

Town of Randolph: Priority for ADA Transition Plan - Town Parks and Playgrounds

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		
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1	Zapustas Arena	A. Exterior Access Route	N. Accessible route not provided	North Exit	Ext.		Priority 1	Program Access	Ensure an accessible route is provided. (Provide a stable, firm and slip resistant accessible route with a change in level no greater than 1/4" from the north exit egress door landing to the parking lot. When this is done, when the interior illuminated exit sign at this door is serviced or replaced, provide an illuminated International Symbol of Accessibility (ISA) to indicate the availability of an accessible means of egress.)	1	\$0			
2	Zapustas Arena	C. Off-Street Parking Lot or Garage	A. Total # of parking C. Total # of designated van accessible spaces H. Access aisle not compliant J. Access aisle < 60" wide at car/van space N. Sign not provided	Parking	Ext.		Priority 1	Program Access	Provide a marked access aisle that is at least 60" wide at each of the three (3) car accessible parking spaces (re-stripe). Provide a sign with the International Symbol of Accessibility (ISA) at each car accessible space with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	3	\$0			

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3	Zapustas Arena	C. Off-Street Parking Lot or Garage	C. Total # of designated van accessible spaces F. Running or cross slope at space > 1:50 (2.00%) O. Sign does not have the designation "Van Accessible" P. Sign bottom < 60" above finished grade	Parking	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 sign with the bottom of the sign 60" above the ground.	1	\$0			
4	Zapustas Arena	A. Means of Egress	B. Tactile exit sign not provided O. Illuminated ISA symbol not provided (MAAB)	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 exit sign is replaced with a new illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	\$232			
5	Zapustas Arena	A. Means of Egress	B. Tactile exit sign not provided P. Directional sign to accessible emergency exit not provided	North Exit	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.	1	\$464			
6	Zapustas Arena	A. Means of Egress	B. Tactile exit sign not provided P. Directional sign to accessible emergency exit not provided	North Center Exit	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			
7	Zapustas Arena	B. Interior Access Route	B. Obstructed by protruding objects	By Rink	1		Priority 3	Additional Access	Provide a cane-detectable barrier under counter.	1	\$306			
8	Zapustas Arena	B. Interior Access Route	E. Level changes > 1/4" H. Accessible route not provided	Door to Rink	1		Priority 1	Program Access	Alter change in level to be 1/4" high max. Provide an accessible route to rink. (IHCD team was told that the transition at this door is being made level on the side of the door that is outside of the ice rink. An approximately 6" drop will	1	\$0			
9	Zapustas Arena	B. Interior Access Route	E. Level changes > 1/4" H. Accessible route not provided	Around Rink	1		Priority 1	Program Access	Alter change in level to be 1/4" high max. Provide an accessible route. (Reposition rubber mats to create an accessible	1	\$0			

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10	Zapustas Arena	B. Interior Access Route	E. Level changes > 1/4" H. Accessible route not provided	Zamboni Entrance and Accessible Route to Ice	1		Priority 1	Program Access	Alter change in level to be 1/4" high max. Ensure an accessible route is provided to	1	\$150			
11	Zapustas Arena	B. Interior Access Route	H. Accessible route not provided	Birthday Room	2		Priority 1	Program Access	Provide a comparable space on an accessible route on the first floor for birthday parties, meetings and the like.	1	\$0			
12	Zapustas Arena	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Locker Room 7/8 Towards Rink	1		Priority 3	Additional Access	Provide an automatic door opener or provide 8" min. pull-side maneuvering clearance at the door. (Cost based on the installation of an automatic door	1	\$3,060			
13	Zapustas Arena	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Women's Public Event Attendee Toilet Room	1		Priority 3	Additional Access	Provide 42" min. turning maneuvering clearance at the door or, if that is technically infeasible, provide an accessible single-user toilet room for female rink visitors who are present to witness rink activities (i.e., as opposed to skaters who could use a locker room toilet room.)	1	\$24,604			
14	Zapustas Arena	C. Doors, Doorways, & Gates	C. Maneuvering clearance(s) not provided	Referee Room Exit Door	1		Priority 3	Additional Access	Provide an automatic door opener.	1	\$3,060			
15	Zapustas Arena	C. Doors, Doorways, & Gates	K. Threshold > 1/2" high	North Exit	Ext.		Priority 3	Additional Access	Alter the threshold to be 1/2" high max.	1	\$150			
16	Zapustas Arena	C. Doors, Doorways, & Gates	L. Hardware not operable with a closed fist	Referee Room Entry Door	1		Priority 1	Program Access	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	\$484			
17	Zapustas Arena	C. Doors, Doorways, & Gates	L. Hardware not operable with a closed fist	Coaches Room	1		Priority 1	Program Access	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	\$484			
18	Zapustas Arena	E. Stairways	D. Handrails do not extend 12" from stairs C. Handrail not provided on both sides	Route to Birthday Party Gathering Room	1		Priority 3	Additional Access	Provide handrail on one side. Bottom: Ensure handrails extend to one tread depth beyond the last riser.	1	\$0			
19	Zapustas Arena	H. Signage	B. Raised characters not provided on sign C. Raised characters < 48" or > 60" above ground L. Directional sign to access. toilet not provided	Women's Public Event Attendee Toilet Room	1		Priority 2	Navigational Issue	Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Install a sign indicating the location of the nearest accessible toilet room.	2	\$464			

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20	Zapustas Arena	H. Signage	C. Raised characters < 48" or > 60" above ground G. Sign not located on the latch side of the door	Men's Public Event Attendee Toilet Room	1		Priority 2	Navigational Issue	Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate the sign at permanent rooms alongside the door on the latch side.	1	\$0			
21	Zapustas Arena	J. Service Counter	B. Counter > 36" high	Lobby	1		Priority 3	Additional Access	Provide a counter that is 36" max. above the ground or finished floor if ticket window is only location where tickets are made available at the rink. (IHCD team was told that a standard height table is typically used when tickets are	1	\$880			
22	Zapustas Arena	J. Service Counter	B. Counter > 36" high	Snack Bar	1		Priority 3	Additional Access	Provide a counter that is 36" max. above the ground or finished floor.	1	\$880			
23	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Lobby	1		Priority 3	Additional Access	Relocate so vending machine controls are between 15" - 48" above the finished	1	\$0			
24	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Locker Room 7/8	1		Priority 3	Additional Access	Relocate at least one coat hook to between 15" - 48" above the finished	1	\$256			
25	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Referee Room	1		Priority 3	Additional Access	Relocate at least one coat hook so that it is between 15" - 48" above the finished floor.	1	\$256			
26	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Coaches Room	1		Priority 3	Additional Access	Relocate at least one coat hook so that it is between 15" - 48" above the finished floor.	1	\$256			
27	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Locker 4 Braintree High School Girls Team	1		Priority 3	Additional Access	Relocate at least one coat hook so that it is between 15" - 48" above the finished floor.	1	\$256			
28	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Locker Room 3	1		Priority 3	Additional Access	Relocate at least one coat hook so that it is between 15" - 48" above the finished floor.	1	\$256			
29	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Locker Room 4	1		Priority 3	Additional Access	Relocate at least one coat hook so that it is between 15" - 48" above the finished floor.	1	\$256			
30	Zapustas Arena	K. Operable Parts	D. Side reach > 54"	Birthday Room	2		Priority 3	Additional Access	Relocate at least one coat hook to between 15" - 48" above the finished	1	\$256			
31	Zapustas Arena	O. Locker Room	Q. Bench < 24" deep	Referee Room	1		Priority 3	Additional Access	Provide a bench that is 24" deep.	1	\$200			
32	Zapustas Arena	O. Locker Room	Q. Bench < 24" deep	Coaches Room	1		Priority 3	Additional Access	Provide a bench that is 24" deep.	1	\$200			
33	Zapustas Arena	A. Overall Access	B. Turning space not provided C. Accessible plumbing fixtures or stalls not provided H. Audible and visible alarms not provided	Men's Public Event Attendee Toilet Room	1		Priority 1	Program Access	Remove interior partition and obstacles as needed to provide turning space and at least one accessible wheelchair compartment. When fire system is updated, ensure that a visible and audible fire alarm is	1	\$6,182			

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34	Zapustas Arena	B. Lavatory	A. Clear floor space not provided at lavatory E. Plumbing underneath is exposed	Referee Room	1		Priority 1	Safety	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. (Relocate stored items.) Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	\$92			
35	Zapustas Arena	B. Lavatory	B. Toe or knee clearances not provided	Men's Public Event Attendee Toilet Room	1		Priority 1	Program Access	Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	\$1,686			
36	Zapustas Arena	B. Lavatory	D. Faucet is not operable with a closed fist E. Plumbing underneath is exposed	Toilet Room 7/8	1		Priority 1	Safety	Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	\$1,078			
37	Zapustas Arena	C. Single-User Toilet	B. Flush control not on open side D. Centerline < or > 18" (MAAB) E. Grab bar not provided K. Clearance at toilet < 60" clear width	Locker Room 7/8	1		Priority 1	Program Access	Relocate the flush control to the open side. Relocate toilet so that the centerline is 18" from the side wall. Provide one grab bar on the side wall of the toilet and one on the rear wall. Ensure that there is 60" wide min. clear	1	\$6,928			
38	Zapustas Arena	D. Toilet Compartment	A. Door has incorrect swing D. Door has malfunctioning self-closing hinge R. Coat hook > 48" (2010 ADA) U. Door pull not provided	Referee Room	1		Priority 1	Program Access	Reverse swing at door and replace keeper. Repair hinge. Locate the coat hook no higher than 48" above the finished floor. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight	1	\$406			
39	Zapustas Arena	D. Toilet Compartment	A. Door has incorrect swing D. Door has malfunctioning self-closing hinge U. Door pull not provided	Toilet Room for Locker Rooms 3 and 4	1		Priority 1	Program Access	Reverse swing at door and replace keeper. 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	1	\$326			
40	Zapustas Arena	D. Toilet Compartment	G. Grab bars not provided N. Non-compliant toilet paper dispenser	Toilet Room for Locker Rooms 3 and 4	1		Priority 1	Program Access	Provide one grab bar on the side wall of the water closet and one on the rear wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of	1	\$1,251			

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41	Zapustas Arena	D. Toilet Compartment	G. Grab bars not provided P. Clearance at toilet < 60" clear width	Referee Room	1		Priority 1	Program Access	Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide a wheelchair accessible compartment that is 60" wide min.	1	\$898			
42	Zapustas Arena	E. Urinal	A. Rim > 17" high	Men's Public Event Attendee Toilet Room	1		Priority 1	Program Access	Provide at least one urinal with the rim no higher than 17" above the finished	1	\$3,248			
43	Zapustas Arena	F. Dispensers	A. Controls > 48" high B. Clear floor space not provided at accessory	Locker Room 7/8	1		Priority 3	Additional Access	Relocate the paper towel and soap dispensers so the operable part is 48" max. above the finished floor. Provide a 30" min. by 48" min. clear floor space at both dispensers.	2	\$706			
44	Zapustas Arena	F. Dispensers	D. Dispenser acts as a protruding object	Men's Public Event Attendee Toilet Room	1		Priority 3	Additional Access	Relocate dispenser out of the circulation path or provide a cane-detectable barrier under the paper towel dispenser 27" max. above the finished floor.	1	\$306			
45	Zapustas Arena	G. Shower Compartment	A. Shower not on an accessible route E. Grab bars not provided O. Control height < 38" or > 48" U. Accessible shower not provided	Referee Room	1		Priority 1	Program Access	Provide at least one accessible shower. (Cost based on the provision of an accessible transfer shower.)	1	\$6,072			
46	Zapustas Arena	G. Shower Compartment	A. Shower not on an accessible route E. Grab bars not provided O. Control height < 38" or > 48" U. Accessible shower not provided	Toilet Room for Locker Rooms 3 and 4	1		Priority 1	Program Access	Provide at least one accessible shower. (Cost based on the provision of an accessible transfer shower.)	1	\$6,072			
47	Zapustas Arena	G. Shower Compartment	E. Grab bars not provided O. Control height < 38" or > 48"	Locker Room 7/8	1		Priority 1	Program Access	Provide a compliant roll-in shower design with grab bars. Relocate controls at 48" max. above the finished floor.	1	\$2,774			
48	Zapustas Arena	G. Shower Compartment	R. Roll-in type shower has a curb (MAAB)	Locker Room 7/8 Shower	1		Priority 1	Program Access	Ensure there is no curb at the roll-in shower.	1	\$806			
49	Zapustas Arena	E. Rink	A. No accessible spaces provided at team seating area C. Not connected to an accessible route	Team Seating, Penalty Box and Announcer's Booth	1		Priority 1	Program Access	Provide a 36" x 48" clear floor space at the team seating and at the seating in the penalty box and announcer's booth. Ensure that the team seating, penalty box, announcer's booth and route to the rink are connected to an accessible route. (Further study may be required to determine how to provide accessible routes to these locations and how to provide accessible seating at these locations.)	3	\$0			

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50	Zapustas Arena	E. Rink	B. No accessible spaces provided at sidelines seating C. Not connected to an accessible route	Bleachers	1		Priority 1	Program Access	When bleachers are replaced, provide bleachers that include accessible seating with companion spaces located on an accessible route. (In the mean time, construct some temporary accessible seating and companion spaces at an accessible location in the rink.)	1	\$0			
51	Zapustas Arena	Designation Signage		Referee Room Entry Door	1		Priority 4	Enhanced Usability	Recommend providing accessible designation signage mounted on the latch side of the door at all permanent rooms that lack designation signage.	1	\$0			