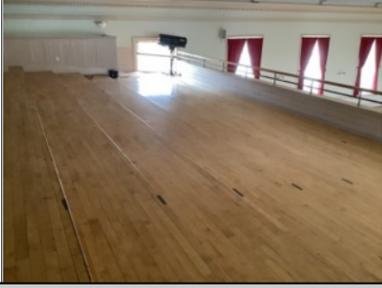


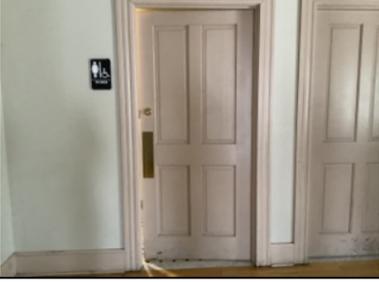
**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at access aisle > 1:50 (2.00%) Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	46 2 1 5.1% - 43"	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Add the designation "Van Accessible" to the sign located at the van accessible space. Locate signs with the bottom of the signs 60" min. above the ground and the top of the signs 96" max. above the ground.	1	-	\$0
Entrance												
2	Secondary Entrance, Northwest Egress	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided Threshold > 3/4" high	- 5.5"	Provide a directional sign indicating the location of the nearest accessible entrance. Alter threshold to be 3/4" high max.	1	-	\$0
3	Main Entrance, Southeast Egress	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided Door requires > 15 lbs. of force to open	- 17 lbs	Provide a sign with the International Symbol of Accessibility (ISA). Adjust closers so doors do not require more than 15 pounds of opening force.	1	-	\$0
Access to Goods and Services												
Means of Egress												
4	Southeast Egress, Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB) Automatic door opener not operable	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated International Symbol of Accessibility (ISA). Repair the control for the door opener to ensure it is maintained in operable working condition.	1	3492	\$3492

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Northwest Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	2	232	\$464
Interior Access Route												
6	Great Hall to East Staircase by Main Entrance, East Egress	2		Interior Access Route	N/A		Obstructed by protruding objects	7"	Provide a cane-detectable barrier under the automatic external defibrillator (AED).	1	306	\$306
7	Balcony	3		Interior Access Route	N/A		Accessible route not provided	-	Determination should be made as to whether it is technically feasible to provide an accessible route in compliance with the ADA Standards.	1	-	\$0
Doors, Doorways, & Gates												
8	The Connector	1	110	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	11"	Relocate the chair to maintain the required 18" min. maneuvering clearance at the pull side of the door.	1	Labor	\$0
9	GAR Hall	1	112	Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	1.5"	Alter the threshold to be 1/2" high max. (Applies to all offices located on the first floor with thresholds that are higher than 1/2".)	10	150	\$1500

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Women's Multi-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
11	Men's Multi-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
12	Kitchen	2		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	9"	Relocate the trash can and the fire extinguisher to provide 18" min. pull side maneuvering clearance.	1	Labor	\$0
13	Family Multi-User Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	11lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
14	Women's Multi-User Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Men's Multi-User Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	12 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
16	Stage	3		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	8.5"	Provide an automatic door opener or reverse the swing of the door if doing so provides 18" min, maneuvering clearance on the pull side of the door, (Price based on providing an automatic door opener.)	1	3060	\$3060
Stairways												
17	Northwest Staircase by West Egress	1		Stairways	Other		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs Vertical clearance < 80" above finished floor	30" - 78"	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12" min.. Bottom: Ensure handrails extend to one tread depth beyond the last riser. It may be technically infeasible to adjust the vertical clearance. Consider adding signage that says, "Low Headroom" or, "Low Ceiling".	1	-	\$0
18	East Staircase by Main Entrance, East Egress	2		Stairways	Egress		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs Not maintained in operable working condition	30" -	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Repair stair treads to ensure stairs are maintained in operable working condition.	1	-	\$0
19	East Staircase by Main Entrance, East Egress	2		Stairways	Egress		Vertical clearance < 80" above finished floor	-	It may be technically infeasible to adjust the vertical clearance. Consider adding signage that says, "Low Headroom" or, "Low Ceiling" or providing padding at stair entry.	1	-	\$0

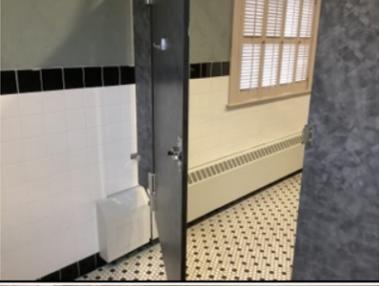
**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Northwest Staircase to Balcony	3		Stairways	Other		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs Handrails not continuous where required Not maintained in operable working condition	30" - - -	Alter so the handrails are 34"- 38" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide continuous handrails.	1	-	\$0
21	Secondary Entrance, Northwest Egress	Ext.		Stairways	Other		Handrail height < 34" or > 38" Handrail not provided on both sides Handrails do not extend 12" from stairs	32.5" - -	Alter so the handrails are 34"- 38" high above the floor. Provide handrail on one side. Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	-	\$0
22	Main Entrance	Ext.		Stairways	Egress		Handrails not continuous where required Handrail height < 34" or > 38"	32.5" -	Alter so the handrails are 34"- 38" high above the floor. Provide continuous handrails.	1	-	\$0
Signage												
23	The Connector	1	110	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	232 Labor	\$232
24	GAR Hall	1	112	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate the sign at permanent rooms alongside the door on the latch side.	1	232 Labor	\$232

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Family Multi-User Toilet Room	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Non-glare finish and contrast not provided on sign		Provide text with raised characters duplicated in braille on sign. Install a sign with a non-glare finish with characters that have a high contrast to the background.	1	232	\$232
Assembly Area												
26	Great Hall	2		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. (Cost based on an assistive listening system for 250 people.)	1	3941	\$3941
Kitchens and Kitchenettes												
27	Kitchen	2		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Clear floor space not provided at all appliances	- -	Provide at least one sink in the kitchen with knee and toe clearance positioned for a forward approach, with a depth no greater than 8" and with faucet controls that can be used without tight grasping, pinching or twisting of the wrist.	1	3094	\$3094
28	Kitchen	2		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at cooktop Countertop > 34" high Wall oven type not provided Bottom of freezer > 44" height	- 36" - 58"	Provide a cooktop with knee and toe clearance positioned for a forward approach. Lower countertop to provide a work surface no higher than 34" with 15" width min. of countertop by the cooktop and sink that also has knee and toe clearance. Provide a wall type oven. Replace with a refrigerator that provides freezer space below 44". Note: See 521 CMR 32.8, kitchen figure 32b.	1	8680	\$8680
Toilet & Bathing Rooms												

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
29	Men's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Inadequate maneuvering clearances		Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	Labor	\$0
30	Women's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	Labor 70	\$70
31	Men's Multi-User Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	-	Repair hinge. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	Labor 70	\$70
32	Women's Multi-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Inadequate maneuvering clearances	-	Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	Labor	\$0
33	Men's Multi-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Inadequate maneuvering clearances		Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	Labor	\$0

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Family Multi-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	Labor 70	\$70
35	Women's Multi-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Door pull not provided	-	Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	70	\$70
36	Men's Multi-User Toilet Room	2		Toilet Compartment	Accessible Compartment		Door pull not provided	-	Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	70	\$70
Dispensers												
37	Men's Multi-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- 9.5"	Relocate the bench to provide a 30" min. by 48" min. clear floor space at the paper towel dispenser. Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	306	\$306
38	Women's Multi-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9.5"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	306	\$306

**Town of Randolph
Stetson Hall**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Family Multi-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Clear floor space not provided at accessory Dispenser acts as a protruding object	- 9.5"	Provide a 30" min. by 48" min. clear floor space or relocate dispenser. Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	306	\$306
40	Women's Multi-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9.5"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	306	\$306
41	Men's Multi-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9.5"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	306	\$306
Best Practice												
Signage												
42	GAR Pool at The Hub	1	106	Signage	Designation			-	Recommend providing compliant designation signage with raised characters and braille mounted on the latch side of the door at all permanent rooms that lack designation signage.	1	-	\$0
43	Stair to Stage	2		Signage	Directional			-	Recommend providing a directional sign, indicating where the stage is located.	1	-	\$0