2" too high and the piping is not wrapped or insulated.</p> <p>The C203 sink is 2½" too high and lacks knee clearance.</p> <p>The E001 sink has only 24" of knee height.</p> <p>See Photos HS 33, 34, 35, 36, 37, and 38.</p>	606	12.4 12.2	<p>Modify the sinks such that accessible counters/sinks are no more than 34" a.f.f. and there is a minimum of 27" knee height, 19" knee depth, 30" of clear width. Sink piping must be guarded, wrapped, or insulated.</p> <p>Items under the sinks restricting knee and toe depth s/b removed immediately. Items placed on top of or in the sinks must also be removed.</p>	2	3	N	Up to \$15,000
<p>Counters</p> <p>The Admin Office (A101) counter is 4" too high. The Guidance Suite counter is 6" too high.</p> <p>The food service counter near F104 is 2" too high.</p>	904.4	7.2	Modify/construct 36" long counters at the Admin and Guidance Offices that are no more than 36" a.f.f.	2	2	I	Up to \$750
	904.5	17.6	Modify/construct a 36" long counter at the service counter that is no more than 34" a.f.f.	2	2	I	Up to \$350

See Photos HS 39, 40, and 41.							
Classroom Rugs Some classrooms had loose rugs which serve as a tripping hazard.	302.2	29.3	Secure or remove the rugs/carpeting.	2	2	I	\$0
Accessible Routes and Clear Width Not all classrooms have the minimum required 36" accessible route of travel clear width due to the placement of desks and other items in rooms.	403.5	22.2	Rearrange desks and furniture as may be required to achieve the minimum required 32" clear width.	2	2	I	\$0
The clear width in the Guidance Suite at Storage B and the Director's Office is reduced to 33" due to a file cabinet.	403.5	22.2	Remove/relocate the cabinet to achieve the required 36" clear width.	2	2	I	\$0
The 3 weight stations in the Fitness Room all have a 2½" abrupt change in level surface to access and use.	403.4	22.4.1	Modify at least one weight station to provide a sloped access into the training area.	2	2	I	\$100
See Photos HS 42 and 43.							
Tables and Seating The cafeteria tables provide only 26¼" of knee height and 17" of knee depth. The desks (5) in Classroom D207 provide only 26" of knee clearance in the middle segments of the desks. The C203 fixed work stations have table heights of 36½", which is 2½" too high. The C205 fixed work stations (12) have table heights of 36" and knee clear widths of only 26".	226.1 306.3 902.3	35.1 35.5 35.6	Tables and desks must be modified or an additional desk/work station provided in each location, as needed, that complies with accessibility requirements. These tables/work stations must have at least 27" of knee height, 19" of knee depth, 30" of clear width, and be between 28" to 34" a.f.f. to the top work surface. In addition, nothing can be stored or added below tables/work surfaces to restrict knee and/or toe depth. If the work stations in the Science classrooms are used, then a portable accessible station can be purchased to be used in classrooms as needed. Similarly, accessible compliant desks can be purchased to be used where needed in the classrooms. See Examples Below.	2	2	N	Up to \$5,000
See Photos HS 44, 45, and 46.							
				2	3	N	Up to \$1,800
							
Lockers There are no formally designated accessible lockers. In addition, the locking mechanisms require the use of fingers and pinching and twisting of	225.2 309	39.5 19.4	At least 5% of lockers must be designated accessible with compliant hardware and shelving and coat hooks within the maximum reach range of 48" a.f.f. Hardware that requires simultaneous hand and finger movement is not	2	3	N	Up to \$1,800

the wrist.			<p>recommended as it requires greater dexterity and coordination. Handles should be operable with one hand and should not require tight pinching, twisting or more than 5lb of force. ADA-approved door hardware should have a shape that can be easily grasped with one hand and does not require tight gripping, pinching or twisting of the wrist in order to open. In order for handles to be considered compliant, the door should be able to open using closed fingers. The most common ADA-approved handle is a recessed handle with a lock bar or single point, these are available for most single to triple tier lockers.</p> <p>There are a variety of ADA locker locks and keys available on the market that have been modified for easier operation. These more user-friendly styles include simplified interfaces, styles requiring less than 5 lb. of force for opening and larger key heads for easier handling. A sample is shown below.</p> 				
<p>Stairs Stair 8 railings are ½” to 2” too low.</p> <p>The mid segment stairs on the Main Level near Ramp#2 have railings that are 1” to 2” too low.</p> <p>The stairs near F104 to the Lower Level have risers that are ¼” too high and have railings that lack top and bottom extensions and which do not go the full length of the stairs.</p> <p>The stairs from the Main Level near the Fitness Center to the Lower Level has a wall mounted railing that is 2” too low.</p> <p>The stairs to the Gym from the Main Level has 3 sets of aluminum railings that are all 1” to 2” too low and lack compliant top and bottom extensions. The wall mounted railing does not go the full length of the stairs.</p> <p>The stairs into the PE Office/Boy’s Locker Room has a railing on one side only, is 2” too low, and lacks top and bottom extensions. The stairs to the Locker Room has railings that are 4” too low and lack top and bottom extensions.</p>	504 505	27	<p>Modify/replace/install railings on both sides of stairs such that they are between 34” – 38” a.f.f. to the top of the railing with top extensions 12” parallel to the floor and bottom extensions the slope distance of one tread then 12” parallel to the floor. Railings must be fully continuous and go the full length of the stairs.</p> <p>Add an additional concrete stair tread at the exterior egress stairs near the side garage door to reduce the excessive riser height.</p> <p>Seek a variance to retain the 7¼” risers of the stairs near F104.</p>	2	3	N, L	TBD – up to \$100K+

<p>The stairs into the PE Office/Girl's Locker Room has railings that lack top and bottom extensions.</p> <p>The stairs to the Coach's Office in the Boy's Locker Room has railings that are 2" too low and lack top and bottom extensions.</p> <p>The Rear Gym Team Room has stairs from the Gym that has a railing on one side only that is 2" too low and lacks top and bottom extensions. The stairs from the Team Room to the Hallway has railings that are 2" too low and lack top and bottom extensions.</p> <p>Stair 1 and the Stairs near the Ground Floor D Wing/C Wing have interior railings that are not fully continuous. The railings lack top and bottom extensions on both sides.</p> <p>Stair 4 from the Ground Floor to the Main Level lack top and bottom extensions on the wall side to B-Wing. The stairs lack top and bottom extensions on the exterior wall side to C-Wing.</p> <p>The exterior stairs near D001 lack bottom extensions.</p> <p>The exterior egress stairs near the side garage door has a railing on the right side (going up) only. The bottom extension is only 6" parallel to the ground. The initial stair riser is 11", which is 4" too high.</p> <p>See Photos HS 47 - 55.</p>							
<p>Ramps</p> <p>The ramp at the Library to the Gym/Auditorium has a lower railing that is 1" to 1½" too low. The upper railing is 1" to 1½" too low.</p> <p>The lower and upper segments of Ramp #2 have lower railings that are ½" too low and upper railings that are ½" too low.</p> <p>The lower segment of the ramp to the Gym has a running slope of up to 9.0%. The lower and upper segments have lower and upper railings that are ½" too low.</p> <p>The Level 2 ramp near the elevator has portions of the upper and lower railings on both sides of the ramp that</p>	<p>405.2 505.4</p>	<p>24.2 24.5</p>	<p>The maximum running slope for a ramp is 8.3%. Professional design and construction services should be sought to determine the most practical and cost effective way to bring the lower segment of the ramp to the gym into compliance.</p> <p>Raise the ramp railings that are too low such that the lower railings are 18" to 20" a.f.f. to the top of the gripping surface and the upper railings are 34" to 38" a.f.f. to the top of the gripping surface.</p> <p>Install paired railings at the ramp near B203. The railings must be round or oval in shape with the lower railing 18" to 20" a.f.f. to the top of the gripping surface and the upper railing 34" to 38" a.f.f. to the top of the gripping surface. The railings should have top and bottom extensions 12" parallel to the ground</p>	<p>2</p> <p>2</p>	<p>4</p> <p>2,3</p>	<p>N</p> <p>N</p>	<p>TBD</p> <p>Up to \$20,000+</p>

<p>are ¼" too low.</p> <p>The lower railings of the ramp to B202 are ½" to 1¼" too low and the upper railings are 1¼" too low.</p> <p>The ramp near B203 has a running slope of 7.8% to 8.3% with no paired railings.</p> <p>See Photo HS 56.</p>							
<p>Wheelchair Platform Lifts</p> <p>The inclined wheelchair platform lift to the Gym from the Main Level is difficult to use. The lift is not regularly kept on with the on-off switch not clearly visible and not within reach range for a wheelchair user when the platform is in an up position. Once the lift has power, a hand held control is required to operate the lift. There are no clear instructions at the lift location as to the proper operation of the equipment. In addition, staff (maintenance, teaching, administrative) are not fully knowledgeable on the use and operation of the lift.</p>	410	28	<p>Modifications should be made to the lift so that it is fully and always usable by a person in a wheelchair. This includes operation of the on-off switch as well as use of the hand control.</p> <p>Clear and distinct instructions should be provided at both levels of the ramp/stairs. In addition, staff (maintenance, teaching, administrative) should be fully trained and be knowledgeable on the use and operation of the lift.</p>	2	3	I	TBD
<p>Auditorium</p> <p>The auditorium has 742 fixed seats. Although it is indicated that there are 9 folding or retractable armrest seats, only 8 seats of this could be identified. Of the 8, only 3 were identified with the Universal Symbol of Accessibility. There is no dispersed seating for a wheelchair with the only available seating being at the rear and front of the auditorium. There are no formally designated wheelchair areas or companion seating.</p> <p>There does not appear to be the availability of an assistive listening system.</p> <p>The stairs on the right side (facing the stage) has a left side railing that is 2" too low.</p> <p>The railing on the wall side of the ramp to the stage has a lower railing that is up to 1" too low and an upper railing that is up to ½" too low. In addition, the railing does not go the full length of the ramp with a 12" extension at the base.</p> <p>See Photos 57 and 58.</p>	<p>221 802.1 802.4</p> <p>219</p> <p>505.4</p> <p>505.4</p>	<p>14.2 14.3 14.4</p> <p>14.5</p> <p>27.4.2</p> <p>24.5</p>	<p>Whenever more than 150 seats are provided, wheelchair seating locations must be provided in more than one location dispersed throughout the auditorium.</p> <p>At least 8 folding or removable armrest seats should be provided (1% of 742 fixed seats). The seats must have the Universal Symbol of Accessibility located on the seats and signage must be posted near the entrance to the auditorium as to the availability of the removable armrest seating.</p> <p>Provide an assistive listening system which has a minimum of 27 receivers with 7 being hearing-aid compatible. Provide signage denoting availability of the ASL system with the International Symbol of Accessibility for Hearing Loss.</p> <p>Modify the railing so it is 34" to 38" a.f.f. to the top of the gripping surface.</p> <p>Modify the railings such that the lower railing is 18" to 20" a.f.f. to the top of the gripping surface and the upper railing is 34" to 38" a.f.f. to the top of the gripping surface. The railings should go the full length of the ramp with a 12" extension at the base parallel to the ground.</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>2,3</p> <p>3</p> <p>3</p> <p>3</p>	<p>N</p> <p>I</p> <p>L</p> <p>L</p>	<p>TBD</p> <p>\$250</p> <p>Up to \$12,500</p> <p>TBD</p> <p>TBD</p>

<p>PE Offices</p> <p>There is no accessible route of travel into the Boy's PE Office and from the Office to the Boy's Locker Room as stairs are the only means of access and egress. There is no accessible route of travel from the Girl's PE Office to the Girl's Locker Room as stairs are the only means of egress. There is no accessible route of travel to the Coach's Office in the Boy's Locker Room as stairs are the only means of access and egress. There is no accessible route of travel to the Team Room in the Rear Gym as stairs is the only means of access from both the gym and hallway.</p>	403	20 22	<p>The PE and Coach's Offices will need to be made accessible (lift, elevator) or will have to be relocated as a result of a reasonable accommodation request.</p> <p>The Team Room appears to be used solely for storage and accessed by staff. If the Team Room is put into service for use by student athletes and coaches, the area will need to made accessible (lift, elevator).</p>	2	3,4	L	TBD
<p>Locker Rooms</p> <p><u>Boy's Locker Room</u></p> <p>The benches are only 9½" wide and lack back support.</p> <p>The accessible shower lacks sliding hardware. The shower head is 48" a.f.f. and not functional for a person in a wheelchair.</p> <p><u>Girl's Locker Room</u></p> <p>The benches are only 9½" wide and lack back support.</p> <p>The accessible shower lacks sliding hardware. The shower head is 48" a.f.f. and not usable for a person in a wheelchair.</p> <p>The lower lockers have coat hooks that are up to 5" too high.</p> <p><u>Coaches/Officials Room Showers (2)</u></p> <p>The 40" x 36" showers lack a folding seat and grab bars.</p> <p>See Photo HS 59, 60, and 61.</p>	<p>903.4 608</p> <p>308</p> <p>608.3 608.4 610</p>	<p>19.4 31.7</p> <p>6.5 6.6</p> <p>31.7.4 31.7.5</p>	<p>Provide at least one bench in the Boy's and Girl's Locker Rooms that are at least 42" long, 20" to 24" wide, with back support at least 18" high above the seat surface starting a maximum 2" above the bench seat and no more than 2½" from the rear edge of the bench seat.</p> <p>A shower spray unit attached to a flexible metal hose at least 60 inches) long and adjustable from 42 inches to 72 inches that can be used both as a fixed shower head and as a hand-held shower shall be provided in each locker room accessible shower.</p> <p>Lower the coat hook in at least one locker so that it is no more than 48" a.f.f.</p> <p>In the shower with the adjustable shower head, provide a padded folding seat 17" to 19" a.f.f. with grab bars mounted to the side and front of the seat at a height of 33" to 36" a.f.f.</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>2</p> <p>2</p> <p>2</p> <p>2</p>	<p>N</p> <p>N</p> <p>N</p> <p>N</p>	<p>\$1,500</p> <p>\$1,500</p> <p>\$0</p> <p>\$750</p>
<p>Bathrooms</p> <p>The following bathrooms lack audible-visual alarms:</p> <ul style="list-style-type: none"> A101, A105. <p>The following bathroom has up to a 1" abrupt change in level surface at the doorway threshold:</p> <ul style="list-style-type: none"> Faculty near C101. <p>The coat hooks in the single user bathrooms are up to 20" too high in the following locations:</p> <ul style="list-style-type: none"> A101, A105, Male Faculty by kitchen, Women by kitchen, Ground Floor (GF) Women by elevator, GF near C005, Staff near F- 	<p>215 702</p> <p>404.2.5</p> <p>308</p>	<p>40.3</p> <p>26.10</p> <p>6.5 6.6</p>	<p>Install audible-visual alarms.</p> <p>Modify the threshold so that there is no more than a ¼" unbeveled change in level surface or up to a ½" beveled change in level surface with a no more than 1:2 slope.</p> <p>Lower the coat hooks to a height of no more than 48" a.f.f.</p>	<p>3</p> <p>3</p> <p>3</p>	<p>3</p> <p>2</p> <p>2</p>	<p>N</p> <p>I</p> <p>I</p>	<p>TBD</p> <p>\$100</p> <p>\$0</p>

Wing café, Unisex near F-Wing café, Nurse's Office student, Nurse's Office staff, Faculty at C101, Level 2 (L2) Staff by elevator, L2 Unisex by elevator, Unisex Faculty near C201 (left), Unisex Faculty near C201 (right).							
The towel dispensers are 2" to 17" too high in the following bathrooms: <ul style="list-style-type: none"> A101, A105, Boy's near A112, Girl's near A112, Male Faculty near kitchen, Women's by kitchen, Women's by ramp to gym, Coaches/Officials bathroom, GF Unisex, GF Women by elevator, GF Faculty near C001, Staff near F-Wing café, Unisex near F-Wing café, D-Wing Level 2 Girl's, D-Wing Level 2 Boy's, Nurse's Office Students, Nurses Office Staff, Faculty at C106, Level 2 Staff near elevator, Level 2 Unisex near elevator, Girl's near D211, Boy's near D211, Unisex Faculty near C201 left, Unisex Faculty near C201 right, Staff bathroom near B202 left, Bathroom near B202 right. 	308	30.12	Lower the dispensers to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0
In addition, the towel dispensers in the Unisex bathroom near the F-Wing café and the D-Wing Level 2 Girl's bathroom are protruding objects. The Boy's bathroom near D211 has items stored below the dispenser that restricts access. The towel dispensers in the Male Faculty bathroom near the kitchen and the Level 2 Unisex bathroom near the elevator are located over the grab bars.	204 307.2 305	20.6.1 6.4 39.2 30.8.5	Placed fixed objects (ie – wastebaskets) under the towel dispensers for cane detection in the Unisex bathroom near the F-Wing café and the D-Wing Level 2 Girl's bathroom. Remove the stored items under the dispenser in the Boy's bathroom near D211. Relocate the towel dispensers in the Male Faculty bathroom near the kitchen and the Level 2 Unisex bathroom so they are not over the grab bars.	3	2	I	\$0
The sanitary napkin dispenser in the Women's bathroom near the kitchen is 8" too high and located over the grab bars. The sanitary napkin dispenser in the Girl's bathroom near D211 is located over the grab bars.	308	30.12 30.8.5	Lower the dispenser in the Women's bathroom near the kitchen to a height of no more than 42" a.f.f. and relocate both dispensers so that they are not over the grab bars.	3	2	I	\$0
The soap dispensers are up to 6" too high in the following bathrooms: <ul style="list-style-type: none"> Women's bathroom by kitchen. 	308	30.12	Lower the dispensers to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0

The clear width to the sink in the Women's bathroom by kitchen has only 15" of clear width due to a cabinet.	606.2 305.3	30.9.1 6.3	Remove the cabinet	3	2	I	\$0
The sink shut-offs and/or piping in the following bathrooms are not fully wrapped or insulated: <ul style="list-style-type: none"> Boy's near A112, Girl's locker room bathroom, Girl's across B101, Unisex near F-Wing café, Level 2 Unisex near elevator, Staff bathroom near B202 left, Bathroom near B202 right. 	606.5	30.9.5	Fully wrap the piping.	3	2	I	Up to \$375
The following bathrooms have sinks with metered faucets that stay open for only 1 to 8 seconds: <ul style="list-style-type: none"> Women's bathroom by ramp to gym, GF Unisex bathroom, GF Women's by elevator, GF LPVEC Boy's, GF LPVEC Girl's, GF near C005, Boy's across C101, Nurse's Office student's, Nurse's Office staff, Faculty at C106, Unisex Faculty near C201 left, Unisex Faculty near C201 right. 	606.4	30.9.6	Modify/adjust the faucets so they stay open for at least 10 seconds.	3	2	I	\$0
The following have toilet paper dispensers that are too close to or too far from the front of the water closet: <ul style="list-style-type: none"> Women's bathroom by ramp to gym, Coaches/Officials bathroom, Boy's locker room, Girl's locker room, GF Faculty near C001, D-Wing Level 2 Boy's. In addition, the Boy's bathroom near D211 lacks a toilet paper dispenser 	604.7	30.7.6	Relocate/install the toilet paper dispensers so they are 7" to 9" o.c. from the front of the water closets and at least 24" o.c. a.f.f.	3	2	I	\$50
The far side clear width of the water closet is reduced to less than 42" on the far side due to desks and cabinets in the following bathrooms: <ul style="list-style-type: none"> Staff near F-Wing café, Unisex near F-Wing café, Nurse's Office Student, Nurse's Office Staff. In addition, the Men's and Women's bathrooms near the Kitchen have only 22" to 24" of clear width. 	604.3	30.7.2	Remove the desks and cabinets. As the Men's and Women's bathrooms near the Kitchen are reserved for kitchen staff who must meet certain physical standards to meet the essential functions of their positions, modifications would only be required as a result of a reasonable accommodation request.	3	2	I	\$0
The front clear width of the water closets are reduced to less than 42" due to cabinets/desks/tables in the following bathrooms: <ul style="list-style-type: none"> A105, Men's by kitchen, 	604.3	30.7.2	Remove the cabins/desks/tables.	3	2	I	\$0

Women's by kitchen, Level 2 staff by elevator, Level 2 Unisex by elevator.							
The water closet in the following bathroom is ½" too low: <ul style="list-style-type: none"> Faculty at C106. 	604.4	30.7.3	Install a raised seat so that the water closet top of the seat is 17" to 19" a.f.f.	3	2	I	\$50
The following bathrooms have accessible stall doors that open in and not out: <ul style="list-style-type: none"> Women's bathroom by ramp to gym, Girl's locker room bathroom, GF LPVEC Boy's, Level 2 D-Wing Girl's, Girl's near D211, Boy's near D211. 	604.8	30.6.1	Reverse/modify the stall doors so they open out.	3	2	I	\$0
The following bathrooms have accessible stall doors that are not self-closing: <ul style="list-style-type: none"> Boy's near A112, Girl's near A112, Women's by ramp to gym, Coaches/Officials bathroom, Girl's locker room bathroom, GF LPVEC Boy's, GF LPVEC Girl's, Boy's near B101, Girl's near B101, Level 2 D-Wing Girl's, Level 2 D-Wing Boy's, Girl's near D211, Boy's near D211, Staff bathroom near B202 left, Bathroom near B202 right. 	604.8	30.6.1	Modify/adjust the hinges so the doors self-close.	3	2	I	\$0
The following bathrooms have accessible stall doors that lack interior door pulls: <ul style="list-style-type: none"> Boy's near A112, Girl's near A112, Women's by ramp to gym, Coaches/Officials bathroom, Girl's locker room bathroom, GF LPVEC Boy's, GF LPVEC Girl's, Boy's near B101, Girl's near B101, Level 2 D-Wing Girl's, Level 2 D-Wing Boy's, Girl's near D211, Boy's near D211, Staff bathroom near B202 left, Bathroom near B202 right. 	604.8	30.6.1	Install exterior door pulls that are operable with a loose grip or closed fist.	3	2	I	Up to \$300
The following bathrooms have accessible stall doors that lack exterior door pulls: <ul style="list-style-type: none"> Women's bathroom by ramp to gym, Girl's locker room bathroom, GF LPVEC Boy's, Level 2 D-Wing Girl's, Girl's near D211. In addition, the Boy's bathroom near B101 has an exterior door pull that is difficult to use with a 	604.8	30.6.1	Install exterior door pulls that are operable with a loose grip or closed fist.	3	2	I	\$120

<p>closed fist or loose grip.</p> <p>The following bathrooms have accessible stall doors with coat hooks that are 2" to 7" too high:</p> <ul style="list-style-type: none"> Boy's near A112, Girl's near A112, Women's by ramp to gym, Coaches/Officials bathroom, GF LPVEC Boy's, GF LPVEC Girl's, Boy's near B101, Girl's near B101, Level 2 D-Wing Girl's, Girl's near D211, Boy's near D211, Staff bathroom near B202 left, Bathroom near B202 right. In addition, the Level 2 D-Wing Boy's accessible stall lacks a coat hook. 	603.4 308	30.6.1	Lower the coat hooks so they are no more than 48" a.f.f. Install a coat hook on the Level 2 D-Wing Boy's accessible stall door.	3	2	I	\$10
<p>The rear grab bars in the following bathrooms are ½" to 1¼" too high:</p> <ul style="list-style-type: none"> Girl's near A112, GF LPVEC Boy's, GF LPVEC Girl's, Level 2 D-Wing Boy's, Level 2 D-Wing Girl's, Nurses' Office Student, Nurses' Office Staff, Faculty near C106, Level 2 Staff near elevator, Level 2 Unisex near elevator, Girl's near D211, Boy's near D211, Unisex Faculty near C201 left, Unisex Faculty near C201 right. 	609.4	30.8.2	Lower the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0
<p>The following bathrooms lack rear grab bars:</p> <ul style="list-style-type: none"> Men's near kitchen, Women's near kitchen, GF Faculty near C001. 	609 604	30.8	Install 42" long rear grab bars at a height of 33" to 36" a.f.f. to the top of the gripping surface and no more than 6" from the interior corner.	3	2	I	\$375
<p>The side grab bars in the following bathrooms are ½" to 1¼" too high:</p> <ul style="list-style-type: none"> Girl's near A112, GF LPVEC Boy's, GF LPVEC Girl's, GF Faculty near C001, Level 2 D-Wing Girl's, Nurses' Office Student, Nurses' Office Staff, Faculty near C106, Level 2 Staff near elevator, Level 2 Unisex near elevator, Girl's near D211, Unisex Faculty near C201 left, Unisex Faculty near C201 right. 	609 604	30.8	Lower the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2I	I	\$0
<p>The following bathrooms lack side grab bars:</p> <ul style="list-style-type: none"> Level 2 D-Wing Boy's, Boy's near D211, 	609 604	30.8	Install 42" long rear grab bars at a height of 33" to 36" a.f.f. to the top of the gripping surface and no more than 6" from the interior corner.	3	2	I	\$250
<p>The rear grab bars in the following locations are up to 1¼" too far from the interior corner:</p>	609 604	30.8	Relocate the grab bars so they are no more than 6" from the interior corner.	3	2	I	\$0

<ul style="list-style-type: none"> Women's by ramp to gym, Coaches/Officials bathroom, Boy's locker room, Girl's locker room, GF Unisex, GF Women's near elevator, GF near C005, Staff near F-Wing café, Unisex near F-Wing café, Faculty near C106, Faculty near C101, Unisex Faculty near C201 left, Unisex Faculty near C201 right. <p>The side grab bars in the following locations are up to 1¼" too far from the interior corner:</p> <ul style="list-style-type: none"> Women's by ramp to gym, Coaches/Officials bathroom, Boy's locker room, Girl's locker room, GF Unisex, GF near C005, GF Faculty near C001, Staff near F-Wing café, Faculty near C106, Unisex Faculty near C201 left, Unisex Faculty near C201 right. <p>See Photo HS 62 - 72</p>	609 604	30.8	Relocate the grab bars so they are no more than 12" from the interior corner.	3	2	1	\$0
--	------------	------	---	---	---	---	-----

Up to \$179,230+

Ludlow High School Accessibility Assessment Photos



Photo HS 1



Photo HS 2



Photo HS 3



Photo HS 4



Photo HS 5

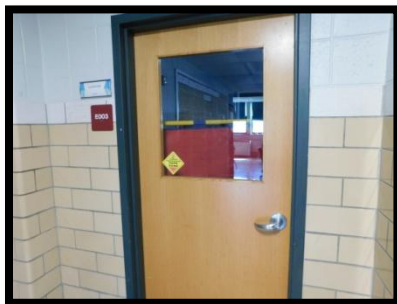


Photo HS 6

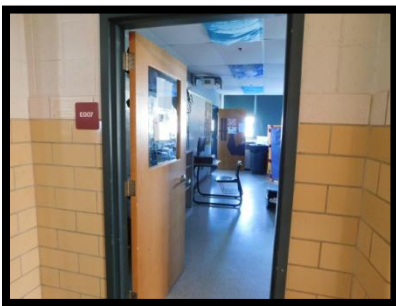


Photo HS 7

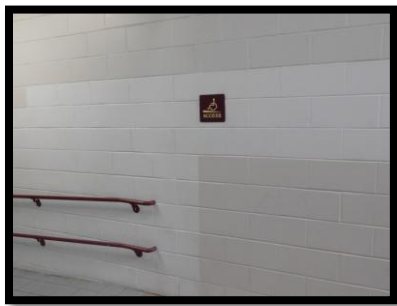


Photo HS 8

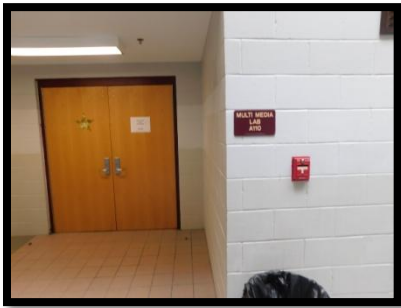


Photo HS 9



Photo HS 10

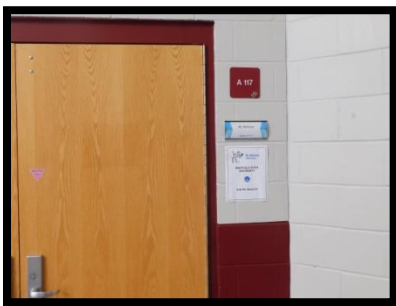


Photo HS 11

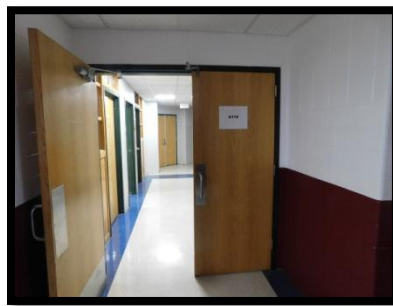


Photo HS 12

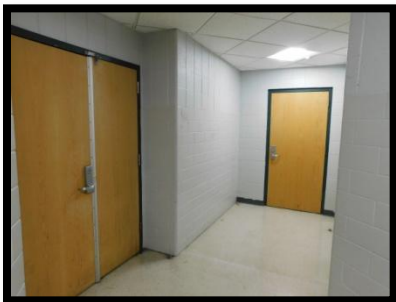


Photo HS 13

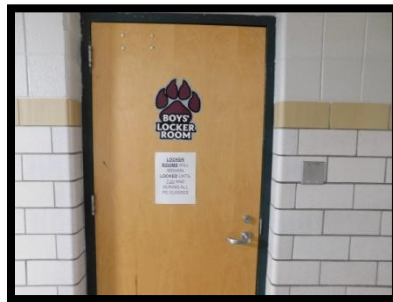


Photo HS 14



Photo HS 15

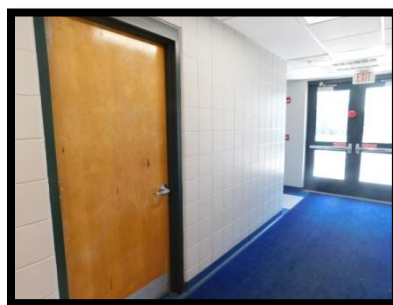


Photo HS 16



Photo HS 17



Photo HS 18

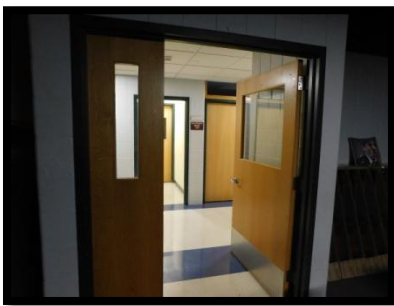


Photo HS 19



Photo HS 20

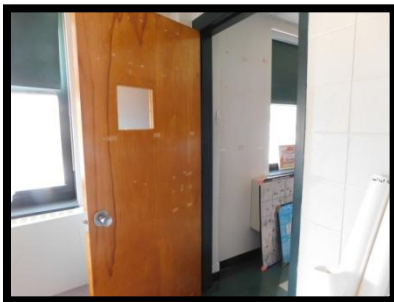


Photo HS 21

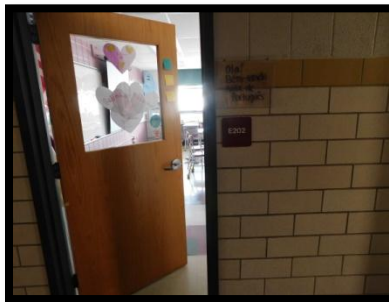


Photo HS 22



Photo HS 23

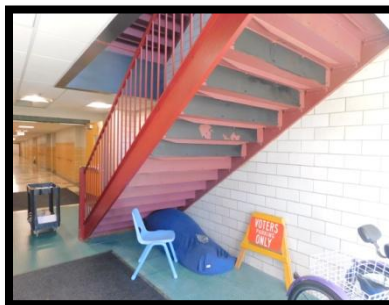


Photo HS 24



Photo HS 25



Photo HS 26



Photo HS 27



Photo HS 28

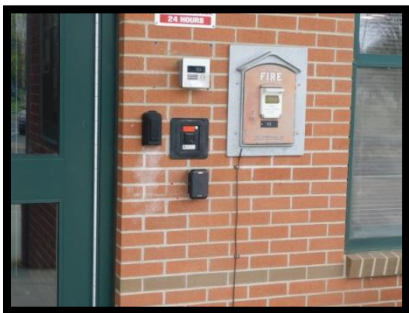


Photo HS 29

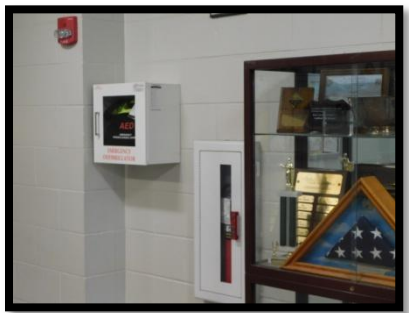


Photo HS 30

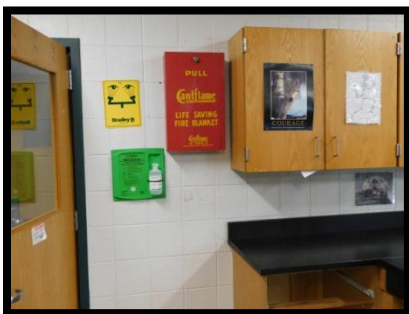


Photo HS 31



Photo HS 32



Photo HS 33



Photo HS 34



Photo HS 35

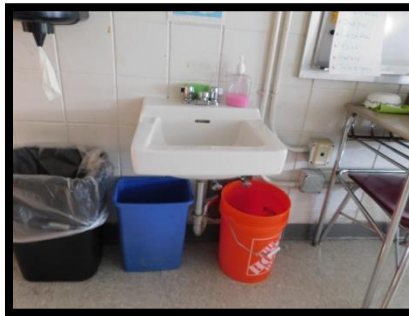


Photo HS 36



Photo HS 37



Photo HS 38

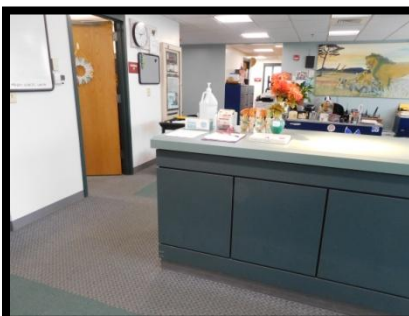


Photo HS 39



Photo HS 40



Photo HS 41

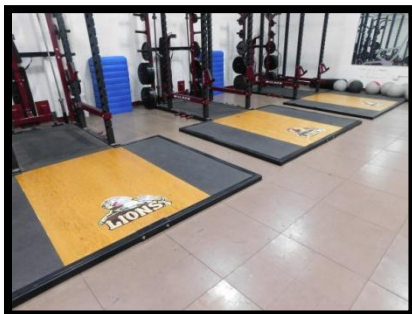


Photo HS 42

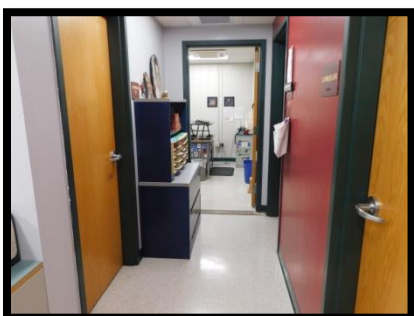


Photo HS 43

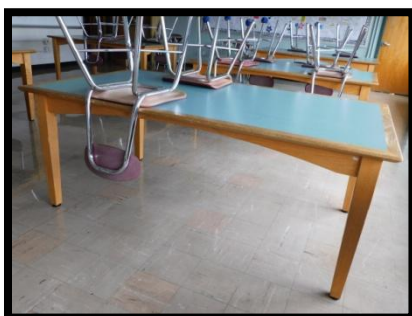


Photo HS 44

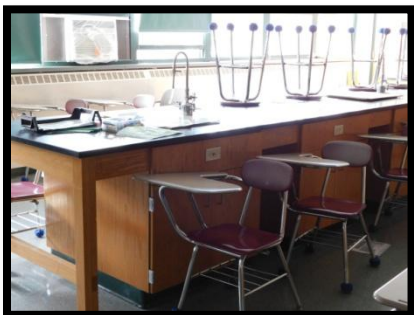


Photo HS 45

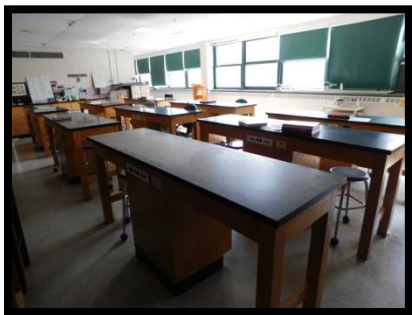


Photo HS 46



Photo HS 47



Photo HS 48

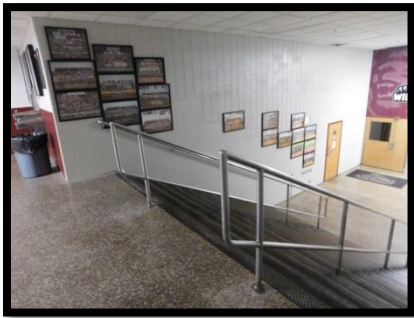


Photo HS 49



Photo HS 50

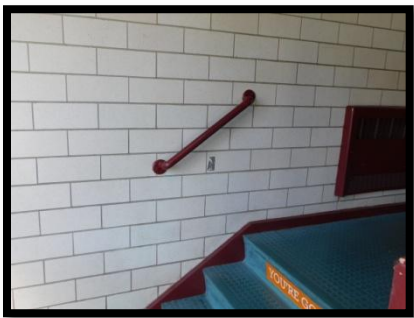


Photo HS 51

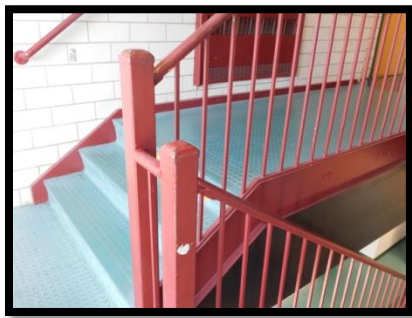


Photo HS 52

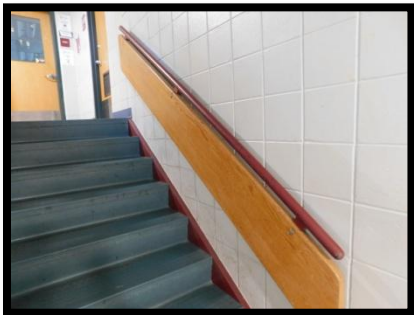


Photo HS 53



Photo HS 54

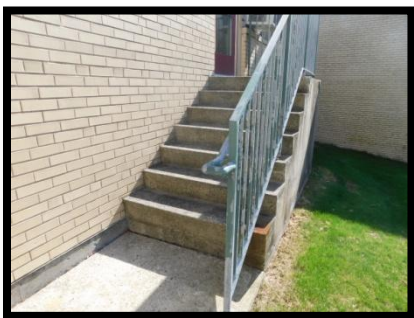


Photo HS 55

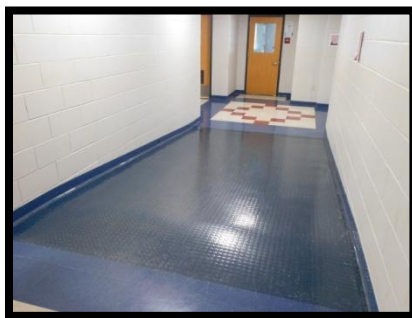


Photo HS 56



Photo HS 57



Photo HS 58

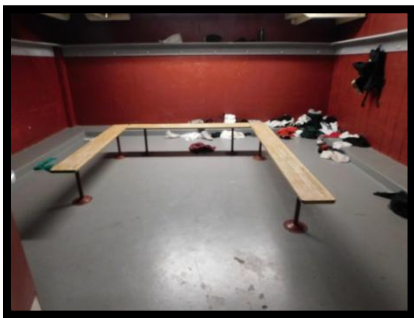


Photo HS 59



Photo HS 60

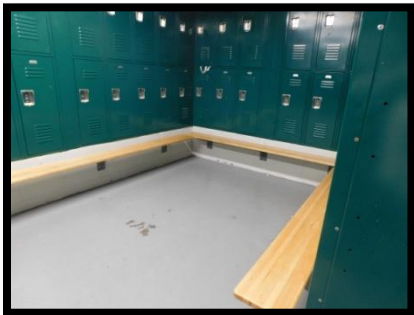


Photo HS 61

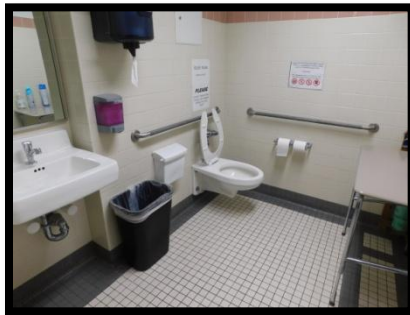


Photo HS 62



Photo HS 63



Photo HS 64



Photo HS 65



Photo HS 66

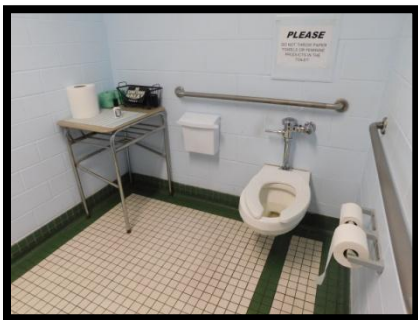


Photo HS 67

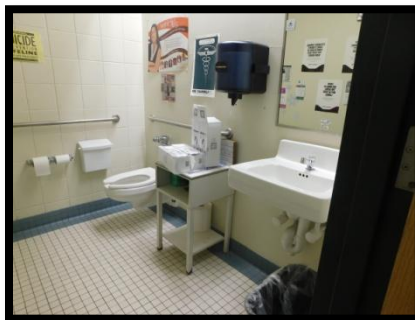


Photo HS 68

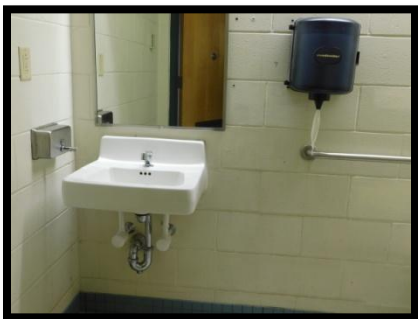


Photo HS 69

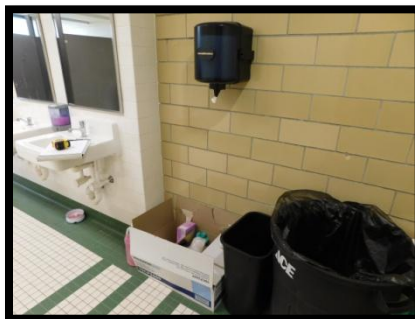


Photo HS 70



Photo HS 71

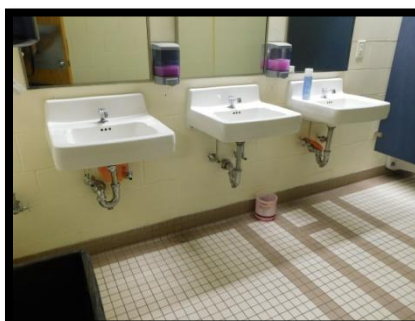


Photo HS 72

XV. ACTIVE AND PASSIVE RECREATIONAL FACILITIES ASSESSMENTS

Preface

Haviland Pond

Ludlow Community Center/Randall Boys and Girls Club Recreational Facilities

Camp White Conservation Area/Barks and Recreation Dog Park

Ludlow Children's Creative Play Area

East Street Park

Electric Park Playground

Whitney Park

Memorial Pool

Veterans School Park

West Street Playground and Fields

Nick Silva Field

East Street Elementary School Playgrounds and Fields

Harris Brook Elementary School Playgrounds and Fields

Baird Middle School Fields

High School Athletic Fields

Westover Municipal Golf Course

Westover Conservation Area

Cemeteries

PREFACE

Active Recreational Facilities and Public Spaces

Public spaces, recreational facilities and playgrounds are within the jurisdiction of ADA and 521 CMR and therefore must conform to those standards pertaining to accessible routes, reach ranges, height, knee and toe clearance, operating force, running and cross slopes, clear width, maneuverability and similar standards for ancillary features (bathroom, benches, picnic tables, water fountains, parking, etc.). At a minimum, an accessible route must be provided up to the play or recreation area and then to any play equipment, facilities, bleachers, field, or other amenity or feature.

Passive Recreation and Conservation Areas

Passive recreation and conservation areas are not fully addressed under 521 CMR and the 2010 ADA Standards unless there are developed facilities or services provided at a site. This would include such things as picnic tables, grilling stations, benches, and constructed walkways. If parking is provided and access is available, then parking must also be compliant. An unimproved trail through a wooded area or field would not need to be made “accessible” unless formal construction modifications or improvements were undertaken at that site. In most cases, compliance with 521 CMR and the 2010 ADA Standards in conservation and passive recreation areas, would be technologically infeasible or would result in excessive and unreasonable costs without any substantial benefit to persons with disabilities.

Walkways

Walkways in recreation areas include, but are not limited to walks, sidewalks, overpasses, bridges, tunnels, underpasses, plazas, courts, and other pedestrian pathways. Sidewalks on streets and ways are also considered walkways, with the exception that if the slope of the natural topography exceeds 5% (1:20) a ramp is not required.

Playgrounds

Playgrounds standards are new under the 2010 ADA Standards. Although there are changes being discussed under 521 CMR, currently Massachusetts simply requires an accessible route to and around the play area and to the play equipment. The 2010 ADA Standards are much more expansive and incorporates ground-level components, elevated components, component standards and surface types. **Note:** There is a difference between “ADA Compliant” and “Fully Accessible”. Compliant play structures are generally accessible and are made with the physically disabled in mind. However, fully accessible structures are made specifically for those with disabilities and are typically far more expensive. The language of the ADA makes a distinction between “elevated” and “ground” components. Roughly 25% of a play structure’s components must be on the ground level for it to be ADA compliant. A fully accessible structure has roughly 50% of its components as “ground”. In a fully accessible play system, every component is wheelchair accessible, including elevated areas achieved through the use of ramps.

Although the 2010 ADA Standards do not mandate elevated play equipment, if there is elevated play equipment, then accessible ground level equipment must also be provided.

In addition, the entire play area does not need to be on an accessible surface, but rather the routes of travel to both the play area and the accessible play components must comply with Section 402. Accessible Route and Section 302 Floor or Ground Surfaces (stable, firm, slip resistant) of the 2010 ADA Standards and Section 20 (Accessible Route) and Section 29 (Floor Surfaces) of 521 CMR.

The accessible route connecting ground level components within a play area should be 60" wide with some variation allowed depending on length of travel route and size of play area. The accessible route is preferred, but does not have to be, of the same material or structure as the general route of travel.

Under the 2010 ADA Standards, apart from the actual accessible pathway, there are two types of ground surfaces within the play area. Ground surfaces on accessible routes must comply with the American Society for Testing and Materials (ASTM) F 1951 and the ground surfaces located within the "use zone" must comply with ASTM F 1292. Ground surfaces must be inspected and maintained regularly to ensure continued compliance with the ASTM Standards. The type of surface selected and play area use level will determine the frequency of inspection and maintenance activities.

Representative Examples of ADA Compliant and Accessible Playgrounds and Play Components



ASTM F 1951 establishes a uniform means to measure the characteristics of surface systems in order to provide performance specifications to be used when selecting materials for use as an accessible surface under and around playground equipment (not the accessible route). Surface methods that comply with this standard and are located in the use zone must also comply with ASTM F 1292 for “impact attenuating” to provide a safe fall area around play equipment.

Within a play area that is not part of an accessible route, turning area or use zone, acceptable materials can include loose fill such as pea gravel, sand, and wood chips. Depending on the fall height of a play structure, materials such as pea gravel, sand, wood chips, shredded rubber and engineered wood fiber all provide different levels of impact attenuation. See Section XI for a more detailed discussion of Accessible Routes and Playground Surfacing Materials.

For fully accessible surfaces, pour in place products, rubber mats and tiles, and artificial grass with rubber in-fill all meet ADA standards but are significantly more expensive.

In Massachusetts, public hearings have recently been held to hear comment on sweeping changes to 521 CMR. Significant changes are proposed that would align 521 CMR more with the 2010 ADA Standards including playgrounds and play areas. The proposed surface related changes are noted below:

Proposed Changes in 521 CMR

59.4 Accessible Routes

An accessible route shall be provided to reach playground equipment and around the perimeter of the playground to play components.

59.4.1 The ground surface of use zones, accessible routes and turning spaces within play areas shall be firm, stable and slip resistant, permanent, and constructed of materials such as rubber resilient surfacing, urethane rubber composites or similar; and comply with commonly accepted impact attenuation criteria for safety surfacing materials within the use zones of play area equipment. Loose fill surfaces and aggregate surfaces including wood fiber, bark mulch, wood chips, shredded rubber, shredded foam, etc. are not acceptable for accessible routes within the playground. Molded rubber mats, if utilized, require adhesion to a permanent surface beneath.

Recreational Facilities Accessibility Improvements Cost Estimates

The cost estimates provided for each recreational facility are rough parameters of cost based on pricing for similar work as well as estimated costs for certain types of modifications. Actual costs on some items may vary considerably due to unforeseen conditions and/or design alternatives. If the required modifications require design solutions, additional architectural and/or engineering fees may be required. In addition, if the work must be formally bid to private contractors, additional costs (bonds, insurance, prevailing wage) will also increase the overall cost. Depending on complexity, suggested base costs could increase up to an additional 30.5% as a total project cost.

HAVILAND POND

Function and Description of Facility and Programs: Haviland Pond consists of a beach, a boat ramp with parking, and bathrooms.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Parking

There is no designated accessible parking for the beach. The accessible parking for the boat launch area lacks an access aisle and has a running slope of 16.5%.

Beach

There is no accessible route of travel from the bathroom building to the beach and edge of water.

The gate at the sidewalk near the bathroom house is not smooth at the base on the push side of the gate.

Bathrooms

There is no tactile designation signage for the 2 "employee only/storage room" doors.

The bathrooms (Men's and Women's) have doors with excessive operating forces and close too fast. The metered faucets were not in service at the time of inspection so the water flow time could not be measured. The stall doors open in, are not self-closing, and lack interior and exterior pulls. The coat hooks are 6" to 14" too high. The toilet paper dispensers are too close to the front of the water closet. The Men's Bathroom water closet has the flush control on the wrong side.

Haviland Pond Accessibility Assessment

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
Parking There is no designated accessible parking for the beach. The accessible parking for the boat launch area lacks an access aisle and has a running slope of 16.5%. See Photo Haviland 1.	502	23	Consider relocation the accessible parking space to to the top of the boat launch area near the street where the surface is more level. Modify the space such that the slopes do not exceed 2.0% in any direction. Stripe the boat launch lane to prevent permanent parking. This striped lane would also serve as the accessible parking access aisle.	1	3	N	Up to \$2,500
Beach There is no accessible route of travel from the bathroom building to the beach and edge of water. The gate at the sidewalk near the bathroom house is not smooth at the base on the push side of the gate. See Photos Haviland 2 and 3.	206 402 403 404.2.10	19.1 20 22 NA	Provide an accessible route of travel from the bathroom building to the beach and edge of water. An option for the warmer months when the beach is open is to provide roll-out matting to the edge of the water for access by persons with mobility limiting disabilities. Up to 150' of matting would be required with costs for matting varying up to \$2,500 for a 5 foot wide – 50 foot long mat. An example of sample matting is provided as Photos 4 and 5. Install smooth plating or a covering at the base of the gates on the push side to a height of 10" from the ground.	1 1	2 2	I I	Up to \$7,500+ \$100
Bathroom Building There is no tactile designation signage for the 2 "employee only/storage room" doors. Men's and Women's Bathrooms The bathrooms have doors with excessive operating forces and close too fast. The metered faucets were not in service at the time of inspection so the water flow time could not be measured. The stall doors open in, are not self-closing, and lack interior and exterior pulls. The coat hooks are 6" to 14" too high. The toilet paper dispensers are too close to the front of the water closet.	703 404.2.8 404.2.9 606.4 604.8 308 604.7	41.1 26.9 26.8 30.9.6 30.6.1 30.6.1 30.7.6	Install accessible compliant signage on the latch side of each door with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Under 521 CMR, signage s/b 60" a.f.f to the centerline of the sign. Tactile characters on signs s/b 48" min. a.f.f.. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). Modify the door closers such that the operating force is no more than 15 lbs. and doors take at least 6 seconds to close. Once the faucets are put back into service, monitor to ensure they stay open for at least 10 seconds. Modify the hinges such that the doors open out and self-close. Install interior and exterior door pulls. Lower the hooks so they are no more than 48" a.f.f. The toilet paper dispensers should be a minimum of 7" and a maximum of 9" in front of the water closet measured to the centerline of the dispenser and at least 24" a.f.f. and not located over the grab bars.	4 3 3 3 3 3	2 2 2 2 2	I I I I I	\$100 \$0 \$0 \$0 \$0 \$0

<u>Men's Bathroom Only</u> The water closet has the flush control on the wrong side. See Photos Haviland 6, 7, and 8.	604.6	30.7.5	Modify/replace the water closet such that the flush control is on the wide or approach side.	3	3	N	Up to \$750
---	-------	--------	--	---	---	---	-------------

Total up to \$10,950

Haviland Pond Accessibility Assessment Photos



Photo Haviland 1



Photo Haviland 2



Photo Haviland 3



Photo Haviland 4



Photo Haviland 5

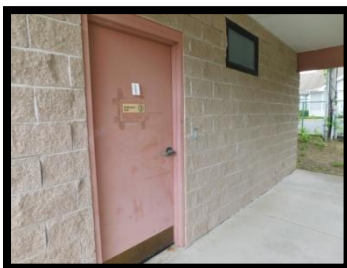


Photo Haviland 6

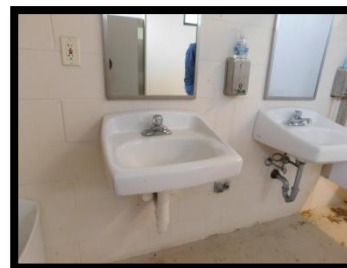


Photo Haviland 7

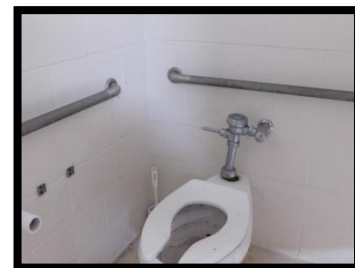


Photo Haviland 8

LUDLOW COMMUNITY CENTER/RANDALL BOYS & GIRLS CLUB RECREATION FACILITIES

Function and Description of Facility and Programs: The Ludlow Community Center/Randall Boys & Girls Club outside recreation facilities include basketball courts, shuffleboard, a splash park, a pavilion, picnic tables, baseball field, soccer field, a playground, and parking.



Responsible Party: Board of Selectmen and Boys & Girls Club Board of Directors

General Description or Obstacle Which Limits Mobility or Access:

Parking

Spaces Facing Building. The signage for the 2 designated accessible parking spaces is 9" to 12" too high. The cross slopes for the parking spaces and shared access aisle vary from 3.8% to 4.2%.

Spaces Facing Fields. The signage for the 2 designated accessible parking spaces is 17" to 18" too high. The running slopes for the parking spaces and shared access aisle vary from 2.7% to 4.1%.

Accessible Route of Travel

There is no accessible route of travel to the baseball field, baseball player's seating, trash receptacle, and to and around the soccer field.

There is a 6" abrupt change in level surface (granite curbing) from the parking lot at the soccer field entrance gate. The clear width at the gate is reduced to only 24" due to erosion at the concrete base of the gate post.

The curb ramp at the parking near the building/shuffleboard lacks a level landing with a running slope of 9.3%.

The ramp to the shuffleboard area has a running slope of 11.2% to 14.0% for the initial 5 feet followed by a 5 foot segment with a running slope of 5.4% to 6.8%. There is a railing on one side only.

Deterioration of the concrete sidewalk near the ramp to the shuffleboard creates up to a 1" abrupt change in level surface

Approximately 4 concrete pads from the shuffleboard ramp to the basketball entrance have cross slopes that vary up to 3.2%.

Basketball Court Stairs

The stairs to the basketball court has a railing on only one side. Although the railing lacks a bottom extension, if an extension were added, it would protrude into the sidewalk, therefore none is required.

Gates

The following gates are smooth at the base on the push side:

- to the splash pad and pavilion
- to the soccer field
- to the shuffleboard area (2)
- to the basketball court
- to the front playground (2)

Picnic Tables

The following picnic tables are not accessible compliant:

- pavilion area (10 picnic tables with 26¼" knee height and only 17 ¾" knee depth)
- near building (2 with 25" knee height and 15" knee depth, one with 27" knee height and 15" knee depth)
- playground area (1 with 26" knee height and 12" knee depth)

Playground

There is no accessible route of travel within and fully around the playground area and to play components, the picnic table, and bench. There is no level area for a wheelchair at the bench. The playground lacks accessible play components and has woodchips throughout for the ground surface.

Ludlow Community Center/Randall Boys & Girls Club Recreation Facilities Accessibility Assessment

General Description of Obstacle	2010 ADAAG	MAAB 521 CMR	Type of Action to be Taken	P	F	TF	Cost Estimate
Parking Spaces Facing Building. The signage for the 2 designated accessible parking spaces is 9" to 12" too high. The cross slopes for the parking spaces and shared access aisle vary from 3.8% to 4.2%.	502.6	23.6	Signage must be reset such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR).	1	2	I	\$0
Spaces Facing Fields. The signage for the 2 designated accessible parking spaces is 17" to 18" too high. The running slopes for the parking spaces and shared access aisle vary from 2.7% to 4.1%.	502.4	23.4	The parking areas should be repaved such that the slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	3	N	Up to \$5,000+
See Photo Center 1.							
Accessible Route of Travel There is no accessible route of travel to the baseball field, baseball player's seating, trash receptacle, and to and around the soccer field.	206 403	20 22	An accessible route of travel needs to be provided to all areas available to the public. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.	2	3	N	\$12,500 to \$17,500
There is a 6" abrupt change in level surface (granite curbing) from the parking lot at the soccer field entrance gate. The clear width at the gate is reduced to only 24" due to erosion at the concrete base of the gate post.	403.4 403.5	22.4 22.2	Remove a section of the granite curbing at the parking lot to the soccer field and install a curb ramp compliant with S. 406 of the 210 ADA Standards and S. 21 of 521 CMR. Modify the gate opening to provide a level clear width of at least 32".	2	3	N	Up to \$2,000
The curb ramp at the parking near the building/shuffleboard lacks a level landing with a running slope of 9.3%.	406.4	21.6	Modify the curb ramp to provide a top level landing (maximum 2.0% slope in any direction).	2	3	N	Up to \$3,500
The ramp to the shuffleboard area has a running slope of 11.2% to 14.0% for the initial 5 feet followed by a 5 foot segment with a running slope of 5.4% to 6.8%. There is a railing on one side only.	405.2 405.8 505	24.2 24.5	Reconstruct the ramp such that the running slopes do not exceed 8.3%. Install an additional railing in compliance with S. 505 and 405.8 of the 2010 ADA Standards and S.24.5 of 521 CMR.	2	3	N	Up to \$10,000
Deterioration of the concrete sidewalk near the ramp to the shuffleboard creates up to a 1" abrupt change in level surface	303 403.4	22.4.1	Infill the concrete to eliminate the abrupt change in level surface.	2	2	N	\$50

<p>Approximately 4 concrete pads from the shuffleboard ramp to the basketball entrance have cross slopes that vary up to 3.2%.</p> <p>See Photos Center 2, 3, 4, 5, 6, 7, and 8.</p>	405.3	24.2	Replace/reset the concrete pads such that the cross slopes do not exceed 2.0%.	2	3	N	Up to \$5,000+
<p><u>Basketball Court Stairs</u></p> <p>The stairs to the basketball court has a railing on only one side. Although the railing lacks a bottom extension, if an extension were added, it would protrude into the sidewalk, therefore none is required.</p> <p>See Photo Center 9.</p>	505	27.4	Install an additional railing on the opposite side of the stairs compliant with S. 505 of the 2010 ADA Standards and S. 27 of 521 CMR.	2	3	N	Up to \$1,200+
<p><u>Gates</u></p> <p>The following gates are smooth at the base on the push side:</p> <ul style="list-style-type: none"> to the splash pad and pavilion to the soccer field to the shuffleboard area (2) to the basketball court to the front playground (2) <p>See Photos Center 10 and 11.</p>	404.2.10	NA	Install smooth plating or a covering at the base of the gates on the push side to a height of 10" from the ground.	2	2	I	\$700
<p><u>Picnic Tables</u></p> <p>The following picnic tables are not accessible compliant:</p> <ul style="list-style-type: none"> pavilion area (10 picnic tables with 26¼" knee height and only 17 ¾" knee depth) near building (2 with 25" knee height and 15" knee depth, one with 27" knee height and 15" knee depth) playground area (1 with 26" knee height and 12" knee depth) 	226.1 902	19	Provide an additional picnic table on an accessible route of travel at each separate area that provides the required 27" knee height, 30" clear width, and 19" knee depth.	2	2	I	\$3,000
<p><u>Playground</u></p> <p>There is no accessible route of travel within and fully around the playground area and to play components, the picnic table, and bench. There is no level area for a wheelchair at the bench. The playground lacks accessible play components and has woodchips throughout for the ground surface.</p> <p>See Photos Center 12, 13, and 14.</p>	206 402 403 221 802	20 22 14 19	<p>Construct an accessible route of travel fully around the playground area and to the playground equipment. Create an approach and level wheelchair area next to the bench and at the bleacher seating. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>"Fully accessible" playscape and ground components</p>	2	3	N	Up to \$35,000

		should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.				
--	--	---	--	--	--	--

Total up to \$82,950+

Ludlow Community Center/Randall Boys & Girls Club Recreation Facilities Accessibility Assessment Photos



Photo Center 1



Photo Center 2



Photo Center 3



Photo Center 4



Photo Center 5

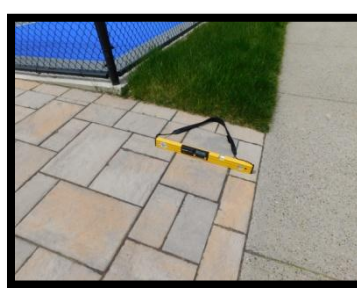


Photo Center 6



Photo Center 7

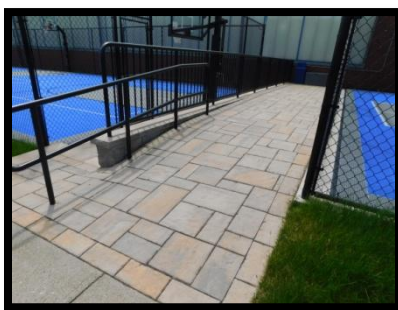


Photo Center 8

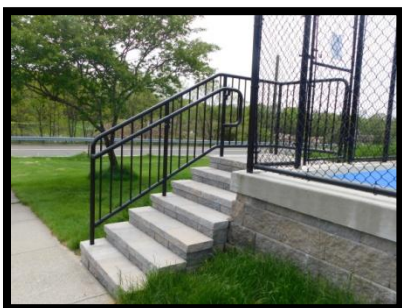


Photo Center 9



Photo Center 10



Photo Center 11



Photo Center 12



Photo Center 13



Photo Center 14

CAMP WHITE CONSERVATION AREA: Barks and Recreation Dog Park

Function and Description of Facility and Programs: Camp White consists of parking, an informational kiosk, a conservation area, 2 sets of swings, and a dog park with separate areas for large and small dogs.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: The parking for the designated accessible signage is 12" too high.

There is no accessible route of travel to the kiosk. There is no accessible route of travel to the two (2) sets of swings.

There is a roughly 20 foot length segment of the asphalt walkway to the dog park with running slopes of 5.2% to 5.5%.

A picnic table near the dog park is not on an accessible route of travel, has only 25" of knee height, and only 10½" of knee depth.

Three (3) chain link gates to the dog park are not smooth at the base. In addition, the gate opening mechanisms requires more than 15 lbs. to operate, do not always disengage requiring the use of fingers to operate, and do not always self-close.

Three (3) benches in the small dog park and five (5) benches in the large dog park lack level areas for a wheelchair.

Camp White Conservation Area/Barks and Recreation Dog Park Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking</u> The parking for the designated accessible signage is 12" too high.	502.6	23.6	Lower the signage such that it is at least 60" to the bottom of the sign and no more than 96" to the top.	2	2	I	\$0
<u>Accessible Route of Travel</u> There is no accessible route of travel to the kiosk. There is no accessible route of travel to the two (2) sets of swings. There is a roughly 20 foot length segment of the asphalt walkway to the dog park with running slopes of 5.2% to 5.5%. See Photos Camp White 1 and 2.	206 402 403	20 22	Construct an accessible route of travel to the kiosk. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. Seek a variance, as may be required, to retain the existing 20 foot segment of asphalt that exceeds 5.0% without installing paired railings. It does not appear that the swings are actively used due to their condition and location. If the swings are put back into service or additional play equipment added, then an accessible route of travel will be required at that time.	2 2 2	2 1 2	I I L	Up to \$500 \$0 TBD
<u>Picnic Table</u> The picnic table near the dog park has only 25" of knee height, and only 10½" of knee depth. The picnic table is not on an accessible route of travel. See Photo Camp White 3.	226.1 902	19	Provide an additional picnic table on an accessible route of travel near the dog park entrance that provides the required 27" knee height, 30" clear width, and 19" knee depth.	2	2	I	\$1,000
<u>Chain Link Gates</u> The three (3) chain link gates to the dog park are not smooth at the base. In addition, the gate opening mechanisms requires more than 15 lbs. to operate, do not always disengage requiring the use of fingers to operate, and do not always self-close. See Photos Camp White 4 and 5	404.2.10 309.4	NA 39.5	Install smooth plating or a covering at the base of the gates on the push side to a height of 10" from the ground. Modify/replace the gate opening mechanisms such that they require no more than 15 lbs. of operating force and can be operated with a loose grip or closed fist.	2 2	2 2	I I	\$300 TBD

Benches Three (3) benches in the small dog park and five (5) benches in the large dog park lack level areas for a wheelchair. See Photo Camp White 6.	221 802	14	Modify/add to the existing concrete pads to at least one bench in each dog park to provide a 36" wide x 60" deep level wheelchair area. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Relocation of the bench to the edge of the concrete may be required.	2	3	1	Up to \$500+
--	------------	----	---	---	---	---	--------------

Total up to \$2,300+

Camp White Conservation Area/Barks & Recreation Dog Park Accessibility Assessment Photos



Photo Camp White 1



Photo Camp White 2



Photo Camp White 3



Photo Camp White 4



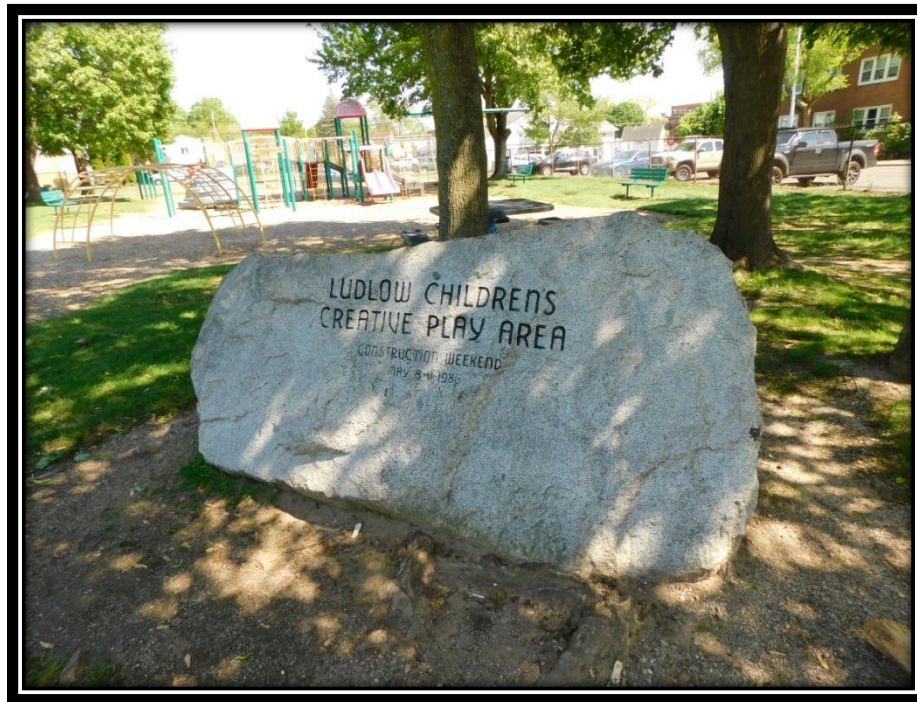
Photo Camp White 5



Photo Camp White 6

LUDLOW CHILDREN'S CREATIVE PLAY AREA

Function and Description of Facility and Programs: The Ludlow Children's Creative Play Area is bordered by Sewall, Winsor, and Chestnut Streets. The facility consists of parking, a portable toilet, basketball court, playground, pavilion w/2 picnic tables, additional picnic tables near the basketball court and playground, 4 benches near the playground, baseball field w/player's seating, soccer field, drinking fountain, trash receptacles, and a shuffle board area.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: There is no designated accessible parking. The portable toilet is not an "accessible" portable toilet and is not on an accessible route of travel. There is no accessible route of travel to the basketball court, playground, pavilion w/2 picnic tables, additional picnic tables near the basketball court and playground, 4 benches near the playground, baseball field w/player's seating, soccer field, drinking fountain, trash receptacles, and a shuffle board area. There are no level areas for a wheelchair at the benches. The playground lacks accessible play components and has woodchips throughout for the ground surface. The picnic table at the playground has only 16" of clear width. The picnic tables near basketball court are not accessible with one picnic table having only 7½" of knee depth and the other having only 16" of clear width. The drinking fountain is "low" only.

Ludlow Children's Creative Play Area Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking</u> There are no designated accessible parking spaces inclusive of access aisle and signage.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	2	I	Up to \$350+
<u>Accessible Route of Travel</u> There is no accessible route of travel to the basketball court, playground, pavilion w/2 picnic tables, additional picnic tables near the basketball court and playground, 4 benches near the playground, baseball field w/player's seating, soccer field, drinking fountain, trash receptacles, and a shuffle board area. There are no level areas for a wheelchair at the benches. The concrete walkway to the pavilion has segments with running slopes of 5.3% to 5.6% and cross slopes of up to 3.8%. See Photos Creative 1, and 2.	206 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the basketball court, playground, pavilion w/2 picnic tables, additional picnic tables near the basketball court and playground, 4 benches near the playground, baseball field w/player's seating, soccer field, drinking fountain, trash receptacles, and a shuffle board area. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. Create an approach and level wheelchair area next to the bench and at the bleacher seating. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. Reconstruct the concrete walkway to the pavilion such that the running slopes do not exceed 5.0% and the cross slopes do not exceed 2.0%.	2	3	N	Up to \$35,000+
<u>Playground</u> There is no accessible route of travel fully around the playground area and to the play components. Woodchips are the sole ground surface material. In addition, there are no accessible play components. See Photos Creative 3, 4, and 5.	206 240 402 403 240	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground area and to the playground equipment. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the	2	3	N	Up to \$25,000+

			<p>requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p><i>"Fully accessible"</i> playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.</p>				
<p>Picnic Tables</p> <p>The picnic table at the playground has only 16" of clear width. The picnic tables near basketball court are not accessible with one picnic table having only 7½" of knee depth and the other having only 16" of clear width.</p> <p>See Photos Creative 6 and 7.</p>	226.1 902	19	<p>Provide an additional picnic table at the playground and at the basketball court which provide the required 27" knee height, 30" clear width, and 19" knee depth.</p>	2	2	I	\$2,000
<p>Drinking Fountain</p> <p>The drinking fountain is "low" only.</p> <p>See Photo Creative 8.</p>	211	36	<p>Option #1: Discontinue use of the drinking fountain.</p> <p>Option #2 – Provide an additional "high" fountain. The spout height s/b 38" min a.f.f. to 43" max a.f.f. for the "high" fountain.</p>	2 2	2 3	I N	<p>\$0</p> <p>Up to \$3,000+</p>
<p>Portable Toilet</p> <p>The portable toilet is not an "accessible" portable toilet and is not on an accessible route of travel.</p> <p>See Photo Creative 9.</p>	604 605 609 308	30	<p>Provide an accessible "ADA Compliant" portable toilet that fully adheres to Sections 604,605, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR. The portable toilet must be placed on an accessible route of travel.</p>	3	3	I	TBD

Total up to \$65,350+

Ludlow Children's Creative Play Area Accessibility Assessment Photos



Photo Creative 1



Photo Creative 2



Photo Creative 3



Photo Creative 4



Photo Creative 5



Photo Creative 6



Photo Creative 7



Photo Creative 8

EAST STREET PARK

Function and Description of Facility and Programs: The East Street Park serves as a passive recreational area, green space, and location for civic events. The park contains a Veteran's Memorial which displays the names of those Ludlow residents serving the United States in the military as well as monument listing those from Ludlow who were killed in action. The park also contains picnic tables, benches, and a gazebo. Concrete walkways are provided to access the amenities provided in the park.



Responsible Party: Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Parking

There is no dedicated accessible parking at the park with only on-street parking available. There is an adjacent municipal lot which also serves the library and which has dedicated "combat" and "veteran's" parking. It is strongly recommended, though not necessarily required, that a dedicated van accessible parking space with an access aisle be located in this municipal/library parking lot and that an accessible route of travel be provided to the park and Veteran's Memorial.

Concrete Walkway Accessible Route of Travel

The concrete pad on the approach into the Veteran's Memorial from East Street has a running slope of up to 6.2%. In addition there is up to a ½" abrupt change in level surface at the transition from the East Street sidewalk into the Memorial.

There are areas of the concrete walkway throughout the Park where the pads have heaved resulting in abrupt changes in level surface as well as excessive running slopes and cross slopes.

The route of travel from the left side of the gazebo to the picnic table area has abrupt changes in level surface of ½" to 1" at the transition of the older and newer concrete pads. There is also heaving of the newer concrete pads for a distance of roughly 20 feet resulting in cross slopes of up to 2.6% and running slopes of up to 7.2%.

Due to natural topography, the three (3) routes of travel from the upper park area close to Theater Exit 7 has running slopes in excess of 5.0%. In addition, there are abrupt changes in level surface of up to ½".

The two (2) benches facing the gazebo on the Chestnut Street side lack level landings for a wheelchair.

Upper Park Stairs

The stairs at the upper park area have railings that are 1" to 2" too low, are not round or oval in shape, and lack compliant bottom extensions.

Gazebo

The first concrete ramp segment into the gazebo prior to the level landing has running slopes that vary from 8.8% to 10.4% for a distance of approximately 10 feet. This segment also lacks railings. The next three (3) sloped segments, each with a level landing between, have running slopes that vary from 7.4% to 9.2% with no railings.

The gazebo stairs have railings that are 7" too high, ½" too wide, not round or oval in shape, and lack bottom extensions. In addition, the risers are not uniform and vary from 6½" to 7" in height.

East Street Park Accessibility Assessment

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Concrete Walkway Accessible Route of Travel</u> The concrete pad on the approach into the Veteran's Memorial from East Street has a running slope of up to 6.2%. In addition there is up to a ½" abrupt change in level surface at the transition from the East Street sidewalk into the Memorial. There are areas of the concrete walkway throughout the Park where the pads have heaved resulting in abrupt changes in level surface as well as excessive running slopes and cross slopes.	402 303 403	19 20 22 14	Replace and/or reset the concrete pads where the cross slopes exceed 2.0% and/or the running slopes exceed 5.0%. Grind the concrete where there are abrupt changes in level surface. With the above modifications, ensure at least one accessible route of travel from the upper park area and at least one accessible route of travel from the lower park area have running slopes that do not exceed 5.0%, cross slopes that do not exceed 2.0%, and there are no abrupt changes in level surface. Signage s/be provided noting the accessible routes of travel.	1	3	N	Up to \$10,000

<p>The route of travel from the left side of the gazebo to the picnic table area has abrupt changes in level surface of ½" to 1" at the transition of the older and newer concrete pads. There is also heaving of the newer concrete pads for a distance of roughly 20 feet resulting in cross slopes of up to 2.6% and running slopes of up to 7.2%.</p> <p>Due to natural topography, the three (3) routes of travel from the upper park area close to Theater Exit 7 has running slopes in excess of 5.0%. In addition, there are abrupt changes in level surface of up to ½".</p> <p>The two (2) benches facing the gazebo on the Chestnut Street side lack level landings for a wheelchair.</p> <p>See Photos East 1 through 7.</p>			Provide at least one level landing for a wheelchair at one of the benches. The wheelchair space should be 36" wide x 60" deep per wheelchair.				
<p>Upper Park Stairs</p> <p>The stairs at the upper park area have railings that are 1" to 2" too low, are not round or oval in shape, and lack compliant bottom extensions.</p> <p>See Photo East 8.</p>	504 505	27	Modify and/or replace the railings so that they are at a height of 34" to 38" a.f.f. to the top of the gripping surface, round or oval in shape and no more than 2" in outside diameter, and with bottom extensions the slope distance of one tread then 12" parallel to the ground at the base.	1	3	N	Up to \$7,500
<p>Gazebo Ramp</p> <p>The first concrete ramp segment into the gazebo prior to the level landing has running slopes that vary from 8.8% to 10.4% for a distance of approximately 10 feet. This segment also lacks railings. The next three (3) sloped segments, each with a level landing between, have running slopes that vary from 7.4% to 9.2% with no railings.</p> <p>See Photo East 9.</p>	405.2 405.8 505	24.2 24.5	Reconstruct the ramp in entirety such that the running slopes do not exceed 8.3%. Install paired railings (lower railing at between 18" – 20" a.f.f. to the top of the railing, upper railing at 34" – 38" a.f.f. to the top of the railing) on both sides of the ramp. The railings s/b round or oval in shape, have an outside diameter of 1½" to 2", and 12" extensions at the top and bottom of the ramp parallel to the ground/floor.	1	3	N	Up to \$75,000
<p>Gazebo Stairs</p> <p>The gazebo stairs have railings that are 7" too high, ½" too wide, not round or oval in shape, and lack bottom extensions. In addition, the risers are not uniform and vary from 6½" to 7" in height.</p> <p>See Photo East 10.</p>	504 505	27	Modify and/or replace the railings so that they are at a height of 34" to 38" a.f.f. to the top of the gripping surface, round or oval in shape and no more than 2" in outside diameter, and with bottom extensions the slope distance of one tread then 12" parallel to the ground at the base. Modify the risers so the stairs are uniform in height.	1	3	N	Up to \$7,500+

Total up to \$100,000+

East Street Park Accessibility Assessment Photos



Photo East 1



Photo East 2

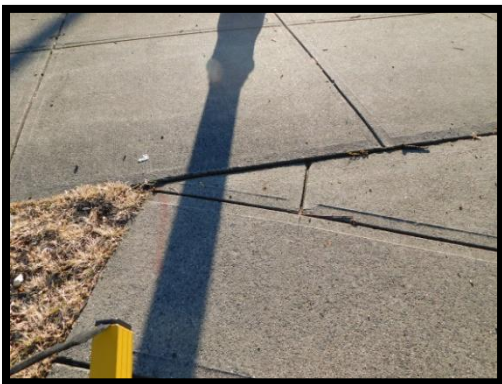


Photo East 3



Photo East 4



Photo East 5



Photo East 6



Photo East 7



Photo East 8



Photo East 9



Photo East 10

ELECTRIC PARK PLAYGROUND

Function and Description of Facility and Programs: The Electric Park Playground is a small neighborhood park located at Amphere and Ponser Circle. The facility consists of 2 basketball courts, a playground area, a little library, 3 picnic tables, and 4 benches (2 at the basketball courts and 2 at the playground area). There is no on-site parking.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: There is no accessible route of travel to the basketball courts, playground area, little library, picnic tables, and benches (2 at the basketball courts and 2 at the playground area). There are no level areas for a wheelchair at the benches. The playground area lacks accessible play components and has woodchips throughout for the ground surface. None of the picnic tables are accessible compliant.

Electric Park Playground Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Accessible Route of Travel</u> There is no accessible route of travel to the basketball courts, playground area, little library, picnic tables, and benches (2 at the basketball courts and 2 at the playground area). There are no level areas for a wheelchair at the benches. See Photos Electric 1 and 2.	206 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the 2 picnic tables, the bench near the picnic tables, little library, bleacher seating, baseball field, and baseball field player's seating. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no >	2	3	N	Up to \$15,000+

			<p>than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>Create an approach and level wheelchair area next at least one bench at the basketball court and one bench at the playground area. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.</p>				
<p><u>Playground</u></p> <p>There is no accessible route of travel fully around the playground area and to the play components.</p> <p>In addition, there are no accessible play components.</p> <p>See Photo Electric 3.</p>	<p>206 240 402 403 240</p>	<p>20 22 14 19</p>	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground area and to the playground equipment.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>"Fully accessible" playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.</p>	2	3	N	Up to \$25,000
<p><u>Picnic Tables</u></p> <p>Two (2) picnic tables have only 26" of knee height and 10½" and one (1) picnic table has 27" of knee height but only 9" of knee depth.</p>	<p>226.1 902</p>	<p>19</p>	<p>Provide an additional picnic table which provides the required 27" knee height, 30" clear width, and 19" knee depth.</p>	2	2	I	\$1,000

Total up to \$41,000+

Electric Park Playground Accessibility Assessment Photos



Photo Electric 1



Photo Electric 2



Photo Electric 3

WHITNEY PARK

Function and Description of Facility and Programs: Whitney Park consists of (two) 2 playground areas with (two) 2 playscapes, benches, swings, ground components, shuffleboard, and a “little library”; tennis courts; a canopy/pavilion; a football field with bleachers and a broadcast booth; three (3) baseball fields – one with bleacher seating; a drinking fountain at one baseball field; a pitching/batting cage; a bathroom building; and portable toilets – one regular and one “accessible”.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Parking

There is no on-site designated accessible parking for the park/complex.

Portable Toilets

The portable “accessible” toilet near the maintenance building is not “ADA” compliant as the door closes in only 2 seconds, the soap dispenser is 11” too high and is located over the grab bars, the toilet paper dispenser is located over the grab bars, the toilet seat is 1/2” too high, the toilet is 2” too close to the near side and 9” too close to the wall in front of the toilet, and the grab bars are 3/4” too low.

The portable toilet near the baseball field and side gate to Memorial Pool is not accessible and is not on an accessible route of travel.

Picnic Table

The picnic table near the Recreation Building does not provide the required 30" of clear width due to the table legs and has only 8" to 9" of knee depth.

Drinking Fountain

The drinking fountain near the Louis Casagrande Baseball Field is "high" only and does not have a level surface around the fountain.

Reach Range

The defibrillator on the outside of the Recreation Building is 3" to 7 1/2" too high.

The latch on the tennis court gate is 2" too high.

Gates

The following gates are not smooth at the base on the push side:

- gates to tennis court
- gates to batting/pitching cage (2)
- gate to Memorial Pool

Football and Baseball Bleachers

There are no level areas for wheelchairs at the football and baseball bleacher seating.

There is no elevated or dispersed seating for a wheelchair at the football bleachers.

The football bleacher lower stairs have open risers and are up to 1" too high. The railings are 3" to 4" too low and lack top and bottom extensions.

The football bleacher upper stairs in the seating area have open risers, are up to 2" too high, and lack railings.

Football Broadcast Booth

The broadcast booth is not on an accessible route of travel. There is a 14" rise or step into the building. The door hardware requires the use of fingers and pinching/twisting.

Accessible Route of Travel

There is no accessible route of travel to the (two) 2 playground areas, benches, swings, ground components, shuffleboard, "little library", tennis courts, canopy/pavilion, football field and bleachers, baseball fields and players seating, baseball field bleachers, baseball field drinking fountain, pitching/batting cage, and to Memorial Pool from the baseball field. There are no level areas for wheelchairs at the benches at the playground and baseball field.

The playground areas lack accessible play components and have woodchips throughout for the ground surface.

Bathroom Building

Men's and Women's

The doors lack tactile designation signage. The sink piping is not wrapped or insulated. The air dryers are protruding objects at 39" a.f.f. with 8" protrusions. The stall doors open in and not out, are not self-closing, and lack interior and exterior pull devices.

Women's Only

The water closet flush control is on the wrong side. The grab bars are up to 1" too high. The toilet paper dispenser is too close to the front of the water closet.

Men's Only

There is only 8" of clear width on the latch pull side of the door. The water closet is 3/4" too close to the near wall. The toilet paper dispenser is too far from the front of the water closet.

Whitney Park Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
Parking There is no on-site parking, including designated accessible parking at Whitney Park. There is no drop-off area within the park for those with mobility limiting disabilities.	502 703.7.2	23	<p>Due to the size of the park and number and diversity of amenities and facilities, there needs to be permanent accessible parking within the park and close to the various facilities.</p> <p>Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space within the park that can be accessed at all times, including weekends and off hours. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.</p>	1	2,3	I	Up to \$2,500+
Portable Toilets The portable "accessible" toilet near the maintenance building is not "ADA" compliant as the door closes in only 2 seconds, the soap dispenser is 11" too high and is located over the grab bars, the toilet paper dispenser is located over the grab bars, the toilet seat is 1/2" too high, the toilet is 2" too close to the near side and 9" too close to the wall in front of the toilet, and the grab bars are 3/4" too low. The portable toilet near the baseball field and side gate to Memorial Pool is not accessible and is not on an accessible route of travel. See Photos Whitney 1 and 2.	604 605 609 308 404.2.8	30 26.9	<p>The door closing speed must be at least 6 seconds. The soap dispenser s/b no more than 42" a.f.f. and not over the grab bars. The toilet paper dispenser s/b at least 24" a.f.f. o.c, not located over the grab bars, and 7" to 9" o.c. to the front of the toilet. The toilet s/b 17" to 19" to the top of the seat, 18" o.c. from the near side or wall and have 42" of clear width in front of the toilet. The grab bars s/b 33" to 36" a.f.f. to the top of the gripping surface.</p> <p>Provide an accessible "ADA Compliant" portable toilet that fully adheres to Sections 604,605, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR. The portable toilet must be placed on an accessible route of travel.</p>	3	3	I	TBD

Picnic Table The picnic table near the Recreation Building does not provide the required 30" of clear width due to the table legs and has only 8" to 9" of knee depth. See Photo Whitney 3.	226.1 902	19	Provide an additional picnic table which provides the required 27" knee height, 30" clear width, and 19" knee depth.	2	2	I	\$1,000
Drinking Fountain The drinking fountain near the Louis Casagrande Baseball Field is "high" only and does not have a level surface around the fountain. See Photo Whitney 4.	211	36	Option #1: Discontinue use of the drinking fountain. Option #2 – Provide an additional "low" fountain. The low fountain must have 27" of knee height with a spout height of no more than 36" a.f.f. The ground surface at the fountains must be level (2.0% or less in any direction).	2 2	2 3	I N	\$0 Up to \$3,000+
Reach Range The defibrillator on the outside of the Recreation Building is 3" to 7 1/2" too high. The latch on the tennis court gate is 2" too high. See Photos Whitney 5.	308	6.5 6.6	Lower the defibrillator and latch such that the operating mechanisms are not more than 48" a.f.f.	2	2	I	\$0
Gates The following gates do not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate: <ul style="list-style-type: none"> gate tennis court gates to batting/pitching cage (2) gate to Memorial Pool See Photo Whitney 6.	404.2.10	NA	Install smooth plating or a protective covering at the base of the gates.	2	2	N	\$400
Football and Baseball Bleachers There are no level areas for wheelchairs at the football and baseball bleacher seating. There is no elevated or dispersed seating for a wheelchair at the football bleachers. The football bleacher lower stairs have open risers and are up to 1" too high. The railings are 3" to 4" too low and lack top and bottom extensions. The football bleacher upper stairs in the seating area have open risers, are up to 2" too high, and lack railings. See Photos Whitney 7, 8, and 9.	221 221.2 802.1 504 505	14 27	Create wheelchair spaces next to the bleacher seating. The wheelchair spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach. The stair risers should be uniform in height and no more than 7" high. The risers must be closed. The lower stair railings s/b 34" to 38" a.f.f., and with 12" extensions at the top and extensions at the bottom of one tread (sloped) then 12" parallel to the ground. The upper bleachers should have railings installed at the stairs. The railings s/b 34" to 38" a.f.f., and with 12" extensions at the top and extensions at the bottom of one tread (sloped) then 12" parallel to the ground (where feasible).	2 2	2,3 3	N L	Up to \$1,000 TBD
Football Broadcast Booth The broadcast booth is not on an accessible route of travel. There is a 14" rise or step into the building. The door hardware requires the use of fingers and pinching/twisting.	206 404.2	14 26.11	Option #1: Seek a variance to not require the provision of an accessible route to the broadcast booth due to its use and limited size (120 square feet). Replace the hardware with lever style hardware.	2	1	I	\$0

See Photo Whitney 10.			<p>Option #2: Discontinue use of the Level 2 broadcast booth.</p> <p>Option #3: Install a vertical wheelchair platform lift to the broadcast booth. Replace the hardware with lever style hardware.</p> <p><u>Additional Comment</u> Although the 2010 ADA Standards do allow for an "exception" requiring an accessible route to press boxes/broadcast booths that are free-standing, above grade no more than 12 feet, and less than 500 sq. ft. in size; 521 CMR does not.</p>	2	1	I	\$0
				2	3,4	L	Up to \$100k+
<p>Accessible Route of Travel</p> <p>There is no accessible route of travel to the (two) 2 playground areas, benches, swings, ground components, shuffleboard, "little library", tennis courts, canopy/pavilion, football field and bleachers, baseball fields and players seating, baseball field bleachers, baseball field drinking fountain, pitching/batting cage, and to Memorial Pool from the baseball field.</p> <p>The exiting surfaces vary including loose stone, grass, and dirt.</p> <p>There are no level areas for wheelchairs at the benches at the playground and baseball field.</p> <p>See Photos Whitney 11 - 20.</p>	206 402 403 221 802	20 22 14 19	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the (two) 2 playground areas, benches, swings, ground components, shuffleboard, "little library", tennis courts, canopy/pavilion, football field and bleachers, baseball fields and players seating, baseball field bleachers, baseball field drinking fountain, pitching/batting cage, and to Memorial Pool from the baseball field.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>Create an approach and level wheelchair area next to the benches. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.</p>	2	3	N	Up to \$75,000+
<p>Playground</p> <p>There is no accessible route of travel fully around the playground area and to the play components. Woodchips are the sole ground surface material.</p> <p>In addition, there are no accessible play components.</p> <p>See Photos Whitney 21 and 22.</p>	206 240 402 403 240	20 22 14 19	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground areas and to the playground equipment.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>"Fully accessible" playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.</p>	2	3	N	Up to \$60,000+

Bathroom Building							
Men's and Women's							
The doors lack tactile designation signage.	703	41	Install tactile designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). The signage must also include the Universal Symbol of Accessibility.	3	2	I	\$100
The sink piping is not wrapped or insulated.	606.5	30.9.5	Insulate or wrap the piping.	3	2	I	\$150
The air dryers are protruding objects at 39" a.f.f. with 8" protrusions.	204.1 307.2	20.6.1	Place a fixed object under the air dryers for cane detection	3	2	I	\$0
The stall doors open in and not out, are not self-closing, and lack interior and exterior pull devices.	604.8	30.6.1	Modify the doors and hinges such that the doors open out and self-close. Install interior and exterior pull devices.	3	2	I	\$100
Women's Only							
The water closet flush control is on the wrong side.	604.6	30.7.5	Modify/replace the water closet such that the flush control is on the wide or approach side.	3	3	I	\$350
The grab bars are up to 1" too high.	609.4	30.8.2	Lower the grab bars so they are 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$0
The toilet paper dispenser is too close to the front of the water closet.	604.7	30.7.6	Relocate the toilet paper dispenser so that it is 7" to 9" o.c. to the front of the water closet.	3	2	I	\$0
Men's Only							
There is only 8" of clear width on the latch pull side of the door.	404.2.4	26.6	Modify the concrete pad and fence such that there is at least 18" of maneuvering clearance on the latch pull side of the door.	3	2	I	\$250
The water closet is 3/4" too close to the near wall.	604.2	30.7.2	Modify/relocate the water closet such that it is 18" o.c. to the near wall.	3	3	I	Up to \$750
The toilet paper dispenser is too far from the front of the water closet.	604.7	30.7.6	Relocate the toilet paper dispenser so that it is 7" to 9" o.c. to the front of the water closet.	3	2	I	\$0
See Photos Whitney 23, 24, 25, and 26.							

Total up to \$244,600+

Whitney Park Accessibility Assessment Photos



Photo Whitney 1



Photo Whitney 2



Photo Whitney 3



Photo Whitney 4



Photo Whitney 5



Photo Whitney 6



Photo Whitney 7



Photo Whitney 8

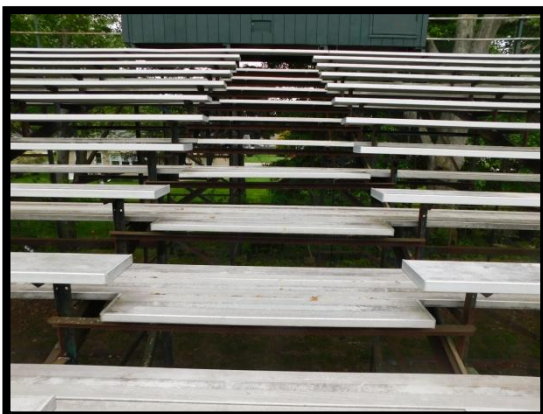


Photo Whitney 9



Photo Whitney 10



Photo Whitney 11



Photo Whitney 12



Photo Whitney 13



Photo Whitney 14



Photo Whitney 15



Photo Whitney 16



Photo Whitney 17



Photo Whitney 18



Photo Whitney 19



Photo Whitney 20



Photo Whitney 21



Photo Whitney 22

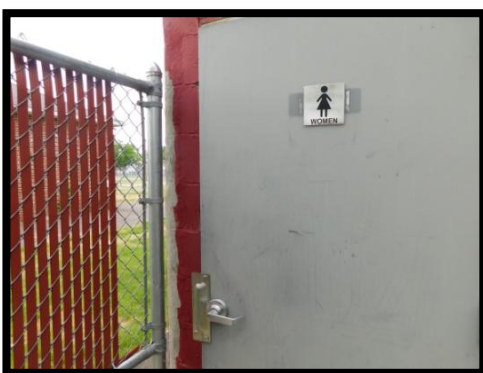


Photo Whitney 23

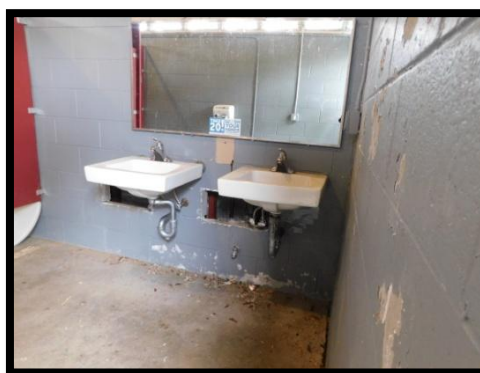


Photo Whitney 24



Photo Whitney 25

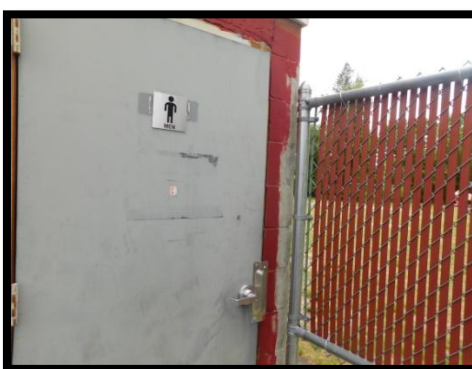


Photo Whitney 26

MEMORIAL POOL

Function and Description of Facility and Programs: The John F. Thompson Memorial Swimming Pool is a state-owned facility that is operated and staffed by the Town of Ludlow. The facility consists of parking, a pool, picnic tables, a lifeguard and first aid area, bathrooms, and showers.



Responsible Party: Recreation Commission, Board of Selectmen, MA Department of Conservation and Recreation

General Description or Obstacle Which Limits Mobility or Access:

Parking

The signage for the 2 designated van accessible parking spaces is located in front of the shared access aisle and not in front of the parking spaces.

Gates

The main entrance gate and 2 gates to/from a grassed area are not smooth at the base on the push side. The main entrance gate and the gate to the grasses area from the pool have latches that are 14 1/2" too high. The main entrance gate has a spring action hinge that closes the gate in only 2 to 3 seconds. The landing at the main entrance is not level with a running slope of 3.9%.

Signage

The door to the staff area and lifeguard station door in the main building and to the pool chemical storage building lack tactile designation signage. The chemical/storage room in the main building off the men's bathroom w/showers lacks signage. The main building staff bathroom tactile designation signage

Town of Ludlow Accessibility Plan

is on the door and not the latch side. The main building men's and women's bathrooms with showers have signage that is 3" to 3 1/2" too low. The 2 family changing station bathrooms are 4 1/2" too low and lack the Universal Symbol of Accessibility.

Drinking Fountain

The drinking fountain near the 2 inside bathrooms with showers is "low only".

Reach Range

The 2 sanitizer dispensers near the family changing room bathrooms are 3" too high.

Lifeguard/Staff Area

An eye saline station is 22" too high. A MSDS notebook is 14" too high. A sink is 2" too high and lacks knee clearance. As this area is limited to lifeguard staff who must meet strict physical requirements to meet the essential functions of their position, no modifications are required at the present time unless necessitated by a reasonable modification request.

Bathrooms

Staff Bathroom

The door requires 10 lbs. of operating force. The coat hook is 6" too high. The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f.

Women's Bathroom with Shower

The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The stall door is not self-closing and has a coat hook that is 5" too high. The shower hook is 6" too high.

Men's Bathroom with Shower

The sink piping is not fully wrapped or insulated. The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The stall door is not self-closing and has a coat hook that is 6" too high. The shower hook is 6" too high.

Family Changing Bathroom (Right Side)

The door closes in only 5 seconds. The locking mechanism sticks requiring excessive operating force and the use of fingers to lock. Coat hooks (2) are 6" too high. The sink piping is not fully wrapped or insulated. The soap dispenser is 4 1/2" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The rear grab bar is 1" too high.

Family Changing Bathroom (Left Side)

The door closes in only 4 seconds. The coat hook is 6" too high. The sink piping is not fully wrapped or insulated. The soap dispenser is 6" too high. A sanitizer is 8" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f.

Memorial Pool Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
Parking The signage for the 2 designated van accessible parking spaces is located in front of the shared access aisle and not in front of the parking spaces. See Photo Memorial 1.	502.6	23.6	Signage must be set such that the signage is located directly in front of the designated accessible parking space. Relocate the existing signage so it is located no more than 10' in front of one of the spaces. The height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR). Provide an additional sign (including van accessible) for the second space.	1	2	I	\$150
Gates The main entrance gate and 2 gates to/from a grassed area do not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate The main entrance gate and the gate to the grasses area from the pool have latches that are 14 1/2" too high. The main entrance gate has a spring action hinge that closes the gate in only 2 to 3 seconds. The landing at the main entrance is not level with a running slope of 3.9%. See Photos Memorial 2.	404.2.10 308 404.2.8 404	NA 6.5 6.6 26.9 25.2	Install smooth plating or a protective covering at the base of the gates. Lower the latches so they are not more than 48" a.f.f. Modify the hinge or remove the spring action such that the gate takes at least 6 seconds to close. Modify the landing such that it is level (no more than 2.0% in any direction).	1 1 1 1	2 2 2 3	I N	\$300 \$0 \$0 Up to \$1,000+
Signage The door to the staff area and lifeguard station door in the main building and to the pool chemical storage building lack tactile designation signage. The chemical/storage room in the main building off the men's bathroom w/showers lacks signage. The main building staff bathroom tactile designation signage is on the door and not the latch side. The main building men's and women's bathrooms with showers have signage that is 3" to 3 1/2" too low. The 2 family changing station bathrooms are 4 1/2" too low and lack the Universal Symbol of Accessibility. See Photos Memorial 3, 4, and 5.	703	41	Install, replace, and/or relocate accessible compliant designation signage on the latch side of each door with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). The Universal Symbol of Accessibility must be included in bathroom signage.	1, 2, 3	2	I	\$200

Drinking Fountain The drinking fountain near the 2 inside bathrooms with showers is "low only". See Photo Memorial 6.	211	36	Option #1: Discontinue use of the drinking fountain.	2	2	I	\$0
			Option #2 – Provide an additional "high" fountain. The spout height s/b 38" min a.f.f. to 43" max a.f.f.	2	3	N	Up to \$3,500+
Reach Range The 2 sanitizer dispensers near the family changing room bathrooms are 3" too high.	308	6.5 6.6	Lower the sanitizers to a height of not more than 48" a.f.f.	2	2	I	\$0
Bathrooms Staff Bathroom The door requires 10 lbs. of operating force. The coat hook is 6" too high. The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. Women's Bathroom with Shower The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The stall door is not self-closing and has a coat hook that is 5" too high. The shower hook is 6" too high. Men's Bathroom with Shower The sink piping is not fully wrapped or insulated. The soap dispenser is 6" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The stall door is not self-closing and has a coat hook that is 6" too high. The shower hook is 6" too high. Family Changing Bathroom (Right Side) The door closes in only 5 seconds. The locking mechanism sticks requiring excessive operating force and the use of fingers to lock. Coat hooks (2) are 6" too high. The sink piping is not fully wrapped or insulated. The soap dispenser is 4 1/2" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. The rear grab bar is 1" too high. Family Changing Bathroom (Left Side) The door closes in only 4 seconds. The coat hook is 6" too high. The sink piping is not fully wrapped or insulated. The soap dispenser is 6" too high. A sanitizer is 8" too high. The air dryer is a protruding object with a 7" protrusion at a height of 36" a.f.f. See Photos Memorial 7, 8, and 9.	404.2.9 404.2.8 308 307.2 604.8.1 606.5 309.4 609.4	26.8 26.9 6.5 6.6 30.12 20.6.1 30.6.1 30.9.5 39.5 30.8.2	Modify/adjust the door closers such that the operating force is no more than 5 lbs and the closing speed is at least 6 seconds. Lower the coat and shower hooks so they are no more than 48" a.f.f. Lower the soap and sanitizer dispensers so they are no more than 42" a.f.f. to the operating mechanisms. Place fixed objects under the air dryers for cane detection. Modify/adjust the stall door hinges such that the doors fully self-close. Wrap or insulate the piping. Modify/adjust the door locking mechanism such that it can easily be used with a closed fist. Lower the rear grab bar such that it is 33" to 36" a.f.f. to the top of the gripping surface.	3	2	I	\$100

Total up to \$5,250+

Memorial Pool Accessibility Assessment Photos



Photo Memorial 1



Photo Memorial 2



Photo Memorial 3

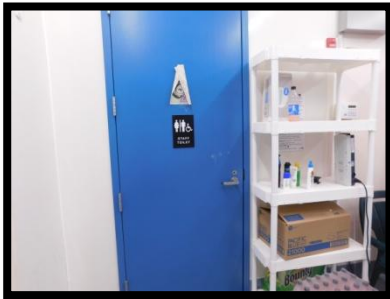


Photo Memorial 4



Photo Memorial 5



Photo Memorial 6



Photo Memorial 7

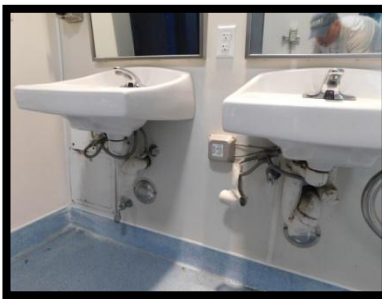


Photo Memorial 8



Photo Memorial 9

VETERANS SCHOOL PARK

Function and Description of Facility and Programs: The Veterans School Park consists of parking, 2 baseball fields and player's seating, a soccer field, a bench, and a playground area.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: The designated accessible parking, which appears to be “left over” from the former school, is too far from the recreation area. There is no accessible route of travel to the 2 baseball fields and player's seating, soccer field, bench, and playground area. There are no level areas for a wheelchair at the bench. The playground lacks accessible play components and has woodchips throughout for the ground surface.

Veterans School Park Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking</u> The designated accessible parking, which appears to be “left over” from the former school, is too far from the recreation area See Photos Veterans 1 and 2.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space closest to the recreation area. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at	1	2	I	Up to \$350+

			the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.				
<p><u>Accessible Route of Travel</u></p> <p>There is no accessible route of travel to the 2 baseball fields and player's seating, soccer field, bench, and playground area. There are no level areas for a wheelchair at the bench.</p> <p>See Photos Veterans 3, 4, and 5.</p>	206 402 403 221 802	20 22 14 19	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the 2 baseball fields and player's seating, soccer field, bench, and playground area. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>Create an approach and level wheelchair area next to the bench. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.</p>	2	3	N	Up to \$28,000+
<p><u>Playground</u></p> <p>There is no accessible route of travel fully around the playground area and to the play components.</p> <p>In addition, there are no accessible play components.</p> <p>See Photos Veterans 6 and 7.</p>	206 240 402 403 240	20 22 14 19	<p>An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground area and to the playground equipment.</p> <p>The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p>"Fully accessible" playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.</p>	2	3	N	Up to \$17,500+

Total up to \$45,850+

Veterans School Park Accessibility Assessment Photos



Photo Veterans 1



Photo Veterans 2



Photo Veterans 3



Photo Veterans 4



Photo Veterans 5



Photo Veterans 6



Photo Veterans 7

WEST STREET PLAYGROUND AND FIELDS

Function and Description of Facility and Programs: The West Street Playground and Fields is located at the intersection of West and Cady Streets. The facility consists of parking, a portable toilet, 2 picnic tables, a bench near the picnic tables, a little library, a playground area, bleacher seating, and a baseball field with player's seating. The playground area consists of 6 swings and a slide.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: There is no designated accessible parking. The portable toilet is not an “accessible” portable toilet and is not on an accessible route of travel. There is no accessible route of travel to the 2 picnic tables, the bench near the picnic tables, little library, playground area, bleacher seating, baseball field, and baseball field player's seating. There are no level areas for a wheelchair at the bench and bleacher seating. The playground lacks accessible play components and has woodchips throughout for the ground surface.

West Street Playground and Fields Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking</u> There are no designated accessible parking spaces inclusive of access aisle and signage.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle.	1	2	I	Up to \$350+

			Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.				
<u>Accessible Route of Travel</u> There is no accessible route of travel to the 2 picnic tables, the bench near the picnic tables, little library, playground area, bleacher seating, baseball field, and baseball field player's seating. There are no level areas for a wheelchair at the bench and bleacher seating. See Photos West St. 1, 2, 3, 4, and 5.	206 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the 2 picnic tables, the bench near the picnic tables, little library, bleacher seating, baseball field, and baseball field player's seating. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. Create an approach and level wheelchair area next to the bench and at the bleacher seating. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.	2	3	N	Up to \$12,000+
<u>Playground</u> There is no accessible route of travel fully around the playground area and to the play components. In addition, there are no accessible play components. See Photos West St. 6 and 7.	206 240 402 403 240	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground area and to the playground equipment. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. "Fully accessible" playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.	2	3	N	Up to \$25,000
<u>Portable Toilet</u> The portable toilet is not an "accessible" portable toilet and is not on an accessible route of travel. See Photos West St. 8 and 9.	604 605 609 308	30	Provide an accessible "ADA Compliant" portable toilet that fully adheres to Sections 604,605, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR. The portable toilet must be placed on an accessible route of travel.	3	3	I	TBD

Total up to \$37,350+

West Street Playground and Fields Accessibility Assessment Photos



Photo West St. 1



Photo West St. 2



Photo West St. 3



Photo West St. 4



Photo West St. 5



Photo West St. 6



Photo West St. 7



Photo West St. 8



Photo West St. 9

NICK SILVA FIELD

Function and Description of Facility and Programs: Nick Silva Field is a football field located behind 97 Central Street. The facility consists of parking, 2 benches, and the football field.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: At the time of assessment, access to the field was restricted as the gates were locked. Based on the condition of the site, it is not known if the field is used. If the field is used for practices and/or games then accessibility modifications will be required.

There is no designated accessible parking. There is no accessible route of travel to the benches and to and around the football field. There is no level area for a wheelchair at the benches.

There are no public restrooms at this facility. If a portable toilet is brought to the site, then it must be an “ADA Compliant” portable accessible toilet that adheres to Sections 604, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR as well as the guidance provide in Chapter IX of this Plan. In addition, the portable accessible toilet must be on an accessible route of travel.

Nick Silva Field Accessibility Assessment

General Description of Obstacle	2010 ADAAG	MAAB 521 CMR	Type of Action to be Taken	P	F	TF	Cost Estimate
Parking There are no designated accessible parking spaces inclusive of access aisle and signage. See Photo Silva 1.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	2	N	Up to \$350+
Accessible Route of Travel There is no accessible route of travel from the parking to and around the football field and to the benches. There is up to a 6" abrupt change in level surface from the parking lot to the field due to an asphalt berm. There is no level area for a wheelchair at the bleachers. See Photo Silva 2.	206 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to and around the football field and to the benches. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. Create an approach and level wheelchair area next to the benches. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.	2	3	N	Up to \$25,000+

Total up to \$25,350+

Nick Silva Field Accessibility Assessment Photos



Photo Silva 1



Photo Silva 2

EAST STREET ELEMENTARY SCHOOL PLAYGROUNDS AND FIELD

Function and Description of Facility and Programs: The East Street Elementary School playgrounds and field consists of 2 playground areas, a soccer field, and parking.



Responsible Party: School Department, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Parking

See East Street Elementary School accessibility assessment.

Accessible Route of Travel

The initial concrete pad of the walkway into the school yard/playground area has a running slope of up to 10.0% with a ½" abrupt change in level surface.

Chain Link Gates

The following chain link gates are not smooth at the base:

- gate into school yard/playground area
- gate into large playground area
- gate into small playground area.

In addition, the gate into school yard/playground area and the gate into large playground area have latches that are up to 3" too high.

Large Playground Area

Although there is a paved walkway on the perimeter of one side of the playground as well as an asphalt surfaced area in the middle of the playground, there is no accessible route of travel fully to, around, and

within the playground area to play components. Woodchips are the primary surface cover within the playground area. In addition, the woodchips cover portions of the asphalt walkway restricting wheelchair usability.

The playground has minimal accessible features with one “accessible” swing and one slide which meet transfer requirements. Additional accessible features should be added.

Small Playground Area

A bench near the playground lacks a level area for a wheelchair.

Although there is a paved walkway through the middle of the playground, there is no accessible route of travel fully to, around, and within the playground area to play components. Woodchips are the primary surface cover within the playground area. There are no accessible play components.

Soccer Field

There is no accessible route of travel to and around the field.

East Street Elementary School Playgrounds and Field Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Accessible Route of Travel</u> The initial concrete pad of the walkway into the school yard/playground area has a running slope of up to 10.0% with a ½” abrupt change in level surface. See Photo East Street 1.	403	22	Modify/reconstruct the concrete pad and walkway such that the running slopes do not exceed 5.0% and there are no abrupt changes in level surface.	1	3	N	TBD – up to \$2,500
<u>Chain Link Gates</u> The following chain link gates are not smooth at the base: <ul style="list-style-type: none"> gate into school yard/playground area gate into large playground area gate into small playground area. In addition, the gate into school yard/playground area and the gate into large playground area have latches that are up to 3” too high. See Photo East Street 2.	404.2.10	NA	Install smooth plating or a covering at the base of the gates to a height of 10” from the ground. Lower the latches so they are no more than 48” a.f.f.	2	2	I	\$200
<u>Playgrounds</u> <u>Large Playground Area</u> Although there is a paved walkway on the perimeter of one side of the playground as well as an asphalt surfaced area in the middle of the playground, there is no accessible route of travel fully to, around, and within the playground area to play components. Woodchips are the	206 240 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully around the playground area and to the playground equipment. The accessible route of travel must be compliant with width (48” per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level	2	3	N	Up to \$30,000+

<p>primary surface cover within the playground area. In addition, the woodchips cover portions of the asphalt walkway restricting wheelchair usability.</p> <p>The playground has minimal accessible features with one "accessible" swing and one slide which meet transfer requirements. Additional accessible features should be added.</p> <p><u>Small Playground Area</u> A bench near the playground lacks a level area for a wheelchair.</p> <p>Although there is a paved walkway through the middle of the playground, there is no accessible route of travel fully to, around, and within the playground area to play components. Woodchips are the primary surface cover within the playground area. There are no accessible play components.</p> <p>See Photos East Street 3 - 8.</p>			<p>surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, pour in place rubber, rubber mats, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p> <p><i>"Fully accessible"</i> playscape and ground components should be considered. Play area ground surfaces immediately around play components and in the fall zone must comply with ASTM F 1951 and ASTM F 1292. Depending on the type, age, and quality of woodchips, they may be considered acceptable as a fall zone ground surface. Woodchips are not a compliant material as an accessible route of travel.</p> <p>Create an approach and level wheelchair area next to the bench. The space should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.</p>				
<p><u>Soccer Field</u> There is no accessible route of travel to and around the soccer field.</p>	403	22	<p>Construct an accessible route of travel fully to and around the soccer field. The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.</p>	2	3	N	Up to \$8,000

Total up to \$40,700+

East Street Elementary School Playgrounds and Field Accessibility Assessment Photos



Photo East Street 1



Photo East Street 2



Photo East Street 3



Photo East Street 4



Photo East Street 5



Photo East Street 6



Photo East Street 7



Photo East Street 8

HARRIS BROOK ELEMENTARY SCHOOL PLAYGROUNDS AND FIELDS

Function and Description of Facility and Programs: The Harris Brook Elementary School playgrounds and field consists of 2 playground areas, soccer fields, and basketball courts.



Responsible Party: School Department, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Parking

There are 52 parking spaces at the soccer field next to Chapin Street but only one designated accessible space. Parking areas with 51 to 75 spaces require 3 designated accessible parking spaces. The existing designated accessible space is van accessible but lacks “van accessible” signage.

Chain Link Gates

The following chain link gates are not smooth at the base:

- gate into basketball courts
- gates (2) into the large playground area to the right of the school
- gate into the large soccer field to the left of the school
- gates (2) into the small playground area to the left of the school

In addition, the latch to the gate into the basketball courts is up to 4” too high.

Large Playground Area (right side of school)

The playground has moderate accessible features with 1 accessible swing, 2 ground components, and a playscape with some transfer capability.

There are areas of deterioration to the rubberized matting creating an unstable and not uniform surface with abrupt changes of up to 1½”.

Smaller Playground Area (left side of school)

The playground has moderate accessible features with 5 ground components and a large playscape with some transfer capability.

Soccer Fields

There is no accessible route of travel to and around the soccer field near the larger playground and basketball courts.

There is no accessible route of travel to and around the soccer field next to Chapin Street.

Harris Brook Elementary School Playgrounds and Fields Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Parking</u> There are 52 parking spaces at the soccer field next to Chapin Street but only one designated accessible space. Parking areas with 51 to 75 spaces require 3 designated accessible parking spaces. The existing designated accessible space is van accessible but lacks “van accessible” signage.	208 502 703.7.2	23	Stripe and designate two (2) passenger vehicle accessible parking spaces. The passenger vehicle accessible spaces s/b 8’ wide with a shared 5’ access aisle. Signage must be set such that the signage height should be a minimum of 60” high at the bottom (2010 ADAAG Standards) and a maximum of 96” at the top (MAAB 521 CMR) and located no more than 10’ in front of the space. Van accessible signage s/b provided at the van accessible space. Signage must include the Universal Symbol of Accessibility. Slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	2	I	Up to \$350+
<u>Chain Link Gates</u> The following chain link gates are not smooth at the base: <ul style="list-style-type: none"> • gate into basketball courts • gates (2) into the large playground area to the right of the school • gate into the large soccer field to the left of the school • gates (2) into the small playground area to the left of the school In addition, the latch to the gate into the basketball courts is up to 4” too high. See Photos Harris Brook 1 and 2.	404.2.10 308	NA 6.5 6.6	Install smooth plating or a covering at the base of the gates on the push side to a height of 10” from the ground. Lower the latches so they are no more than 48” a.f.f.	2	2	I	\$600

<p>Accessible Routes of Travel</p> <p><u>Large Playground Area</u> There are areas of deterioration to the rubberized matting creating an unstable and not uniform surface with abrupt changes of up to 1½”.</p> <p><u>Soccer Field Near Larger Playground Area/Basketball Courts</u> There is no accessible route of travel to and around the soccer field.</p> <p><u>Soccer Field near Chapin Street</u> There is no accessible route of travel to and around the soccer field.</p> <p>See Photos Harris Brook 3, 4, 5, and 6.</p>	403	22	Repair the rubberized matting to eliminate the abrupt changes in level surface.	2	3	I	TBD
	403	22	Construct an accessible route of travel fully to and around the soccer fields. The accessible route of travel must be compliant with width (48” per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼” unbeveled or between ¼” and ½” beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used.	2	3	N	Up to \$45,000

Total up to \$45,950+

Harris Brook Elementary School Playgrounds and Fields Accessibility Assessment Photos

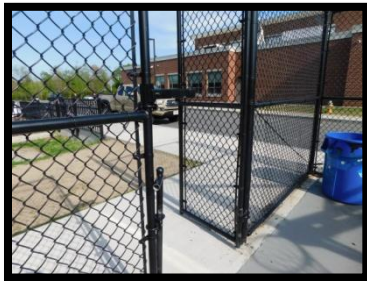


Photo Harris Brook 1



Photo Harris Brook 2



Photo Harris Brook 3



Photo Harris Brook 4

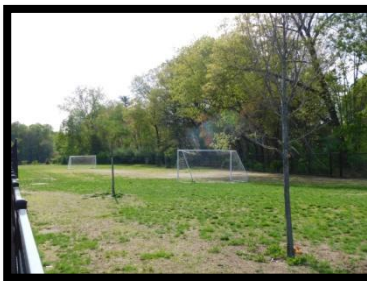


Photo Harris Brook 5



Photo Harris Brook 6

BAIRD MIDDLE SCHOOL FIELDS

Function and Description of Facility and Programs: The Paul R. Baird Middle School fields consists of a softball/baseball field, a soccer field, basketball courts, a picnic table, benches, bleacher seating, and a portable toilet.



Responsible Party: School Department, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Softball/Baseball Field

There is no designated accessible parking. The portable toilet is not an “accessible” portable toilet and is not on an accessible route of travel. There is no accessible route of travel to the baseball/softball field, player’s seating, and bleacher seating. There are no level areas for a wheelchair at the bleacher seating.

Soccer Field/Basketball Court

There is no designated accessible parking. There is no accessible route of travel to the soccer field, basketball courts, player’s seating, benches, and bleacher seating. There are no level areas for a wheelchair at the bleacher seating or at the benches (4 near basketball courts, 1 “memorial” bench).

Baird Middle School Fields Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
Parking There are no designated accessible parking spaces inclusive of access aisle and signage at either the softball/baseball field or the soccer field/basketball courts.	502 703.7.2	23	Stripe and designate at least one van accessible parking space at each location. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	2	I	Up to \$350+
Accessible Route of Travel <u>Softball/Baseball Field</u> There is no accessible route of travel to the baseball/softball field, player's seating, and bleacher seating. There are no level areas for a wheelchair at the bleacher seating. <u>Soccer Field/Basketball Court</u> There is no accessible route of travel to the soccer field, basketball courts, player's seating, benches, and bleacher seating. There are no level areas for a wheelchair at the bleacher seating or at the benches. See Photos Baird 1, 2, 3, 4, and 5.	206 402 403 221 802	20 22 14 19	An accessible route of travel needs to be provided to all areas available to the public. Construct an accessible route of travel fully to the baseball/softball field, soccer field, basketball courts, player's seating, benches, and bleacher seating. . The accessible route of travel must be compliant with width (48" per 521 CMR) and slope (2% max. cross, 5% max. running) requirements as well as changes in level surface (no > than ¼" unbeveled or between ¼" and ½" beveled w/a slope of no > 1:2). Construction options include compacted stone dust, asphalt or similar surfaces that meet the requirement of stable, firm, and slip resistant. Costs will vary depending on material used. Create an approach and level wheelchair area next to the benches and at the bleacher seating. The spaces should be 36" wide x 60" deep per wheelchair. If a front/rear approach, the depth can be reduced to 48" as opposed to 60" for a side approach.	2	3	N	Up to \$30,000
Portable Toilet The portable toilet is not an "accessible" portable toilet and is not on an accessible route of travel. See Photo Baird 6.	604 605 609 308	30	Provide an accessible "ADA Compliant" portable toilet that fully adheres to Sections 604,605, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR. The portable toilet must be placed on an accessible route of travel.	3	3	I	TBD

Total up to \$30,350+

Baird Middle School Fields Accessibility Assessment Photos



Photo Baird 1



Photo Baird 2



Photo Baird 3



Photo Baird 4



Photo Baird 5



Photo Baird 6

HIGH SCHOOL ATHLETIC FIELDS

Description of Facilities: The High School Athletic Field Complex includes tennis courts, a baseball field, a multi-purpose field with a track, bleacher seating, a broadcast booth, drinking fountains, a concession stand, a picnic table, and bathrooms.



Responsible Party: School Department

General Description or Obstacle Which Limits Mobility or Access:

Tennis Courts near High School

Chain Link Gates

The chain link gates (2) to the tennis courts are not smooth at the base.

Athletic Field Complex

Parking

There is no designated accessible parking.

Chain Link Gates

The chain link gates (4) to the baseball field player's seating are not smooth at the base.

Drinking Fountains

The drinking fountains (2) near the baseball field and near the multi-purpose field/track are "low" only.

Concession Stand Area

A picnic table near the concession stand is not on an accessible route of travel with up to a 2" abrupt change in level surface from concrete/asphalt/grass. In addition, the picnic table provides only 7" of knee depth.

The interior and exterior counters are 36" a.f.f. which are 2" too high. The storm door requires use of the fingers and pinching. There is no signage at the concession door or at the storage room door on the opposite side of the building. The sink in the concession stand has piping is not wrapped or insulated.

Bathrooms (Men's and Women's)

Men's and Women's. The bathrooms lack tactile designation signage. The doors require more than 15 lbs. of operating force. The sink shut-offs of the sinks on the right side have shut-offs that are not fully insulated. The light switches are 2" too high. The soap dispensers are 1" to 1 1/2" too high. The towel dispensers are 3 3/4" to 9" too high. The accessible stall doors open in, are not self-closing, and lack interior and exterior pulls.

Men's Only. The clear width to the urinal is only 28".

Women's Only. Concrete deterioration at the doorway threshold has created up to a 1" abrupt change in level surface. The coat hook is 17" too high. The rear grab bar is 1" too far from the interior corner.

Multi-purpose Field/Track

Bleacher Seating. Accessible seating is available at eight (8) areas on the concourse/lower level, however, of these, four (4) have trash cans located in, restricting access by a wheelchair. The accessible seating areas lack the Universal Symbol of Accessibility. The bleacher seating 2 outside railings have top extensions only. The seven (7) segments of interior railings lack top and bottom extensions. The railing heights vary as follows:

- Left side exterior railing 47" a.f.f.
- #1 segment interior lower railing 39" to 40" a.f.f.
- #2 segment interior lower railing 38 1/2" to 39" a.f.f., middle segment 40" a.f.f., upper 45" a.f.f.
- #3 segment interior middle segment 39" to 40" a.f.f., upper 39" to 40" a.f.f.
- #4 segment interior lower segment 38 1/2" a.f.f., middle segment 39" to 40", upper 39" to 40".
- #5 segment interior middle segment 39" to 40" a.f.f., upper segment 45" a.f.f.
- #6 segment – compliant
- Right side exterior railing 45" to 47" a.f.f.

Broadcast Booth. The broadcast booth is 18' 6" long x 8' 3" wide. Access to the broadcast booth is via stairs only. The door lacks tactile designation signage, has knob style hardware, and has a glass pane that is 68 1/4" a.f.f.

High School Athletic Fields Accessibility Assessment

General Description of Obstacle	2010 ADAAG	MAAB 521 CMR	Type of Action to be Taken	P	F	TF	Cost Estimate
Parking There are no designated accessible parking spaces inclusive of access aisle and signage.	502 703.7.2	23	Stripe and designate at least one van accessible parking space and one passenger vehicle accessible parking space. These should be located near the entrance gate or within the complex near the concession stand. The van accessible space s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). The passenger vehicle accessible space s/b 8' wide with a 5' access aisle. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space. Slopes for the parking and access aisles should not exceed 2.0% in any direction.	1	2	N	Up to \$350+
Chain Link Gates The chain link gates to the tennis courts (2) and baseball field player's seating (4) do not comply with the 2010 ADA Standards for a smooth surface within 10 inches of the ground on the push side for the full width of the gate. See Photo Fields 1.	404.2.10	NA	Install smooth plating or a protective covering at the base of the gates.	2	2	N	\$600
Drinking Fountains The drinking fountains (2) near the baseball field and near the multi-purpose field/track are "low" only. See Photo Fields 2.	211	36	Option #1: Discontinue use of the drinking fountains. Option #2 – Provide an additional "high" fountain at each location. The spout height s/b 38" min a.f.f. to 43" max a.f.f. for the "high" fountain.	2 2	2 3	I N	\$0 Up to \$6,000+
Concession Stand Area A picnic table near the concession stand is not on an accessible route of travel with up to a 2" abrupt change in level surface from concrete/asphalt/grass. In addition, the picnic table provides only 7" of knee depth. The interior and exterior counters are 36" a.f.f. which are 2" too high. The storm door requires use of the fingers and pinching. There is no signage at the concession door or at the storage room door on the opposite side of the building.	226.1 902 904.5 404.2.7 309.4 703	19 17.6.2 26.11 41.1	Provide an additional picnic table on the asphalt near the concession area which provide the required 27" knee height, 30" clear width, and 19" knee depth. Lower the counters or provide additional counters that are no more than 34" a.f.f. Replace the hardware with one that can be operated with a loose grip or closed fist. Install tactile designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards).	2 2 2 2	2 2 2	I I I	\$1,000 Up to \$1,000 \$100 \$100

The sink in the concession stand has piping is not wrapped or insulated. See Photos Fields 3, 4, 5, 6, and 7.	606.5	32.7	Wrap or insulate the piping.	2	2	I	\$75
<u>Bathrooms (Men's and Women's)</u> <u>Men's and Women's</u> The bathrooms lack tactile designation signage.	703	41.1	Install tactile designation signage on the latch side of each door (where allowable) with appropriate finish and contrast and character height and proportions, raised and brailled characters should also be included. Under 521 CMR, signage s/b 60" a.f.f. to the centerline of the sign. Tactile characters on signs s/b 48" min. a.f.f. from baseline of lowest character and 60" max. a.f.f. to baseline of highest character. Characters must meet the ADA Standards for character height, finish and contrast, accompanied by Grade 2 Braille (703 ADA Standards). The signage must also include the Universal Symbol of Accessibility.	3	2	I	\$100
The doors require more than 15 lbs. of operating force.	404.2.9	26.8	Adjust the door closer such that it takes no more than 15 lbs. of force to open.	3	2	I	\$0
The sink shut-offs of the sinks on the right side have shut-offs that are not fully insulated.	606.5	30.9.5	Insulate or wrap the shut-offs.	3	2	I	\$50
The light switches are 2" too high.	308	6.5 6.6	Lower to a height of no more than 48" a.f.f. or install motion activated light switches.	3	3	I	\$350
The soap dispensers are 1" to 1 1/2" too high.	308	30.12	Lower to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0
The towel dispensers are 3 3/4" to 9" too high.	308	30.12	Lower to a height of no more than 42" a.f.f. to the operating mechanisms.	3	2	I	\$0
The accessible stall doors open in, are not self-closing, and lack interior and exterior pulls.	604.8.1	30.6.1	Modify/adjust the stall doors such that they open out, not in and are self-closing. Install interior and exterior pull devices.	3	2	I	\$40
<u>Men's Only</u> The clear width to the urinal is only 28".	305.3	30.10.2	Modify the partition to achieve the minimum required 30" clear width.	3	2	I	\$0
<u>Women's Only</u> Concrete deterioration at the doorway threshold has created up to a 1" abrupt change in level surface.	404.2.5	26.10	Infill the area of deterioration to eliminate the abrupt change in level surface.	3	2	I	\$20
The coat hook is 17" too high.	308	30.6.1	Lower the coat hook to a height of no more than 48" a.f.f.	3	2	I	\$0
The rear grab bar is 1" too far from the interior corner.	604.5	30.8	Relocate the grab bar so that it is no more than 6" from the interior corner.	3	2	I	\$0
See Photos Fields 8, 9, 10, and 11.							
<u>Multi-purpose Field/Track Bleacher Seating</u> Accessible seating is available at eight (8) areas on the concourse/lower level, however, of these, four (4) have trash cans located in, restricting access by a wheelchair. The accessible seating areas lack the Universal Symbol of	221	14	Relocate the trash receptacles and install markers with the Universal Symbol of Accessibility at the designated wheelchair seating areas. Modify the railings as feasible so they are 34" to 38" a.f.f. to the top of the gripping surface.	2 2	2 3	I L	\$200 TBD

<p>Accessibility.</p> <p>The bleacher seating 2 outside railings have top extensions only. None of the lower railings at the concourse have bottom extensions. The railing heights vary as follows:</p> <ul style="list-style-type: none"> • Left side exterior railing 47" a.f.f. • #1 segment interior lower railing 39" to 40" a.f.f. • #2 segment interior lower railing 38½" to 39" a.f.f., middle segment 40" a.f.f., upper 45" a.f.f. • #3 segment interior middle segment 39" to 40" a.f.f., upper 39" to 40" a.f.f. • #4 segment interior lower segment 38½" a.f.f., middle segment 39" to 40", upper 39" to 40". • #5 segment interior middle segment 39" to 40" a.f.f., upper segment 45" a.f.f. • #6 segment – compliant • Right side exterior railing 45" to 47" a.f.f. <p>See Photos Fields 12, 13, 14, 15.</p>	505	27.4	Modify the railings so they are 34" to 38" a.f.f. to the top of the gripping surface. Modify the lower segment of the railings to provide extensions the slope distance of one tread then 12" parallel to the ground.	2	3	L	TBD
<p>Multi-purpose Field/Track Broadcast Booth</p> <p>The broadcast booth is 18' 6" long x 8' 3" wide. Access to the broadcast booth is via stairs only.</p>	206	14	Although the 2010 ADA Standards do allow for an "exception" requiring an accessible route to press boxes/broadcast booths that are free-standing, above grade no more than 12 feet, and less than 500 sq. ft. in size; 521 CMR does not. The Multi-purpose Field/Track broadcast booth is less than 2 feet above grade and roughly 150 sq. ft. in size. The booth is further limited to school employees only. As there is no immediate and cost effective means to make the booth accessible as there is no route of travel to the top of the bleacher seating, it is recommended that a variance/exception be sought to retain its current form of access with modifications being limited to those necessitated by an employee reasonable accommodation request and as those noted below.	2	1	I	\$0
<p>The door lacks tactile designation signage, has knob style hardware, and has a glass pane that is 68¾" a.f.f.</p> <p>See Photo Fields 16.</p>	703 404.2 309.4 404.2.11	41.1 26.11	Install tactile designation signage on the latch side of the door. Replace the knob hardware with lever style hardware. As the door is not on an accessible route of travel, modifications to the glass pane are not required.	2	2	I	\$125

Total up to \$8,130+

High School Athletic Fields Accessibility Assessment Photos



Photo Fields 1



Photo Fields 2



Photo Fields 3

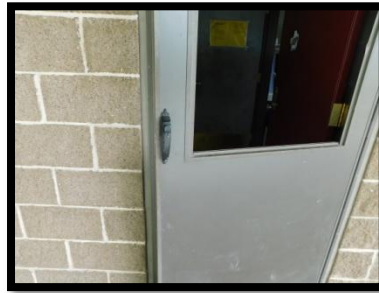


Photo Fields 4

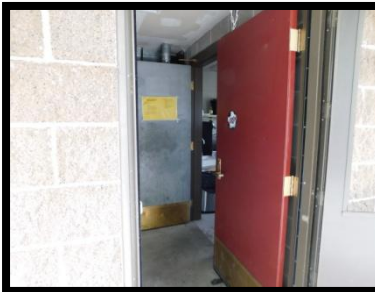


Photo Fields 5

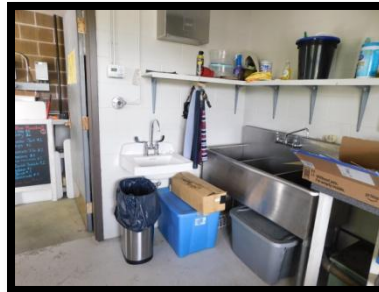


Photo Fields 6



Photo Fields 7



Photo Fields 8



Photo Fields 9



Photo Fields 10



Photo Fields 11



Photo Fields 12



Photo Fields 13

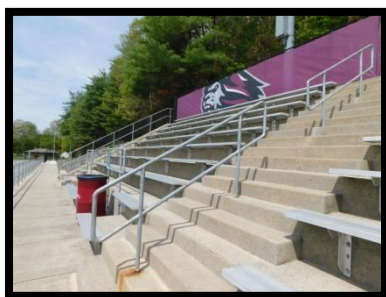


Photo Fields 14



Photo Fields 15

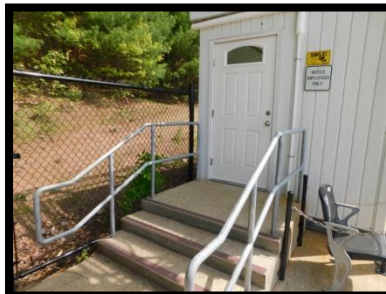


Photo Fields 16

WESTOVER MUNICIPAL GOLF COURSE

Function and Description of Facility and Programs: The 18-hole “Westover” course at the Westover Municipal Golf Course facility features 7,025 yards of golf from the longest tees for a par of 72. The Westover golf course opened in 1954.



Responsible Party: Board of Selectmen, Municipal Golf Commission

General Description or Obstacle Which Limits Mobility or Access

General

The accessibility assessment was limited to the club house/golf course parking, the practice putting green area, and the start area of the golf course. Further observations were limited to those from the main road to the golf course and club house.

Parking

See Westover Municipal Golf Course Club House.

Putting Green

There is up to a 6” abrupt change in level surface around the putting green area with one access area that has a running slope of up to 19.6%.

Benches

Two benches near the course start have up to a 1½” abrupt change in level surface due to a landscape timber.

Portable Toilets

Two portable toilets serving patrons of the golf course were observed from the roadway leading to the Golf Club House. These portable toilets were not accessible and were not on an accessible route of travel.

Golf Course Regulatory Requirements

The 2010 ADA Standards do provide standards specific to golf facilities. In general, accessible routes of travel (48" wide) must be provided to enter and exit features of the golf course including putting greens practice areas, course toilet facilities, weather shelters, fairways, etc. When curbs or barriers prevent gold carts from entering a fairway, openings a minimum of 60" wide should be provided at intervals not to exceed 75 yards. In addition, "reasonable accommodations" should always be considered when feasible and practical. The specific regulations are provided below:

106.5 Defined Terms

Golf Car Passage. A continuous passage on which a motorized golf car can operate.

Teeing Ground. In golf, the starting place for the hole to be played.

206.2.15 Golf Facilities

At least one accessible route shall connect accessible elements and spaces within the boundary of the golf course. In addition, accessible routes serving golf car rental areas; bag drop areas; course weather shelters complying with 238.2.3; course toilet rooms; and practice putting greens, practice teeing grounds, and teeing stations at driving ranges complying with 238.3 shall comply with Chapter 4 except as modified by 1006.2.

EXCEPTION: Golf car passages complying with 1006.3 shall be permitted to be used for all or part of accessible routes required by 206.2.15.

238 Golf Facilities

238.1 General. *Golf facilities shall comply with 238.*

238.2 Golf Courses. *Golf courses shall comply with 238.2.*

238.2.1 Teeing Grounds. *Where one teeing ground is provided for a hole, the teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where two teeing grounds are provided for a hole, the forward teeing ground shall be designed and constructed so that a golf car can enter and exit the teeing ground. Where three or more teeing grounds are provided for a hole, at least two teeing grounds, including the forward teeing ground, shall be designed and constructed so that a golf car can enter and exit each teeing ground.*

EXCEPTION: In existing golf courses, the forward teeing ground shall not be required to be one of the teeing grounds on a hole designed and constructed so that a golf car can enter and exit the teeing ground where compliance is not feasible due to terrain.

238.2.2 Putting Greens. *Putting greens shall be designed and constructed so that a golf car can enter and exit the putting green.*

238.2.3 Weather Shelters. *Where provided, weather shelters shall be designed and constructed so that a golf car can enter and exit the weather shelter and shall comply with 1006.4.*

238.3 Practice Putting Greens, Practice Teeing Grounds, and Teeing Stations at Driving Ranges. *At least 5 percent, but no fewer than one, of practice putting greens, practice teeing grounds, and teeing*

stations at driving ranges shall be designed and constructed so that a golf car can enter and exit the practice putting greens, practice teeing grounds, and teeing stations at driving ranges

1006 Golf Facilities

1006.1 General. Golf facilities shall comply with 1006.

1006.2 Accessible Routes. Accessible routes serving teeing grounds, practice teeing grounds, putting greens, practice putting greens, teeing stations at driving ranges, course weather shelters, golf car rental areas, bag drop areas, and course toilet rooms shall comply with Chapter 4 (Accessible Routes) and shall be 48 inches wide minimum. Where handrails are provided, accessible routes shall be 60 inches wide minimum.

EXCEPTION: Handrails shall not be required on golf courses. Where handrails are provided on golf courses, the handrails shall not be required to comply with 505.

Advisory 1006.2 Accessible Routes. The 48 inch minimum width for the accessible route is necessary to ensure passage of a golf car on either the accessible route or the golf car passage. This is important where the accessible route is used to connect the golf car rental area, bag drop areas, practice putting greens, practice teeing grounds, course toilet rooms, and course weather shelters. These are areas outside the boundary of the golf course, but are areas where an individual using an adapted golf car may travel. A golf car passage may not be substituted for other accessible routes to be located outside the boundary of the course. For example, an accessible route connecting an accessible parking space to the entrance of a golf course clubhouse is not covered by this provision. Providing a golf car passage will permit a person that uses a golf car to practice driving a golf ball from the same position and stance used when playing the game. Additionally, the space required for a person using a golf car to enter and maneuver within the teeing stations required to be accessible should be considered.

1006.3 Golf Car Passages. Golf car passages shall comply with 1006.3.

1006.3.1 Clear Width. The clear width of golf car passages shall be 48 inches minimum.

1006.3.2 Barriers. Where curbs or other constructed barriers prevent golf cars from entering a fairway, openings 60 inches wide minimum shall be provided at intervals not to exceed 75 yards.

1006.4 Weather Shelters. A clear floor or ground space 60 inches minimum by 96 inches minimum shall be provided within weather shelters.

Westover Municipal Golf Course Accessibility Assessment

<u>General Description of Obstacle</u>	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<u>Accessible Route of Travel</u> <u>Putting Green</u> There is up to a 6" abrupt change in level surface around the putting green area with one access area that has a running slope of up to 19.6%.	403.4 403.3 206.2.15 238 1006	22.4.1 22.3	<u>Putting Green</u> Modify the access/approach to the putting green such that it is a minimum of 48" wide with no more than a 5.0% running slope.	2	3	N	Up to \$2,500

<u>Benches</u> Two benches near the course start have up to a 1½" abrupt change in level surface due to a landscape timber. See Photos Golf 1, 2, 3, and 4.			<u>Benches</u> Remove a 36" wide section of the landscape timber to eliminate the abrupt change in level surface.	2	2	1	\$0
<u>Portable Toilets</u> Two portable toilets serving patrons of the golf course were observed from the roadway leading to the Golf Club House. These portable toilets were not accessible and were not on an accessible route of travel.	604 605 609 308	30	Provide accessible "ADA Compliant" portable toilets that fully adhere to Sections 604,605, 609, and 308 of the 2010 ADA Standards and Section 30 of 521 CMR. The portable toilets must be placed on an accessible route of travel.	3	3	1	TBD

Total up to \$2,500+

Westover Municipal Golf Course Accessibility Assessment Photos



Photo Golf 1



Photo Golf 2



Photo Golf 3



Photo Golf 4

WESTOVER CONSERVATION AREA

Function and Description of Facility and Programs: The Westover Conservation Area is located on the property of the Westover Municipal Golf Course. It is a passive recreation area for fishing, walking, wildlife viewing, kayaking, and canoeing.

There are 3 separate parking areas with routes of travel to the water's edge of Wade Pond.



Responsible Party: Recreation Commission, Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access:

Conservation Area #1

None of the 6 parking spaces are designated as accessible.

There is only 15" of clear width at the gate when the gate is closed. The concrete for the gate post creates a 5" abrupt change in level surface. The stone dust walkway to the pond is overgrown with grass.

Conservation Area #2

Four (4) of the 10 parking spaces are designated as accessible. The 2 spaces on the left side have cross slopes of 6.8% to 7.0% and lack accessible signage. The 2 spaces on the right side have compliant cross and running slopes but also lack accessible signage. All 4 spaces are 12 feet wide with a shared 6 foot access aisle. Although the dimensions are not specific to the regulations, the overall width of 18 feet for the parking space and access aisle exceeds the required combined parking space and access aisle width of 16 feet.

Vegetative overgrowth at the gate restricts the clear width to roughly 24 inches. The walkway to the pond is a combination of asphalt, stone dust, and grass with additional vegetative overgrowth.

Conservation Area #3

None of the 3 designated accessible parking spaces have access aisles and all lack signage. The 11-foot wide single parking space on the left side has a running slope of up to 2.8%. The two 10-foot wide parking spaces on the right side have running slopes of 3.8% to 5.0%.

There is a 2" abrupt change in level surface at the transition from asphalt to stone dust at the ramp entrance. The stone dust surface of the ramp is severely washed out resulting in running slopes of up to 10.0%. The ramp railings lack top and bottom extensions. The initial 2 sections of railing "fan out" away from the ramp and are not parallel to the accessible route of travel.

Westover Conservation Area Accessibility Assessment

General Description of Obstacle	<u>2010 ADAAG</u>	<u>MAAB 521 CMR</u>	<u>Type of Action to be Taken</u>	<u>P</u>	<u>F</u>	<u>TF</u>	<u>Cost Estimate</u>
<p><u>Parking</u></p> <p><u>Conservation Area #1</u> None of the 6 parking spaces are designated as accessible.</p> <p><u>Conservation Area #2</u> The 2 accessible spaces on the left side have cross slopes of 6.8% to 7.0% and lack accessible signage. The 2 accessible spaces on the right side have compliant cross and running slopes but also lack accessible signage.</p> <p><u>Conservation Area #3</u> None of the 3 designated accessible parking spaces have access aisles and all lack signage. The 11-foot wide single parking space on the left side has a running slope of up to 2.8%. The two 10-foot wide parking spaces on the right side have running slopes of 3.8% to 5.0%.</p> <p>See Photos Westover 1, 2, 3, 4, and 5.</p>	502 703.7.2	23	<p><u>Conservation Area #1</u> Stripe and designate at least one van accessible parking space and access aisle with van accessible signage.</p> <p><u>Conservation Area #2</u> Although there are 4 designated accessible parking spaces, only one is required. The 2 accessible spaces on the left side have excessive cross slopes. The 2 accessible spaces on the right side have compliant widths and slopes. Van accessible signage should be provided for the parking spaces on the right side.</p> <p><u>Conservation Area #3</u> At least one compliant van accessible parking space with an access aisle should be provided on the right side. The area will need to be repaved and striped with accessible signage.</p> <p>The parking spaces and signage will need to comply in all locations as follows:</p> <p>The new van accessible spaces s/b at a width of either 11' with a 5' access aisle or 8' wide parking space with an 8' access aisle (2010 ADA Standards). Slopes should not exceed 2.0% in any direction for the parking spaces and access aisles. Signage must be set such that the signage height should be a minimum of 60" high at the bottom (2010 ADAAG Standards) and a maximum of 96" at the top (MAAB 521 CMR) and located no more than 10' in front of the space. Van accessible signage s/b provided at the van accessible space.</p>	1	2,3	N	Up to \$3,500+

<p>Accessible Route of Travel</p> <p><u>Conservation Area #1</u> There is only 15" of clear width at the gate when the gate is closed. The concrete for the gate post creates a 5" abrupt change in level surface. The stone dust walkway to the pond is overgrown with grass.</p> <p><u>Conservation Area #2</u> Vegetative overgrowth at the gate restricts the clear width to roughly 24 inches. The walkway to the pond is a combination of asphalt, stone dust, and grass with additional vegetative overgrowth.</p> <p><u>Conservation Area #3</u> There is a 2" abrupt change in level surface at the transition from asphalt to stone dust at the ramp entrance. The stone dust surface of the ramp is severely washed out resulting in running slopes of up to 10.0%. The ramp railings lack top and bottom extensions. The initial 2 sections of railing "fan out" away from the ramp and are not parallel to the accessible route of travel.</p> <p>See Photos Westover 6 - 18.</p>	206 403 405 505	20 22 24	<p><u>Conservation Area #1</u> Modify the guardrail/post and gate to allow for a minimum of 36" clear width. Infill or modify the concrete to eliminate the abrupt change in level surface.</p> <p>Reclaim the existing stone dust accessible route of travel to provide a firm, stable, and slip resistant surface with a no greater than ¼" change in level surface and a clear width of a minimum of 36" (48" wide walkway with a 36" minimum clear width). Cross slopes should not exceed 2.0%, and running slopes should not exceed 5.0%.</p> <p><u>Conservation Area #2</u> Remove the vegetative overgrowth at the gate.</p> <p>Reclaim the existing stone dust accessible route of travel to provide a firm, stable, and slip resistant surface with a no greater than ¼" change in level surface and a clear width of a minimum of 36" (48" wide walkway with a 36" minimum clear width). Cross slopes should not exceed 2.0%, and running slopes should not exceed 5.0%.</p> <p><u>Conservation Area #3</u> Eliminate the abrupt change in level surface at the ramp entrance.</p> <p>Reclaim the existing stone dust route of travel of the ramp to provide a firm, stable, and slip resistant surface with a no greater than ¼" change in level surface and a clear width of a minimum of 48" between the railings. Cross slopes should not exceed 2.0%, and running slopes should not exceed 8.3% for the ramp. Provide top and bottom railing extensions 12" parallel to the ground. Relocate the initial 2 sections of railing such that they are immediately adjacent to the ramp accessible route of travel.</p>	2	2,3	1	Up to \$10,000

Total up to \$13,500+

Westover Conservation Area Accessibility Assessment Photos

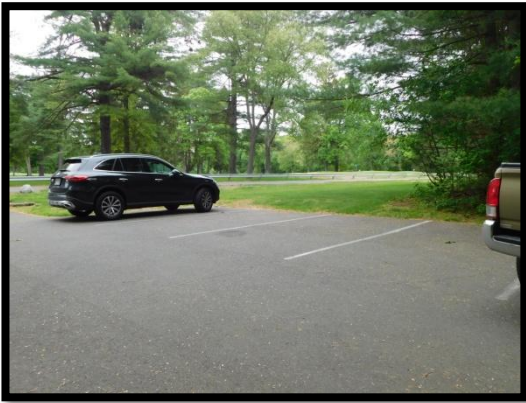


Photo Westover 1



Photo Westover 2



Photo Westover 3



Photo Westover 4



Photo Westover 5



Photo Westover 6



Photo Westover 7



Photo Westover 8



Photo Westover 9



Photo Westover 10



Photo Westover 11



Photo Westover 12



Photo Westover 13



Photo Westover 14



Photo Westover 15



Photo Westover 16



Photo Westover 17



Photo Westover 18

CEMETERIES

Function and Description of Facility and Programs: Burial grounds for the deceased. There are 5 town cemeteries in Ludlow. These are as follows:

- Sikes Cemetery (on Munsing Street across from Colonial Drive)
- Reservoir Cemetery (on Center Street next to Springfield Reservoir)
- Fuller Cemetery (on Center Street next to the First Church)
- Ludlow Center Cemetery (on Center Street across from the First Church)
- Island Pond Cemetery (on Center Street across from Haviland Pond)

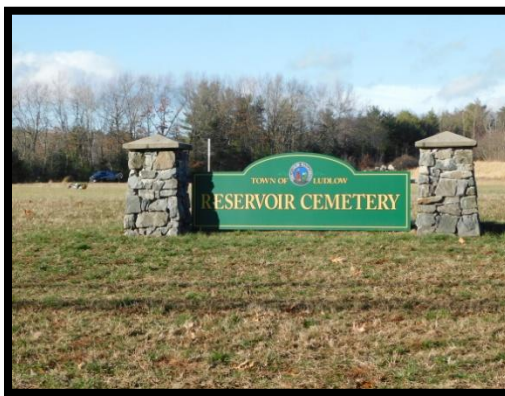
None of these cemeteries offer direct services to the public with only Reservoir Cemetery, Ludlow Center Cemetery and Island Pond Cemetery allowing for vehicular access

Responsible Party: Board of Selectmen, Department of Public Works

General Description or Obstacle Which Limits Mobility or Access: There is no dedicated public access or pedestrian accessible routes to or within these areas. Reservoir Cemetery and Island Pond Cemetery have paved roadways that traverse the interior of the cemeteries. Ludlow Center Cemetery has an unimproved stone and grassed “roadway” that goes through the middle and around the cemetery. Buildings located at Reservoir Cemetery, Ludlow Center Cemetery, and Island Pond Cemetery are for equipment and storage only with no public access. Island Pond Cemetery has a number of benches located throughout, which serve different areas of the cemetery. Consideration could be given to ensure some or all are on an accessible route of travel with a level area for a wheelchair next to the bench. If there are certain areas of the cemeteries or gravestones that are unique or of special interest that are not accessible and cannot be viewed from the roadways, then a brochure could be developed identifying these, inclusive of a photograph and narrative and made available at town hall or placed in an outdoor brochure holder at the respective cemetery entrance.



Sikes Cemetery



Reservoir Cemetery



Fuller Cemetery



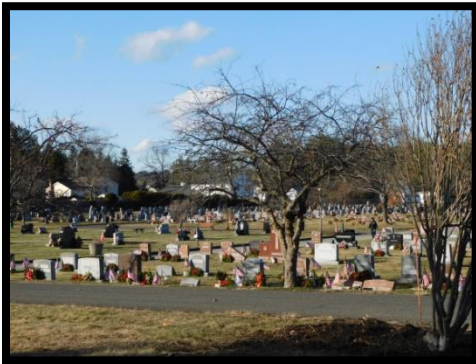
Ludlow Center Cemetery



Ludlow Center Cemetery



Island Pond Cemetery



Island Pond Cemetery



Island Pond Cemetery



Island Pond Cemetery

XVI. LUDLOW SIDEWALKS AND CURB RAMPS

LUDLOW SIDEWALKS AND CURB RAMPS

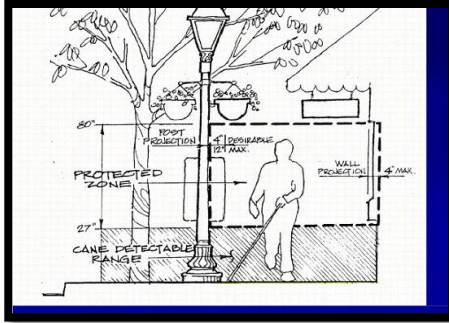
Description of Assessment Area: The assessment of public sidewalks, curb ramps, and crosswalks within the Town focused on the Chapin Street from Center Street to East Street and East Street from Chapin Street to Winsor Street.

Regulatory Compliance: Sidewalks and curb ramps must adhere to the rules and regulations of the Massachusetts Architectural Access Board as provided in 521 CMR, and the requirements of the Americans with Disabilities Act as provided for in the regulations of the United States Access Board and as required by the United States Department of Transportation, Federal Highway Administration. These federal requirements are principally listed in the 2010 Americans with Disabilities Act Accessibility Guidelines (“ADAAG”) and the Public Right of Way Accessibility Guidelines (“PROWAG”). In addition, in March 2012, the Massachusetts Department of Transportation issued *“Notes on Walks and Wheelchair Ramps for Designers and Construction Engineers”* to be used as further guidance on this matter. These notes are a supplement to and not a replacement for the 521 CMR, PROWAG, and ADAAG Regulations.

General Standards for Compliance: In summary, the guidance and regulations under the 2010 ADAAG, PROWAG, 521 CMR, and MA DOT Notes on Sidewalks and Ramps is as follows:

Sidewalks

- A minimum of a 4 feet wide sidewalk (excluding the curb) with a 3 feet minimum unobstructed width. If the sidewalk is not 5 feet wide, then a 5 feet by 5 feet level passing space should be provided every 200’. Citation: ADAAG S. 403.5; 521 CMR S. 22.2; PROWAG.
- If the slope of the natural topography exceeds 1:20 (5%), a ramp is not required for a sidewalk. Citation: ADAAG S. 403.3; 521 CMR S. 22.3; PROWAG.
- The finished cross slope of any walkway or sidewalk should not exceed 1:50 (2.0%). Citation: ADAAG S. 403.3; 521 CMR S. 22; PROWAG.
- Walkway and sidewalk surfaces shall be firm, stable, and slip resistant. Openings in the route of travel (grates, etc.) can be no more than ½” wide. The “long” opening should be perpendicular to the route of travel. There shall be no abrupt changes in level surface of more than ¼”, unless beveled up to ½”. Citation: ADAAG S. 403, 303, 302; 521 CMR S. 22.4, 22.5, 22.7; PROWAG.
- Objects between 27” and 80” above the finish surface may not protrude more than 4” into the entire pedestrian circulation route. Citation: ADAAG S. 204, 307; 521 CMR S. 20.6; PROWAG.
- All sidewalks/accessible routes of travel must be maintained and kept in a good quality condition including being kept free of snow and ice or other debris which would restrict access.

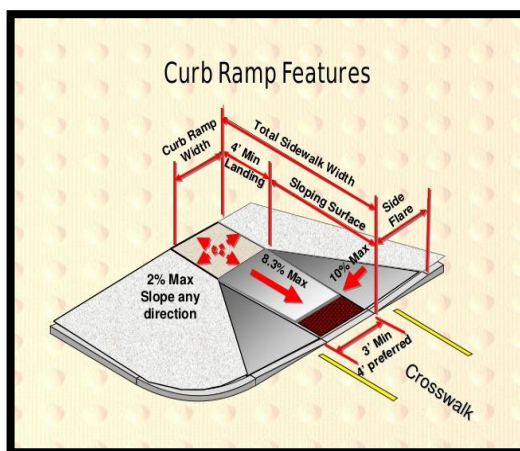


Curb Ramps

- Whenever sidewalks, walkways, or curbs on streets and ways are constructed, reconstructed, or repaired, curb cuts are required. Citation: ADAAG S. 406; 521 CMR S. 21.1; PROWAG.
- Curb cuts shall occur whenever an accessible route crosses a curb. Citation: ADAAG S. 405, 406; 521 CMR S. 21; PROWAG.
- Curb cuts are required at each corner of an intersection and typically are perpendicular to the street. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- Curb cut wheelchair ramps should be placed within the general pedestrian flow to the greatest degree possible, to provide pedestrians the safety to see and be seen before crossing the street. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- Paired reciprocal curb cut wheelchair ramps are preferred, however, apex ramps serving two directions may be used when intersection geometry precludes the use of paired ramps. The crosswalk should lead directly to the adjoining curb cut wheel chair ramp and sidewalk and not terminate in the roadway, a parking lot, or other area that is not part of the defined pedestrian flow. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- The maximum running slope of a curb ramp shall be 1:12 (8.3%). Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- The maximum cross slope of a curb ramp shall be 1:50 (2%). Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- The maximum slope of a flared side shall be 1:10 (10%). Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- The minimum width of a curb ramp shall be 36 inches under ADAAG and 521 CMR but 48 inches under PROWAG, exclusive of flared sides. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- Transitions from curb cuts to walks, gutters, or streets shall be flush or free of changes in level greater than ¼" or between ¼" and ½" if beveled. Citation: ADAAG S. 303, 403; 521 CMR S. 21; PROWAG.
- Grading and drainage shall be designed to minimize pooling of water, accumulation of debris, accumulation of ice or flow of water across the base of the curb cut. Citation: 521 CMR S. 21; PROWAG.
- A level landing (no more than 2.0% in all directions) at the top of the curb ramp is required. The level landing or turning area should be 4 feet deep by the width of the ramp at the curb line

(minimum 3 feet, 5 feet preferred). The preferred level landing dimension, as feasible, is 5 feet x 5 feet. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.

- Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a clear space 48 inches minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches long minimum located on each side of the curb ramp and within the marked crossing. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- Detectable warnings with truncated domes are required at all street crossings under PROWAG. Citation: PROWAG.
- Fixed objects shall not be placed in any part of a wheelchair ramp. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG.
- Catch basins should be located immediately upgrade at the wheelchair ramp entrance. Citation: ADAAG S. 406; 521 CMR S. 21; PROWAG
- Accessible pedestrian signals should provide both visual and audible information. The push button face should be parallel to the sidewalk and mounted within reach range (ADAAG and PROWAG - 15 inches to 48 inches above finished ground; 521 CMR S. 21 – 42 inches above the finished sidewalk). The side reach should be within 10 inches and there should be no forward reach obstruction. The button must be operable with a closed fist with no more than 5 lbs. of pressure to operate. The push button location should be between 1½ feet and 6 feet from the edge of the curb, shoulder, or pavement and no more than 5 feet from the crosswalk. Citation: PROWAG; ADAAG 308; 521 CMR S. 21.



Responsible Party: Highway Department and Board of Selectmen

General Description or Obstacle Which Limits Mobility or Access: The following is a general summary of major findings of non-compliance. All sidewalks and curb ramps, unless technically infeasible, must adhere to the state and federal standards as detailed above.

Chapin Street

Crosswalk across Chapin Street at Center Street

- There is no level landing at the top of the curb ramp on the sidewalk side (odd numbered) of Chapin Street.
- There are no detectable warning strips in the center island and no level landings.
- There is no level landing at the top of the curb ramp on the Public Safety Complex side.



Protruding Objects and Reduced Headroom

The following protrude into the accessible route of travel more than 4" at a height of between 27" and 80" or have reduced headroom of less than 80":

- Mailbox near House #607 (6" protrusion at 42" a.f.f.).
- 30 MPH sign near House #607 (10 1/2" protrusion at 72" a.f.f.).
- Mailbox near House #605 (6" protrusion at 45" a.f.f.).
- Mailbox near House #601 (8" protrusion at 41 1/2" a.f.f.).
- 13' 11" sign near House #597 (11" protrusion at 22" a.f.f.).
- PVTa temporary bus stop sign across from apartment building near East Street (11 1/2" out at 42" a.f.f.).
- Sidewalk across from high school reduced headroom of less than 80" due to vegetative overgrowth.





Sidewalk Deterioration and Reduced Clear Widths

- The sidewalk near House #493 has 2 areas of deterioration resulting in abrupt changes in level surface.
- Vegetative overgrowth into the sidewalk near House #417 reduces the clear width to only 32\"/>





Curb Ramps and Crosswalks

The following curb ramps and crosswalks lack detectable warning strips:

- Crosswalk at House #525 and high school (high school side).
- Sergeant Desforges Way (town hall side).
- Sportsmen Road (Sportsmen Road side).

The following curb ramps lack level landings:

- Sergeant Desforges Way (town hall side).
- Crosswalk at House #525 and high school (both sides).
- Crosswalk t East/Chapin Streets across Chapin Street (even numbered side).

The following curb ramp has up to a 1" abrupt change in level surface:

- Chapin Circle at House #545 side.





East Street (Chapin Street to Winsor Street)

Sidewalk Deterioration and Reduced Clear Widths

- The sidewalk has 2 abrupt changes in level surface and raised concrete pads near the crosswalk across East Street.
- There is a 1/2" abrupt change in level surface at Pole #571.
- There is only 32" of clear width at the telephone pole in front of the Faith Community Chapel Church.
- There is only 30" of clear width as well as a 3" abrupt change in level surface at Pole #68/52 Eversource.
- There is only 29" of clear width at light pole near House #453.
- There is only 31" of clear width at Pole #68/43 Eversource.
- There is only 34" of clear width at light pole near House #423.
- There is only 34" of clear width at light pole near Chin's Kitchen.
- There is a 1/2" abrupt change in level surface at the PACC driveway due to concrete heaving.
- There is only 30" of clear width at Pole #VZ 35 near the PACC.





Protruding Objects and Reduced Headroom

The following protrude into the accessible route of travel more than 4" at a height of between 27" and 80" or have reduced headroom of less than 80":

- Mailbox near House #771 (5" protrusion at 49 1/2" a.f.f.).
- Electric/Utility Box on Pole NYNEX 61/1951-90T across from Tony Lema Drive (16" out at 45 1/2" a.f.f.).
- Amadeus Hair Styling Sign at #283 (20" out with 75" to 80" headroom).
- Veteran's Honor Sign on light pole near Elegant Nails parking (8" out with 74" headroom).



Curb Ramps and Crosswalks

The following curb ramps and crosswalks lack detectable warning strips:

- Brownell Street (on side going to downtown).
- King Street (both sides).
- Amherst Street (both sides).
- Williams Street (both sides).
- Ray Street (both sides).
- Yale Street (on side near church and going to downtown).
- Cedar Street (both sides).
- Pine Street (both sides).
- Kirkland Avenue (both sides).
- Lakeview Avenue (both sides).
- Lockland Street (both sides).
- Prospect Street (both sides).
- Highland Avenue (both sides).
- Hubbard Street (both sides).
- Winsor Street (both sides).
- Winsor Street between #222 and #224 (both sides).



The following curb ramps have excessive running slopes:

- King Street up to 9.4% (#619 side).
- Ray Street up to 11.2% (#535 side) and up to 9.8% (#529 side).
- Cedar Street up to 12.5% (#477 side).
- Kirkland Avenue up to 13.2% (#453 side).
- Prospect Street up to 9.8% (#325 side) and up to 10.0% (#319 side).
- Winsor Street between #222 and #220 up to 9.4% on #222 side.

The following curb ramps have 1/2" to 2" abrupt changes in level surface at the transition from roadway (asphalt) to curb ramp (granite, brick, or concrete):

- King Street (#619 side).
- Amherst Street (both sides).
- Ray Street (#535 side).
- Yale Street (Church and #529 side).
- Cedar Street (#477 side).
- Pine Street (#459 side severe deterioration and no formal curb ramp).

- Pine Street (#453 side).
- Hubbard Street (both sides).



The following curb ramps have excessive pooling of water or accumulation of debris at the base of the ramp:

- King Street (#619 side).
- Cedar Street (church side).
- Kirkland (#423 side).



The following cross walks have abrupt changes in level surface due to asphalt deterioration or storm grates with up to 2 1/2" openings in the crosswalk:

- Amherst Street (storm grates).
- Pine Street (asphalt deterioration w/2" abrupt change in level surface).
- Hubbard Street (storm grates).



East Street (Winsor Street to Stevens Street)

Sidewalk Deterioration and Reduced Clear Widths

- There are 3 areas of concrete deterioration with up to 2" abrupt changes in level surface at #246.
- There is concrete deterioration with up to 1" abrupt changes in level surface at #378/380.
- The sidewalk near the Brookfield Street curb ramp and #398 has a concrete pad that is heaving causing a 1/2" abrupt change in level surface. Additional concrete deterioration and abrupt changes occur at #398.
- There is up to 1/2" abrupt changes in level surface at #554.
- Reduced clear width at light pole near #554.



Curb Ramps and Crosswalks

The following curb ramps and crosswalks lack detectable warning strips:

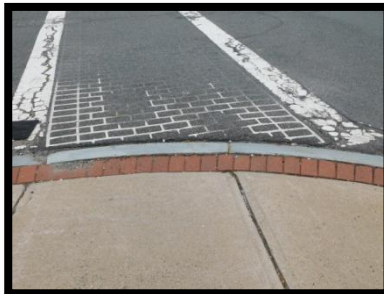
- Winsor Street between #222 and #242 (both sides).
- Palmer Street (both sides).
- Brimfield Street (both sides).
- Warren Street (both sides).
- Brookfield Street (both sides).
- Canterbury Street (both sides).
- Newbury Street (both sides).
- Cambridge Street (both sides).
- Merrimac Street (both sides)
- Laconia Street.
- Leheigh Street.
- Stevens Street.

The following curb ramps have excessive running slopes or lack level landings:

- Winsor Street (#242 side - excessive running slope).
- Palmer Street (Cumberland Farms side – excessive cross slope and no level landing).
- Brimfield Street (#352 side – excessive running slope).
- Warren Street (#374 side – excessive running slope).
- Newbury Street (excessive running and cross slopes and no level landings).
- Cambridge Street (#462 side – excessive running slope and no top level landing).
- Laconia Street(school side – no level landing).

The following curb ramps have 1/2" to 2" abrupt changes in level surface at the transition from roadway (asphalt) to curb ramp (granite, brick, or concrete):

- Palmer Street (Four Seasons Liquor side).
- Brookfield Street (both sides).
- Canterbury Street (#412 side).
- Newbury Street (Funeral Home side)
- Stevens Street.



Across East Street

Curb Ramps and Crosswalks

The following curb ramps and crosswalks lack detectable warning strips:

- Near Merrimac Street
- Front of elementary school.
- Near Ludlow Funeral Home.
- Near Warren Street and PACC.
- Near Brimfield Street.
- Near Prospect Street.
- Near Highland Avenue.
- Near Hubbard Street (2 locations).
- Near Winsor and #239.

The following curb ramps have excessive running slopes or lack level landings:

- Near Merrimac Street (both sides – excessive running/cross slopes and no level landings).
- Front of elementary school (both sides - excessive running slopes).
- Near Warren Street and PACC (PACC side – excessive running slope).
- Near Highland Avenue (Cumberland Farms side – no level landing).
- Near Blue Water Sushi (#221 side – excessive running slope).

The following curb ramps have 1/2" to 2" abrupt changes in level surface at the transition from roadway (asphalt) to curb ramp (granite, brick, or concrete):

- Near Prospect Street (both sides).
- Near Highland Avenue (Cumberland Farms side).
- Near Hubbard Street (Ludlow Central Bakery side).
- Near #239 and Winsor Street (#239 side).
- Near Blue Water Sushi (both sides - #221 and #220).

The following curb ramps have accumulation of debris at the base of the ramp:

- Front of elementary school (elementary school side).

The following cross walks have storm grates with up to 2 1/2" openings in the crosswalk:

- Near Blue Water Sushi (#220 side).

XVII. APPENDICES

Appendix A: Survey Form

Appendix B: Public Notice

Appendix C: Grievance Procedure

Appendix D: Reasonable Accommodations Policy

Appendix E: Reasonable Accommodations Request Form

Appendix F: Funding Sources for Barrier Removal Planning, Design and Construction Projects

Appendix G: Self-evaluation Recommended Actions Checklist

Appendix A: Survey Form

Ludlow Self-evaluation Survey

Department: _____

1. Describe the function of the department and any programs it offers or services that it provides.

2. Is staff aware it may be necessary to modify program policies or practices to enable people with disabilities to participate in and benefit from the programs?

Is the public aware that programs/services can be modified for them due to a disability?

3. Does the department/program have a formal or informal process for responding to requests for modifications?

4. Briefly describe general office/service communications. Specifically, how is information disseminated and communicated? Are there assistive devices or auxiliary aids (i.e. TTY, TDD, sign language interpreter) which are used or available?

5. Are there any circumstances in which a person with a disability would be prohibited from participating in regular activities because of the provision of separate activities?

6. Employment Practices.
 - a. Please list the number of full- and part-time employees.

 - b. Has any of these staff declared a disability? If yes, describe.

 - c. Have you been asked to provide a reasonable accommodation? If so, please describe the request and what accommodation was provided.

 - d. Are there any required formal tests as a condition of employment? If yes, describe.

 - e. Do any of the positions have formal job descriptions? If so, state which position and attach a copy of the job description as well as a sample job ad.

Appendix B: Public Notice

Town of Ludlow
Public Notice Under
The Americans With Disabilities Act

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 ("ADA" hereafter), the Town of Ludlow will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities.

Employment. The Town of Ludlow does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the United States Equal Employment Opportunity Commission under Title I of the ADA.

Effective Communication. The Town of Ludlow will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in Town programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to persons with speech, hearing and/or vision impairments.

Modifications to Policies and Procedures. The Town of Ludlow will make all reasonable modifications to policies and programs to ensure that persons with disabilities have an equal opportunity to enjoy all of its programs, services, and activities.

Procedure and Contact. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the Town of Ludlow should contact the ADA Coordinator as soon as possible but no later than 72 hours before a scheduled event.

The ADA does not require the Town to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

Complaints and requests concerning the accessibility of programs, services and activities of the Town should be directed to:

Brenda (BJ) Church, Building Commissioner and ADA Coordinator
Town Hall
488 Chapin Street – 3rd Floor
Ludlow, MA 01056

Phone: 413.583.5600
Fax: 413.583.5603
Email: BChurch@ludlow.ma.us

The Town of Ludlow will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids and services or reasonable modifications of policy.

Appendix C: Grievance Procedure

Town of Ludlow
Grievance Procedure Under
The Americans With Disabilities Act

This Grievance Procedure is established to meet the requirements of the Americans with Disabilities Act of 1990 ("ADA"). This may be used by anyone who wishes to file a complaint alleging discrimination on the basis of disability in the provision of services, activities, programs, or benefits by the Town of Ludlow.

The complaint should be in writing and contain information about the alleged discrimination such as name, address, phone number of complainant and location, date, and description of the problem.

Alternative means of filing complaints, such as personal interviews or a tape recording of the complaint will be made available for persons with disabilities upon request.

The complaint should be submitted by the grievant and/or his/her designee as soon as possible but no later than 60 calendar days after the alleged violation to the Town's ADA Coordinator:

Brenda (BJ) Church, Building Commissioner and ADA Coordinator
Town Hall
488 Chapin Street – 3rd Floor
Ludlow, MA 01056

Phone: 413.583.5600
Fax: 413.583.5603
Email: BChurch@ludlow.ma.us

Within 15 calendar days after receipt of the complaint, the ADA Coordinator or his/her designee will meet with the complainant to discuss the complaint and the possible resolutions.

Within 15 calendar days of the meeting, the ADA Coordinator or his/her designee will respond in writing, and where appropriate, in a format accessible to the complainant, such as large print, Braille, or audio tape. The response will explain the position of the Town of Ludlow and offer options for substantive resolution of the complaint.

If the response by the ADA Coordinator or his/her designee does not satisfactorily resolve the issue, the complainant and his/her designee may appeal the decision of the within 15 calendar days after receipt of the response to the Board of Selectmen.

Within 15 calendar days after receipt of the complaint, the Board of Selectmen will meet with the complainant to discuss the complaint and the possible resolutions. The Board of Selectmen will respond in writing, and where appropriate, in a format accessible to the complainant, with a final resolution of the complaint.

All written complaints received by the ADA Coordinator or his/her designee and appeals to the Board of Selectmen and responses from both will be retained by the Town Clerk for a period of at least 3 years.

Appendix D: Reasonable Accommodation Policy

Town of Ludlow

Reasonable Accommodation Policy

In accordance with the Americans with Disabilities Act, the Town of Ludlow has adopted the following policy to address requests for reasonable accommodations made by people with disabilities in its employment, services, activities, policies, procedures, rules, and regulations.

Citizens, employees or applicants for employment of the Town of Ludlow with qualified disabilities should address any requests for accommodation to the Town's ADA Coordinator using the "*Reasonable Accommodation Request Form*" available on the town's website or from the Office of the Town Administrator.

Written requests should be sent to: (Note: : Alternative means of filing a request such as personal interviews, phone calls, or taped requests, will be made available for persons with disabilities if unable to communicate their request in writing).

ADA Coordinator

Brenda (BJ) Church, Building Commissioner and ADA Coordinator
Town Hall
488 Chapin Street – 3rd Floor
Ludlow, MA 01056

Phone: 413.583.5600
Fax: 413.583.5603
Email: BChurch@ludlow.ma.us

If the Town of Ludlow can grant the accommodation, the requestor will be notified within two weeks of receipt of the request and no further action will be required by the requestor. The request will then be implemented by the appropriate Town Department.

If the Town of Ludlow cannot grant the accommodation request, the requestor will be notified in writing of the decision, along with notification of the right to file a grievance under the Town's Grievance Procedure.

Appendix E: Reasonable Accommodation Request Form

TOWN OF LUDLOW
REQUEST FOR REASONABLE ACCOMMODATION FORM

The Town requests the completion of this form to assist it in assessing your request for a reasonable accommodation. This initial information will be part of an interactive process with you as we explore your request. This form will be kept separate from your personnel file. The responses may generate the need for additional medical information.

TO BE COMPLETED BY REQUESTOR

Print Name _____ Date _____

Phone (work) _____ (personal) _____

☐ Town employee ☐ Application for Employment ☐ Other (please explain) _____

Dept/Div _____ Job Title _____

APPLICANT

A. What limitation(s) is interfering with your job application process?

B. How does your limitation(s) interfere with your ability to participate in your job application process?

C. Describe any suggested accommodation(s) that you believe will assist you in addressing the above-referenced limitation(s): _____

D. Explain how the requested accommodations(s) will assist you: _____

E. If applicable, identify the source and/or cost (if known) for providing the accommodation(s):

EMPLOYEE

A. What limitation(s) is interfering with your job performance or accessing a benefit of employment?

B. What job function(s) or benefits of employment are you having difficulty performing or accessing because of that limitation(s)? _____

C. How does your limitation(s) interfere with your ability to perform your job function(s) or access a benefit of employment? _____

D. Describe any suggested accommodation(s) that you believe will assist you in addressing the above-referenced limitation(s): _____

F. If applicable, identify the source and/or cost (if known) for providing the accommodation(s):

Requestor's Signature _____

Date _____

**RETURN THIS FORM TO THE
LUDLOW ADA COORDINATOR**

Appendix F: Funding Sources for Barrier Removal Planning,
Design and Construction Projects

FUNDING SOURCES FOR BARRIER REMOVAL PLANNING, DESIGN, AND CONSTRUCTION PROJECTS

Note: This list of funding is not all inclusive and other local, private, state, and federal funding may be available to address accessibility related projects.

MA Office on Disability Municipal Americans with Disabilities Act Improvement Grant Program

There are two grant types available:

Planning Grant. These grants are for updating or creating a Self-Evaluation and/or Transition Plan as required under the Administrative Requirements of Title II of the ADA.

Project Grant. These grants are for removal of architectural or communication barriers that are present in a municipality. Design plans or applicant salaries are not eligible project grants. Project Grants are solely to remove barriers or to make physical/communication improvements at municipal properties or municipally owned facilities. Funds awarded cannot be used to make improvements to private businesses, private property, non-profit organizations, private homes, or other non-municipal properties.

Community Development Block Grant Funds (CDBG)

CDBG Funds can be accessed directly from the federal Office of Housing and Urban Development (HUD) if a municipality is an entitlement community or a designated central city. Non-entitlement communities (such as Ludlow) can apply for CDBG funds on an annual state-wide competitive basis from the Massachusetts Department of Housing and Community Development. Eligible accessibility related projects include feasibility and planning projects; design and engineering for barrier removal; and physical construction improvements to remove architectural barriers, including but not limited to, sidewalks, curb ramps, building and facility access and building and facility modifications. Funding may also be awarded for accessible related communication and transportation improvements and purchases such as integrated and fixed ALS devices and COA/Municipal accessible vans.

MassWorks Infrastructure Program

The MassWorks Infrastructure Program is a competitive grant program that provides a flexible source of capital funds to municipalities and other eligible public entities primarily for public infrastructure projects that support and accelerate housing production, spur private development, and create jobs throughout the Commonwealth. Although not specifically designed to address accessibility planning or barrier removal - housing projects would be required to include a percentage of units as accessible units and surface infrastructure projects would be required to construct compliant sidewalks and curb ramps as part of the overall construction project.

MA Chapter 90 Funding

Municipalities may, upon MA DOT approval, use their allocated Chapter 90 funds for street and sidewalk improvements which would require compliance with the 2010 ADA Standards, 521 CMR, and PROWAG pertaining to sidewalk cross slopes, level changes, sidewalk widths, curb ramps, and pedestrian crossing signals.

MA Complete Streets Program

The MassDOT Complete Streets Funding Program provides technical assistance and construction funding to eligible municipalities. Eligible municipalities must pass a Complete Streets Policy and develop a Prioritization Plan. Similar to the MassWorks Program, although not specifically designed to address accessibility projects, surface infrastructure projects would be required to construct compliant sidewalks and curb ramps as part of the overall construction project. Inherent in the development of a Complete Street is meeting the most current accessibility guidelines outlined by the Americans with Disabilities Act (ADA) and the Massachusetts Architectural Access Board (AAB), which are upheld by Code of Massachusetts Regulations 521 (521 CMR).

MA Community Preservation Act (CPA)

If a municipality has adopted through town meeting the CPA program, approved projects would have to adhere to applicable standards under ADA and 521 CMR. CPA funding is often used for historic building restoration and rehabilitation projects. Depending on the nature of the work and as part of the overall building project, funding may be attributed towards access into a building as well as interior improvements such as vertical access (lift, elevator), bathroom modifications, and related accessibility improvements.

Appendix G: Self-evaluation Recommended Actions Checklist

Self-evaluation Recommended Actions Checklist

Recommended Action	Completed (v)	Date of Completion
1. Revise the Commission on Disability webpage to include ADA related documents such as the completed Self-evaluation and Transition Plan; Town's Grievance Procedure; Public Notification; and related Policies, Procedures, and Practices.		
2. Post the name and contact information of the ADA Coordinator on the Town's website and in the Town Hall. An ADA Coordinator webpage should also be created in addition to the existing Commission on Disability webpage that would include all ADA related documents including the ADA Coordinator Appointment, Public Notice, Non-Discrimination Policy, and the ADA Grievance Procedure.		
3. Remove the word "handicap," from the equal opportunity employer policy of non-discrimination paragraph at the top of the Town of Ludlow's employment application form but keep the word "disability".		
4. The ADA Grievance Procedure should be formally adopted if it has not been already. The Grievance Procedure should also be posted in the Town Hall and on the Town's website, where it can be easily located. The Grievance Procedure should also be made available to all staff, departments, committees, and boards.		
5. Adopt a Reasonable Accommodation Policy as well as a Reasonable Accommodation Request Form and incorporate non-discrimination language, essential function requirements, and physical requirements in employment postings and job. Post the ADA Reasonable Accommodation Policy as well as the Reasonable Accommodation Request Form on the Town's website in the Board of Selectmen tab, and/or the newly created ADA Coordinator and ADA Commission on Disability tab as suggested in the Public Notice section of this Self- Evaluation. These documents should also be posted in Town Hall.		
6. Incorporate non-discrimination language, essential function requirements, reasonable accommodation language, and physical requirements in employment postings and job descriptions.		
7. Regularly inspect facilities to ensure compliance with program accessibility and initiate repairs/actions as required.		
8. Adopt auxiliary aid and/or accommodation request language in all meeting notice postings.		

9. Purchase a portable assistive listening system that can be used at public meetings.		
10. Incorporate the guidance provided in Chapter VII of the Ludlow 2024 ADA Self-evaluation and Transition Plan when developing an Emergency Management Plan and more specifically that notification and assistance to persons with disabilities be included within the Emergency Management Plan.		
11. The AutoMARK Voter Assist Terminal should be set up with a privacy shield and place close to a back wall with the back of the screen facing the voting public to ensure voting privacy for the individuals who use it.		