

## Town of Randolph: Priority for ADA Transition Plan - Town Owned Buildings

**Priorities:**

- Priority 1: Program Access\* or Safety
- Priority 2: Navigational Issue
- Priority 3: Additional Access\*
- Priority 4: Enhanced Usability

**\*Note:**

Some toilet rooms issues compromise Program Access.  
Some toilet rooms with less central issues (e.g., partially accessible toilet rooms), fall under Additional Access.

**\*\*IHCD Cost Estimation Notes:**

- Cost of design is not included.
  - Does not include costs when note indicates future work.
  - Labor cannot be estimated for all remedies.
  - There is no cost noted when it's presumed to be a maintenance issue.
  - Cost based on a national average. Cost is not based on prevailing wage.
  - There is no cost noted when it's presumed to be a maintenance issue.
  - Does not include costs for accessibility renovation to outdoor areas or handrails.
- Estimates are intended as a guide to budgeting access modifications and are not intended to be absolutely comprehensive or definitive.*

Information Provided by Institute for Human Centered Design												Project Management for the Town of Randolph		
ID	Facility Name	Element	Issue/Physical Barrier	Location	Fl.	Rm.	Town Priority	Priority for Barrier Removal	Remedies	Quantity	Estimated Cost of Barrier Removal	Project Start Date	Project Completion Date	Responsible for Barrier Removal
1	Stetson Hall	C. Off-Street Parking Lot or Garage	A. Total # of parking B. Total # of designated accessible parking spaces C. Total # of designated van accessible spaces M. Running or cross slope at access aisle > 1:50 (2.00%) O. Sign does not have the designation "Van Accessible" P. Sign bottom < 60" above finished grade	Parking Lot	Ext		Priority 1	Program Access	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			
2	Stetson Hall	G. Entrance	C. Directional sign to accessible entrance not provided P. Threshold > 3/4" high	Secondary Entrance, Northwest Egress	Ext.		Priority 1	Program Access	Provide a directional sign indicating the location of the nearest accessible entrance. Alter threshold to be 3/4" high max.	1	\$0			
3	Stetson Hall	G. Entrance	D. International Symbol of Accessibility not provided R. Door requires > 15 lbs. of force to open	Main Entrance, Southeast Egress	Ext.		Priority 1	Program Access	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			

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4	Stetson Hall	A. Means of Egress	B. Tactile exit sign not provided O. Illuminated ISA symbol not provided (MAAB) N. Automatic door opener not operable	Southeast Egress, Main Entrance	1		Priority 1	Safety	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	\$3,492			
5	Stetson Hall	A. Means of Egress	B. Tactile exit sign not provided P. Directional sign to accessible emergency exit not provided	Northwest Egress	1		Priority 1	Safety	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	\$464			
6	Stetson Hall	B. Interior Access Route	B. Obstructed by protruding objects	Great Hall to East Staircase by Main Entrance, East Egress	2		Priority 1	Program Access	Provide a cane-detectable barrier under the automatic external defibrillator	1	\$306			
7	Stetson Hall	B. Interior Access Route	H. Accessible route not provided	Balcony	3		Priority 1	Program Access	Determination should be made as to whether it is technically feasible to provide an accessible route in compliance with the ADA Standards.	1	\$0			
8	Stetson Hall	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	The Connector	1	110	Priority 3	Additional Access	Relocate the chair to maintain the required 18" min. maneuvering clearance at the pull side of the door.	1	\$0			
9	Stetson Hall	C. Doors, Doorways, & Gates	K. Threshold > 1/2" high	GAR Hall	1	112	Priority 3	Additional Access	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	\$1,500			
10	Stetson Hall	C. Doors, Doorways, & Gates	M. Door requires > 5 lbs. of force to open	Women's Multi-User Toilet Room	1		Priority 3	Additional Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
11	Stetson Hall	C. Doors, Doorways, & Gates	M. Door requires > 5 lbs. of force to open	Men's Multi-User Toilet Room	1		Priority 3	Additional Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
12	Stetson Hall	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Kitchen	2		Priority 3	Additional Access	Relocate the trash can and the fire extinguisher to provide 18" min. pull side maneuvering clearance.	1	\$0			
13	Stetson Hall	C. Doors, Doorways, & Gates	M. Door requires > 5 lbs. of force to open	Family Multi-User Toilet Room	2		Priority 3	Additional Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
14	Stetson Hall	C. Doors, Doorways, & Gates	M. Door requires > 5 lbs. of force to open	Women's Multi-User Toilet Room	2		Priority 3	Additional Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			
15	Stetson Hall	C. Doors, Doorways, & Gates	M. Door requires > 5 lbs. of force to open	Men's Multi-User Toilet Room	2		Priority 3	Additional Access	Adjust closers so doors do not require more than 5 pounds of force to open.	1	\$0			

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16	Stetson Hall	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Stage	3		Priority 3	Additional Access	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	1	\$3,060			
17	Stetson Hall	E. Stairways	B. Handrail height < 34" or > 38" D. Handrails do not extend 12" from stairs L. Vertical clearance < 80" above finished floor	Northwest Staircase by West Egress	1		Priority 3	Additional Access	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	Stetson Hall	E. Stairways	B. Handrail height < 34" or > 38" D. Handrails do not extend 12" from stairs N. Not maintained in operable working condition	East Staircase by Main Entrance, East Egress	2		Priority 3	Additional Access	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	1	\$0			
19	Stetson Hall	E. Stairways	L. Vertical clearance < 80" above finished floor	East Staircase by Main Entrance, East Egress	2		Priority 3	Additional Access	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			
20	Stetson Hall	E. Stairways	B. Handrail height < 34" or > 38" D. Handrails do not extend 12" from stairs F. Handrails not continuous where required N. Not maintained in operable working condition	Northwest Staircase to Balcony	3		Priority 1	Program Access	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.	1	\$0			
21	Stetson Hall	E. Stairways	B. Handrail height < 34" or > 38" C. Handrail not provided on both sides D. Handrails do not extend 12" from stairs	Secondary Entrance, Northwest Egress	Ext.		Priority 3	Additional Access	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			

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22	Stetson Hall	E. Stairways	F. Handrails not continuous where required B. Handrail height < 34" or > 38"	Main Entrance	Ext.		Priority 3	Additional Access	Alter so the handrails are 34"- 38" high above the floor. Provide continuous handrails.	1	\$0			
23	Stetson Hall	H. Signage	B. Raised characters not provided on sign D. Braille not provided on sign G. Sign not located on the latch side of the door	The Connector	1	110	Priority 2	Navigational Issue	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			
24	Stetson Hall	H. Signage	B. Raised characters not provided on sign D. Braille not provided on sign G. Sign not located on the latch side of the door	GAR Hall	1	112	Priority 2	Navigational Issue	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			
25	Stetson Hall	H. Signage	B. Raised characters not provided on sign D. Braille not provided on sign H. Non-glare finish and contrast not provided on sign	Family Multi-User Toilet Room	2		Priority 2	Navigational Issue	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			
26	Stetson Hall	N. Assembly Area	P. Assistive listening devices not provided	Great Hall	2		Priority 1	Program Access	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	1	\$3,941			
27	Stetson Hall	U. Kitchens and Kitchenettes	A. Knee/toe clearance not provided at sink R. Clear floor space not provided at all appliances	Kitchen	2		Priority 1	Program Access	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	\$3,094			
28	Stetson Hall	U. Kitchens and Kitchenettes	D. Knee/toe clearance not provided at cooktop F. Countertop > 34" high M. Wall oven type not provided P. Bottom of freezer > 44" height	Kitchen	2		Priority 1	Program Access	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	\$8,680			
29	Stetson Hall	D. Toilet Compartment	B. Inadequate maneuvering clearances	Men's Multi-User Toilet Room	1		Priority 3	Additional Access	Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	\$0			

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30	Stetson Hall	D. Toilet Compartment	D. Door has malfunctioning self-closing hinge U. Door pull not provided	Women's Multi-User Toilet Room	1		Priority 1	Program Access	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	1	\$70			
31	Stetson Hall	D. Toilet Compartment	D. Door has malfunctioning self-closing hinge U. Door pull not provided	Men's Multi-User Toilet Room	1		Priority 1	Program Access	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	1	\$70			
32	Stetson Hall	D. Toilet Compartment	B. Inadequate maneuvering clearances	Women's Multi-User Toilet Room	2		Priority 3	Additional Access	Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	\$0			
33	Stetson Hall	D. Toilet Compartment	B. Inadequate maneuvering clearances	Men's Multi-User Toilet Room	2		Priority 3	Additional Access	Relocate trash can to maintain the required 60" wide min. clear floor space at the toilet.	1	\$0			
34	Stetson Hall	D. Toilet Compartment	D. Door has malfunctioning self-closing hinge U. Door pull not provided	Family Multi-User Toilet Room	2		Priority 1	Program Access	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	1	\$70			
35	Stetson Hall	D. Toilet Compartment	U. Door pull not provided	Women's Multi-User Toilet Room	2		Priority 1	Program Access	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	1	\$70			
36	Stetson Hall	D. Toilet Compartment	U. Door pull not provided	Men's Multi-User Toilet Room	2		Priority 1	Program Access	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	1	\$70			
37	Stetson Hall	F. Dispensers	B. Clear floor space not provided at accessory D. Dispenser acts as a protruding object	Men's Multi-User Toilet Room	1		Priority 3	Additional Access	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			
38	Stetson Hall	F. Dispensers	D. Dispenser acts as a protruding object	Women's Multi-User Toilet Room	1		Priority 3	Additional Access	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	\$306			
39	Stetson Hall	F. Dispensers	B. Clear floor space not provided at accessory D. Dispenser acts as a protruding object	Family Multi-User Toilet Room	2		Priority 3	Additional Access	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			

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40	Stetson Hall	F. Dispensers	D. Dispenser acts as a protruding object	Women's Multi-User Toilet Room	2		Priority 3	Additional Access	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	\$306			
41	Stetson Hall	F. Dispensers	D. Dispenser acts as a protruding object	Men's Multi-User Toilet Room	2		Priority 3	Additional Access	Relocate dispenser out of the circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the finished floor.	1	\$306			
42	Stetson Hall	Signage		GAR Pool at The Hub	1	106	Priority 4	Enhanced Usability	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	Stetson Hall	Signage		Stair to Stage	2		Priority 4	Enhanced Usability	Recommend providing a directional sign, indicating where the stage is located.	1	\$0			