

Town of Plymouth

Part A – Executive Summary

October 2019

Prepared by the



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Introduction

The Institute for Human Centered Design (IHCD) has prepared this report on behalf of the Town of Plymouth as part of the Town's on-going effort to assess the current level of ADA compliance in programs, services and activities and Town-owned facilities. In preparing for this report, IHCD teams surveyed the Town's portfolio of facilities and properties that were included in the Request for Proposal.

The building facility set includes twenty-two (22) public buildings – including six (6) Fire Stations. The accessibility survey of those facilities includes all the spaces where the Town offers programs, services and activities to members of the public. The outdoor facility set includes twenty (20) parks/outdoor areas. The accessibility survey of those spaces encompassed elements such as accessible routes, walking surfaces, slopes, picnic tables, play areas and recreational areas.

Note: *The Harbormaster's Building was torn down and design for a new building is under way.*

In addition, fourteen (14) polling places were also included in this assessment. The accessibility survey of those facilities includes accessible routes, accessible entrances, the area where the voting takes place and the toilet rooms associated with the voting area.

IHCD submitted separate reports for each facility that was surveyed. To assist in prioritizing accessibility improvements to ensure compliance with the ADA Title II, each of the building and outdoor area reports include an overview that identifies the most substantial accessibility issues and order of magnitude cost estimates for corrective action. Additionally, a detailed catalog that supplements the ADA Self-Evaluation narrative overview is also included. The catalog provides element-by-element photos of compliance issues, location and measurements - when applicable - at each assessed facility accompanied by recommendations and cost estimation for each accessibility issue.

In addition, a spreadsheet of priorities for corrective action organized by type of building and including order of magnitude costs was provided to the Town. When the Town presents findings and recommendations to the community and receives feedback, some recommendations may need cost adjustment. These spreadsheets are a capital planning and budgeting tool - the "ADA Transition Plan" and is intended as a long-term tool to update as work is completed. The Town should make a good effort to complete the work in a reasonable time (IHCD recommends a five to ten-year period). Together, the ADA Self-Evaluation and ADA Transition Plan will enable the

Town to make substantial progress in meeting its ADA responsibilities. The recommendations for corrective action on policies and procedures of the ADA Self-Evaluation are not included in the ADA Transition Plan since that is limited to capital accessibility issues. But they are a blueprint for meeting compliance responsibilities other than capital expenses.

IHCD also submitted a complete assessment of the Town's policies, practices and procedures. The ADA administrative requirements help ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town operates.

See the complete summary in *Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities* report.

A complete website accessibility report that provides information about website accessibility issues and recommendations for corrective measures was also submitted.

Most Town-owned facilities recently altered or renovated are substantially accessible and meet most architectural requirements. Continued facility alterations, and/or renovations will significantly reduce barriers and realize the Town's commitment to inclusion and equal rights. In the meantime, the greatest problems posed by existing barriers can be ameliorated by establishing policies and procedures to accommodate members of the community with disabilities. It is worth noting that the Town has taken several significant steps in this direction:

- The Town of Plymouth has hired a consultant (IHCD) to undertake its ADA self-evaluation (as basis for the Town's Transition Plan).
- The Town of Plymouth has an ADA Coordinator in place.

IHCD's review and recommendations of the Town-owned facilities was based on compliance with the 2010 ADA Standards if not compliant with the 1991 ADA Standards and/or 521 CMR of the Massachusetts Architectural Access Board. Best practice and inclusive design recommendations were also provided for each property. Inclusive design recommendations include elements that are not required in the accessibility standards but may create enhanced experiences for all users.

Many key facilities and outdoor areas are generally usable by people with disabilities but are not in full compliance with current accessibility requirements. The Town Library for instance, provides access to most programs, yet the facility lacks fully accessible toilet rooms, accessible service counters and accessible work surfaces which many individuals with mobility disabilities require. The Center for Active Living is another example of a facility that provides access to many programs and can be accessed by most people because the building features an

accessible entrance, accessible toilet rooms, and has accessible routes through the building. Yet many of the paper towel dispensers in the toilet rooms protrude into the circulation paths. The Town may comply with the requirements of Title II of the ADA through means such as reassignment of services to accessible buildings or delivery of services at alternate accessible sites. The Town may also comply with the requirements by renovation or alteration of existing facilities and/or construction of new facilities, or any other methods that result in making the Town's services, programs or activities readily accessible to and usable by individuals with disabilities. Note that a public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

In choosing among available methods for meeting the requirements of the ADA, the Town of Plymouth shall give priority to those methods that offer services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

In order to comply with the program accessibility obligations the Town of Plymouth should consider:

1. Relocation of its programs, services and activities within current facility
Often the simplest solution is for the Town to use what it already has in place. IHCD strongly recommends the relocation of programs, services and activities to accessible locations within the facility.
2. Relocation of its programs, services and activities to another facility
When it is not possible to relocate them within the current facility, program, services, and activities should be relocated to an accessible facility.
3. Renovation/alteration of its facilities to ensure access to programs, services and activities
The Town may consider the renovation of its facilities to ensure that the programs, services and activities are offered in the most integrated seating possible.

Note that any corrective actions needed to ensure program accessibility must comply with the requirements of the 2010 ADA Standards and/or 521 CMR.

To determine which buildings must be made accessible, the Town should consider:

- How to provide the program in the most integrated setting appropriate;
- The locations where the activities are offered;
- Which facilities are accessible and to what extent.

Key Recommendations for the Building Facilities:

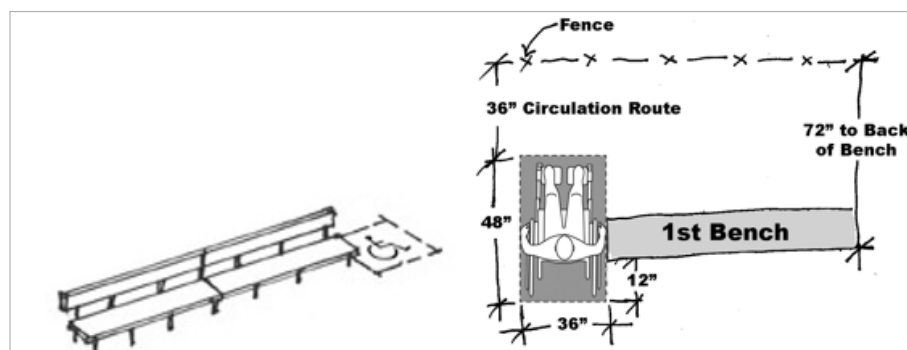
-
- Ensure there is an accessible route from all arrival points to those areas in the building where the programs, services and activities are provided.
This recommendation applies particularly to the Town's Library and the Visitor's Center where many key programs are being offered to the public.
 - Ensure that fully accessible toilet rooms are provided in the building. Where it is technically infeasible to provide accessible multi-user toilet rooms provide an accessible single-user toilet room in the same area as the existing multi-user toilet rooms.
This recommendation applies particularly to the 1749 Court House Museum. Given the historical significance of the museum, IHCD recommends providing accessible toilet rooms. Also fully accessible toilet rooms are recommended at the Town's Public Library and the Visitor's Center. Furthermore, if the toilet rooms at the Fire Station #6 are open to the public, the toilet rooms should be accessible since this location also serves as a polling place location.
 - Ensure that where the programs, services or activities are offered there is a sufficient number of accessible features (accessible counters, accessible work surfaces, accessible drinking fountains, etc.).
Particular attention should be giving to the Police Department and the Town's Public Libraries where key programs are being offered to the community.
 - If audible communication is integral to the use of the space, provide a compliant assistive listening system.
This should be a priority at the training room at the Police Department.
 - Also if objects or displays are not located on an accessible route, IHCD recommends providing a photo of the display in a nearby accessible location. Particular attention should be given to the 1749 Court House Museum.

When looking at the outdoor facilities, the Town of Plymouth needs to ensure that a sufficient number of locations are accessible. For instance, the Town of Plymouth offers a variety of experiences at its parks/outdoor areas e.g., playgrounds, picnic areas, playing fields, access to beaches, etc. The Town needs to make sure that a sufficient number of each type of these facilities is accessible. The Town also needs to keep in mind that each unique program needs to be accessible.

The Town should ensure that privately owned and/or operated facilities on Town property are in compliance with the ADA. Furthermore, the Town should ensure that the baseball leagues are operated in a manner that enables the Town to meet its ADA Title II obligations.

Key Recommendations for the Outdoor Facilities:

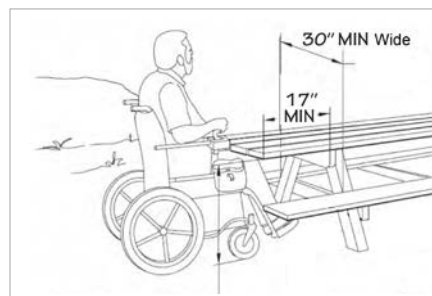
- Ensure there is an accessible route to all elements in the park/outdoor space (baseball fields, basketball courts, playgrounds, picnic areas, toilet facilities, etc.).
- Ensure there is an accessible route to the high tide level at the beach (beach mat).
- Ensure there is a clear floor space adjacent to the bench at team seating areas and spectator seating areas.



- Ensure that accessible routes are provided to and around playgrounds; in addition, ensure that an accessible route is provided in the play area to all play components.

If playgrounds have Engineered Wood Fiber (EWF) as surface, a compliant accessible route should be provided. Note that the Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

- Ensure that a certain number of amenities (at least 5%) in the parks/outdoor spaces are accessible (e.g., picnic tables, service counters at concession stands, etc.).



Key Recommendations for the Polling Facilities:

IHCD proposed recommendations are for permanent solutions that provide increased accessibility at all times. While permanently removing architectural barriers is preferable, the Town can choose to provide some low-cost, temporary solutions that can provide access to the polling place for people with disabilities on Election Day.

- If parking is provided:
 - Ensure accessible parking spaces are provided. If there is no accessible parking ensure at least one temporary accessible parking space is provided.
 - Ensure accessible parking spaces are located in a level area with no steep slopes and on the shortest accessible route from the parking to the accessible entrance to the polling place.
- Ensure a 32" minimum width is provided at the door leading to the voting area.
- Ensure a 36" minimum width is provided at the accessible route in and through the voting area.
- Ensure a 30" minimum by 48" minimum clear floor space is provided in at least one accessible voting station or booth to allow a voter using a wheelchair or other mobility device to approach, maneuver, and leave the voting station.

Introduction

In an effort to provide and maintain compliance with the American with Disabilities Act, the Town of Plymouth contracted with the Institute for Human Centered Design (IHCD) to undertake a comprehensive assessment of its policies, practices and procedures as well as its facilities to determine compliance with the requirements of the Americans with Disabilities Act (ADA). The review and recommendations provided in this assessment also go beyond strict compliance assessment to recommend enhancements to current conditions that would result in a more usable, inclusive and welcoming environment for members of the Plymouth community.

Information about corrective action will include recommendations based on Title II of the ADA as well as recommended *‘best practices’* for each aspect that requires action.

The assessment included non-discrimination in policies, practices and procedures for all of the Town’s programs, services and activities including those related to effective communication and policies, practices and procedures relative to employment.

Corrective action is needed in policies and procedures to create written policies that would ensure the Town of Plymouth’s compliance with applicable laws. In addition, the Town may wish to consider making a commitment to a more accessible website to address issues identified by the Website Accessibility and Usability review. Choosing to make the website completely accessible would make it available to site visitors who use assistive technology such as screen readers as well as to website visitors with a mix of other functional limitations. The website is also a valuable asset in communicating the Town’s commitment to equal opportunity for people with disabilities through a clear statement and contact information for the ADA Coordinator. It can also provide a helpful opportunity to share information about accessible routes to reaching the Town’s programs and activities including meetings as well as requesting effective communication or modification of policies.

This report summarizes IHCD’s findings of ADA Title II compliance. The information pertinent to this assessment was obtained by an on-line ADA questionnaire developed by the Institute for Human Centered Design (IHCD) and submitted by 16 Departments from the Town of Plymouth, and from the Town’s website. This mix of sources constitutes the basis for this compliance assessment report. It is clear that the Town understands its obligations under Title II of the ADA but additional steps are necessary to ensure that people with disabilities enjoy the same opportunities to participate in its programs, services and activities as Plymouth residents without disabilities.

Analysis

Title II of the ADA prohibits discrimination on the basis of disability. Specifically, Title II requires that:

No qualified individual with a disability shall, on the basis of disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity (28 CFR Part 35.130 (a)).

This report is divided into sections where these requirements apply. Each section includes the applicable citation from Title II of the ADA; IHCD's summary of findings after reviewing answers from the ADA questionnaire and information from the website. It also includes IHCD's recommendations for the Town of Plymouth to implement.

I - Designation of Responsible Employee

Title II of the ADA makes clear that a public entity must designate a responsible employee and adopt grievance processes.

A public entity that employs 50 or more persons shall designate at least one employee to coordinate its efforts to comply with and carry out its responsibilities under this part, including any investigation of any complaint communicated to it alleging its noncompliance with this part or alleging any actions that would be prohibited by this part. The public entity shall make available to all interested individuals the name, office address, and telephone number of the employee or employees designated pursuant to this paragraph. (28 CFR Part 35.107 (a)).

Title II provides little specific guidance for implementing this requirement but the primary role of the designated employee, also called the ADA Coordinator, is making sure that the Town is in compliance with the requirements.

Finding

The Town of Plymouth has met its obligation to designate a responsible employee by appointing Melissa Arrighi the Town Manager as the Town's ADA Coordinator.

Recommendations

The Town should consider clarifying for its entire community and Town employees the name and scope of responsibilities of the ADA Coordinator. Highlighting this information will improve compliance and make for more efficient operations with respect to the needs of members of the public with disabilities.

Furthermore, clarification on the ADA Coordinator will:

- Make it easier for the Town to be proactive in meeting the needs of members of the public with disabilities;
- Help the Town to develop and articulate a clear vision and mission with regard to members of the public with disabilities;
- Reduce confusion and improve the Town's day-to-day operations with respect to members of the public with disabilities;
- Permit employees to respond more quickly to needs as they arise because they have a primary contact for addressing these needs;
- Build in-house expertise and capacity;
- Prevent confusion and help ensure that candidates for employment, employees and the public have a clear understanding of their responsibilities and rights under the ADA.

NOTE: having the Town Administrator as the ADA Coordinator communicates a valuable message of how important this issue is for the Town. However, from a practical perspective of having an internal Town expert on the rights and responsibilities under the ADA, it might be a good idea to have someone designated – perhaps as an ADA Co-Coordinator – who can devote the time to the role.

II – Grievance Procedures

Title II of the ADA requires a public entity to adopt an adequate grievance process.

A public entity that employs 50 or more persons shall adopt and publish grievance procedures providing for prompt and equitable resolution of complaints alleging any action that would be prohibited by this part. (28 CFR Part 35.107 (b))

Findings

From the responses submitted by staff, it does not appear that the Town has a written Grievance Procedure policy. Moreover, it is not clear if staff in all departments is aware of their ADA obligation and the process for meeting the requirement for grievance procedures. The majority of departments responded that 'no ADA grievance has been implemented or the department does not have a written grievance procedure'. Other departments mentioned that they 'follow the requirements of the Town' or 'will contact the Town Manager's office', one department stated they 'send compliance to the local Disability Commission.' Another department wrote the question is 'not applicable.'

Recommendations

The Town should take steps to adopt and clarify its grievance process regarding members of the public. IHCD recommends:

- Provide an 'ADA Compliance' link on the Town's website home page directly to the Grievance Procedure form and state the commitment to provide copies in accessible formats upon request.

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- The Grievance Procedure should provide a two-step review process that allows for appeal; and include a reasonable time frames for review and resolution of the grievance
 - Ensure good record keeping for all complaints submitted and documentation for steps taken towards resolution.
 - Distribute the Grievance Procedure to all department heads, and post copies of it in noticeable locations in each of the Town's public buildings.
 - Ensure Town's employees and the public are aware of the Grievance Procedure process and can provide information to members of the public about the process when appropriate.
 - Ensure the complete contact information for the ADA Coordinator including name, address, email and phone number is included in the Grievance Procedure.

[See attachment #1]

III – Notice

Title II of the ADA requires that public entities notify participants of its non-discrimination policies:

A public entity shall make available to applicants, participants, beneficiaries, and other interested persons information regarding the provisions of this part and its applicability to the services, programs, or activities of the public entity, and make such information available to them in such manner as the head of the entity finds necessary to apprise such persons of the protections against discrimination assured them by the Act and this part. (28 CFR Part 35.106)

Findings

From the responses submitted by staff it seems that, the Town of Plymouth does not have a uniform policy regarding the posting of ADA Non-Discrimination Notices for members of the public. Multiple Town departments reported that Notices were not posted, while one department referenced posting locations such as 'public areas.'

Recommendations

The Town should adopt a Notice of Non-Discrimination policy to comply with the ADA Title II that states that public entities shall take initial steps to notify program/service participants, beneficiaries and employees of its obligations:

- Publish the Notice in all the materials distributed by the Town; post the Notice on the Town's website home page and post copies in public locations in the Town's buildings.
- Distribute the Notice to all department heads. Copies should also be provided to any person upon request.
- Include the ADA Coordinator's name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

[See attachment #2]

IV - Reasonable Modification of Policies, Practices and Procedures

Title II of the ADA requires state and local governments to modify its policies when necessary to avoid discrimination:

A public entity shall make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the public entity can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. (28 CFR Part 32.130 (b)(7))

From the responses submitted by staff it seems that, the Town of Plymouth has not developed written policies and/or procedures to ensure compliance with the ADA. But there is no evidence that the Town was unable to provide an accommodation or modification.

Recommendations

The Town should develop written policies and procedures to ensure compliance with the ADA.

IHCD recommends:

- Plymouth should ensure that Town's employees can provide information to members of the public about the process of requesting reasonable modification of policies when appropriate.
- Plymouth should also ensure that the form for requesting reasonable modifications of policies is in the Town's website, and state the commitment to provide copies in accessible formats upon request.
- Include the ADA Coordinator's name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

V – Eligibility Criteria

A Title II entity may not impose eligibility criteria that may prevent a person with a disability from participating in its programs, services or activities:

A public entity shall not impose or apply eligibility criteria that screen out or tend to screen out an individual with a disability or any class of individuals with disabilities from fully and equally enjoying any service, program, or activity, unless such criteria can be shown to be necessary for the provision of the service, program, or activity being offered. (28 CFR Part 35.130 (8)).

This requires that ADA Title II entities may not impose eligibility criteria that either screen out or tend to screen out persons with disabilities, unless it can show that such requirements are necessary for the provision of the service, program or activity.

Findings

Some departments responded to the online questionnaire indicating that they have eligibility criteria

such as age, residency, and minimum qualifications. The Center for Active Living has eligibility criteria based on grant-founded programs.

These requirements are necessary for the provision of the service, program or activity, and permitted under the ADA.

VI - Employment and Reasonable Accommodation

Title II of the ADA prohibits discrimination on employment on the basis of disability:

No qualified individual with a disability shall, on the basis of disability, be subjected to discrimination in employment under any service, program, or activity conducted by a public entity. (28 CFR Part 35.140 (a)).

This requires that ADA Title II entities make reasonable accommodation to qualified employees with disabilities. Reasonable accommodation may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to employees with a disability.

Note that the requirements of Title I of the ADA, as established by the regulations of the Equal Employment Opportunity Commission in 29 CFR Part 1630, apply to employment in any service, program, or activity conducted by a public entity if that public entity is also subject to the jurisdiction of ADA Title I. (28 CFR Part 35.140 (b)(1)).

Findings

From the responses from the ADA questionnaire, there is no evidence that the Town has failed to provide reasonable accommodation to its employees. Many department heads responded that they have policies regarding reasonable accommodation policies in place. No policy was submitted to IHCD.

From the website, the Human Resources page has policies regarding Equal Employment Opportunity (https://www.plymouth-ma.gov/sites/plymouthma/files/uploads/eeo_policy.pdf) and the Family Medical Leave Act (FMLA) (<https://www.plymouth-ma.gov/sites/plymouthma/files/uploads/fmla.pdf>) but there is no mention of reasonable accommodations for person with disabilities.

The Town Manager page has a policy on Employment Policy - Equal Opportunity that suggests contacting the Director of Human Resources to request a reasonable accommodation (https://www.plymouth-ma.gov/sites/plymouthma/files/uploads/equal_opportunity.pdf).

Recommendations

- Ensure that materials and publications that contain general information disseminated to the Town's employees include information on the requirements of reasonable accommodation under the ADA.
- On the Town Manager's page, update the information on who to contact regarding the reasonable accommodation request.

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- IHCD recommends that the Town of Plymouth employees familiarize themselves with the excellent free national resource from the Job Accommodation Network (<https://askjan.org>).

[See attachment #3]

VII – Effective Communication through Auxiliary Aids and Services

Title II entities are required to provide appropriate auxiliary aids and services to ensure “effective communication” with people with disabilities. This obligation applies to all members of the public with disabilities including job applicants, program participants and people who are seeking information about the Town’s programs, services or activities. Specifically, Title II requires that:

A public entity shall take appropriate steps to ensure that communications with applicants, participants, members of the public, and companions with disabilities are as effective as communications with others. (28 CFR Part 35.160 (a)).

Auxiliary aids and services are devices or services that enable effective communication for people who have vision, hearing, or speech disabilities (communication disabilities), use different ways to communicate. The type of auxiliary aid or service necessary to ensure effective communication will vary in accordance with the length and complexity of the communication involved (e.g., a query at a service counter in the Town Offices, a meeting, a job description).

The obligation to communicate effectively with people who have disabilities applies to the presentation and exchange of information in all forms including sound, print, graphics and voice.

Furthermore, this requirement may include but is not limited to providing sign language interpreters, telephone handset amplifiers, Telecommunication Devices for Deaf persons (TDD’s), note takers, written materials for persons who are deaf or hard of hearing or transcripts, braille, digital or audio information for persons who are blind or have difficulty seeing.

The decision about what auxiliary aid is appropriate should evolve from a consultation between the ADA Title II entity (Town of Plymouth) and individuals with disabilities wherever possible to ensure effective communication. In many cases, more than one type of auxiliary aid or service may make effective communication possible. While consultation is always strongly encouraged to achieve effective communication, the Town of Plymouth and all public entities are required to give primary consideration to the requests of individuals with disabilities. The Effective Communication obligation does not require the Town to take any action that would result in a fundamental alteration in the nature of its services, programs or activities or that would impose an undue financial and administrative burden.

Findings

There is no evidence that the Town has failed to provide Effective Communication when required. The Town has ‘aids available upon request’ and the Center for Active Living has hearing devices, low vision support groups and readers available. The Police Department has a TTY line for its 911 calls.

From the department responses, it seems that clarifying procedures of providing effective communication could be beneficial. Some of the questionnaire responses include:

- ‘[We] do our best to provide written and/or oral communication to all customers.’
- ‘Contact Town Manager’s Office.’
- ‘... takes into consideration physical conditions.’

It is also not clear if face-to-face communication with individuals with disabilities is equally effective as communication with people without disabilities, or if information available in print format is currently available in accessible electronic or hard-copy formats such as large-font, or on the website.

Recommendations

The Town should consider developing and publicizing clear processes for members of the public and employees to request auxiliary aids and services:

- The Town of Plymouth would benefit from a written policy on Effective Communication so staff across all departments has an understanding of their responsibility and clarity about what to do.
- Distribute the Effective Communication notice to all department heads; published in a local newspaper of general circulation serving the Town; in all materials regarding the Town’s programs, services or activities and on the Town’s website home page. Copies should also be posted in prominent locations in the Town’s public buildings.
- Staff should clearly understand the responsibility to provide auxiliary aids and services where necessary to afford qualified individuals with disabilities, including applicants, participants, companions, and members of the public, an equal opportunity to participate in, and enjoy the benefits of, a service, program, or activity of a public entity. (28 CFR Part 35.153 (b)). Staff should also clearly understand the process for requesting them when needed.
- Staff needs to understand the scheduling time necessary in requesting a sign language interpreter or a Computer-Assisted Real Time Interpreter (CART) through the Commission for the Deaf and Hard of Hearing. Interpreters must be qualified.
- Members of the public also need to have a clear understanding of the process for requesting auxiliary aids and services and the time period in which a request must be made if it involves ASL interpreters, CART, or special equipment such as assistive listening devices that may need to be rented. This information should be included in the general information for the public as well as on the Town’s website.
- Ideally, the Town should develop a system for training staff to meet these responsibilities especially knowing the processes for securing braille, making large print, other types of accessible formats,

understanding how to request interpreters or CART and the length of time needed prior to an event. It is also important that staff know how to use and maintain the assistive listening systems and other special devices to assist people with disabilities to enjoy effective communication.

- IHCD, through its New England ADA Center, can provide a training for the Town of Plymouth on Effective Communication that would be appropriate for department heads and public-facing Town staff in order to build confidence about rights and responsibilities and building capacity within the Town to comply with this important element of the ADA.

Sample of Effective Communication request:

“The Town of Plymouth is committed to the full participation of people with disabilities. Any person with a disability who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in the Town’s programs, services, activities and committee meetings, should contact the office of the ADA Coordinator (Name, Address, Phone number and Email) as soon as possible but no later than 48 hours before the scheduled event.” (*if the Town needs 2 or 3 weeks or longer to ensure an interpreter, then it must be clearly stated).*

- Ensure that information and resources at each department interacting with the public are available in accessible format. That could be done by having a large print sign at each department and on each department’s portion of the website stating:

“All of our materials are available, upon request, in accessible format such as audio, large print or braille.”

- Ensure that staff interacting with the public is fully trained on how to respond to TTY and relay calls for telephone communications with people who are deaf, have difficulty hearing or have speech disabilities.
Even though there is a fundamentally changed pattern among people who are deaf or hard-of-hearing in relation to communication technology, TTY remains a compliance requirement. Because of these advances in communication technology, some people who are deaf and people with speech disabilities no longer have TTYs in their homes and rely instead on instant messaging, text messaging, email, or the video communication features of computers.
- Ensure that the Town’s website and other web-based services are accessible to people with disabilities. It is the Department of Justice position that when services are provided on a website, those services too must be made accessible. (see www.ada.gov/mclennan_pca/mclennan_sa.html *Section K on Web Based Services and Programs*)
- To address these Information and Communication Technology (ICT) issues Plymouth should commit to fixes and maintenance of the website accessibility. All staff should undergo training on accessibility best practices for posting web content and creating accessible documents. All third-

party software should be properly vetted for compliance with WCAG 2.0 AA and section 508 of the Rehabilitation Act.

- Ensure that all the fillable forms on the Town’s website are accessible to people with disabilities. IHCD recommends providing web forms or accessible fillable PDF’s for all the forms available on the Town’s website.
- Include captioning for all the videos available on the Town’s website.
- Additionally, under Title II of the ADA, emergency programs, services and activities must be accessible to people with disabilities. Ensure that the Town takes the necessary steps to effectively communicate with people with disabilities and make the emergency plan available on the Town’s website and update the emergency procedure as often as is necessary.

Note: *Part of the scope of work includes a review of the Town’s website; IHCD is preparing a complete website accessibility report that will provide information about website accessibility issues and recommendations for corrective measures.*

VIII – Emergency Preparedness, Evacuation Plans, and Emergency Shelters

While a review of the Town of Plymouth’s emergency preparedness, evacuation plans and emergency shelters was not part of this RFP, as evidenced by recent U.S. Department of Justice’s (DOJ) Project Civic Access settlement agreements, DOJ’s views on emergency preparedness, shelters and evacuation plans are critical components of a Town’s responsibilities related to accessibility

Recommendations

- Visibly post up-to-date floor plans for all buildings;
- Post information about evacuating people unable to use stairs;
- Develop evacuation plans for each facility;
- As plans are developed or revised, adopt policies to ensure that community evacuation plans enable people with disabilities, including those who have mobility, vision, hearing, or cognitive disabilities, mental illness, or other functional limitations, to safely self-evacuate or to be evacuated by others. Until all emergency shelters are accessible with parking, exterior routes, entrances, interior routes to the shelter area, and accessible toilet rooms serving the shelter area, the Town should identify and widely publicize to the public, including persons with disabilities and the organizations that serve them, the locations of the most accessible emergency shelters.

For more information see:

Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities - <http://www.ada.gov/emergencyprepguide.htm>

ADA Tool kit: Emergency Management -

<http://www.ada.gov/pcatoolkit/chap7emergencymgmt.pdf>

FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters - http://www.fema.gov/pdf/about/odc/fnss_guidance.pdf

Additionally, we recommend considering engaging the National Fire Protection Association (NFPA) for evacuation training and guidance, providing and load verifying backup power source for elevator to address Functional Needs Support Services (F.N.S.S.) emergency shelter needs, installing one or more accessible showers to meet emergency shelter needs and providing backup power for charging batteries for wheelchairs or breathing equipment and refrigeration for medication to meet emergency shelter needs.

Reference List

ADA Action Guide for State and Local Governments:

- www.adaactionguide.org

Department of Justice:

- Americans with Disabilities Act Title II Regulations:
http://www.ada.gov/regs2010/titleII_2010/titleII_2010_regulations.htm
- Making Community Emergency Preparedness and Response Programs Accessible to People with Disabilities - <http://www.ada.gov/emergencyprepguide.htm>

Federal Emergency Management Agency:

- FEMA Guidance on Planning for Integration of Functional Needs Support Services in General Population Shelters - http://www.fema.gov/pdf/about/odc/fnss_guidance.pdf

Job Accommodation Network:

- <http://www.askjan.org>

New England ADA Center:

- <https://www.newenglandada.org>



Town of Plymouth

Part C – Self – Evaluation Summary

October 2019

Prepared by the



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Introduction

This ADA Self-Evaluation report includes a summary of the Town’s policies obtained by an on-line ADA questionnaire developed by the Institute for Human Centered Design (IHCD). This Self-Evaluation report also includes a summary of architectural barriers identified during accessibility surveys performed by IHCD teams between January – April 2019.

Together these findings are designed to help move the Town towards full compliance with its obligations under the Title II of the Americans with Disabilities Act (ADA) and/or the 521 CMR Massachusetts Architectural Access Board regulations.

For clarity, this ADA Self-Evaluation report is organized as follows:

- Legal Overview;
- Summary of the Evaluation of Policies in Programs, Services, and Activities;
- Summary of the Evaluation of Facilities.

I. Legal Overview

The Town of Plymouth is obligated by both Federal laws and State codes concerning the rights of people with disabilities in the daily provision of programs, services, and activities. At the end of this report, there is a comprehensive list of relevant laws.

Federal Obligation: American with Disabilities Act (ADA)

Based on the 1964 Civil Rights Act and expanding upon the obligations of the 1973 Rehabilitation Act, the 1990 ADA prohibits discrimination against people with disabilities. The ADA provides civil rights protections to individuals with disabilities similar to those afforded to individuals on the basis of race, color, sex, national origin, age, and religion. The cornerstone of Title II of the ADA, which applies to state and local governments, is clear: no qualified person with a disability may be excluded from participating in, or denied the benefits of, the programs, services, and activities provided by state and local governments because of a disability.

The 2008 Amendments to the ADA (ADAAA), signed into law on September 25, 2008, describes in more detail the range of conditions covered by the civil rights protections of the ADA. The amendments expand the definition of “disability” to include impairments that substantially limit a major life activity and states that when determining whether someone qualifies as having a disability, one cannot take into account assistive devices, auxiliary aids, accommodations, medical therapies and supplies. The amendments also address episodic disabilities that may go into remission but still can significantly limit a major life activity when active, such as epilepsy and post-traumatic stress disorder. The ADA defines a disability as¹:

- A physical or mental impairment that substantially limits one or more major life activities (i.e. working, talking, hearing, seeing, caring for one's self);
- Having a record of a physical or mental impairment that substantially limits one or more major life activities;
- Being regarded by others as having an impairment such as individuals with severe facial scarring.

¹ To learn more about qualified individuals with disabilities or to read the full text of the ADA, please visit <http://www.ada.gov>

It is important to stress that the primary obligation to public entities such as the Town of Plymouth, under Title II of the Americans with Disabilities Act, is to ensure that, when *viewed in their entirety*, the programs, services, and activities offered are equally available to people with disabilities. The Town is required to follow the 2010 ADA Standards for Accessible Design in new construction and alterations. The 2010 ADA Standards must also be used for corrective actions if existing conditions don't comply with the original ADA Accessibility Guidelines. Municipalities also must relocate programs or otherwise provide access to programs located in inaccessible older facilities (e.g. facilities built before the ADA went into effect January 26, 1992). Ensuring program access may require capital investment when there is no alternative solution and should be a priority for corrective action.

Note that the websites of Title II entities are also considered “*programs*” and should be accessible to the standards of the Web Content Accessibility Guidelines 2.0 AA. A review of the Town of Plymouth’s website will be provided as part of the scope of work of this contract.

The Town must **communicate effectively** with people who have hearing, vision, or speech disabilities. Plymouth is also required to make reasonable modifications to policies, practices, and procedures where necessary to ensure the equal participation of people with disabilities. Whatever is written or spoken must be as clear and understandable to people with hearing, vision, or speech disabilities as it is for people who do not have disabilities. In addition, the ADA requires the provision of “auxiliary aid and service” to meet their responsibility for effective communication. Auxiliary aid and service refer to readers, notetakers, sign language interpreters, assistive listening systems, open and closed captioning, text telephones (TTYs), videophones, information provided in large print, braille, audible, or electronic formats, and other tools for people who have communication disabilities.

Following the passage of the ADA, the Department of Justice issued the 1991 ADA Standards for Accessible Design to address physical access to facilities and transportation. These standards were based almost exclusively on the US Access Board’s guidelines (ADA Accessibility Guidelines – ADAAG). In 1994, slight technical amendments were made. Then in 2004, the US Access Board issued new guidelines that were promptly adopted by the US Department of Transportation and other federal agencies. But only in 2010 did the Department of Justice issue a revised and updated ADA Standard called the 2010 ADA Standards for Accessible Design (2010 ADA Standards) that would apply to all Title II and Title III entities. These standards revised requirements for policies such as ticketing and service animals, and for physical elements such as assembly seating, established construction tolerances for certain elements and formalized long-standing guidelines for play areas, golf courses, recreational boating facilities, swimming pools, and other recreational facilities.

Facilities that meet or exceed the 1991 ADA Standards are not required to make changes to the new 2010 Standards except in the case of renovation. For elements that are non-compliant, the corrective measures must align with the 2010 ADA Standards. It is not expected that the buildings will meet or be brought up to all of the 2010 ADA Standards absent significant or total renovation. State and local governments must ensure that individuals with disabilities are not excluded from services, programs, and activities because buildings are inaccessible. This means Title II entities do not need to remove physical barriers, such as stairs, in all existing buildings, as long as they make their programs accessible to individuals who are unable to use an inaccessible existing facility.

Alterations to historic properties under the ADA

Alterations to historic properties must comply with the specific provisions governing historic properties in the 2010 ADA Standards, to the maximum extent feasible. Under those provisions, alterations should be done in full compliance with the alterations standards for other types of buildings. However, if following the usual standards would threaten or destroy the historic significance of a feature of the building, alternative solutions may be used. The decision to use alternative solutions for that feature must be made in consultation with the appropriate historic advisory board as designated in the 2010 ADA Standards (for Massachusetts, the *Massachusetts Historical Commission*), and interested persons should be invited to participate in the decision-making process.

Note that any corrective actions needed to ensure program accessibility would also have to comply with the requirements of the 2010 ADA Standards for historic facilities.

State Obligation:

Massachusetts Constitutional Amendment - Article 114

The Massachusetts Constitution states:

“No otherwise qualified handicapped individual shall, solely by reason of his handicap, be excluded from participation in, be denied the benefits of, or be subject to discrimination under any program or activity within the Commonwealth.”

Article 114 is written broadly. It prohibits discrimination based on disability on any level within the state, not just for recipients of state or federal funds. For example, Town meetings must be held in an accessible location with sign language interpreters provided if needed, and the Town cannot refuse to do business with an individual based on the person’s disability.

Massachusetts Architectural Access Board

The Architectural Access Board (AAB) is a regulatory agency whose mandate is to develop and enforce regulations designed to make public buildings accessible to, functional for and safe for use by persons with disabilities. See the Rules and Regulations of the Architectural Access Board 521 CMR. In addition to writing regulations, the Board decides on variance requests, provides training on its regulations, issues advisory opinions and makes decisions on complaints. Local building inspectors are responsible for enforcing the regulations which are a specialized section of the Massachusetts Building Code. See 780 CMR.

The construction, reconstruction, remodeling, alteration, or change of use of a building or facility that is open to the public triggers the authority of the Architectural Access Board. New construction must fully comply.

For renovation, remodeling, or alteration:

- The work being done must comply with the regulations.
- If the work done in any 36-month period is greater than \$100,000, the “work being performed” is required to comply. In addition, an accessible entrance and an accessible toilet room, telephone and drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided.
- If the work done in a 36-month period is more than 30% of the “full and fair cash value” of the building², the entire building must come into compliance.

Enforcement: Anyone can file a complaint with the Architectural Access Board. The Board has the authority to issue variances and/or impose fines of up to \$1000 per violation per day of noncompliance with its order.

² This is usually the assessed value established by the city or town. See 521 C.M.R. § 5.38 for details about establishing value where no assessment exists.

II. Summary of the Evaluation of Policies in Programs, Services and Activities

Title II of the Americans with Disabilities Act (ADA) prohibits discrimination against qualified individuals with disabilities by public entities. Activities covered include all services, programs and activities offered by the public entity, all aspects of employment, services carried out by contractors, all activities of the local legislative and judicial branches and public transportation. A thorough understanding of the requirements of Title II of the ADA is an essential responsibility of public entities.

Please note that a complete summary of the Town's policies, practices and procedures is included in *Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities*.

The ADA administrative requirements help to ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town operates. A Title II entity is required to:

1. Designate a Responsible Employee (ADA Title II - 28 CFR Part 35.107 (a)) to coordinate compliance with the ADA. The purpose of having a responsible employee – ADA Coordinator - is to ensure that when the public deals with a state or local government agency, the public is able to identify a person who is knowledgeable with the requirements of the ADA.

The Town of Plymouth has met its obligation to designate a responsible employee by appointing Melissa Arrighi, the Town Manager, as the Town's ADA Coordinator.

2. Adopt and distribute a public Notice (ADA Title II - 28 CFR Part 35.106) of the provisions of the ADA to members of the public who may participate in the Town's programs, services and activities. The effective notice should state the Town's obligations under the ADA and include the complete contact information of the ADA Coordinator.

From the responses submitted by staff it seems that the Town of Plymouth does not have a uniform policy regarding the posting of ADA Non-Discrimination Notices for members of the public. Multiple Town departments reported that Notices were not posted, while one department referenced posting locations such as 'public areas.'

The Town should adopt a Notice of Non-Discrimination policy to comply with the ADA Title II that states that public entities shall take initial steps to notify program/service participants, beneficiaries and employees of its obligations.

IHCD recommends publishing the Notice in all the materials distributed by the Town; post the Notice on the Town's website home page and post copies in public locations in the Town's buildings. Distribute the Notice to all department heads and include the ADA Coordinator's name, address, telephone number and email address on materials and publications that contain general information disseminated to staff and members of the public.

3. Develop and distribute Grievance Procedures (ADA Title II - 28 CFR Part 35.107 (b)) for prompt resolution of any complaint regarding disability discrimination.

It does not appear that the Town has a written Grievance Procedure policy. Moreover, it is not clear if staff in all departments are aware of the ADA obligation and the process for meeting the requirement for grievance procedures.

IHCD recommends distributing the Grievance Procedure to all department heads, and posting copies of it in noticeable locations in each of the Town's public buildings. Furthermore, ensure the Town's employees are aware of the Grievance Procedure process and can provide information to members of the public about the process when appropriate. Ensure the complete contact information for the ADA Coordinator including name, address, email and phone number is included in the Grievance Procedure. The Grievance Procedure should provide a two-step review process that allows for appeal; and include a reasonable time frames for review and resolution of the grievance

4. Modify its Policies, Practices and Procedures (ADA Title II – 28 CFR Part 35.130(b)(7)) when necessary to avoid discrimination.

From the responses submitted by staff it seems that, the Town of Plymouth has not developed written policies and/or procedures to ensure compliance with the ADA. But there is no evidence that the Town was unable to provide an accommodation or modification.

IHCD recommends the Town take additional steps to develop written policies and procedures to ensure compliance with the ADA and ensure Town's employees can provide information to members of the public about the process of requesting reasonable modification of policies when requested. Furthermore, the Town should provide a form for requesting reasonable modifications of policies on the Town's website, and state the commitment to provide copies

in accessible formats upon request.

5. Provide Reasonable Accommodation (ADA Title II – 28 CFR Part 35.140(a)) to qualified employees with disabilities. This requirement may include modifying work schedules, job restructuring, and making facilities used by employees readily accessible to an employee with a disability, or moving the employee, if possible without compromising job responsibilities, to an accessible location.

There is no evidence that the Town has failed to provide reasonable accommodation to its employees. Many department heads responded that they have policies regarding reasonable accommodation policies in place IHCD recommends that the Town of Plymouth becomes familiar with the excellent free national resources from the *Job Accommodation Network* (<https://askjan.org>).

6. Provide Auxiliary aids and services (ADA Title II – 28 CFR Part 35.160) to ensure effective communication with people with disabilities. This provision requires ADA Title II entities to take steps to ensure that communication with members of the public and employees with disabilities is as effective as communication with others. This requirement may include but is not limited to providing sign language interpreters, providing Computer-Assisted-Real-time-Translation (CART), written materials for persons who are deaf or have difficulty hearing, braille or large print information or information in digital format for people who are blind or have difficulty seeing.

There is no evidence that the Town has failed to provide Effective Communication when required. The Town has ‘aids available upon request’ and the Center for Active Living has hearing devices, low vision support groups and readers available. The Police Department has a TTY line for its 911 calls.

Also, it is the Department of Justice position that police stations provide sign language interpreters in a timely manner when requested.

- Non-scheduled Interpreter Requests: A “non-scheduled interpreter request” means a request for an interpreter made by an inmate, visitor, companion, or other member of the public, who is deaf or hard of hearing with less than two (2) hours advanced notice. For non-scheduled interpreter requests, the interpreter shall be provided no more than two (2) hours from the time of the request for an interpreter if the service is provided through a contract interpreting service or a staff interpreter who is located off-site **or** 30 minutes from the request for an interpreter if the service is provided through a Video Remote Interpreting service.

- Scheduled Interpreter Requests: A “scheduled interpreter request” is a request for an interpreter made two (2) or more hours before the services of the interpreter are required. For scheduled interpreter requests, the Police Department will make a qualified interpreter available at the time of the scheduled appointment. If an interpreter fails to arrive for the scheduled appointment, upon notice that the interpreter failed to arrive, the Police Department will immediately use reasonable efforts to call an interpreter service for another qualified interpreter or provide a Video Remote Interpreting service.

Finally, ensure that the Town’s website and other web-based services are accessible to people with disabilities. It is the Department of Justice’s position that when services are provided on a website, those services too must be made accessible. The website should be considered a “program” of the Town. (See web accessibility report).

III. Summary of the Evaluation of Facilities

The analysis of existing conditions that encompasses the body of this evaluation is based on observations and documentation completed by IHCD team during site visits. This accessibility survey included the following facilities:

Municipal Buildings	
Town Hall*	Crematory
Police Station Headquarters	Fire Station #1
Center for Active Living	Fire Station #2
Manomet Youth Center	Fire Station #3
1749 Courthouse	Fire Station #4
Memorial Hall	Fire Station #5
Library Main Building	Fire Station #6*
Library Manomet Branch	Highway Dept.
Animal Shelter	Cedarville Garage
Little Red Schoolhouse	Harbormaster's Building**
DPW Annex	Manomet Transfer Station
Visitor's Information Center	

*These are also a polling location.

**This building was torn down and a new building is being built.

In addition to the above facilities, IHCD also surveyed the following parks/outdoor areas:

Parks/Outdoor Areas		
Allerton Street Park	Huntley Playground	Siever Field Park
Briggs Field	Manomet Recreation Area	Sirrico Park
Brook Road Park	Morton Park Beach*	Stephens Field Park & Concession
Elmer Raymond Park	Nelson Street Playground*	Veteran's Park
Forges Field Recreation Area	Nelson Park Concessions Building	West Recreation Area
Fresh Pond Park*	Plymouth Beach (ocean beach)*	White Horse Beach (ocean beach)
Hedges Recreation Area		

*These facilities have bathhouses and/or toilet rooms.

IHCD also reviewed the following polling place locations:

Polling Places	
Hedge Elementary School	Plymouth Community Intermediate School
Cold Spring Elementary School	Manomet Elementary School
Plymouth North High School	Indian Brook Elementary School
Cedarville Fire Station	Plymouth South High School
South Elementary School	West Elementary School
Federal Furnace Elementary School	Stonebridge Club
Plymouth Municipal Airport	

Building Facilities Overview

Under Title II of the ADA, the Town of Plymouth must make sure that *“No qualified individual with a disability shall, because a public entity's facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity”* [28 CFR Part 35.149].

A public entity may not deny the benefits of its programs, services and activities to individuals with disabilities because its facilities are inaccessible. This means that each program, service and activity of the Town, when viewed in its entirety, must be readily accessible to and usable by individuals with disabilities.” This requirement is known as Program Accessibility [28 CFR Part 35.150].

The program accessibility requirement does not necessarily require the Town to make each existing facility accessible or to take any action that would threaten or destroy the historic significance of a historic property. Or require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of the program or in an undue financial and administrative burden.

The Town may comply with the requirements through such means as redesign or acquisition of equipment, reassignment of services to accessible buildings, delivery of services at alternate accessible sites, alteration of existing facilities and construction of new facilities, or any other methods that result in making the Town's services, programs or activities readily accessible to and usable by individuals with disabilities. A public entity is not required to make structural changes in existing facilities where other methods are effective in achieving compliance with this section.

In choosing among available methods for meeting the requirements of this section, a public entity shall give priority to those methods that offer services, programs, and activities to qualified individuals with disabilities in the most integrated setting appropriate.

IHCD recommends the following improvements at the Town's Public Buildings:

Town Hall

- Provide an accessible route to the monument in front of Town Hall.
- Provide accessible egress signage at exit doors.
- Provide a cane detectable barrier skirt at four (4) drinking fountains for standing users.

Police Station Headquarters

- Renovate parking lot.
- Renovate toilet rooms.
- Provide an Assistive Listening System (training room).
- Provide accessible counters.
- Provide a drinking fountain for a standing user.

Center for Active Living

- Renovate toilet rooms.
- Provide a drinking fountain for a standing user and a cane detectable barrier skirt under the high unit at the drinking fountain (lower level).

Manomet Youth Center

- Provide compliant handrails at interior and exterior staircases.
- Provide a drinking fountain for standing users.
- Provide compliant signage.
- Provide compliant door hardware.

1749 Court House Museum

- Provide curb ramps at the parking lot.
- Renovate toilet rooms.
- Provide compliant signs.
- Provide an accessible counter.
- Provide ADA-compliant walk-off mats.

Memorial Hall

- Provide curb ramps at crosswalk.
- Provide an accessible route to the stage in the function room.
- Provide drinking fountains for standing users.
- Provide compliant egress signage.
- Provide an accessible service counter.

Plymouth Main Library

- Renovate exterior accessible routes.
- Renovate parking lot.
- Provide compliant signage.
- Renovate toilet rooms.
- Provide drinking fountains for standing users.
- Provide accessible service counters.
- Provide accessible work surfaces.

Plymouth Public Library - Manomet Branch

- Provide a drinking fountain for a standing user.
- Provide compliant signage.
- Provide accessible work surfaces.

Animal Shelter

- Provide exterior accessible routes.

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- Provide an automatic door opener.
 - Provide compliant egress signs.

Little Red Schoolhouse

- Renovate kitchen sink.
- Provide compliant signage.
- Provide an accessible picnic table.

DPW Annex

- Provide an automatic door opener at the main entrance.
- Provide an accessible service counter.

Visitor's Information Center

- Renovate exterior accessible routes.
- Renovate toilet rooms.
- Provide compliant signage.

Crematory at Vine Hill Cemetery

- Renovate toilet room.
- Provide compliant signage.

Fire Station #1

- Renovate parking lot.
- Provide compliant signage.
- Provide an accessible service counter.

Fire Station #2

- Renovate parking lot.
- Renovate multi-user toilet rooms (first floor).
- Provide a power door at the egress door (west side).
- Provide compliant egress signage.
- Provide an accessible service counter.

Fire Station #3

- Provide an identification sign with the designation Van Accessible at the parking lot.
- Provide compliant egress signage.

Fire Station # 4

- Repair exterior routes.
- Renovate toilet rooms.
- Renovate parking lot.

Fire Station # 5

- Provide compliant egress signage.
- Provide a drinking fountain for seated users.

Fire Station #6

- Provide a drinking fountain for a standing user.
- Provide compliant signage.
- Renovate toilet room.

Highway Department

- Renovate parking lot.
- Renovate single-user toilet room.
- Provide compliant signage.
- Provide an accessible service counter.

Cedarville Garage

- Provide the required number of accessible parking spaces.
- Renovate toilet room.
- Provide compliant signage.
- Provide an accessible service counter.

Manomet Transfer Station

- Ensure a staff person is available to assist people who have difficulty accessing the pay window service counter.

Outdoor Facilities Overview

The program accessibility obligation does not typically require that every outdoor area be made accessible. As noted before, “when viewed in its entirety” applies to programs for which there are multiple locations for comparable programs. Usually, a public entity determines which method it will use for meeting its program accessibility obligations. When structural changes

are made to existing facilities, the changes must comply with the 2010 ADA Standards for Accessible Design. When choosing to purchase equipment or to make structural changes, the public entity should factor financial resources required to maintain program accessibility.

Over time, the Town will need to reassess its compliance with program accessibility, and it may become necessary to acquire new accessible equipment or make structural modifications

It is important to note that those elements in existing facilities that are subject to supplemental requirements of the 2010 ADA Standards (*e.g.* elements for which there are neither technical nor scoping specifications in the 1991 Standards) such as (C) *Recreational boating facilities*; (D) *Exercise machines and equipment*; (E) *Fishing piers and platforms*; (H) *Play areas*; (J) *Swimming pools, wading pools, and spas*; and (L) *Miscellaneous - (1) Team or player seating and Accessible route in court sports facilities*, need to be brought into compliance.³

IHCD recommends the following improvements at Town Parks / Outdoor Areas:

Allerton Street Park

- Provide accessible parking spaces.
- Provide exterior accessible routes.
- Provide accessible route around and to all play components in the playground (poured-in-place rubber).
- Provide an accessible picnic table.

Briggs Field

- Renovate parking lot.
- Provide compliant accessible routes to all park amenities.
- Provide an accessible route to and around all play components in the playground (poured-in-place rubber).

Brook Road Park

- Provide exterior accessible routes.
- Provide accessible route around and to all play components in the playground (poured-in-place rubber).
- Provide accessible parking spaces.
- Provide clear floor spaces at team seating areas.

³ As described in 28 CFR 35.150(b)(2)(i) Title II ADA Regulations

Elmer Raymond Park

- Provide compliant accessible parking spaces.
- Provide exterior accessible routes.
- Provide accessible routes around the playground and to all play components in the playground (poured-in-place rubber).
- Provide accessible picnic tables.
- Provide clear floor spaces at team seating areas.

Forges Field

- Provide accessible routes to all areas of sport activity.
- Provide accessible seating areas at team and sideline seating areas.
- Provide accessible route to and around the playground and to all play components in the playground (interlocking over concrete).
- Provide compliant accessible routes to all amenities in the park.
- Provide compliant accessible parking spaces.
- Provide accessible portable toilets.
- Provide accessible picnic tables.

Fresh Pond Park

- Provide compliant exterior accessible routes to all amenities in the park.
- Provide an accessible route to the beach (beach mat).
- Provide compliant accessible toilet rooms.
- Provide compliant accessible parking spaces.
- Provide an accessible picnic table.
- Provide an accessible playground surface.

Hedges Pond Recreation Area

- Provide compliant accessible routes to all amenities.
- Provide an accessible impact-attenuating surface around play components (poured-in-place rubber).
- Renovate the toilet rooms.
- Provide compliant accessible parking spaces.
- Renovate the accessible shower.
- Provide an accessible route to the beach (beach mat).
- Provide accessible picnic tables.
- Provide directional signage.

Huntley Playground

- Provide an accessible stone dust path into and around the park.
- Provide a compliant curb ramp by the park entrance.
- Provide an accessible route to at least one bench.
- Provide an accessible impact-attenuating poured-in place rubber surface under and around playground components

Manomet Recreation Area

- Provide cane detectable barriers at the bleachers.
- Provide a compliant curb ramp.
- Provide a van accessible parking space in each of the four (4) parking areas.
- Provide an accessible picnic table on an accessible route.
- Provide two (2) accessible portable toilets on accessible routes.
- Provide accessible surfaces around and under play components (poured-in-place rubber).
- Provide an accessible route between all areas of sport activity in the park.
- Provide an accessible route to and alongside all bleachers, and to and alongside team seating areas in the east and west fields.

Morton Park

- Provide compliant accessible routes to all park amenities.
- Provide an accessible route to the beach (beach mat).
- Renovate toilet rooms.
- Provide compliant portable toilets.
- Provide compliant accessible parking spaces.
- Provide accessible picnic tables.

Nelson Memorial Park

- Provide an accessible impact-attenuating surface around play components (poured-in-place rubber).
- Renovate toilet rooms.
- Provide compliant accessible routes to all amenities in the park.
- Provide a van accessible parking space, adjoining access aisle, and curb ramp to accessible route.
- Provide accessible picnic tables.
- Provide an accessible service counter at the concession stand.

Plymouth Long Beach

- Renovate accessible toilet rooms and showers.
- Renovate accessible parking spaces.
- Provide exterior accessible routes to all amenities
- Provide an accessible route to the beach (beach mat).
- Provide an accessible service counter.

Siever Field

- Provide an accessible impact-attenuating surface around play components (poured-in-place rubber).
- Provide accessible routes to all amenities in the park.
- Provide accessible parking spaces and adjoining access aisles.
- Provide an accessible portable toilet.
- Provide accessible team seating areas.
- Provide directional signage.

Arthur Sirrico Memorial Park

- Renovate exterior routes to all amenities in the park.
- Provide an accessible picnic table on an accessible route.
- Provide an accessible route to the playground and an accessible impact-attenuating surface around play components (poured-in-place rubber).
- Provide an accessible route between the playground and the basketball court.

Stephens Field

- Provide compliant accessible parking spaces.
- Provide compliant exterior accessible routes.
- Provide accessible surfaces around and under play components (poured in place rubber).
- Renovate toilet rooms.
- Provide an accessible portable toilet.
- Provide an accessible picnic table.
- Provide an accessible service counter.

Veteran's Memorial Field

- Provide an accessible surface around and under play components (poured-in-place rubber).
- Provide compliant accessible routes to all amenities in the park.
- Renovate ramp to parking lot.

West Plymouth Recreation Area

- Renovate accessible parking spaces.
- Provide exterior accessible routes.
- Provide accessible surfaces around and under play components (poured-in-place rubber).
- Provide an accessible portable toilet.
- Provide clear floor spaces at team seating.

White Horse Beach

- Provide an accessible beach access route (beach mat).

Polling Places Overview

In communities large and small, people cast their ballots in a variety of facilities that temporarily serve as polling places, such as libraries, schools, fire stations, churches, stores, and other buildings. The ADA requires that public entities ensure that people with disabilities can access and use their voting facilities. The ADA's regulations and the 2010 ADA Standards for Accessible Design set out what makes a facility accessible and should be used to determine the level of accessibility at any facility being considered for use as a polling place.

IHCD submitted a separate report (narrative and illustrated catalogs) for all the polling places that were surveyed in the Town of Plymouth.

Reference List:

Federal Laws:

- Americans with Disabilities Act (ADA)
- 2010 ADA Standards for Accessible Design

State Law:

- 521 CMR Massachusetts Architectural Access Board – Rules and Regulations

Guidance:

- ADA Action Guide for State and Local Governments: <https://www.adaactionguide.org>
- ADA Checklist for Existing Facilities: <https://www.adachecklist.org>
- Outdoor Developed Areas: A Summary of Accessibility Standards for Federal Outdoor Developed Areas: <https://www.access-board.gov/attachments/article/1637/outdoor-guide.pdf>
- US Access Board: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/animations>
- ADA Checklist for Polling Places: <https://www.ada.gov/votingchecklist.htm>
- Solution for Five Common ADA Access Problems at Polling Places: https://www.ada.gov/ada_voting/voting_solutions_ta/polling_place_solutions.htm



Town of Plymouth, Massachusetts

Part D - Order of Magnitude Cost Estimates

October 2019



Prepared by the



Institute for Human Centered Design

Order of Magnitude Cost Estimates
Municipal Buildings: \$158,964

Town Hall

- Provide an accessible route to the monument in front of Town Hall: \$1,170
- Provide accessible signage at ten (10) exit doors: \$1,160
- Provide a cane detectable barrier skirt at four (4) standing drinking fountains: \$1,780
- Miscellaneous corrective actions: (reduce slope at access aisle): \$288

Total: \$4,398

***Note:** The exterior multi-user men’s toilet room was not surveyed because the entrance door could not be unlocked. Based on the survey of the exterior multi-user women’s toilet room, IHCD believes that major accessibility issues are unlikely to exist.

Police Department

- Alteration to parking lot: \$1,763
- Alteration to toilet rooms: \$12,814
- Provide an Assistive Listening System (training room): \$1,214
- Provide accessible counters: \$1,320
- Provide an additional drinking fountain (for a standing user): \$2,014
- Miscellaneous (signage, threshold, an ADA-compliant walk-off mat, etc.): \$631

Total: \$19,756

***Note:** Cost for a toilet/lavatory combo in the holding cells is not provided.

Center for Active Living

- Provide an additional drinking fountain (for a standing user) and a cane detectable barrier skirt under the high unit at the drinking fountain located on the lower level : \$2,459

- Alteration to toilet rooms: \$1,487
- Miscellaneous (signage, sink, ADA-compliant walk-off mat, etc.): \$1,466

Total: \$5,412

Manomet Youth Center

- Provide a drinking fountain for standing users: \$2,014
- Provide compliant handrails at interior and exterior staircases: \$1,482
- Miscellaneous corrective actions: (van accessible parking space, accessible signage, accessible door hardware, etc.): \$2,105

Total: \$5,601

***Note:** Cost for a vertical accessible route is not provided.

1749 Court House Museum

- Provide two (2) curb ramps at the parking lot: \$ 2,450
- Provide ADA-compliant walk-off mats: \$1,620
- Alteration to toilet rooms: \$1,183
- Miscellaneous (signage, counter, open risers, etc.): \$904

Total: \$6,157

Note: *Cost for an exterior and interior accessible route is not provided. Due to the unique program in this building and the steepness of the pedestrian route, IHCD recommends either exploring the possibility of an accessible entrance via a ramp or moving the program to a more accessible location.*

Memorial Hall

- Provide curb ramps at crosswalk (2): \$2,450
- Provide an accessible route to the stage in the function room: \$1,961
- Provide drinking fountains (2) for standing users: \$4,216
- Miscellaneous corrective actions: (accessible egress signage, accessible counter at ticket booth, etc.): \$2,686

Total: \$11,313

Main Library Building

- Renovate exterior accessible routes (including route to community garden, etc.): \$1,144
- Provide accessible signage: \$1,808
- Renovate accessible parking spaces: \$2,125
- Renovate toilet rooms: \$13,559
- Provide drinking fountains for standing users: \$6,136
- Miscellaneous corrective actions (accessible service counters, accessible work surfaces, etc.): \$1,143

Total: \$25,915

Public Library Manomet Branch

- Provide a drinking fountain for a standing user: \$2,014
- Miscellaneous corrective actions (re-stripe accessible parking, signage, accessible work surface, etc.): \$2,694

Total: \$4,708

Plymouth Animal Shelter

- Provide exterior accessible routes: \$1,664
- Provide an automatic door opener (main entrance): \$1,530
- Miscellaneous corrective actions (egress signage, parking, accessible picnic table, etc.): \$2,497

Total: \$5,691

Little Red Schoolhouse

- Renovate kitchen the sink: \$1,547
- Miscellaneous corrective actions (restriping access aisle, signage, accessible picnic table, etc.): \$1,505

Total: \$3,052

DPW Annex

- Provide an automatic door opener at the main entrance: \$1,530

- Miscellaneous corrective actions (parking, service counter, etc.): \$1,481

Total: \$ 3,011

Visitor’s Information Center

- Renovate exterior access routes: \$3,675
- Renovate toilet rooms: \$1,668
- Miscellaneous corrective actions (parking, signage, clear floor space at bench, curb ramp, etc.): \$1,915

Total: \$7,258

Crematory

- Toilet room renovations: \$4,506
- Miscellaneous corrective actions (signage, parking, etc.): \$1,220

Total: \$5,726

Fire Station #1

- Renovate parking lots: \$1,325
- Miscellaneous corrective actions (signage, service counter, accessible work surface, etc.): \$1,375

Total: \$2,700

Fire Station #2

- Renovate parking spaces: \$1,850
- Renovate first floor multi-user toilet room: \$6,027
- Provide a power door at the egress door on the west side of the Fire Station: \$1,530
- Miscellaneous corrective actions (egress signage, accessible service counter, etc.): \$914

Total: \$10,321

Fire Station #3

- Miscellaneous corrective actions (parking and accessible egress signage): \$482

Total: \$482

Fire Station # 4

- Repair exterior routes: \$1,402
- Toilet room repairs: \$15,084
- Parking lot repairs: \$925
- Miscellaneous corrective actions (doors, signage, emergency devices, etc.): \$904

Total: \$ 18,315

Fire Station # 5

- Emergency Exits (including signage): \$588
- Drinking fountain: \$2,014
- Miscellaneous corrective actions (emergency devices, toilet rooms, parking, etc.): \$830

Total: \$ 3,432

Fire Station #6

- Provide a drinking fountain for a standing user: \$2,014
- Miscellaneous corrective actions (signage, toilet room renovations, etc.): \$942

Total: \$2,956

Highway Department

- Renovate parking: \$1,575
- Renovate the single-user toilet room: \$1,841
- Miscellaneous corrective actions (signage, accessible service counter, etc.): \$1,247

Total: \$4,663

Cedarville Garage

- Provide the required number of accessible parking spaces: \$1,825
- Renovate toilet room: \$4,176
- Miscellaneous corrective actions (signage, service counter, accessible picnic table, etc.): \$2,096

Total: \$8,097

Harbormaster's Building

This facility was torn down.

Total: \$0.00

Manomet Transfer Station

Total: \$0.00

**Order of Magnitude Outdoor Areas:
\$597,329**

Allerton Street Park

- Provide accessible parking : \$1,850
- Provide exterior accessible routes: \$5,055
- Provide accessible surfaces around and under play components: \$6,300
- Miscellaneous corrective actions (picnic table): \$700

Total: \$13,905

Briggs Field

- Renovate parking: \$1,850
- Provide and renovate exterior routes to park amenities: \$9,362
- Provide an accessible route to and around all play components in the playground (poured-in-place rubber): \$3,150

- Miscellaneous corrective actions (thresholds, gate openings, etc.): \$918

Total: \$15,280

Brook Road Park

- Provide exterior accessible routes: \$5,041
- Provide accessible surfaces around and under play components: \$5,110
- Miscellaneous corrective actions (accessible parking, clear floor space at team seating): \$504

Total: \$10,655

Elmer Raymond Park

- Correct accessible parking: \$3,700
- Provide exterior accessible routes: \$9,752
- Provide accessible surfaces around and under play components: \$14,420
- Miscellaneous corrective actions (accessible picnic table, clear floor space at team seating, etc.): \$1,608

Total: \$29,480

Forges Field

- Provide accessible routes to and accessible seating at team and sidelines seating (including raised bleachers) and all sports fields: \$92,079
- Provide accessible surfaces to, around and under play components (estimate for rubber mats interlocking over concrete): \$33,222
- Renovate the accessible routes between programs: \$10,284
- Provide van accessible parking spaces and adjoining access aisles: \$4,500
- Miscellaneous corrective actions: (benches, directional signage, portable toilets, picnic tables, etc.): \$4,633

Total: \$144,718

Fresh Pond Park

- Provide compliant exterior accessible routes (including beach access route): \$5,242
- Provide compliant accessible toilet rooms: \$4,710
- Provide compliant accessible parking spaces: \$1,575
- Provide compliant handrails including lower handrails and ramp extension at bottom ramp landing: \$3,115
- Miscellaneous corrective actions (accessible picnic table, accessible playground surface, etc.): \$1,782

Total: \$16,424

Hedges Pond Recreation Area

- Renovate the accessible routes between program areas: \$14,288
- Provide an accessible impact-attenuating surface around play components (estimate for poured-in-place rubber): \$7,840
- Renovate the toilet rooms: \$5,905
- Provide accessible parking spaces and adjoining access aisles: \$5,675
- Renovate the accessible shower: \$3,744
- Provide an accessible route to the beach: \$1,925
- Miscellaneous corrective actions: (benches, directional signage, picnic tables, etc.): \$6,298

Total: \$45,675

Huntley Playground

- Provide an accessible stone dust path into and around the park: \$513
- Provide a curb ramp with a detectable warning by the park entrance: \$998
- Provide an accessible route to at least one bench: \$398
- Provide an accessible impact-attenuating poured-in place rubber surface under and around playground components: \$2,100

Total: \$4,009

Manomet Recreation Area

- Provide cane detectable barriers at the bleachers: \$2,448
- Provide one (1) curb ramp: \$998
- Provide a van accessible space in each of the four (4) parking areas: \$2,650
- Provide an accessible picnic table on an accessible route: \$1,878
- Provide two (2) accessible portable toilets on accessible routes: \$4,600
- Provide accessible surfaces around and under play components (poured-in-place rubber): \$14,000
- Provide an accessible route between all areas of sports activity in the park: \$10,101
- Provide an accessible route to and alongside all bleachers, and to and alongside team seating areas in the east and west fields: \$12,004
- Miscellaneous corrective actions: (exterior route, accessible route to playground, route to practice area, etc.): \$793

Total: \$49,472

Morton Park

- Renovate the accessible routes between programs: \$5,822
- Provide an accessible route to the beach (beach mat): \$1,925
- Renovate toilet rooms: \$2,477*
- Provide compliant portable toilets: \$6,900
- Provide compliant accessible parking spaces: \$14,510
- Provide accessible tables (with knee and toe clearance): \$4,200
- Miscellaneous corrective actions: (benches, directional signage, etc.): \$800

Total: \$36,634

Nelson Memorial Park

- Provide an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$27,090
- Renovate toilet rooms: \$5,937
- Provide and renovate the accessible routes between programs: \$3,459

- Provide a van accessible parking space, adjoining access aisle, and curb cut to accessible route: \$2,025
- Miscellaneous corrective actions: (benches, picnic tables, concessions stand, etc.): \$2,578

Total: \$41,089

Plymouth Long Beach

- Renovate accessible toilet rooms and showers : \$4,495
- Renovate accessible parking: \$4,454
- Provide exterior accessible routes (including beach access): \$3,321
- Miscellaneous service counter at an accessible height): \$440

Total: \$12,710

*Cost for ramps used as pedestrian access points to the beach is not included.

Siever Field

- Provide an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$23,632
- Provide accessible routes between programs: \$12,798
- Provide accessible parking spaces and adjoining access aisles: \$950
- Provide accessible portable toilet: \$2300
- Miscellaneous corrective actions: (directional signage, team seating, handrails, etc.): \$5,114

Total: \$44,794

Sirroco Park

- Renovate exterior routes to park elements \$1,648
- Provide an accessible picnic table on an accessible route: \$828
- Provide an accessible route to the playground and an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$16,509
- Provide an accessible route between the playground and the basketball court: \$1,924

- Miscellaneous corrective actions: (directional signage, dispenser, etc.): \$301

Total: \$21,210

Stephens Field

- Correct accessible parking: \$1,850
- Provide compliant exterior accessible routes: \$8,783
- Provide accessible surfaces around and under play components (poured in place rubber): \$9,030
- Toilet room renovations: \$9,999
- Provide an accessible portable toilet: \$2,300
- Miscellaneous corrective actions (accessible picnic table, accessible service counter, etc.): \$1,358

Total: \$33,320

Veteran’s Memorial Field

- Provide an accessible surface around and under play components (poured in place rubber): \$ 12,880
- Renovate exterior routes to park programs: \$7,858
- Renovate ramp to parking lot: \$4,439
- Miscellaneous corrective actions: (benches, etc.): \$224

Total: \$25,401

West Plymouth Recreation Area

- Renovate accessible parking : \$1,425
- Provide exterior accessible routes: \$8,290
- Provide accessible surfaces around and under play components (poured in place rubber): \$23,170
- Provide an accessible portable toilet: \$2,300
- Miscellaneous corrective actions (clear floor space at team seating): \$468

Total: \$35,653

White Horse Beach

- Provide an accessible beach access route (beach mat): \$16,500
- Miscellaneous corrective actions (accessible parking van access aisle and sign): \$400

Total: \$16,900

Order of Magnitude Polling Places: \$75,541

Hedge Elementary School

- Provide an accessible portable toilet on voting days: \$2,300
- Miscellaneous corrective actions (ramp, signage, etc.): \$837

Total: \$3,137

Cold Spring Elementary School

- Renovate toilet rooms: \$8,777
- Provide a drinking fountain for seated users: \$2,014
- Miscellaneous corrective actions (signage, parking, door hardware, etc.): \$1,647

Total: \$12,438

Town Hall

See report for Town Hall

Plymouth North High School

- Renovation to toilet rooms: \$856
- Miscellaneous corrective actions (signage, parking, etc.): \$782

Total: \$1,638

Plymouth Community Intermediate School

- Renovation to toilet rooms: \$10,413
- Provide drinking fountain (for seated users): \$8,056
- Miscellaneous corrective actions (signage, parking, etc.): \$1,246

Total: \$19,715

Manomet Elementary School

- Toilet room renovations: \$2,795
- Miscellaneous corrective actions (signage, parking, etc.): \$598

Total: \$3,393

Indian Brook Elementary School

- Renovation to toilet rooms: \$2,353
- Provide one drinking fountain for standing users: \$2,014
- Miscellaneous corrective actions (signage, parking, etc.): \$1,210

Total: \$5,577

Cedarville Fire Station

- Provide one (1) drinking fountain for standing users: \$2,014
- Miscellaneous corrective actions (toilet room, egress signage, etc.): \$759

Total: \$2,773

South Elementary School

- Provide one (1) drinking fountain for seated users: \$2,014
- Miscellaneous corrective actions (toilet rooms, service counter, parking, egress signage, etc.): \$2,162

Total: \$4,176

Federal Furnace Elementary School

- Parking lot renovations: \$2,138

Total: \$2,138

Plymouth Municipal Airport

- Parking lot renovations: \$1,425
- Miscellaneous corrective actions (designation, directional and egress signage, door hardware, etc.): \$834

Total: \$2,259

Plymouth South High School

- Miscellaneous corrective actions (parking, egress signage): \$1,041

Total: \$1,041

West Elementary School

- Provide a curb ramp (to endure the access aisle adjoin the accessible route): \$1,225
- Renovate toilet rooms: \$9,339
- Miscellaneous corrective actions (signage, etc.): \$696

Total: \$11,260

Stonebridge Club

- Renovation to parking lot: \$1,536
- Renovation to toilet room: \$3,359
- Miscellaneous corrective actions (handrails, signage, protruding objects in voting area, etc.): \$1,101

Total: \$5,996

1749 Court House Museum



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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1749 Court House Museum

Year Built: 1749

Background

The 1749 Court House Museum, located at 4 Town Square, is a free museum about Plymouth's history and is open to the public from Memorial Day until Columbus Day. The building does not have an accessible entrance; the main entrance is on the north side via a set of steps; there is an emergency exit located on the second floor. The building is listed in the National Register of Historic Places.

The Museum is a two-story building with a basement connected by a set of stairs. The exhibit area is located on the first floor and a replica of the original courtroom is located on the second floor. Multi-user men's and women's toilet rooms are located in the basement – the accessible route to the toilet rooms is located across from the municipal parking lot.

There is not an assigned parking lot to the 1749 Court House Museum, but a municipal parking lot is located on the south side of the building and on-street accessible parking spaces are located on Market Street (east side of the building).

Key Accessibility Issues

Exterior Route and Entrance

The major accessibility issues are the excessive slope at the route leading to the main entrance, lack of an accessible route to the main entrance, lack of the minimum clear width at the main entrance door and lack of an interior accessible route.

Toilet Rooms

Accessibility issues include flush control not located on the open/transfer side of the toilet, and grab bars located further from the wall than the maximum allowed. Other accessibility issues

include hardware that requires tight grasping, pinching, or twisting of the wrist, and a lack of compliant designation signs.

Additional Accessibility Issues

- Lack of ADA-compliant walk-off mats.
- Lack of identification signs at the two parking spaces located near the multi-user toilet rooms.
- Lack of a detectible warning at the curb ramp from the museum to the parking lot.
- Lack of a curb ramp from the accessible parking spaces to the toilet rooms.

Order of Magnitude Cost Estimates

- Provide two (2) curb ramps at the parking lot: \$ 2,450
- Provide ADA-compliant walk-off mats: \$1,620
- Alteration to toilet rooms: \$1,183
- Miscellaneous (signage, counter, open risers, etc.): \$904

Total: \$6,157

Note: Cost for an exterior and interior accessible route is not provided. Due to the unique program in this building and the steepness of the pedestrian route, IHCD recommends either exploring the possibility of an accessible entrance via a ramp or moving the program to a more accessible location.

Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing labels with larger typeface font.
- Recommend providing sans serif text (avoid providing text that is italic, oblique or highly decorative).






1749 Court House Museum

- Recommend providing a stanchion cord at the display that protrudes into the circulation path. Locate stanchion cord 27" maximum above the floor.
- If objects or displays are not located on an accessible route, recommend providing a photo of the display in a nearby accessible location.
- Recommend providing a photo of the courtroom in a nearby accessible location.
- Recommend adding captions to the video describing the museum.
- Recommend insulating pipes at both lavatories in the men's and women's multi-user toilet rooms to prevent contact.
- Recommend providing handrails at the stairs located on the southwest side of the building.






**Town of Plymouth
Center for Active Living**

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	UL	Ext.	Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	250	\$250
Entrance												
2	Main Entrance	UL		Entrance	Main Entrance		Mat not securely attached	-	Install an ADA-compliant walk-off mat.	1	324	\$324
Access to Goods and Services												
Means of Egress												
3	Function Hall	UL	105	Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided	- -	Ensure illuminated exit signs are provided at exits and exit doors. Provide a tactile exit sign with raised characters and braille. Mount sign between 48"- 60" above finish floor located on the latch side of the door.	1	216	\$216
4	Arts and Crafts	UL	113	Means of Egress	N/A		Tactile exit sign not provided Door requires > 5 lbs. of force to open	- 20 lbs	Provide a tactile exit sign with raised characters and braille. Mount sign between 48"- 60" above finish floor located on the latch side of the door. Adjust closers so doors do not require more than 5 pounds of force to open. Relocate furniture to maintain the maneuvering clearance at the door.	1	116	\$116





**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
5	Hallway - Administration Side	UL		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate AED so it does not protrude into the circulation path.	1	Labor	\$0
6	Lobby	UL		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate AED so it does not protrude into the circulation path.	1	Labor	\$0
7	Lobby	UL		Interior Access Route	N/A		Mat not securely attached	-	Install an ADA-compliant walk-off mat.	1	324	\$324
Doors, Doorways, & Gates												
8	Women's Toilet Room	UL	111	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the clear floor space at the toilet.	1	Labor	\$0
9	Arts and Crafts	UL	113	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Remove trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0






**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Men's Toilet Room	UL	108	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0
11	Men's Toilet Room	UL	108	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 15 lbs	Remove table to maintain the maneuvering clearance at the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
12	Men's Toilet Room	LL	004	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 16 lbs	Remove equipment to maintain the maneuvering clearance at the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
13	Women's Toilet Room	UL	111	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
14	Women's Toilet Room	LL	003	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	18 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0






Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Elevator												
15	Lobby	LL	004	Elevator	Interior		Illumination levels are lower than 54 lux (5 ft. candles)	-	Increase illumination level to 5 foot candles min.	1	Labor	\$0
Signage												
16	Lecture Room	UL		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide a sign with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	116	\$116
Service Counter												
17	Lobby	UL		Service Counter	N/A		Accessible counter not maintain in operable working condition	-	Remove computer and other items from at least one of the accessible counters.	1	Labor	\$0
18	Lobby	UL		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finish floor. Or locate computer on a table that is 34" max. above the floor.	1	Labor	\$0
Toilet & Bathing Rooms												






**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
19	Women's Toilet Room	LL	003	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
20	Across From Health Room	UL		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate trash can and table to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
21	Single-User Toilet Room	UL		Single-User Toilet	N/A		Clearance at toilet < 60" clear width Clearance at toilet < 72" clear depth	- -	Relocate trash can and cabinet to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
22	Single-User Toilet Room	UL		Single-User Toilet	N/A		Hook located > 48" high Dispenser acts as a protruding object	63"	Locate hook no higher than 48" above the finish floor. Relocate dispenser so it does not protrude into the circulation path.	1	428	\$428
Toilet Compartment												
23	Women's Toilet Room	UL	111	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge. Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0


Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Men's Toilet Room	LL	004	Toilet Compartment	Accessible Compartment		Clearance at toilet < 60" clear width	-	Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
Dispensers												
25	Women's Toilet Room	LL	003	Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
26	Across From Health Room	UL		Dispensers	391		Dispenser acts as a protruding object		Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
27	Single-User Toilet Room	UL		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
Additional Access												
Drinking Fountains												
28	Function Hall	UL	105	Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	2014	\$2014

Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Near Toilet Room	LL		Drinking Fountains	High		Standing height fountain does not have cane protection	10"	Provide a cane detectable barrier skirt under the high unit.	1	445	\$445
Sink												
30		LL		Sink	Other		Clear floor space not provided at sink	-	Provide a 30" by 48" clear floor space positioned for a forward approach.	1		\$0
31	Arts and Crafts	UL	113	Sink	Other		Toe and knee clearances not provided	25"	Remove apron below counter to provide a 27" min. knee clearance. Ensure the clear floor space under the sink is clear at all times.	1	120	\$120
Best Practice												
Lavatory												
32	Men's Toilet Room	UL	108	Lavatory	N/A		Plumbing underneath is exposed	-	Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0
33	Women's Toilet Room	LL	003	Lavatory	N/A		Plumbing underneath is exposed		Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0

Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Men's Toilet Room	LL	004	.avatory	N/A		Plumbing underneath is exposed	-	Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0

Allerton Street Park



Town of Plymouth

June 2019



Institute for Human Centered Design

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617-695-1225 voice/tty

Allerton Street Park

Background

Allerton Street Park is a small neighborhood facility bordered by Allerton Street on the south side, residential homes to the west, and Sever Street to the north and east, where parking is available. The park is dog friendly and contains an open field, a play structure, a swing set and a picnic table.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van and lack of a car accessible parking space with access aisle and signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route in to and through the park due to excessive running and cross slopes and lack of a route surface that is firm, stable and slip resistant.

Play Area

Accessibility issues include lack of a compliant accessible route to and around play components.






Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates





- Provide accessible parking : \$1,850
- Provide exterior accessible routes: \$5,055
- Provide accessible surfaces around and under play components: \$6,300
- Miscellaneous corrective actions (picnic table): \$700

Total: \$13,905


Town of Plymouth
Allerton Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Sever St. Back Parking Lot	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	2.8 10.1	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%).	1	50	\$50
2	Corner of Sever St. and Allerton St.	Ext		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%) Accessible route not provided	12% 80'	Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided.	1	911	\$911
3	Field	Ext		Exterior Access Route	Exterior		Accessible route not provided	355'	Ensure an accessible route is provided.	1	4044	\$4044
4	Sever St. Back Parking Lot	Ext		Exterior Access Route	Exterior		Accessible route not provided	355'	Ensure an accessible route is provided. (See ID number 3 for cost.)	1		\$0
Off-Street Parking Lot or Garage												
5	Sever St. Back Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	30 0 0 - -	Provide a van accessible parking space 132" wide min. and one car accessible space 96" wide min. with a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility Add the designation "Van Accessible" to the sign located at the van accessible space.	2	925	\$1850

Town of Plymouth
Allerton Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Access to Goods and Services												
Doors, Doorways, & Gates												
6	Sever St. Parking Lot	Ext		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (Adjust gate latch to reduce required opening force.)	1	Labor	\$0
7	Sever St. Back Parking Lot	Ext		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (Adjust gate latch to reduce required opening force.)	1	Labor	\$0
Picnic Tables												
8	Near Playground	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 - -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
Play and Sport Areas												
Play Areas												
9	Playground	Ext		Play Areas	N/A		No compliant transfer system	22.5"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0

Town of Plymouth
Allerton Street Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Playground	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant	450'	Repair surface. (Cost based on 450 square feet of poured in place rubber.)	1	6300	\$6300

Brook Road Park



Town of Plymouth

June 2019



Institute for Human Centered Design

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Brook Road Park

Year built: 1966

Background

Brook Road Park is located at 13 Brook Road. Brook Road runs along the north side of the park, State Road runs along the east side, and the remaining areas are bordered by trees. The park includes a parking area on Brook Road which can accommodate about ten (10) vehicles, a baseball field with team seating, a basketball court and a play area with a climbing structure, swing set and slide.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible access aisle and sign.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route in to and between park amenities due to excessive running and cross slopes and lack of a route surface that is firm, stable and slip resistant.

Play Area

Accessibility issues include lack of a compliant accessible route to and around ground level play components.





Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates






- Provide exterior accessible routes: \$5,041
- Provide accessible surfaces around and under play components: \$5,110
- Miscellaneous corrective actions (accessible parking, clear floor space at team seating): \$504

Total: \$10,655

Town of Plymouth
Brook Road Park

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	13 Brook Road	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	10 0 0 - -	Provide an access aisle 96" wide min. Provide a sign with the International Symbol of Accessibility and the words "Van Accessible" with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	400	\$400
Play and Sport Areas												
Play Areas												
2	Play Area Entrance	Ext		Play Areas	N/A		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Running slope > 1:20 (5.00%) Accessible route not provided	5.7% - - 16.2% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 30' long stone dust path across grass with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	342	\$342
3	Play Area	Ext		Play Areas	N/A		Accessible route not provided to ground level play components	-	Ensure an accessible route is provided to one of each type of ground level play components. (Cost based on 250 square feet of poured in place rubber.)	1	3500	\$3500
4	Play Area Towards Swing Set and Slide	Ext		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	Ensure an accessible route is provided to one of each type of ground level play components Repair surface. (Cost based on 115 square feet of poured in place rubber providing an accessible route to a swing, the slide and the use zone around the play components.)	1	1610	\$1610

Town of Plymouth
Brook Road Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Play Area Towards Swing Set and Slide	Ext		Play Areas	N/A		Running slope > 1:20 (5.00%) Accessible route not provided	17.2% 15'	Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Cost based on 36" wide min. 15' long stone dust path across grass with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	171	\$171
6	Behind Basketball Court	Ext		Play Areas	N/A		Accessible route not provided	30'	Ensure an accessible route is provided. (Cost based on 36" wide min. 30' long stone dust path across grass with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	342	\$342
Field												
7	Baseball Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating. (Cost for an asphalt patch by bench and adjoining accessible path to baseball field.)	2	52	\$104
8	Baseball Field	Ext		Field	Baseball		Not connected to an accessible route	300'	Ensure baseball field is connected to an accessible route. (Cost based on 36" wide min. 300' long asphalt path across grass with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	3900	\$3900
Court												
9	Directly in Front of Parking Lot	Ext		Court	Basketball		Not connected to accessible route	20'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 20' long asphalt path from parking area to edge of sport activity (basketball court) with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	286	\$286

Cedarville Garage



Town of Plymouth ADA Transition Plan

August 2019



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Cedarville Garage

Background

Cedarville Garage is located at 31 Hedges Pond Road, and is primarily a facility that provides sand and salt to be used in the winter months. The building has a garage bay and sand barn, as well as a lobby area with a service counter, office with a kitchen area and a toilet room.

There is a main entrance to the building and a secondary maintenance entrance, both of which have excessive thresholds. Parking is available on site with space for approximately 30 cars. There are no designated accessible spaces.

No Town programs are offered at this location. There is currently a sign in the driveway that reads “Absolutely No Public Access Allowed Beyond This Point.” This assessment focuses on what will need to be remedied if the building is to be used for public programs in the future.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space and lack of a car accessible parking space.

Entrances

Accessibility issues include lack of an accessible entrance into the building. Both entrances have thresholds that are over 4” high which is higher than the maximum height allowed, and door hardware that requires tight grasping, pinching, or twisting of the wrist.

Toilet Room

Accessibility issues include a flush control that is not on the open (transfer) side, a toilet centerline that is a greater distance than allowed from the wall, lack of side and rear grab bars, a toilet paper dispenser that is located higher than the maximum height

allowed, lack of knee and toe clearance at the lavatory, and a mirror, paper towel dispenser and soap dispenser that are mounted higher than the maximum height allowed.

Signage

Accessibility issues include lack of accessible signage with raised characters, braille, the International Symbol of Accessibility (ISA).

Additional Accessibility Issues

- Protruding objects near the main entrance (coat hooks).
- A service counter that lacks a section that is at least 36” long and no more than 36” above the finished floor).
- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

- Provide the required number of accessible parking spaces: \$1,825
- Renovate toilet room: \$4,176
- Miscellaneous corrective actions (signage, service counter, accessible picnic table, etc.): \$2,096





Total: \$8,097

Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend, if Cedarville Garage is used for public programs, removing sign at the facility driveway that reads, “Absolutely No Public Access Allowed Beyond This Point.”





Town of Plymouth
Cedarville Garage

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 Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	30 0 - -	Provide a van accessible parking space 96" wide min. and a car accessible parking space. Provide a marked access aisle that is at least 96" wide for both spaces to share. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. and 96" max. above the ground. Add the designation "Van Accessible" to the sign at the van accessible space.	2	925	\$1850
Entrance												
2	Maintenance Entrance	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance. (Provide a sign at the maintenance entrance indicating the location of the main entrance.)	1	173	\$173
3	Main Entrance and Maintenance Entrance	Ext.		Entrance	Main Entrance		Threshold > 3/4" high	5"	Alter threshold to be 3/4" high max. (Cost based on 5' asphalt ramp at entrance.)	1	65	\$65
Access to Goods and Services												
Means of Egress												
4	Main Egress and Maintenance Egress	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	2	116	\$232

Town of Plymouth
Cedarville Garage

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
5	Main Entrance	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate coat hooks out of the circulation path.	1	128	\$128
Doors, Doorways, & Gates												
6	Main Entrance	1		Doors, Doorways, & Gates	N/A		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
Signage												
7	Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door International Symbol of Acc. not provided "All Gender" not provided.	- - - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Once toilet room is accessible, include the International Symbol of Accessibility (ISA) and the words "All Gender" on sign.	1	116	\$116
Service Counter												
8	Main Lobby	1		Service Counter	N/A		Counter > 36" high	40"	Provide a counter that is 36" max. above the ground or finished floor.	1	440	\$440

Town of Plymouth
Cedarville Garage

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
9	Near Main Entrance	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	Ensure that at least 5% (minimum one) of dining surfaces are accessible. (Provide one accessible picnic table.)	1	700	\$700
Toilet & Bathing Rooms												
Lavatory												
10	Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	20" 47" 52.5"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above finish floor. Relocate dispenser to 42" max. above the floor.	1	1324	\$1324
Single-User Toilet												
11	Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Centerline < or > 18" (MAAB) Grab bar not provided Toilet paper dispenser is not compliant	- 20.25 - -	Relocate the flush control to the open side. Relocate toilet so that the centerline is 18" from the side wall. Provide side and rear grab bars. Relocate toilet paper so that it is 15" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1	2852	\$2852
Best Practice												
N/A												
12	"Absolutely No Public Access" Sign	Ext.		N/A	N/A				Sign at entrance says "Absolutely No Public Access Allowed Beyond This Point." If this building is used for Town programming, ensure this sign is removed to avoid confusion.	1	0	\$0

Center for Active Living



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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Center for Active Living

Year Built: 2012

Background

The Center for Active Living, located at 44 Nook Road, provides a variety of programs for senior citizens in the area.

The Center for Active Living is a two (2)-story building connected by a set of stairs and an elevator. The main accessible entrance is located on the south side of the building. There are two (2) accessible emergency exits (one from the function hall and the other from the arts and crafts room). A function hall, multipurpose room, computer room, arts and crafts room, lecture room and health room are located on the upper level. A quiet room is located on the lower level; this room has accessible exercise machines for members. Accessible multi-user toilet rooms and single-user toilet rooms are located on both floors.

The parking lot is located directly across from the Center for Active Living. There are 94 parking spaces including eight (8) accessible parking spaces.

Key Accessibility Issues

There are no major accessibility issues at the Council on Aging but there are issues that need attention:

- Lack of the designation “Van Accessible” at the van accessible space.
- Excessive opening force at the toilet rooms and emergency exit doors.
- Lack of the required maneuvering clearance at the toilet room doors due to the location of trashcans.
- Lack of the required maneuvering clearance at the toilets due to the location of trashcans.
- Dispensers that protrude into the circulation path in hallways and toilet rooms.
- Lack of a drinking fountain for standing users.

- Lack of an ADA-compliant walk-off mat (main entrance).

Order of Magnitude Cost Estimates

- Provide an additional drinking fountain (for a standing user) and a cane detectable barrier skirt under the high unit at the drinking fountain located on the lower level : \$2,459
- Alteration to toilet rooms: \$1,487
- Miscellaneous (signage, sink, ADA-compliant walk-off mat, etc.): \$1,466





Total: \$5,412

Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- All accessible multi-user toilet rooms have one lavatory with insulating pipes. Recommend insulating pipes at both lavatories in all multi-user and single-user toilet rooms to prevent contact.
- Recommend increasing the lighting level at the elevator.
- Recommend providing the information display in the function hall also in an accessible format such as large print and high contrast.






**Town of Plymouth
Center for Active Living**

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	UL	Ext.	Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	250	\$250
Entrance												
2	Main Entrance	UL		Entrance	Main Entrance		Mat not securely attached	-	Install an ADA-compliant walk-off mat.	1	324	\$324
Access to Goods and Services												
Means of Egress												
3	Function Hall	UL	105	Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided	- -	Ensure illuminated exit signs are provided at exits and exit doors. Provide a tactile exit sign with raised characters and braille. Mount sign between 48"- 60" above finish floor located on the latch side of the door.	1	216	\$216
4	Arts and Crafts	UL	113	Means of Egress	N/A		Tactile exit sign not provided Door requires > 5 lbs. of force to open	- 20 lbs	Provide a tactile exit sign with raised characters and braille. Mount sign between 48"- 60" above finish floor located on the latch side of the door. Adjust closers so doors do not require more than 5 pounds of force to open. Relocate furniture to maintain the maneuvering clearance at the door.	1	116	\$116





**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
5	Hallway - Administration Side	UL		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate AED so it does not protrude into the circulation path.	1	Labor	\$0
6	Lobby	UL		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate AED so it does not protrude into the circulation path.	1	Labor	\$0
7	Lobby	UL		Interior Access Route	N/A		Mat not securely attached	-	Install an ADA-compliant walk-off mat.	1	324	\$324
Doors, Doorways, & Gates												
8	Women's Toilet Room	UL	111	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the clear floor space at the toilet.	1	Labor	\$0
9	Arts and Crafts	UL	113	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Remove trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0






**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Men's Toilet Room	UL	108	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0
11	Men's Toilet Room	UL	108	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 15 lbs	Remove table to maintain the maneuvering clearance at the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
12	Men's Toilet Room	LL	004	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	- 16 lbs	Remove equipment to maintain the maneuvering clearance at the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
13	Women's Toilet Room	UL	111	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
14	Women's Toilet Room	LL	003	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	18 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0






Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Elevator												
15	Lobby	LL	004	Elevator	Interior		Illumination levels are lower than 54 lux (5 ft. candles)	-	Increase illumination level to 5 foot candles min.	1	Labor	\$0
Signage												
16	Lecture Room	UL		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide a sign with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	116	\$116
Service Counter												
17	Lobby	UL		Service Counter	N/A		Accessible counter not maintain in operable working condition	-	Remove computer and other items from at least one of the accessible counters.	1	Labor	\$0
18	Lobby	UL		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finish floor. Or locate computer on a table that is 34" max. above the floor.	1	Labor	\$0
Toilet & Bathing Rooms												






**Town of Plymouth
Center for Active Living**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
19	Women's Toilet Room	LL	003	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
20	Across From Health Room	UL		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate trash can and table to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
21	Single-User Toilet Room	UL		Single-User Toilet	N/A		Clearance at toilet < 60" clear width Clearance at toilet < 72" clear depth	- -	Relocate trash can and cabinet to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
22	Single-User Toilet Room	UL		Single-User Toilet	N/A		Hook located > 48" high Dispenser acts as a protruding object	63"	Locate hook no higher than 48" above the finish floor. Relocate dispenser so it does not protrude into the circulation path.	1	428	\$428
Toilet Compartment												
23	Women's Toilet Room	UL	111	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge. Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0


Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Men's Toilet Room	LL	004	Toilet Compartment	Accessible Compartment		Clearance at toilet < 60" clear width	-	Relocate trash can to maintain the 60" min. clear floor space at the toilet.	1	Labor	\$0
Dispensers												
25	Women's Toilet Room	LL	003	Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
26	Across From Health Room	UL		Dispensers	391		Dispenser acts as a protruding object		Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
27	Single-User Toilet Room	UL		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate dispenser so it does not protrude into the circulation path.	1	353	\$353
Additional Access												
Drinking Fountains												
28	Function Hall	UL	105	Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	2014	\$2014

Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Near Toilet Room	LL		Drinking Fountains	High		Standing height fountain does not have cane protection	10"	Provide a cane detectable barrier skirt under the high unit.	1	445	\$445
Sink												
30		LL		Sink	Other		Clear floor space not provided at sink	-	Provide a 30" by 48" clear floor space positioned for a forward approach.	1		\$0
31	Arts and Crafts	UL	113	Sink	Other		Toe and knee clearances not provided	25"	Remove apron below counter to provide a 27" min. knee clearance. Ensure the clear floor space under the sink is clear at all times.	1	120	\$120
Best Practice												
Lavatory												
32	Men's Toilet Room	UL	108	Lavatory	N/A		Plumbing underneath is exposed	-	Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0
33	Women's Toilet Room	LL	003	Lavatory	N/A		Plumbing underneath is exposed		Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0

Town of Plymouth
Center for Active Living

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Men's Toilet Room	LL	004	.avatory	N/A		Plumbing underneath is exposed	-	Recommend Insulating pipes at both lavatories to prevent contact.	1	0	\$0

Crematory



Town of Plymouth ADA Transition Plan

September 2019



Institute for Human Centered Design

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Crematory

Year Built: 2009

Background

The Crematory for Plymouth’s Vine Hill Cemetery is located at approximately 102 Samoset Street. The building is one (1) story high and consists of offices, meeting rooms, and two (2) single-user toilet rooms.

There are three (3) entrance doors at the crematory, two (2) of which are public. Of the two (2) public entrances, only the main entrance is accessible. The non-public entry door on the south side of the building includes a sign indicating it is for “Authorized Personnel.” A parking lot on-site has space for 10 cars, including one van accessible parking space and one car accessible parking space.

Note: The Vine Hills Cemetery Office at 100 Summer Street is no longer open to the public. The crematory building now acts as the cemetery office as well as the crematory.

Key Accessibility Issues

Signage

Accessibility issues include lack of tactile exit signs with raised characters and braille at both public exit doors. Additionally, the toilet rooms lack signs with raised characters and braille.

Toilet Rooms

Accessibility issues in both toilet rooms include lavatories with rims higher than the maximum height allowed, and dispensers mounted higher than the maximum height allowed.

Parking

Accessibility issues include an access aisle at the van accessible parking space that is narrower than the minimum width required.

Order of Magnitude Cost Estimates

- Toilet room renovations: \$4,506
- Miscellaneous corrective actions (signage, parking, etc.): \$1,220




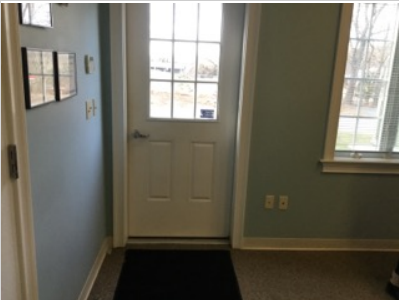
Total: \$5,726

Best Practice and Inclusive Design



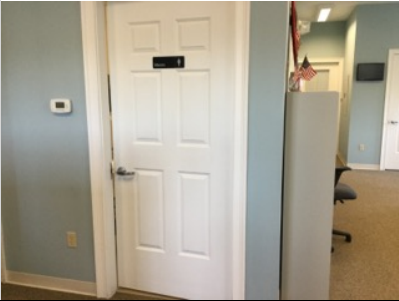

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing at least one bench in the area near the main entrance that has back support.
- Recommend providing handrails on both sides of the main entrance door to ensure safety of all visitors.



Town of Plymouth
Crematory

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 Access aisle < 96" wide at van space Sign bottom < 60" above finished grade	10 2 1 60' 55.5"	Provide a marked access aisle that is at least 96" wide. Locate signs with the bottom of the signs 60" above the ground. (Cost based on restriping and 3' by 20' asphalt to allow for a wider access aisle.)	1	410	\$410
Entrance												
2	Emergency Exit Northwest Side	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
3	"Authorized Personnel" Door on South Side	Ext.		Entrance	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
Access to Goods and Services												
Means of Egress												
4	Northeast Side Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided Mat not securely attached	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest emergency exit. Securely attach mat.	1	116	\$116

Town of Plymouth
Crematory

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	Family Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate the chair to provide required maneuvering clearance.	1	Labor	\$0
6	Main Entrance	1		Doors, Doorways, & Gates	N/A		Mat not securely attached Tactile exit sign not provided	-	Securely attach mat. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116
Signage												
7	Single-User Toilet Rooms	1		Signage	Designation		Raised characters not provided Braille not provided International Symbol of Acc. not compliant	- - -	Provide text with raised characters duplicated in braille. Replace signs with signs containing the International Symbol of Accessibility.	2	116	\$232
Toilet & Bathing Rooms												
Lavatory												
8	Single-User Toilet Rooms	1		Lavatory	N/A		Lavatory rim or counter > 34" high Dispensers not within reach range	37" -	Provide one lavatory in each toilet room with the rim no higher than 34". Relocate paper towel and soap dispensers to 42" max. above the floor. (Cost based on providing two (2) lavatories at a compliant height - one (1) in each toilet room - and relocating four (4) dispensers - two (2) in each toilet room.)	2	2253	\$4506
Best Practice												

Town of Plymouth
Crematory

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
N/A												
9	Near Main Entrance	Ext.		N/A	N/A		50 percent of benches lack back support		Recommend providing at least one (1) bench with back support	1	0	\$0
10	Main Entrance	Ext.		N/A	N/A		Level changes > 1/4"	6"	Recommend providing handrails on both sides of the main entrance to ensure safety of all visitors.	2	0	\$0

Fire Station #1



Town of Plymouth ADA Transition Plan

August 2019



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Fire Station #1

Background

Year Built: 1977

Plymouth’s Fire Station #1 is located at 114 Sandwich Street. It is a two (2) story building with the apparatus bay and main lobby area on the first floor, and offices on the second floor.

The only vertical means of access to the offices on the second floor is by stairs. The public primarily enters the building through the accessible main entrance, and occasionally enters through the apparatus bay doors when they are left open.

There are two off-street parking areas at Fire Station #1. An employee lot in the rear of the building on the northeast side has space for 16 cars, but does not have any designated accessible parking spaces. The second lot on the southwest side of the building is available to members of the public, and has three (3) parking spaces, including one designated car accessible space.

Key Accessibility Issues

Parking

Accessibility issues include lack of a compliant van accessible parking space in each of the two parking lots. The car accessible space in the front of the building is narrower than the minimum width required in order to serve as a van accessible space. It should be re-striped to at least the minimum width required for a van accessible space, a van accessible access aisle should be added, as should a designation sign with the words “Van Accessible”. Also, the existing sign with the International Symbol of Accessibility (ISA) is mounted lower than the minimum height required.

Vertical Access

Accessibility issues include lack of accessible vertical access to the second floor. IHCD team was told that members of the public occasionally go to the second floor of Fire Station #1 to interact with fire department staff. To provide program accessibility, IHCD recommends moving any public programs or services provided on the second floor to an accessible location. (Alternately, an elevator may be installed to provide accessible vertical access.)

Additional Accessibility Issues

- Walk-off mats throughout the building are not securely attached.
- A service counter on the second floor protrudes into the circulation path.
- A work surface used by members of the public lacks the minimum required knee and toe clearance.

Order of Magnitude Cost Estimates

- Renovate parking lots: \$1,325
- Miscellaneous corrective actions (signage, service counter, accessible work surface, etc.): \$1,375




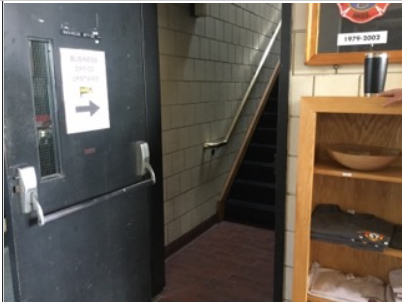
Total: \$2,700

Best Practice and Inclusive Design

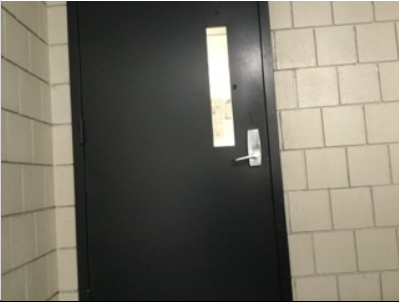




Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing contrast on treads on stairways.
- Recommend providing a detectable warning where the main entrance walkway intersects with the public parking area.

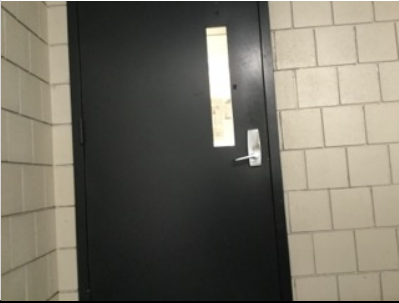


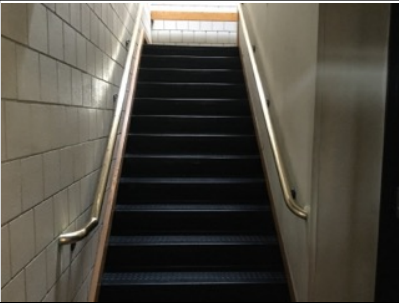
Town of Plymouth
Fire Station #1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Main Entrance	Ext.		Exterior Access Route	Walkway		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Off-Street Parking Lot or Garage												
2	Parking Lot, Northeast	Ext.		Off-Street Parking Lot or Garage	Employee		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	16 - -	Provide one van accessible space that is at least 96" side with a marked access aisle that is at least 96" wide. Provide a sign with the International symbol of Accessibility (ISA). Add the designation "Van Accessible" Locate sign 60" min. and 96" max. above the ground.	1	925	\$925
3	Parking Lot, Southwest	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	- - 21"	Provide a van accessible parking space that is at least 96" wide with a marked access aisle that is at least 96" wide (re-stripe existing space.) Add the designation "Van Accessible" to the International Symbol of Accessibility (ISA) sign located at the van accessible space. Locate sign with the bottom of the sign 60" min. and 96" max. above the ground.	1	400	\$400
Access to Goods and Services												
Means of Egress												
4	Lobby	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116

Town of Plymouth
Fire Station #1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	In Stairway, to Offices	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116
Interior Access Route												
6	Offices	2		Interior Access Route	N/A		Obstructed by protruding objects	7.75"	Remove existing service counter. If a new service counter is provided, select a location where it does protrude into the circulation path. Ensure any new service counter has a section that is at least 36" long and no more than 36" above the finished floor. (Cost based on removing current service counter and providing a new service counter in a different location.)	1	793	\$793
7	Fire Station #1	2		Interior Access Route	N/A		Interior vertical accessible route not provided	-	To provide program accessibility IHCD recommends moving any public programs or services provided on the second floor to an accessible location. (Alternately, an elevator may be installed to provide accessible vertical access.)	1	0	\$0
8	Hallway to Offices	2		Interior Access Route	N/A		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Doors, Doorways, & Gates												
9	Main Entrance	1		Doors, Doorways, & Gates	N/A		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0

Town of Plymouth
Fire Station #1

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	In Stairway, to Offices	2		Doors, Doorways, & Gates	Emergency Egress		. Door requires > 5 lbs. of force to open	22 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Dining or Work Surfaces												
11	Offices	2		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	23.5"	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	350	\$350
Best Practice												
N/A												
12	Route to Main Entrance	Ext.		N/A	N/A				Recommend providing a detectable warning.	1	0	\$0
13	Stairway	1		N/A	N/A				Recommend providing contrast on treads.	1	0	\$0

Fire Station #2



Town of Plymouth ADA Transition Plan

August 2019



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Fire Station #2

Year Built: 1975

Background

Plymouth’s Fire Station #2 is located at 240 Samoset Street. It is a two story building with the two floors connected by an interior staircase, but no public programs or services are provided on the second floor. The main entrance is located on the east side of the building. A parking lot by the main entrance has space for about eight cars and includes one designated car accessible parking space. An egress door leads to a second parking lot on the west side of the building. Personnel from the Brewster Ambulance company also use the station when they are on duty.

Key Accessibility Issues

Parking

Accessibility issues include an existing designated car accessible parking space that, if a car is in the space, obstructs the accessible route to the main entrance. The space should be removed and a compliant van accessible parking space with an access aisle and sign should be provided at the shortest possible route to the accessible entrance that does not block the main entrance. A compliant van accessible parking space with access aisle and sign should also be provided in the parking lot on the west side of the Fire Station.

Toilet Room

Accessibility issues include lack of an accessible compartment in the multi-user toilet room on the first floor. (This is the only toilet room in the Fire Station that is used by members of the public.) The toilet room also lacks hardware at the entry door that can be used without tight grasping, pinching, or twisting of the wrist, the lavatory lacks required toe and knee clearance, and the urinal is mounted higher than the maximum height allowed. Once an accessible compartment is provided, an accessible designation sign with the International Symbol of Accessibility (ISA).

Egress Door

The egress door on the west side of the Fire Station lacks the minimum required maneuvering clearance on both the push and pull sides. A power door should be provided.

Additional Accessibility Issues

- The service counter in the main lobby is higher than the maximum height allowed.
- Lack of accessible signage with raised characters and braille at the main entrance/egress door on the east side of the Fire Station, and at the egress door on the west side of the Fire Station.

Order of Magnitude Cost Estimates

- Renovate parking spaces: \$1,850
- Renovate first floor multi-user toilet room: \$6,027
- Provide a power door at the egress door on the west side of the Fire Station: \$1,530
- Miscellaneous corrective actions (egress signage, accessible service counter, etc.): \$914





Total: \$10,321

Best Practice and Inclusive Design



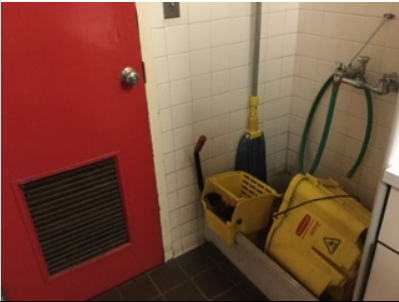


Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend that 20% of exterior benches (and at least one (1)) have a clear floor space of 36" wide min. by 48" deep min. alongside the bench positioned to allow shoulder alignment with someone seated on the bench. (Recommend providing a concrete or asphalt patch.)





Town of Plymouth
Fire Station #2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Main Entrance, East Side	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the main entrance by relocating the accessible parking space. This will allow for a van accessible parking space with a compliant access aisle and sign. (At present, if a car were to park at this location, it would block the accessible route to the main entrance.) See ID #3 for cost.	1	Labor	\$0
Off-Street Parking Lot or Garage												
2	Rear Entrance Parking, West Side	1		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	8 - - - -	Provide a van accessible parking space 96" wide min. with a marked access aisle that is at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA) and the words "Van Accessible". Mount the sign 60" min. above the ground and the top 96" max. above the ground.	1	925	\$925
3	Parking Lot by Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	- - 45"	Provide a van accessible parking space (in a location that does not block access to the main entrance) 96" wide min. with a marked access aisle that is at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA) and the words "Van Accessible". Mount the sign 60" min. above the ground and the top 96" max. above the ground.	1	925	\$925
Entrance												
4	Main Entrance, East Side	1		Entrance	Main Entrance		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Access to Goods and Services												



**Town of Plymouth
Fire Station #2**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Main Entrance East Side and Emergency Exit West Side	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	2	116	\$232
Doors, Doorways, & Gates												
6	Employee Lounge, Route to Toilet Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate the chair to provide required minimum maneuvering clearance at door.	1	Labor	\$0
7	Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the items blocking maneuvering clearance at the door.	1	Labor	\$0
8	Emergency Exit West Side	1		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Provide an automatic door opener. (Lack of minimum required maneuvering clearance at door.) (Cost based on an automatic door opener.)	1	1530	\$1530
9	Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Ensure door hardware has a lock that can be operated from inside the toilet room so the toilet room can be made an "All Gender" toilet room with an accessible compartment.	1	242	\$242

Town of Plymouth
Fire Station #2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
10	Lobby	1		Service Counter	N/A		Counter > 36" high	40.25"	Provide a counter that is 36" max. above the ground or finished floor.	1	440	\$440
Toilet & Bathing Rooms												
Overall Access												
11	Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair stall.	1	3091	\$3091
12	Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided	-	Provide an all gender toilet room sign with the International Symbol of Accessibility mounted on the latch side of the door. (Provide sign once an accessible compartment is provided in the multi-user toilet room.)	1	116	\$116
Lavatory												
13	Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Lavatory rim or counter > 34" high Dispensers not within reach range	- 36" 52"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Ensure the rim of the counter is no higher than 34". Relocate dispenser to 42" max. above the floor.	1	1196	\$1196

Town of Plymouth
Fire Station #2

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Urinal												
14	Toilet Room	1		Urinal	N/A		Rim > 15" high (MAAB)	22"	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	1624	\$1624
Best Practice												
15	By Main Entrance, East Side	Ext.			N/A		Lack of clear floor space of < 36" x 48" alongside bench.		Recommend that 20% of benches (and at least one (1)) have a clear floor space of 36" wide min. by 48" deep min. alongside bench positioned to allow shoulder alignment with someone seated on the bench. (Provide a concrete or asphalt patch.)	1	0	\$0

Fire Station #3



Town of Plymouth ADA Transition Plan

August 2019



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Fire Station #3

Background

Plymouth’s Fire Station #3 is located at 12 Pinehills Drive. The single story building has three (3) bay doors off of the apparatus floor, a main public entrance on the north side, and an egress door on the east side. Off street parking is available on the north and east sides of the building. There are 13 parking spaces overall including one designated van accessible space by the main entrance.

Key Accessibility Issues

Parking

Accessibility issues include lack of a sign with the International Symbol of Accessibility (ISA) and the words “Van Accessible” at the van accessible space by the main entrance on the north side of the Fire Station.

Additional Accessibility Issues



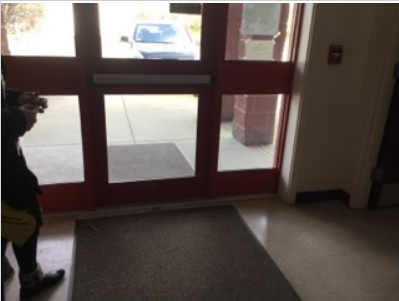

- Mats throughout the building are not securely attached.
- Designation signage for the toilet room is not located on the latch side of the door.
- The door to the toilet room requires 17 lbs. of force to open.
- Lack of accessible signage with raised characters and braille at the main entrance and secondary egress door.

Order of Magnitude Cost Estimates


- Miscellaneous corrective actions (parking and accessible egress signage): \$482

Total: \$482

Town of Plymouth
Fire Station #3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Main Entrance	Ext.		Exterior Access Route	Exterior		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Off-Street Parking Lot or Garage												
2	North Side Parking by Main Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign not provided Sign does not have the designation "Van Accessible"	- -	Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	250	\$250
Access to Goods and Services												
Means of Egress												
3	Main Entrance and East Side Egress Door	Ext.		Means of Egress	N/A		Tactile exit sign not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	2	116	\$232
Interior Access Route												
4	Main Entrance	1		Interior Access Route	N/A		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0

Town of Plymouth
Fire Station #3

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open Sign not located on the latch side of the door	17 lbs -	Adjust closers so doors do not require more than 5 pounds of force to open. Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0

Fire Station #6



Town of Plymouth ADA Transition Plan

September 2019



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Fire Station #6

Year Built: 1997

Background

Plymouth’s Fire Station #6 is located at 2209 State Road. It includes a single-story fire station and apparatus area with three (3) bay doors. The Fire Station also has a call center, common toilet rooms, and living quarters for fire personnel. The main entrance and exit doors, which are accessible, are located on the northeast side of the building near the apparatus area.

There is also a single story Emergency Operations Center which was added as an addition in 2011. It is located on a lower level to the southwest of the Fire Station.

Parking is provided on-site for the Fire Station and for the Emergency Operations Center. There are a total of 45 parking spaces, including three (3) designated accessible parking spaces, one (1) of which is a van accessible parking space. One of the car accessible parking spaces is located near the main entrance to the Fire Station.

Note: Information about a common area attached to the Emergency Operations Center that is used as a polling location is covered in the Plymouth voting facilities report.

Key Accessibility Issues

Toilet Room

Accessibility issues include a flush control that is not on the open (transfer) side of the toilet and a coat hook that is mounted higher than the maximum height allowed at the accessible single-user toilet room near the main entrance. Additionally, there are cleaning supplies and other items balanced on the grab bars that may interfere with their use.

Signage

Accessibility issues include an identification sign at the accessible parking space near the main entrance that is mounted lower than the minimum height required. Also, there is a lack of accessible signage (with raised characters and braille) at the emergency exit doors, and lack of an illuminated International Symbol of Accessibility (ISA) symbol at the illuminated exit sign at that location. In addition, there is a lack of designation signs at the call center and at two inaccessible toilet rooms, and the inaccessible toilet rooms lack directional signs indicating the location of nearest accessible toilet room, which is by the main entrance.

Drinking Fountain


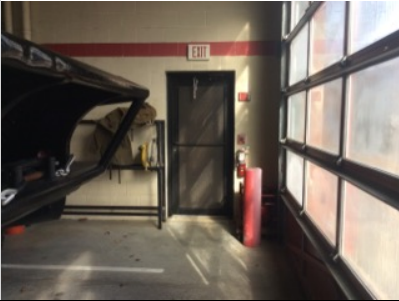


Accessibility issues include the lack of a drinking fountain for a standing user.

Order of Magnitude Cost Estimates

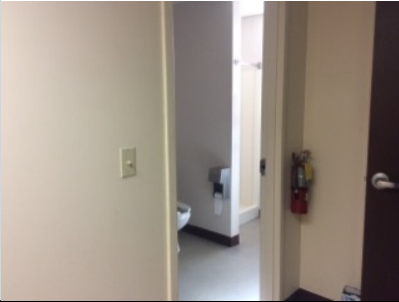



- Provide a drinking fountain for a standing user: \$2,014
- Miscellaneous corrective actions (signage, toilet room renovations, etc.): \$942

Total: \$2,956

Town of Plymouth
Fire Station #6

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, Near Main Entrance			Off-Street Parking Lot or Garage	Visitor		Sign bottom < 60" above finished grade	24.75"	Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
Emergency Exit												
3	Apparatus Floor, North Side Exit	1		Emergency Exit	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116
2	Main Entrance	1		Emergency Exit	N/A		Tactile exit sign not provided Illuminated International Symbol of Acc. not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide the International Symbol of Accessibility (ISA) on the illuminated exit sign above the exit door.	1	216	\$216
Access to Goods and Services												
Signage												
4	Call Center	1		Signage	Designation		Not provided	-	Locate sign alongside the door on the latch side.	1	116	\$116

Town of Plymouth
Fire Station #6

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Toilet Room Down Two Hallways	1		Signage	Designation		Not provided Directional sign to access. toilet not provided	- -	Locate designation sign alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	116	\$116
6	Toilet Room Down the Main Hall	1		Signage	Designation		Not provided Directional sign to access. toilet not provided	- -	Locate signage alongside the door on the latch side. Provide a sign indicating the location of the nearest accessible toilet room.	1	116	\$116
Toilet & Bathing Rooms												
Single-User Toilet												
7	Accessible Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided Hook located > 48" high	- - 67"	Relocate the flush control to the open side. Ensure clutter is clear of the grab bar to ensure ease of use by all. Locate hook no higher than 48" above the finished floor.	1	262	\$262
Additional Access												
Drinking Fountains												
8	Fountain In Main Hall	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014

Forges Field



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Forges Field

Background

Forges Field is located at 83 Jordan Road. The sports field complex was opened in 200 and is the largest playing field facility in the Town of Plymouth.

The sports field complex consists of three (3) soccer fields, two (2) senior baseball fields, one (1) senior softball field, one (1) football field, one (1) practice field, two (2) junior league baseball fields, two (2) youth softball fields, a picnic pavilion, a large play area, walking paths, a concession stand, and picnic tables.

Parking is available at the soccer fields, play area/senior baseball and football fields, and at the junior league/youth softball fields.

Key Accessibility Issues

Accessible Routes

Some accessible routes need repairs in order to be safe and compliant for all park patrons.

Areas of Sports Activity

Accessibility issues include lack of accessible spaces all team seating areas and sidelines seating. Accessible spaces should be connected to accessible routes. Additionally, there should be accessible routes to all sidelines and team seating as well as to the field entrances.

Playground

There is not an accessible route to one of each type of ground level play components and the surface around and under play components is not stable, firm and slip resistant.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with

its regulation requiring an accessible route to and around playground equipment.

Portable Toilets

Minor accessibility issue is the toilet paper dispenser mounted higher than the maximum allowed.

Note: There are accessible toilet rooms in the complex but they are not owned or operated by the Town of Plymouth so the Town should ensure accessible toilets are provided at all times.

Order of Magnitude Cost Estimates

- Provide accessible routes to and accessible seating at team and sidelines seating (including raised bleachers) and all sports fields: \$92,079
- Provide accessible surfaces to, around and under play components (estimate for rubber mats interlocking over concrete): \$33,222
- Renovate the accessible routes between programs: \$10,284
- Provide van accessible parking spaces and adjoining access aisles: \$4,500
- Miscellaneous corrective actions: (benches, directional signage, portable toilets, picnic tables, etc.): \$4,633

Total: \$144,718

Best Practice and Inclusive Design Recommendations






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Consider providing better signage identifying the name of the park.
- Consider providing a Hi-Lo drinking fountain (for seated and standing users) in the park.






Memorial Hall

- As best practice provide more benches and ensure they are on an accessible route.






Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Pathway Between Playground and Football Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	3.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 115' long of concrete to correct path cross slope to 2.00% (1:50) max.)	1	1725	\$1725
2	Pathway to Soccer Fields From Soccer Parking Area	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	4.7% 7.1%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 253' long of concrete to correct path cross slope to 2.00% (1:50) max. and running slope to 5.00% (1:20) max.)	1	3795	\$3795
3	Playground	Ext.		Exterior Access Route	Walkway		Not maintained in an operable working condition		Ensure the accessible route is maintained in operable working condition. (Cost based on 3'x3' concrete patch to repair surface.)	1	103	\$103
4	Pathway to Softball Field (West) From Main Parking Area	Ext.		Exterior Access Route	Walkway		Not maintained in an operable working condition		Ensure the accessible route is maintained in operable working condition. (Cost based on 3'x3' concrete patch to repair surface.)	1	103	\$103
5	Pathway to Senior Baseball Field (West) From Soccer Fields	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.6%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 42' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	630	\$630






**Town of Plymouth
Forges Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Football Field	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 90' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	1350	\$1350
Off-Street Parking Lot or Garage												
7	Main Parking Area	Ext.		Off-Street Parking Lot or Garage			Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 132" wide at van space Sign does not have the designation "Van Accessible"	200 10 0 108" -	Provide two (2) van accessible parking spaces. Ensure van accessible spaces are at least 132" wide. Add the designation "Van Accessible" to the signs located at the van accessible spaces. (Cost based on repainting stripes and adding "Van Accessible" designation to two (2) signs.	1	800	\$800
8	Soccer Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	82 2	Provide two (2) additional accessible spaces. Provide a van accessible space that is at least 132" wide and has an adjoining access aisle at least 60" wide. Provide a sign at each accessible space with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	2	925	\$1850
9	Baseball Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Sign not provided Total # of designated van accessible spaces	324 8 0	Provide a van accessible space for every six accessible parking spaces. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on repainting stripes and providing	1	2150	\$2150
10	Baseball Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Does not prevent accumulation of water		Repair surface.	1		\$0





Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Baseball Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route		Remove barrier to ensure access aisle adjoins to the accessible route.	1	Labor	\$0
Access to Goods and Services												
Service Counter												
12	Concession s Near Playground	Ext.		Service Counter			Counter > 36" high	38"	Provide a counter that is 36" max. above the ground.	1	440	\$440
13	Concession s Near Playground	Ext.		Service Counter	N/A		Running slope > 1:20 (5.00%)	11.8%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 10' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	150	\$150
Picnic Tables												
14	Playground	Ext.		Picnic Tables			Toe or knee clearance at table not provided Picnic table not on an accessible route		Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on one accessible picnic table and a new 36" wide min. 4' long concrete path.)	1	796	\$796
15	Concession s Near Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route		Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on one accessible picnic table and a new 36" wide min. 10' long concrete path.)	1	930	\$930





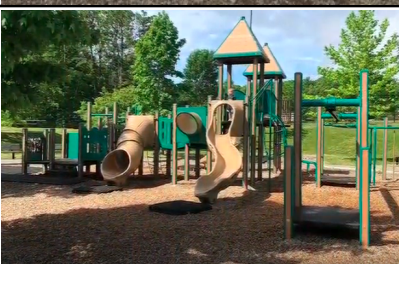
Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Softball Field (West)	Ext.		Picnic Tables			Toe or knee clearance at table not provided Picnic table not on an accessible route		Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on one accessible picnic table and a new 36" wide min. 12' long concrete path.)	1	976	\$976
17	Baseball Park Pathway	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route		Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on one accessible picnic table and a new 36" wide min. 12' long concrete path.)	1	976	\$976
18	Soccer Fields	Ext.		Picnic Tables			Trash cans block accessible route to picnic table		Remove trash cans to ensure 36" width min. for accessible route to picnic table.	1	Labor	\$0
19	Pathway to Football Field From Senior Baseball Field (West)	Ext.		Picnic Tables			Trash cans block accessible route to picnic table		Remove trash cans to ensure 36" width min. for accessible route to picnic table.	1	Labor	\$0
Benches												
20	Baseball Park Pathway	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48" Shoulder alignment not provided at bench - (12") back		Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. Provide shoulder alignment with the adjacent wheelchair space. The shoulder alignment of the wheelchair space shall be measured 36" from the front of the wheelchair space. (Cost based on 3' wide x 4' concrete patch.)	1	92	\$92






Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Playground	Ext.		Benches			Shoulder alignment not provided at bench - (12") back Surface not maintained in operable condition		Provide shoulder alignment with the adjacent wheelchair space. The shoulder alignment of the wheelchair space shall be measured 36" from the front of the wheelchair space. Repair bench seat surface. (Cost based on 3' x 4' concrete patch.)	1	92	\$92
Toilet & Bathing Rooms												
Portable Toilet												
22	Main Parking by Picnic Pavilion	Ext.		Portable Toilet	N/A		Non-compliant toilet paper dispenser	50"	Relocate toilet paper dispenser so that it is between 15"- 48" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	1	353	\$353
23	Baseball Parking Area	Ext.		Portable Toilet	N/A		Non-compliant toilet paper dispenser	50"	Relocate toilet paper dispenser so that it is between 15"- 48" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	1	353	\$353
24	Soccer Parking Area	Ext		Portable Toilet	N/A		Non-compliant toilet paper dispenser	50"	Relocate toilet paper dispenser so that it is between 15"- 48" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	1	353	\$353
Play and Sport Areas												




Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
25	Playground	Ext.		Play Areas	N/A		Accessible route < 60" wide at ground level	49"	At ground level, ensure the clear width of accessible routes is 60" minimum. (Cost based on adding 12" wide 15' long rubber mats interlocking over concrete.)	1	85	\$85
26	Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	14'	Provide an accessible impact-attenuating surface to and around the play components. NB: Engineered wood chips are allowed but must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected & play area use levels will determine the frequency of inspection and maintenance	1	396	\$396
27	Playground	Ext.		Play Areas			Accessible route not provided to ground level play components		Ensure an accessible route is provided to one of each type of ground level play components. NB: The running slope of the bridge is not compliant. In order to create an accessible route, consider providing a flat path adjacent to the bridge. (Cost based on 36" wide min. 12' long rubber	1	204	\$204
28	Playground	Ext.		Play Areas			Accessible route not provided to ground level play components		Provide an accessible impact-attenuating surface to and around the play components. NB: Engineered wood chips are allowed but must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected & play area use levels will determine the frequency of inspection and maintenance	1	226	\$226
29	Playground	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components		Provide an accessible impact-attenuating surface to and around the play components. NB: Engineered wood chips are allowed but must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected & play area use levels will determine the frequency of inspection and maintenance	1	1700	\$1700






Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Playground - Younger Children	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant	7'	Provide an accessible impact-attenuating surface to and around the play components. NB: Engineered wood chips are allowed but must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected & play area use levels will determine the frequency of inspection and maintenance	1	200	\$200
31	Playground	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant		Provide an accessible impact-attenuating surface to and around the play components. NB: Engineered wood chips are allowed but must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected & play area use levels will determine the frequency of inspection and maintenance	1	1190	\$1190
32	Playground	Ext.		Play Areas	N/A		Running slope > 1:20 (5.00%)	7.1%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 32' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	480	\$480
Field												
33	Little League Field 1 (East)	Ext.		Field	Baseball		Accessible spaces are not provided at team seating		Remove a section of the existing bench to provide a 36" x 48" clear floor space at team seating. (Cost based on removing a bolted item.)	6	128	\$768
34	Youth Softball Field 2 (East)	Ext.		Field	Baseball		Accessible spaces are not provided at team seating		Remove a section of the existing bench to provide a 36" x 48" clear floor space at team seating. (Cost based on removing a bolted item and providing a 36" x 48" asphalt patch.)	2	180	\$360






**Town of Plymouth
Forges Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Soccer Fields	Ext.		Field	Soccer		Accessible spaces are not provided at team seating Not connected to an accessible-route	352'	Provide a 36" x 48" clear floor space at team seating. Ensure soccer field team seating is connected to an accessible route. (Cost based on 36" x 48" stone dust patch at three (3) benches and a 36" wide min. 352' long stone dust path.)	1	4144	\$4144
36	Football Field	Ext.		Field	Football		Accessible spaces are not provided at team seating Not connected to an accessible-route		Provide a 36" x 48" clear floor space at team seating. Ensure football team seating is connected to an accessible route. (Cost based on 36" x 48" stone dust patch at two (2) benches (one for home team and one for visitor team) and a 36" wide min. 55' long stone dust path.)	1	716	\$716
37	Softball Field (West)	Ext.		Field	Softball		Accessible spaces are not provided at team seating Not connected to an accessible-route	21'	Provide a 36" x 48" clear floor space at team seating. Ensure softball team seating is connected to an accessible route. (Cost based on 36" x 48" concrete patch and a 36" wide min. 21' long concrete path from the accessible route to team seating.)	2	575	\$1150
38	Senior Baseball Field (West)	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	17'	Provide a 36" x 48" clear floor space at sidelines seating. Ensure baseball field sideline seating is connected to an accessible route. (Cost based on 36" x 48" concrete patch and a 36" wide min. 17' long concrete path from the accessible route to team seating.)	1	347	\$347
39	Little League Field 1 (East)	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route		Provide a 36" x 48" clear floor space at sidelines seating. Ensure baseball field sideline seating is connected to an accessible route. (Cost based on 36" x 48" concrete patch and 36" wide min. 10' long concrete path.)	2	322	\$644






Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Senior Baseball Field (West)	Ext.		Field	Baseball		Not connected to an accessible-route		Ensure baseball field sideline seating is connected to an accessible route. (Cost based on 36" wide min. 12' long concrete path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	276	\$276
41	Senior Baseball Field (West)	Ext.		Field	Baseball		Not connected to an accessible-route		Ensure baseball field and team seating is connected to an accessible route. (Cost based on 36" wide min. 21' long concrete path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	2	483	\$966
42	Football Field	Ext.		Field	Football		Not connected to an accessible-route		Ensure football field sideline seating is connected to an accessible route. (Cost based on 36" wide min. 17' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	391	\$391
43	Football Field	Ext.		Field	Football		Not connected to an accessible-route		Ensure football field is connected to an accessible route. (Cost based on 36" wide min. 46' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1058	\$1058
44	Visitor Section for Football Field	Ext.		Field	Football		Not connected to an accessible-route	214'	Ensure visitor team sideline seating is connected to an accessible route. IHCD proposes providing a route from the concessions to the north side of the seating area. This will avoid running slope issues that are present at the current route. (Cost based on a 36" wide min. 214' long concrete path with a running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50))	1	4922	\$4922

**Town of Plymouth
Forges Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Softball Field (West)	Ext.		Field	Softball		Not connected to an accessible-route		Ensure softball field is connected to an accessible route. (Cost based on 36" wide min. 25' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	575	\$575
46	Multi-Purpose Field	Ext.		Field	Football		Not connected to an accessible-route		Ensure multi purpose field is connected to an accessible route. (Cost based on 36" wide min. 90' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2070	\$2070
47	Youth Softball Field 1 (East)	Ext.		Field	Baseball		Not connected to an accessible-route	4"	Ensure baseball team seating is connected to an accessible route and that level change is 1/4" high max. (Cost based on 3' x 3' concrete path to alter change in level.)	6	103	\$618
48	Youth Softball Field 2 (East)	Ext.		Field	Baseball		Not connected to an accessible-route		Ensure softball field is connected to an accessible route. . (Cost based on 36" wide min. 40' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	920	\$920
49	Batting Cages	Ext.		Field	Baseball		Practice areas are not on an accessible route		Provide an accessible route to practice areas. . (Cost based on 36" wide min. 26' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	598	\$598

Town of Plymouth
Forges Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	Senior Baseball Field (West)	Ext.		Field	Baseball		Level changes > 1/4"	4"	Alter change in level to be 1/4" high max. (Cost based on 3' x 3' concrete patch.)	2	103	\$206
Announcement Booth												
51	Senior Baseball Field (West)	Ext.		Announcem ent Booth	452		Booth not connected to an accessible route	9"	If this platform is used as an announcement booth then ensure there is an accessible route onto the platform.	1		\$0
Bleachers												
52	Football Field	Ext.		Bleachers	N/A		Min. # of designated wheelchair spaces not provided		Provide the required number of accessible wheelchair spaces. (Cost based on accessible ramp to raised bleachers and new bleachers with required number of accessible spaces.)	1	51000	\$51000
53	Visitor Section for Football Field	Ext.		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seats not connected by accessible route		Provide the required number of accessible wheelchair spaces. Provide an accessible route to the seating area. (Cost based on accessible ramp to raised bleachers and new bleachers with required number of accessible spaces.)	1	20350	\$20350
54	Football Field	Ext.		Bleachers	N/A		Seats not connected by accessible route		Provide an accessible route to the seating area. See ID #52 for cost.	1		\$0

Fresh Pond Park



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Fresh Pond Park

Background

Year built: 1915

Fresh Pond Park is located at 220 Bartlett Road. Amenities include swimming, a playground, picnic tables, public toilet rooms with accessible compartments and parking.

Key Accessibility Issues

Parking

Accessibility issues include lack of two (2) van accessible parking spaces (one in each parking lot) with access aisles and identification signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to the park and between park amenities due to excessive running and cross slopes, and lack of an accessible beach access route that is firm and stable.

Play Areas

Accessibility issues include lack of a compliant accessible route to and around play components in the play areas.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Toilet Rooms

Accessibility issues include a flush control in the men’s accessible compartment that is not located on the open/transfer side, and the lavatory rim in the women’s toilet room is higher than the maximum height allowed. Also, in both the men’s and

women’s toilet rooms there is exposed plumbing at the lavatory, the paper towel dispenser is mounted higher than the maximum height allowed, and both the side and rear grab bars in the accessible compartments are shorter than the minimum length required.

Ramps






Accessibility issues at the ramp leading to the multi-user toilet rooms include lack of a compliant landing at the bottom of the ramp due to an excessive change in level, and lack of compliant handrails for the length of the ramp (handrails do not extend 12” beyond the bottom of the ramp, they have a noncompliant cross section, and they are not continuous where required. Also, lower handrails are not provided).

Order of Magnitude Cost Estimates





- Provide compliant exterior accessible routes (including beach access route): \$5,242
- Provide compliant accessible toilet rooms: \$4,710
- Provide compliant accessible parking spaces: \$1,575
- Provide compliant handrails including lower handrails and ramp extension at bottom ramp landing: \$3,115
- Miscellaneous corrective actions (accessible picnic table, accessible playground surface, etc.): \$1,782

Total: \$16,424





Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Playground	Ext		Exterior Access Route	Walkway		Exterior route < 48" wide Does not prevent accumulation of water Not maintained in an operable working condition	40.75" - -	Ensure that a clear width of 48" min. is maintained at the accessible route. Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost based on 48" wide min. 122' long asphalt path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2115	\$2115
2	Route From Parking by Playground to Beach	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	5.4%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 48" wide min. 165' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1879	\$1879
3	Route From Parking by Playground to Beach	Ext		Exterior Access Route	32		Running slope > 1:20 (5.00%)	8.7%	Reduce the running slope to be no steeper than 1:20 (5.00%). See ID #2 for cost.	1		\$0
4	Parking by Playground	Ext		Exterior Access Route	Exterior		Accessible route not provided	30'	Widen existing asphalt pathway behind parking spaces to ensure that a clear width of 48" min. is maintained from the toilet rooms to the accessible route to the beach. (Cost estimate for widening existing asphalt pathway for a length of 30' with a clear width or 48" min.)	1	520	\$520
Beach Access Routes												
5	Route From Parking by Playground to Beach	Ext		Beach Access Routes	Removable		Beach route not provided	15'	Provide an accessible route that is firm and stable. Ensure the accessible route extends to recreation water level. Remove edge protection from end of stone dust path to sand in order to place an accessible beach mat that extends to the water's edge. (Cost based on 60" wide min. 15' long accessible beach mat.)	1	600	\$600

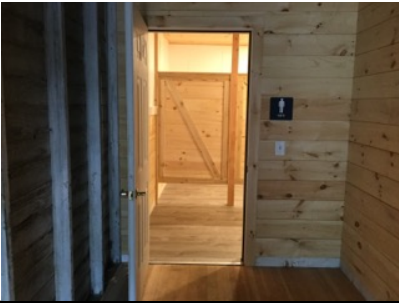




Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
6	Parking by Playground	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 60" wide at car/van space Sign not provided	4 4 0 57"	Provide one van accessible parking space 132" wide min. with an access aisle 60" wide min. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground at each accessible space. Add the words "Van Accessible" to the sign at the van space. Position sign centered in space. (Cost based on re-painting striping and 2 signs.)	1	650	\$650
7	Parking Lot at Entrance	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	15 1 0	Provide a van accessible space that is 132" wide min. and a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the words 'Van Accessible' to the sign at the van accessible space.	1	925	\$925
Access to Goods and Services												
Interior Access Route												
8	Toilet Rooms	1		Interior Access Route	Interior		Obstructed by protruding objects	78"	Relocate wood beams above 80" min. aff. or provide a cane detectible barrier 27" max. aff.	1	Labor	\$0
9	Toilet Rooms	1		Interior Access Route	Interior		Accessible route not provided	-	Provide an accessible route. (Relocate paddle boards and netting to create a 36" wide min. accessible route.)	1	Labor	\$0





Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
10	Entrance to Toilet Rooms	Ext		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	12.5"	Ensure door remains open during public hours to provide maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
Ramps												
11	Entrance to Toilet Rooms	Ext		Ramps	Exterior		Handrails do not extend 12" past top & bottom No top or bottom landing provided Handrails not provided	- 3.5" -	Alter handrails to extend horizontally above the bottom landing for 12" min. Provide landing at bottom of ramp. Provide lower handrails 18" min. and 24" max. aff. (Cost based on four (4) 12" extensions to wood end posts, including two lower handrails, and a ramp extension to correct change in level. See summary for link to purchase ramp extension.)	1	475	\$475
12	Entrance to Toilet Rooms	Ext		Ramps	Exterior		Handrails have non-compliant cross section Handrails not continuous where required Handrails not provided	-	Provide handrails with a 1 1/4" - 2" circular cross section. Provide continuous handrails for the length of ramp runs. Provide lower handrails 18" min., 24" max. aff. (Cost based on four (4) 30' long wood handrails, including two lower handrails, with a 1 1/4" - 2" circular cross section that are continuous for the length of the ramp runs.)	1	2640	\$2640
Picnic Tables												
13	Near Beach	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Top of picnic table < 28" or > 34 Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 36" - -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath and toe and knee clearance. Locate picnic table on an accessible route.	1	828	\$828
Toilet & Bathing Rooms												


Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
14	Men's Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided		Provide a sign with the International Symbol of Accessibility.	1	116	\$116
15	Women's Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided		Provide a sign with the International Symbol of Accessibility.	1	116	\$116
Lavatory												
16	Women's Toilet Room	1		Lavatory	N/A		Lavatory rim or counter > 34" high Exposed plumbing underneath Dispensers not within reach range	35" - 52.5"	Provide at least one lavatory with the rim no higher than 34". Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate paper towel dispenser to 48" max. above the floor. (Paper towel dispenser is too high and is also a protruding object.)	1	1946	\$1946
17	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Dispensers not within reach range	54.75"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate paper towel dispenser to 48" max. above the floor. (Paper towel dispenser is too high and is also a protruding object.)	1	399	\$399
Toilet Compartment												
18	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with non-compliant hardware		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	Labor	\$0

Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long Rear grab bar < 42" long Flush control not on open side	35.5" 36" -	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Provide the flush control on the open side of the toilet (transfer side).	1	1085	\$1085
20	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long Rear grab bar < 42" long Coat hook > 48"	36" 36" 58"	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Lower coat hook so that it is no higher than 48".	1	973	\$973
21	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	58"	Lower coat hook so that it is no higher than 48".	1	75	\$75
Play and Sport Areas												
Play Areas												
22	Playground	Ext		Play Areas	N/A		Accessible route not provided to play area Surface not stable, firm, and slip-resistant	15' -	Provide an accessible impact-attenuating surface around and under the play components. (Cost based on 60 square feet of poured in place rubber.)	1	840	\$840
Best Practice												

Town of Plymouth
Fresh Pond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
23	Route From Beach to Picnic Tables	Ext			2		Route from parking area to beach is not accessible.		Consider adding a sign directing visitors to the accessible route.	1	0	\$0

Hedges Pond Recreation Area



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Hedges Pond Recreation Area

Background

Hedges Pond Recreation Area is located on the former site of Camp Dennen. The Town of Plymouth renovated much of the park (sandy beach, bathhouse with toilet rooms and showers, picnic areas, playground, and walking trails) between 2008 and 2011, but some original buildings are still standing.

The recreation area features a basketball court, tennis courts, horseshoe court, sand volleyball court, gaga ball court, a soccer/multifunctional field, and hiking trails. A play structure, picnic tables, and outdoor assembly area are also available. Accessible parking is available at the top of the trailhead that leads to the pond, playground, and picnic area. There is no official parking near the pond but IHCD was informed that people with disabilities are allowed to park there if necessary.

Key Accessibility Issues

Parking

There are no accessible parking spaces at the tennis and basketball courts, trailhead, or near the pond. Accessible parking should be provided at every parking area within the park. Where accessible parking exists, at least one space should be van accessible with an adjoining access aisle. All parking should be connected to an accessible route.

Accessible Routes

Some accessible routes need repairs in order to be safe and compliant for all park patrons. Additionally, there should be an accessible route to the volleyball and gaga ball courts, play area, picnic tables, and beach.

Toilet and Shower Rooms

The present accessible toilet rooms are not compliant. Renovations should be made to ensure there is an accessible toilet compartment, lavatory, and dispensers in the men’s and women’s toilet rooms. One of the shower compartments should be brought into compliance with compliant grab bars, a padded shower seat and the controls should be relocated above the grab bar between 38 and 48 inches above the finished floor.

Playground

There is no accessible route to the playground and no compliant impact-attenuating surface within the playground around the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Renovate the accessible routes between program areas: \$14,288
- Provide an accessible impact-attenuating surface around play components (estimate for poured-in-place rubber): \$7,840
- Renovate the toilet rooms: \$5,905
- Provide accessible parking spaces and adjoining access aisles: \$5,675
- Renovate the accessible shower: \$3,744
- Provide an accessible route to the beach: \$1,925
- Miscellaneous corrective actions: (benches, directional signage, picnic tables, etc.): \$6,298






Total: \$45,675

Best Practice and Inclusive Design Recommendations






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Consider providing better signage identifying the name of the park.
- Consider providing a drinking fountain in the park.
- As best practice provide more benches and ensure they are on an accessible route.






Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Entrance to Toilet Rooms and Showers	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	3.1%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 16' long of concrete to correct path cross slope to 2.00% (1:50) max.)	1	240	\$240
2	Route to Pond From Parking	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%)	7% 314' 8.3%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 314' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	3576	\$3576
3	Parking	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%)	2.4% - 8.9%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 10' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	114	\$114
4	Entrance to Toilet Rooms and Showers	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	4.8% 7.3%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 6' long of concrete to correct path running slope to 5.00% (1:20) max. and cross slope to 2.00% (1:50) max.)	1	90	\$90
5	Horseshoes	Ext		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant	-	Repair surface. (Cost based on 36" wide min. 40' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	456	\$456






Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Tennis Courts	Ext		Exterior Access Route	Walkway		Not maintained in an operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Cost estimate for 25' long stone dust route.)	1	300	\$300
7	Tennis Courts	Ext		Exterior Access Route	Walkway		Not maintained in an operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Cost estimate for 54' long stone dust route.)	1	648	\$648
8	Route to Pond From Parking	Ext		Exterior Access Route	Exterior		Not maintained in an operable working condition	52'	Ensure the accessible route is maintained in operable working condition. (Cost estimate for 52' long stone dust route.)	1	624	\$624
9	Walkway to Recreation Area	Ext		Exterior Access Route	Walkway		Not maintained in an operable working condition Running slope > 1:20 (5.00%)	56' 12.6%	Ensure the accessible route is maintained in operable working condition. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 66' long concrete path with a running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1288	\$1288
10	Assembly Area	Ext		Exterior Access Route	Exterior		Accessible route not provided	143'	Ensure an accessible route is provided. (Cost based on 36" wide min. 143' long stone dust path with a running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1629	\$1629






Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Outdoor Rec Access Route												
11	Trailhead	Ext		Outdoor Rec Access Route	Trail		Outdoor rec access route not provided	10'	Provide an outdoor recreation access route. (Cost based on 36" wide min. 10' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	114	\$114
Beach Access Routes												
12	Pond	Ext		Beach Access Routes	Permanent		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the recreation water level. (Cost based on 60" wide 50' long accessible beach mat.)	1	1925	\$1925
13	Boat Launch	Ext		Beach Access Routes	Permanent		Not connected to accessible route	56'	Ensure boat launch is connected to an accessible route. (Cost based on 36" wide min. 56' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	638	\$638
Off-Street Parking Lot or Garage												
14	Parking for Tennis Courts	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign not provided	7 0 0 -	Provide a van accessible space 132" wide min. with an adjoining access aisle 60" wide min. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	400	\$400
15	Parking	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 96" wide at car space Access aisle < 90" wide at van space Sign does not have the designation "Van Accessible"	3 3 0 92" 85"	Provide a van accessible space that is 96" wide min. with an adjoining access aisle that is 96" wide min. Ensure accessible spaces are at least 96" wide. Provide an additional 9" width of asphalt to parking area to ensure all parking spaces and access aisles are compliant. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	1175	\$1175






Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Parking for Basketball Court	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	4 0 0	Provide a van accessible space that is 132" wide min. with an adjoining access aisle 60" wide min.	1	925	\$925
17	Parking for Basketball Court	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	8 0 0	Provide a van accessible space that is 132" wide min. with an adjoining access aisle 60" wide min.	1	925	\$925
18	Trailhead	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	20 0 0	Provide a van accessible space that is 132" wide min. with an adjoining access aisle 60" wide min.	1	925	\$925
19	Playground Near Pond	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces	0	Provide a van accessible space that is 132" wide min. with an adjoining access aisle 60" wide min.	1	925	\$925
20	Accessible Parking to Toilet Rooms and Showers	Ext		Off-Street Parking Lot or Garage	Visitor		Vehicle space < 132" wide at van space Sign does not have the designation "Van Accessible"	117"	Provide a van accessible space that is at least 132" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Relocate the dumpster from the access aisle. (Cost for repainting stripes and adding "Van Accessible" designation to the sign.)	1	400 Labor	\$400
Access to Goods and Services												






Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
21	Between Men's and Women's Toilet Rooms	1	Shower Compartments	Interior Access Route	Interior		Route < 36" wide	30.75"	Ensure that a clear width of 36" min. is maintained at the accessible route. NB: Gates are opened during the summer months but there is still not a 36" min. accessible route between the exterior columns and interior walls. Provide a 36" wide min. path on the exterior side of the gate to ensure access. (Cost based on 36" wide min. 50' long concrete path.)	1	345	\$345
22	Between Men's and Women's Toilet Rooms	1	Shower Compartments	Interior Access Route	Interior		Obstructed by protruding objects	71.5"	Relocate object.	1	128	\$128
Doors, Doorways, & Gates												
23	Women's Toilet Room	1	2	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	2	1530	\$3060
24	Tennis Courts	Ext		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided Maneuvering clearance at door > 1:50 (2.00%) Threshold > 1/2" high 10" solid surface not provided	- 6.8% 1" -	Ensure 18" maneuvering clearance is provided at the latch side of the door on the pull side. Alter so that the slope in all directions is no greater than 1:50 (2.00%). Alter threshold to be 1/2" high max. Provide a 10" high smooth surface on the push side of the gate extending the full width. (Cost based 5' x 5' concrete area, altering threshold and providing a smooth surface.)	1	350	\$350
Signage												
25	Between Toilet Rooms and Soccer Fields	Ext		Signage			Visual characters < 40" above ground Contrast not compliant Directional sign to acc. toilet room not provided Text size not compliant	- - - -	Mount visual sign so that the baseline of the lowest character is 40" min. above finish floor. Provide signs with a non-glare finish with characters that have a high contrast to the background. Provide a sign indicating the location of the nearest accessible toilet room. Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	116	\$116

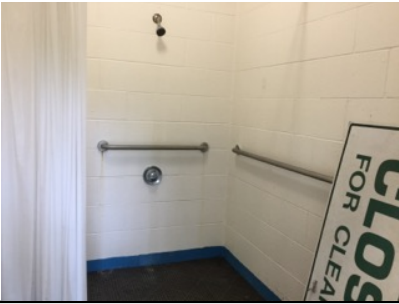



Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Route From Pond to Toilet Rooms	Ext		Signage	Directional		Visual characters < 40" above ground Contrast not compliant Directional sign to acc. toilet room not provided Text size not compliant	- - - -	Mount visual sign so that the baseline of the lowest character is 40" min. above finish floor. Provide signs with a non-glare finish with characters that have a high contrast to the background. Provide a sign indicating the location of the nearest accessible toilet room. Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	116	\$116
Picnic Tables												
27	Pond	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Clear floor space not provided Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 - -	Ensure that at a 30" by 48" clear floor space positioned for a forward approach is provided at the picnic table. Ensure there is a minimum 48" clear floor space at seating and around table. Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route. (Cost based on accessible picnic table, 16' x 17' stone dust area, and a 36" wide min. 6' long stone dust path.)	2	1801	\$3602
28	Pond	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Clear floor space not provided 30" clear width not provided Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 - - - -	Provide at least one accessible picnic table that is 30" wide. Locate accessible picnic table on an accessible route.	1	700 Labor	\$700
29	Playground	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	8 0 - -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700 Labor	\$700
Benches												
30	Assembly Area	Ext		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	Provide an accessible route to 20% of benches in this area. Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost for six (6) 36" x 48" stone dust area alongside benches. See ID number 10 for accessible route cost.)	1	264	\$264
Toilet & Bathing Rooms												





Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
31	Across From Soccer Field	Ext	Toilet Rooms	Overall Access	N/A		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility for the women's and men's toilet rooms after the toilet rooms are brought into compliance.	2	116	\$232
Lavatory												
32	Men's Toilet Room	1	1	Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 42" 49"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. Relocate soap dispenser to 42" max. above the floor.	1	527	\$527
33	Women's Toilet Room	1	2	Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 42.75" 51.5"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finish floor. Relocate dispenser to 42" max. above the floor.	1	527	\$527
Toilet Compartment												
34	Women's Toilet Room	1	2	Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Side grab bar < 42" long Rear grab bar < 42" long Non-compliant toilet paper dispenser Clearance at toilet < 60" clear width Item mounted over grab bar (MAAB)	- 40.25" 40.75" - 58" -	Repair hinge. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall and a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate toilet paper dispenser below grab bar. Width is not entirely compliant but is usable.	1	Labor 1251	\$1251
35	Men's Toilet Room	1	1	Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Flush control not on open side Item mounted over grab bar (MAAB)	- - -	Repair hinge. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is not mounted over the grab bar.	1	Labor 540	\$540

Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Shower Compartment												
36	Between Men's and Women's Toilet Rooms	1	Shower Compartment	Shower Compartment	Roll-In Type		Controls height < 38" or > 48" Grab bar on control wall <42" Padded shower seat not provided	29" 31" -	Install a 42" long grab bar on the control wall. Relocate shower control to be 38" to 48" above the finished floor and over the grab bar. Install a padded transfer seat.	1	3744	\$3744
Play and Sport Areas												
Play Areas												
37	Playground	Ext		Play Areas	N/A		Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant	- -	Provide an accessible impact-attenuating surface around the play components. (Cost based on 430 square feet of poured in place rubber.)	1	6020	\$6020
38	Playground	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant	-	Provide an accessible impact-attenuating surface around the play components. (Cost based on 130 square feet of poured in place rubber.)	1	1820	\$1820
Court												
39	Volleyball Court	Ext		Court	Volleyball		Accessible space is not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	2	45	\$90

Town of Plymouth
Hedges Pond Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Volleyball Court	Ext		Court	Volleyball		Not connected to accessible route	174'	Ensure volleyball court is connected to an accessible route. (Cost based on 36" wide min. 174' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1982	\$1982
41	Gaga Ball Court Behind Volleyball Court	Ext		Court	Gaga Ball		Not connected to accessible route	115'	Ensure gaga ball court is connected to an accessible route. Provide an accessible entrance into the sport area. (Cost based on 36" wide min. 115' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1310	\$1310
42	Basketball Court	Ext		Court	Basketball		Not connected to accessible route	12'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 12' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	137	\$137
43	Horseshoes	Ext		Court	Horseshoes		Not connected to accessible route	70'	Ensure horseshoes court is connected to an accessible route. (Cost based on 36" wide min. 70' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	797	\$797

Huntley Playground



Town of Plymouth ADA Transition Plan

June 2019



Institute for Human Centered Design

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www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/tty

Huntley Playground

Year built: 1980

Background

The park was opened in 1980 and contains swings and a play structure that was added at an unknown date. There is no official parking but street parking is available nearby.

The address provided online by Plymouth is 97 Lake Dr. but on Google Earth the park is located at 161 Lake Dr. This may lead visitors to the wrong location if the address does not match the actual location on a person's GPS.

There is one main entrance and no accessible entrance to the park.

Key Accessibility Issues

Exterior Route and Entrance

There is no accessible route into and around the park.

Curb Ramp

There is no curb ramp leading to the park. Provide a curb ramp with a detectable warning.

Park Benches

There is no accessible route to at least one park bench and there is no clear floor space for a wheelchair user to sit alongside the bench.

Playground

There is no compliant impact-attenuating surface within the playground around the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWf) to comply with

its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Provide an accessible stone dust path into and around the park: \$513
- Provide a curb ramp with a detectable warning by the park entrance: \$998
- Provide an accessible route to at least one bench: \$398
- Provide an accessible impact-attenuating poured-in place rubber surface under and around playground components: \$2,100





Total: \$4,009

Best Practice and Inclusive Design Recommendations

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Consider providing an accessible parking space by the park entrance.

Town of Plymouth
Huntley Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	97 Lake Drive	Ext		Exterior Access Route	Exterior		Accessible route not provided	45'	Ensure an accessible route is provided. (Cost based on 36" wide min. 45' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	513	\$513
Curb Ramp												
2	Curb to Park	Ext		Curb Ramp			Curb ramp not provided		Provide a curb ramp with a detectable warning by the entrance to the park.	1	998	\$998
Access to Goods and Services												
Benches												
3	Adjacent to Lake Dr.	Ext		Benches	N/A		No accessible route to 20% of benches	35'	Provide an accessible route to 20% of benches in this area. (Cost based on 36" wide min. 35' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	398	\$398
Play and Sport Areas												
Play Areas												
4	Play Structure	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant	150'	Provide an accessible impact-attenuating surface around the play components. (Cost estimate based on a 150 sq. ft. poured-in place rubber surface.)	1	2100	\$2100

Little Red Schoolhouse



Town of Plymouth ADA Transition Plan

August 2019



Institute for Human Centered Design

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Little Red Schoolhouse

Background

The Little Red Schoolhouse is located at 1144 Long Pond Road. The building is one (1) story high and serves as a community meeting space for groups such as Alcoholics Anonymous. There are three entrances to the building, one on the north side and two exterior doors positioned about ten feet apart on the south side. The entrance on the north side is accessible.

Parking for approximately 11 cars is available in a lot located adjacent to the building along Long Pond Road. One van accessible parking space is provided. There are also two single-user toilet rooms inside the Schoolhouse, one of which is accessible.

Key Accessibility Issues

Parking

Accessibility issues include lack of a sign with the words “Van Accessible” and an access aisle that is narrower than the minimum width required at the van accessible parking space.

Kitchen Sink

Accessibility issues include a kitchen sink that lacks the minimum required knee and toe clearance, and is positioned higher than the maximum height allowed.

Additional Accessibility Issues

- Library book exchange box is higher than the maximum height allowed.
- Lack of accessible picnic table with toe and knee clearance.
- Lack of compliant signage (designation, directional and egress).

Order of Magnitude Cost Estimates

- Renovate kitchen the sink: \$1,547
- Miscellaneous corrective actions (restriping access aisle, signage, accessible picnic table, etc.): \$1,505





Total: \$3,052

Best Practice and Inclusive Design




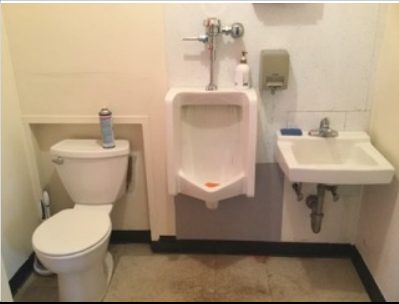
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing an accessible picnic table at an accessible location with a firm, stable and slip resistant surface extending 48" min. around all sides of the accessible picnic table. Recommend cement, asphalt or stone dust for the surface around the picnic table.




Town of Plymouth
Little Red Schoolhouse

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		Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	47" -	Provide a marked access aisle that is at least 96" wide at the van accessible space. (Re-stripe). Add the designation "Van Accessible" to the sign at the van accessible space. Position sign at van accessible space 60" min. and 96" max. above the ground. (Cost based on re-striping access aisle and a new "Van Accessible" sign.)	1	400	\$400
Entrance												
2	South Facing Entrance	1		Entrance	Secondary Entrance		Entrance not on an accessible route	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
Access to Goods and Services												
Means of Egress												
3	All Egress Doors	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	3	116	\$348
Doors, Doorways, & Gates												
4	Accessible Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided International Symbol of Acc. not provided.	-	Remove clutter to provide 18" min. pull side maneuvering clearance at door and clear floor space at the designation sign. Replace sign with a sign containing the International Symbol of Accessibility (ISA) and the words "All Gender".	1	116	\$116

Town of Plymouth
Little Red Schoolhouse

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Operable Parts												
5	Library Book Exchange	Ext.		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	62"	Relocate free library book exchange box so that controls are between 15"- 48" above the ground.	1	Labor	\$0
Picnic Tables												
6	Picnic Table Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	Provide at least 1 picnic table with toe and knee clearance. Ensure that the picnic table is connected to an accessible route and does not protrude into the general circulation path of the walkway. (Relocate existing picnic table out of walkway.) (Cost based on one accessible picnic table.)	1	700	\$700
Kitchens and Kitchenettes												
7	Kitchen	1		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Sink > 34" high	- 35.5"	Provide a sink with knee and toe clearance positioned for a forward approach. Ensure the sink work surface is no higher than 34" above the ground.	1	1547	\$1547
Toilet & Bathing Rooms												
Overall Access												
8	Inaccessible Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide signage with raised characters and braille directing users to the accessible toilet room. Locate sign on the exterior side of the door on the latch side.	1	116	\$116
Best Practice												

Town of Plymouth
Little Red Schoolhouse

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
N/A												
9	South Facing Entrance	1		N/A	N/A			-	Recommend providing handrails on both sides of the doorways at the south side entrance as well as ensuring that existing railings extend one tread length beyond the bottom stair riser.	1	0	\$0
10	Kitchen	1		N/A	N/A				Recommend providing fume hood controls mounted no more than 48" above the finished floor.	1	0	\$0
Picnic Table												
11	Picnic Table Area	Ext.		Picnic Table	N/A		Surface at perimeter of table is not firm, stable & slip resistant.		Recommend that after the exiting picnic table is relocated to an accessible location that does not protrude into the walkway and an accessible picnic table is provided, a firm, stable and slip resistant surface extending 48" min. around all sides of the accessible picnic table be provided. Recommend cement, asphalt or stone dust surface.	1	0	\$0

Plymouth Long Beach



Town of Plymouth

July 2019



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Plymouth Long Beach

Background

Plymouth Long Beach is about three miles in length with a main day parking area off Warren Avenue at Ryder Way, and at other designated areas along Ryder Way. Six (6) temporary ramps that were not yet installed for the season at the time of the survey are used as pedestrian access points from the main parking area to the beach. The ramps are located approximately 200’ from one another with one flat access point located between the third and fourth ramped access point.

Allowed activities at Long Beach vary with the time of day, the season, according to a series of designated beach zones, and can be restricted based on weather and environmental concerns. For example, because of a desire to protect bird-nesting activity, camping is available by lottery but is limited to 36 people over a six-night period.

Lifeguards are available at designated times in the main beach area. The beach also features a bathhouse with toilet rooms and outdoor shower facilities, and a concession stand known as Sandy’s. The bathhouse and concession stand are also only available at designated times. Programs available at Plymouth Long Beach include swimming, walking, picnicking, and fishing.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space, lack of compliant access aisles and adjoining routes, and lack of identification signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and on the beach and to other amenities due to excessive running and

cross slopes and a lack of a route surface that is firm, stable, and slip resistant.

Toilet Facilities

Accessibility issues include excessive cross slope at the entrance to the Men’s Toilet Room, lack of International Symbol of Accessibility on exterior and interior signage, lack of audible and visible alarms, paper towel and soap dispensers not within reach range, non-compliant side and rear grab bars, and toilet paper dispensers, and non-compliant outdoor rinsing showers.




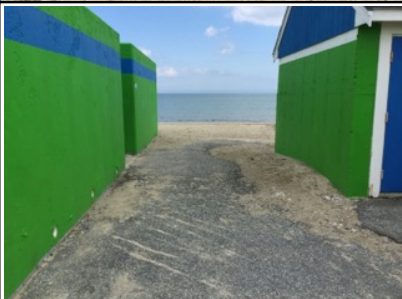

Order of Magnitude Cost Estimates

- Renovate accessible toilet rooms and showers : \$4,495
- Renovate accessible parking: \$4,454
- Provide exterior accessible routes (including beach access): \$3,321
- Miscellaneous service counter at an accessible height): \$440






Total: \$12,710

*Cost for ramps used as pedestrian access points to the beach is not included.






Town of Plymouth
Plymouth Long Beach

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Parking Near End of Public Beach	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%)	4% - 20%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on reducing running slope to 5.00% (1:20) max. and cross slope to 2.00% (1:50) max.)	1	114	\$114
2	Accessible Beach Access	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Surface not stable, firm, and slip-resistant	2"	Alter change in level to be 1/4" high max. Repair surface.	1	103	\$103
3	Route From Parking to Concession Stand	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Not maintained in an operable working condition	54'	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
4	Between Toilet Rooms and Concession Stand	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Not maintained in an operable working condition	40'	Repair surface. Ensure the accessible route is maintained in operable working condition. (Cost based on widening existing asphalt path to 36" wide min. 40' long path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	200	\$200
5	Parking Along Beach	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%)	- 24.6%	Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on reducing running slope to 5.00% (1:20) max.)	1	114	\$114






**Town of Plymouth
Plymouth Long Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Beach Access Routes												
6	Beach Near Parking by Toilet Rooms	Ext.		Beach Access Routes	Permanent		Beach route not provided	50'	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. (Cost based on 72" wide 50' long accessible beach mat.)	1	2,300	\$2300
7	Accessible Beach Access	Ext.		Beach Access Routes	Permanent		Surface is not firm and stable	43'	Ensure surface at the accessible route is firm and stable. (Cost based on 36" wide min. 43' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	490	\$490
Off-Street Parking Lot or Garage												
8	Parking by Toilet Rooms	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign not provided	11 5 0	Convert a standard accessible space into a van accessible space. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. (Cost based on five (5) signs and repainting surface for van accessible space.)	1	1400	\$1400
9	Parking Next to Sandy's	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces	0	Provide a van accessible space with an adjacent access aisle.	1	925	\$925
10	Parking Near End of Public Beach	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces	1	Convert a standard accessible space into a van accessible space with an adjacent access aisle. (Cost based on repainting surface for van accessible space and access aisle.)	1	300	\$300



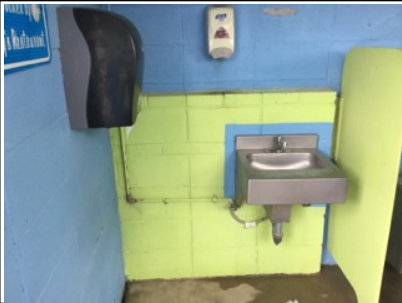
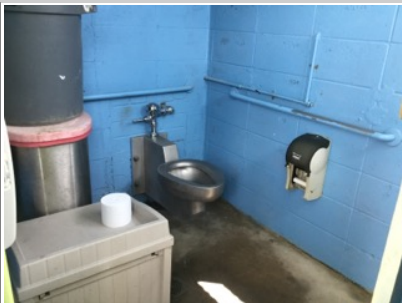
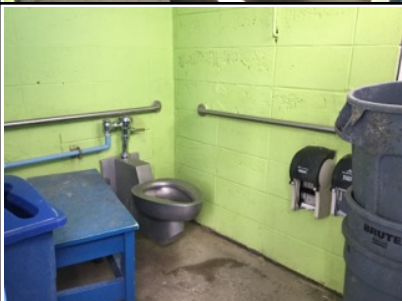
Town of Plymouth
Plymouth Long Beach

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Parking Near End of Public Beach	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Access aisle not provided Surface not stable, firm, and slip-resistant	3 - -	Provide a marked access aisle that is at least 96" wide. Repair surface. (Cost based on repainting surface for access aisle and repairing surface.)	1	253	\$253
12	Parking Along Beach	Ext.		Off-Street Parking Lot or Garage	N/A		Slope at space and access aisle > 1:50 (2.00%) (MAAB) Access aisle not compliant Sign < 60" above finished grade Surface not stable, firm, and slip-resistant	15% - 55" -	Reduce slope to be no steeper than 1:50 (2.00%) in all directions. Provide a marked access aisle that is at least 60" wide at the car accessible space and 96" wide at the van accessible space. Locate sign with the bottom of the sign 60" above the ground. Repair surface.	1	588	\$588
13	Parking by Toilet Rooms	Ext.		Off-Street Parking Lot or Garage	N/A		Access aisle does not adjoin an accessible route		Ensure the access aisle adjoins an accessible route. (Cost based on repairing existing 76' long asphalt area that adjoins access aisle to accessible route.)	1	988	\$988
Access to Goods and Services												
Ramps												
14	Parking by Toilet Rooms	Ext.		Ramps	Exterior		Ramps are provided in the summer but could not be surveyed since none were installed at the time of the survey.		Reduce running slope to be no steeper than 1:12 (8.33%). Ensure handrails are 34"- 38" high above the ramp surface and extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Provide handrails with a 1 1/4" - 2" circular cross section. Provide edge protection that prevents the	6	N/A	\$0
Service Counter												
15	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	38.5"	Provide a counter that is 36" max. above the ground.	1	440	\$440




Town of Plymouth
Plymouth Long Beach

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Benches												
16	Outside of Men's Toilet Room	Ext.		Benches	N/A		Shoulder alignment not provided at bench - (12") back		Provide shoulder alignment with the adjacent wheelchair space. The shoulder alignment of the wheelchair space shall be measured 36" from the front of the wheelchair space.	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
17	Men's Toilet Room	Ext.		Overall Access	Toilet Room		Cross slope > 1:50 (2.00%)	5.1%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	90	\$90
18	Women's Toilet Room	Ext.		Overall Access	Toilet Room		International Symbol of Acc. not provided Surface not stable, firm, and slip-resistant at entrance	- -	Provide the International Symbol of Accessibility. Repair surface.	1	173 Labor	\$173
19	Men's Toilet Room	Ext.		Overall Access	Toilet Room		International Symbol of Acc. not provided Surface not stable, firm, and slip-resistant at entrance		Provide the International Symbol of Accessibility. Repair surface.	1	173 Labor	\$173
20	Women's Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided Audible and visible alarms not provided		Provide a sign with the International Symbol of Accessibility. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	462	\$462

**Town of Plymouth
Plymouth Long Beach**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Men's Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided Audible and visible alarms not provided		Provide a sign with the International Symbol of Accessibility. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	462	\$462
Lavatory												
22	Women's Toilet Room	1		Lavatory	N/A		Dispensers not within reach range	50.75"	Relocate dispenser to 48" max. above the floor.	1	353	\$353
23	Men's Toilet Room	1		Lavatory	N/A		Dispensers not within reach range	54.75"	Relocate dispenser to 48" max. above the floor.	1	353	\$353
Toilet Compartment												
24	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long Rear grab bar < 42" long	40" 40"	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	898	\$898
25	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side Non-compliant toilet paper dispenser		Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is between 15" and 48" above the finish floor and between 7" and 9" from the front of the toilet.	1	540	\$540

Town of Plymouth
Plymouth Long Beach

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dispensers												
26	Women's Toilet Room	1		Dispensers	N/A		Controls > 42" (MAAB) Clear floor space not provided at accessory	45"	Relocate so the operable part is 42" max. above the finish floor. Provide a 30" min. by 48" min. clear floor space or relocate dispenser.	1	353	\$353
Outdoor Rinsing Showers												
27	Women's Toilet Room	Ext.		Outdoor Rinsing Showers	N/A		2 fixed showerheads not provided	-	Provide two showerheads located 48" and 72" min. above the ground.	1	319	\$319
28	Men's Toilet Room	Ext.		Outdoor Rinsing Showers	N/A		2 fixed showerheads not provided		Provide two showerheads located 48" and 72" min. above the ground.	1	319	\$319

Manomet Recreation Area



Town of Plymouth ADA Transition Plan

June 2019



Institute for Human Centered Design

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Manomet Recreation Area

Year built: 2000

Background

Manomet Recreation Area is located at 1197 State Road and contains four baseball fields, batting cages, a playground, a concessions stand, toilet rooms and portable toilets. The baseball field on the far west is used for softball games.

The facility is serviced by four separate parking areas, one by each of the baseball fields. Two inaccessible portable toilets are provided.

A building with a concession area and toilet facility is located on the site but it is not owned by the Town.

Note: This facility is not used for public programs and it was locked and not assessed. However, because the building is located on Town property, the Town must ensure that buildings on its property that are privately owned and/or operated are in compliance with the ADA.

Key Accessibility Issues

Parking

Van-accessible spaces are not provided in any of the four parking areas.

Dining Surfaces

Picnic tables are provided but none of them are accessible or located on an accessible route.

Portable Toilets

Portable toilets are provided in two locations but neither of them are accessible or located on an accessible route.

Playground

There is no accessible route to the playground and no compliant impact-attenuating surface within the playground around the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Areas of Sports Activity

An accessible route does not connect all of the baseball fields to each other.

Team Seating Areas

None of the eight (8) team seating areas is on an accessible route or has a compliant wheelchair space alongside the bench. For program access, IHCD recommends providing an accessible route to and wheelchair seating space at the four (4) team seating areas on the west and east baseball fields.

Sidelines Seating Areas

None of the eight (8) sideline seating areas is on an accessible route or has a compliant wheelchair space along each side of the bleachers. IHCD recommends providing an accessible route to and wheelchair seating spaces at each of the eight (8) bleachers.

Additional Accessibility Issues

- The back side of the bleachers act as protruding objects.
- A curb ramp is not provided at the crosswalk.
- A route by the concession stand to the middle baseball field is not maintained or firm, stable and slip-resistant.

Order of Magnitude Cost Estimates





- Provide cane detectable barriers at the bleachers: \$2,448
- Provide one (1) curb ramp: \$998
- Provide a van accessible space in each of the four (4) parking areas: \$2,650

Manomet Recreation Area






- Provide an accessible picnic table on an accessible route: \$1,878
- Provide two (2) accessible portable toilets on accessible routes: \$4,600
- Provide accessible surfaces around and under play components (poured-in-place rubber): \$14,000
- Provide an accessible route between all areas of sports activity in the park: \$10,101
- Provide an accessible route to all spectator seating; and wheelchair spaces along each side of eight (8) bleachers: \$10,244
- Provide an accessible route to the team seating areas in the east and west baseball fields and a compliant wheelchair space alongside the bench: \$1,260
- Miscellaneous corrective actions: (exterior route, accessible route to playground, route to practice area, etc.): \$793

Total: \$48,972





Town of Plymouth
Manomet Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Baseball Fields (8 Bleachers Total)	Ext		Exterior Access Route	Exterior		Obstructed by protruding objects	49.25"	Provide a cane detectable barrier alongside each side on the back of the bleacher. (Cost based on guardrail. placed at 27" max. above the ground on each side of each bleacher.)	16	153	\$2448
Curb Ramp												
2	Parking East of Concession Stand and Toilet Rooms	Ext		Curb Ramp			Curb ramp not provided	4"	Provide a curb ramp at the crosswalk.	1	998	\$998
Off-Street Parking Lot or Garage												
3	Parking by Playground	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	20 1 0	Provide 1 (one) van accessible space. Convert current accessible space into a van accessible space and provide signage that has the designation "Van Accessible."	1	400	\$400
4	Parking by Third Baseball Field From the Street	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	16 0 0	Provide 1 (one) van accessible space in this lot. (Cost estimate for leveling, striping and signage.)	1	925	\$925






Town of Plymouth
Manomet Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Parking East of Concession Stand and Toilet Rooms	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	27 1 0	Provide an additional van accessible parking space in the lot in addition to the accessible space that is provided. (Cost estimate for leveling, striping and signage.)	1	925	\$925
6	Parking West of Concession Stand and Toilet Rooms	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	17 1 0	Provide 1 (one) van accessible space. Convert current accessible space into a van accessible space and provide signage that has the designation "Van Accessible."	1	400	\$400
7	Parking by Playground	Ext		Off-Street Parking Lot or Garage	N/A		Access aisle does not adjoin an accessible route Sign < 60" above finished grade	- 44.25"	Relocate the trash can from the route adjoining the accessible parking space access aisle. Locate sign with the bottom of the sign 60" above the ground.	1	Labor	\$0
Access to Goods and Services												
Stairways												
8	Concession s to Middle Baseball Field (Second From State Road)	Ext		Stairways	Exterior		Surface not stable, firm, and slip-resistant Not maintained in operable working condition Handrails not provided		Remove wood stairs and replace with a sloped walkway. Ensure running slope is no steeper than 1:20 (5.00%). (Cost estimate based on 6' long asphalt route.)	1	Labor 78	\$78
Picnic Tables												
9	Concession Areas	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 - -	None of the picnic tables provided are accessible per ADA and 521 CMR. Provide at least one accessible picnic table with toe and knee clearance that is 27" high, 19" deep and 30" wide. Locate this picnic table on an accessible route.	1	1878	\$1878






**Town of Plymouth
Manomet Recreation Area**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet & Bathing Rooms												
Portable Toilet												
10	Portable Toilet across from Concession Stand and Toilet Rooms	Ext		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided		Ensure that at least 5% of portable toilets are accessible. Locate the accessible portable toilet on an accessible route.	1	Labor 2300	\$2300
11	Portable Toilet near Baseball Field on the West	Ext		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Ensure that at least 5% of portable toilets are accessible. Locate the accessible portable toilet on an accessible route.	1	Labor 2300	\$2300
Play and Sport Areas												
Play Areas												
12	Playground	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant	1000	Provide an accessible impact-attenuating surface around and underneath play components within the playground. (Cost estimate for a 1,000 sq. ft. of poured in place rubber surface.)	1	14000	\$14000
13	Playground	Ext		Play Areas	N/A		Accessible route not provided	30'	Ensure an accessible route to the playground is provided. (Cost estimate if for a 30' long route from the gate at the parking area by the accessible space to the playground.)	1	390	\$390






**Town of Plymouth
Manomet Recreation Area**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
14	East Baseball Field Closest to State Road	Ext		Field	Baseball		Accessible route to team seating is not provided	30'	Ensure baseball field is connected to an accessible route from the parking. (Cost estimate based on a 30' asphalt route.)	1	390	\$390
15	East Baseball Field Closest to State Road	Ext		Field	Baseball		Accessible route to team seating is not provided		Ensure team seating is connected to an accessible route by relocating fence to expand depth of clear floor space in team seating area. (Cost estimate for relocating two fences.)	2	256	\$512
16	Far West Baseball Field by Playground	Ext		Field	Softball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear level floor space at team seating. (Cost estimate for a 36" x 48" area of asphalt.)	2	52	\$104
17	East Baseball Field Closest to State Road	Ext		Field	Baseball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear level floor space at team seating. (Cost estimate for a 36" x 48" area of asphalt.)	2	52	\$104
18	Baseball Field Directly West of the Concession Stand	Ext		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route		Alteration of the dugout might be technically infeasible. Ensure that one of the 3 smaller fields is accessible for program access.	1		\$0

**Town of Plymouth
Manomet Recreation Area**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Middle Baseball Field (Second From State Road)	Ext		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route		Alteration of the dugout might be technically infeasible. Ensure that one of the 3 smaller fields is accessible for program access.	1		\$0
20	Baseball Field Directly West of the Concession Stand	Ext		Field	Baseball		Accessible route not provided to sidelines seating	108'	Provide an accessible route to the each sidelines seating area. (Cost estimate for a 108' asphalt route).	1	1404	\$1404
21	Middle Baseball Field (Second From State Road)	Ext		Field	Baseball		Accessible route not provided to sidelines seating	44'	Provide an accessible route to the each sidelines seating area. (Cost estimate for a 44' asphalt route to each bleacher.)	2	572	\$1144
22	Baseball Fields (8 Bleachers Total)	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating		Provide wheelchair spaces alongside each bleacher. Provide a level 36" by 60" clear floor space. along each side of each of the eight bleachers in the park. (Cost estimate for an asphalt accessible space beside the lowest seat on each side of each bleacher.)	16	65	\$1040
23	East Baseball Field Closest to State Road	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating	150'	Provide an accessible route to each of the the sideline seating areas. (Cost estimate based on a 150' asphalt route.)	1	1950	\$1950

**Town of Plymouth
Manomet Recreation Area**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	All Areas of Sports Activity	Ext		Field	Baseball		Not connected to an accessible-route	757'	Provide an accessible route between all areas of sports activity within the park. (Cost estimate for a 757' asphalt route.)	1	9841	\$9841
25	East Baseball Field Closest to State Road	Ext		Field	Baseball		Not connected to an accessible-route	50'	Ensure both team seating areas are connected to an accessible route. (Cost estimate based on a 50' asphalt route.)	1	650	\$650
26	Far West Baseball Field by Playground	Ext		Field	Softball		Not connected to an accessible-route	362'	Ensure the team and spectator areas are connected to an accessible route. (Cost estimate for a 362' asphalt walkway.)	1	4706	\$4706
27	Two Central Baseball Fields (Second and Third From State Road)	Ext		Field	Baseball		Not connected to an accessible-route	10'	Ensure baseball field is connected to an accessible route. (Cost estimate for 10' asphalt route each.)	2	130	\$260
28	Batting Cages	Ext		Field	Baseball		Practice areas are not on an accessible route	25'	Provide an accessible route to at least one of the two practice areas. (Cost estimate for a 25' long asphalt route.)	1	325	\$325

Manomet Youth Center



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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Manomet Youth Center

Year built: 1900

Background

The Manomet Youth Center is a two-story building with a first floor and basement. It is located at 659 State Road, and two exterior ramps on the building’s south side by a parking lot provide accessible access to entrances on both floors.

The first floor has administrative offices, a crafts room and a gymnasium. The basement has a game room and single-user accessible men’s and women’s toilet rooms. There are two internal staircases, but the exterior ramps are the only accessible means of vertical access between the first floor and the basement where the toilet rooms are located.

Key Accessibility Issues

Parking
Lack of a van accessible parking space and access aisle (re-stripe), and lack of a sign with the words “Van Accessible” at a van accessible space. Also, a sign with the International Symbol of Accessibility at a car accessible parking space is mounted lower than the minimum height required.

Vertical Access
Lack of an interior accessible route between floors.*

Drinking Fountains
Lack of a drinking fountain for standing users in the basement.

Additional Accessibility Issues

- Lack of a sign with the International Symbol of Accessibility (ISA) at the accessible entrances and lack of tactile exit signs at emergency exits.
- Lack of a handrail on one side and handrail extensions at two interior staircases between the first floor and basement, lack of handrails at the central exterior staircase on the south side of the building, and lack of handrail extensions at the exterior staircase on the south side of the building at the eastern end.
- Flush control not on the open or transfer side of the toilet and exposed plumbing at the lavatory in the women’s single-user toilet room.
- Lack of door hardware that can be operated with a closed fist and that does not require tight grasping, pinching, or twisting of the wrist at an egress door on the first floor.





Order of Magnitude Cost Estimates

- Provide a drinking fountain for standing users: \$2,014
- Provide compliant handrails at interior and exterior staircases: \$1,482
- Miscellaneous corrective actions: (van accessible parking space, accessible signage, accessible door hardware, etc.): \$2,105






Total: \$5,601

***Note:** Cost for a vertical accessible route is not provided. Due to the date of construction and the characteristic of the building, providing a vertical accessible route might be technically infeasible. IHCD recommends exploring the possibility of providing a lift.






Town of Plymouth
Manoment Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Ramp to Accessible Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	Labor	\$0
2	Lowest Ramp Section	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	Labor	\$0
Off-Street Parking Lot or Garage												
3	Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	35 2 - - - 50"	Provide a van accessible space with a marked access aisle that is at least 96" wide (re-stripe). Add the designation "Van Accessible" to the sign located at the van accessible space. Position signs 60" min. and 96" max. above the ground. (Cost based on re-striping to provide van access aisle and a 'van accessible' sign.)	1	400	\$400
Entrance												
4	Handicapped Entrance Only Sign	Ext.		Entrance	Other		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility at both accessible entrances. (Note: IHCD recommends using the phrase 'Accessible Entrance' rather than the phrase 'Handicapped Entrance'.)	2	173	\$346



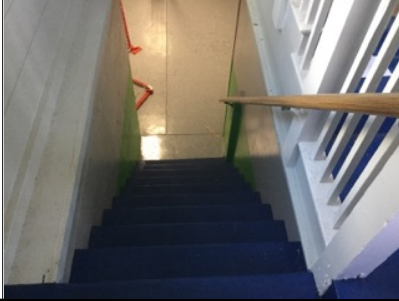


Town of Plymouth
Manoment Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Emergency Exit												
5	Egress / Locked Door	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	116	\$116
6	Exit to Stairs	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	116	\$116
7	Emergency Egress	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided Hardware not operable with a closed fist	- -	Provide a directional sign indicating the location of the nearest emergency exit. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	358	\$358
Access to Goods and Services												
Means of Egress												
8	Gym Accessible Egress to Ramp	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
9	Game Room Egress to Lower Ramp	B		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116

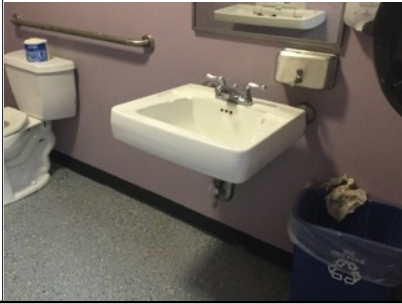
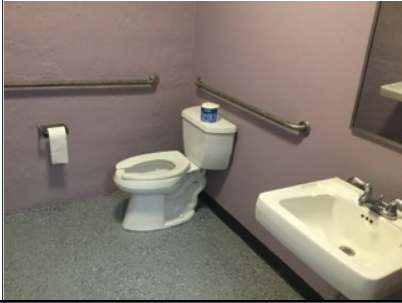

Town of Plymouth
Manoment Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Gym Egress to Stairs / Locked Door	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
11	Gym Exit to Stairs	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
Interior Access Route												
12	Office	1		Interior Access Route	N/A		Route < 36" wide	29"	Reposition desk to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
Doors, Doorways, & Gates												
13	Egress Near Main Entrance	Ext.		Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Provide a landing that is 60" min. long. (Cost base on a 3' wide min. by 5' deep min. landing at the egress door.)	1	115	\$115
14	Main Entrance	Ext.		Doors, Doorways, & Gates	N/A		Maneuvering clearance(s) not provided	-	Provide a landing that is 60" min. long. (Cost base on a 3' wide min. by 5' deep min. landing at the egress door.)	1	115	\$115

Town of Plymouth
Manoment Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Emergency Egress	Ext.		Doors, Doorways, & Gates	Emergency Egress		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
Stairways												
16	Egress Near Main Entrance	Ext.		Stairways	139		Handrail not provided on both sides	-	Provide handrails on both sides. (cost based on two 4' metal handrails at \$37 a foot.)	1	148	\$148
17	One of Two Stairways to Basement	1		Stairways	Interior		Handrail not provided on both sides Handrails do not extend 12" from stairs	- -	At each staircase, 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. (Cost based on a 12' wood handrail plus 2 1' rail extensions for the existing handrail at each staircase.)	2	596	\$1192
18	Main Entrance	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	Bottom: Ensure handrails extend to one tread depth beyond the last riser. (Cost based on welding extensions on existing metal railings.)	1	142	\$142
Operable Parts												
19	By exit craft room	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	-	Relocate so that a min. of 5% of coat hooks (at lest 4) are between 15" - 48" above finish floor.	4	Labor	\$0
Toilet & Bathing Rooms												

Town of Plymouth
Manoment Youth Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
20	Women's	B		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	46	\$46
Single-User Toilet												
21	Women's	B		Single-User Toilet	N/A		Flush control not on open side	-	Relocate the flush control to the open side.	1	187	\$187
Additional Access												
Drinking Fountains												
22	Near Toilet Rooms	B		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a hi-lo drinking fountain.	1	2014	\$2014

Memorial Hall



Town of Plymouth ADA Transition Plan

April 2019



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Memorial Hall

Year built: 1924 Year renovated: 2004

Background

Memorial Hall is a three-story building with a basement and two upper floors. It is located at 83 Court Street, and houses a theater and a second-floor function room which has a small stage and space for receptions and similar events.

The main entrance is accessed via a set of stairs on the building’s south side along Court Street. There is also an accessible entrance and a staff entrance along the east side of the building on Memorial drive.

IHCD team was told by theater staff that there is no theater-specific parking, and that all parking spaces near the theater are managed by Park Plymouth. IHCD made recommendations regarding two designated accessible spaces near the accessible entrance to Memorial Hall on Memorial Drive, but the parking lot to the north of Memorial Hall was not surveyed.

Inside the building an elevator near the accessible entrance provides access to all floors. There are also four staircases, three of which are considered historic, and one staircase that was renovated in 2004. A lift provides access to the main stage, but there is no accessible route to the small stage in the function room.

The basement or stage level has both a men’s and women’s multi-user toilet room. There is also an accessible single-user toilet room on the second floor.

The main theater has a seating capacity of 1,546 including 500 non-fixed seats at the basement or stage level, and a total of 1,456 fixed seats distributed between first floor and second floor

balcony levels. There are four (4) accessible spaces with companion seats in the level-one balcony, and four (4) accessible spaces with companion seats in the level-two balcony. One area of concern is that each balcony has two narrow (28”) spaces reserved as accessible, but these seats are narrower than the minimum width required for accessible seating, and they are framed by wood railings, so they do not include companion seats.

Key Accessibility Issues

Exterior Access Route

Lack of compliant curb ramps at both ends of the Court Street crosswalk leading to the main entrance.

Interior Access Route

Lack of an accessible route to the stage in the function room.

Drinking Fountains

Lack of a drinking fountain for standing users in the basement and on the second floor.

Signage

Lack of accessible egress signage with raised characters and braille.

Order of Magnitude Cost Estimates





- Provide curb ramps at crosswalk (2): \$2,450
- Provide an accessible route to the stage in the function room: \$1,961
- Provide drinking fountains (2) for standing users: \$4,216
- Miscellaneous corrective actions: (accessible egress signage, accessible counter at ticket booth, etc.): \$2,686

Total: \$11,313

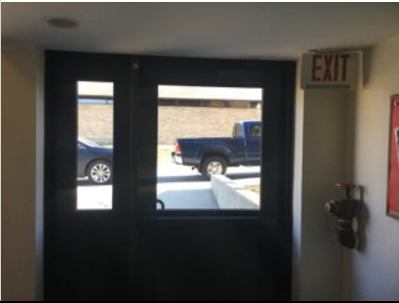




Best Practice and Universal Design Recommendations

- Recommend not reserving four 28” wide balcony boxes for accessible seating as they are narrower than the minimum width required for accessible seating, and lack a companion seat.





Town of Plymouth
Memorial Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Curb Ramp												
1	Court Street Cross at Shuttle Stop	Ext.		Curb Ramp	N/A		Running slope > 1:12 (8.33%) Landing not provided at top of curb ramp Detectable warning not provided	13.7% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide landing at top of curb ramp or reconfigure ramp so landing cross slope is 1:50 (2.00%) max. in all directions. Provide a detectable warning on the curb ramp. (Cost based on a new curb ramp.)	2	1225	\$2450
Off-Street Parking Lot or Garage												
2	Memorial Drive East Side of Hall	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign does not have the designation "Van Accessible"	2 2 - - -	Provide a marked access aisle that is at least 96" wide. (Re-stripe.) Add the designation "Van Accessible" to the sign located at the van accessible space. Mount the sign 60" min. and 96" max. above the ground.	1	400	\$400
Entrance												
3	Staff Entrance and Egress Doors on Memorial Drive Near Municipal Parking Lot	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
4	Main Entrance on Court Street	Ext.		Entrance	Main Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
Access to Goods and Services												





Town of Plymouth
Memorial Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Staff Entrance and Egress at Memorial Drive	B		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
6	Egress on Memorial Drive	B		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
7	Main Entrance and Egress Near Box Office	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	2	116	\$232
Interior Access Route												
8	Blue Room	2		Interior Access Route	N/A		Accessible route not provided to stage.	-	Provide an accessible route. (Cost based on a 15' long x 48" wide pressure treated wood ramp.)	1	1961	\$1961
Stairways												
9	Main Entrance on Court Street	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	Bottom: Ensure handrails extend to one tread depth beyond the last riser. (Cost based on welding extensions on to existing railings.)	4	71	\$284


Town of Plymouth
Memorial Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
10	Bar Near Accessible Entrance	B		Service Counter	N/A		Counter > 36" high	45"	Provide a counter that is 36" max. above the ground or finish floor. Note: IHCD was told that lower accessible service tables are provided when the bar is used.	1	Labor	\$0
11	Box Office	1		Service Counter	N/A		Counter > 36" high	-	Provide a counter that is 36" max. above the ground or finish floor. (Note: IHCD was told a new accessible box office counter is being built.)	1	440	\$440
Toilet & Bathing Rooms												
Lavatory												
12	Single-User Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	46	\$46
Toilet Compartment												
13	Men's Accessible Compartment	B		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0

Town of Plymouth
Memorial Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Women's Accessible Compartment	B		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
Dispensers												
15	Women's Multi-User Toilet Room	B		Dispensers	Hand Dryer		Dispenser acts as a protruding object	41"	Relocate dispenser out of the circulation path.	2	353	\$706
Additional Access												
Drinking Fountains												
16	Near Multi-User Toilet Rooms	B		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 25"	Provide an additional drinking fountain for standing users or install a hi-lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users. (Cost for a new hi-lo fountain.)	1	2108	\$2108
17	Near Single-User Toilet Room	2		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 26"	Provide an additional drinking fountain for standing users or install a hi-lo drinking fountain. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users. (Cost for a new hi-lo fountain.)	1	2108	\$2108
Best Practice												

Town of Plymouth
Memorial Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Seating												
18	Theater	1, 2		Seating			Narrower than required for accessible seating.		Recommend not reserving four similar boxes for accessible seating as they are narrower than the minimum width required for accessible seating, and lack a companion seat.	4	0	\$0

Morton Park



Town of Plymouth ADA Transition Plan

July 2019



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Morton Park

Background

Morton Park is Plymouth’s largest park by area. Situated around Little Pond with entrances on Summer Street and Billington Street, the park features swimming beaches, picnic areas, walking paths, and boat launches. Toilet rooms and concessions are available at the main beach area during the summer season when the park is officially open.

There are four areas with parking: Red Springs Beach, The Grove (Main Beach), Boy’s Swimming Area, and the Boat Landing to Billington Sea. Another area, Girl’s Swimming Area, does not include parking but has a trail leading to the pond.

Key Accessibility Issues

Parking

There are no accessible parking spaces at Red Springs Beach, Boy’s Swimming Area, Boat Launch, or trailhead parking by Boy’s Swimming Area.

Accessible Routes

The major accessibility issue is the lack of accessible routes to all the amenities provided in the park including the beach, picnic areas, toilet rooms, concession stand, and walking paths.

Toilet Rooms

The major accessibility issue is the lack of maneuvering clearance at the entry doors. Other accessibility issues include lack of compliant grab bars, lack of insulated pipes at lavatories and dispensers that protrude into the circulation paths. Additionally, there are no accessible portable toilet rooms provided in the park.

Picnic Tables

Accessibility issues include lack of accessible routes to the picnic areas and lack of accessible picnic tables in each area.






Order of Magnitude Cost Estimates

- Renovate the accessible routes between programs: \$5,822
- Provide an accessible route to the beach (beach mat): \$1,925
- Renovate toilet rooms: \$2,477*
- Provide compliant portable toilets: \$6,900
- Provide compliant accessible parking spaces: \$14,510
- Provide accessible tables (with knee and toe clearance): \$4,200
- Miscellaneous corrective actions: (benches, directional signage, etc.): \$800






Total: \$36,634

*Cost to correct the maneuvering clearance at the doors to the men’s and women’s toilet rooms is not provided.






Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Small Boat Launch at Red Springs Beach	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%) Accessible route not provided	8.3% - 12% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Cost based on 36" wide min. 50' long stone dust path.)	1	570	\$570
2	Parking at Red Springs Beach	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%) Accessible route not provided	4.4% - 15.9% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Cost based on 36" wide min. 58' long stone dust path.)	1	661	\$661
3	Girl's Swimming Area	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%)	7.8% - 21.4%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 82' long stone dust path.)	1	934	\$934
4	Parking at The Grove	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	2.4% 11.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). See ID #5 for cost.	1	0	\$0
5	From Parking at The Grove to Concession	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	3.8% 11%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 206' long of concrete.)	1	2346	\$2346




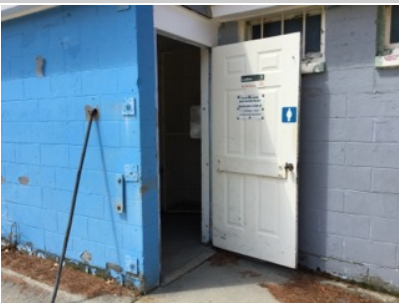

Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Picnic Area at Girl's Swimming Area	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%) Accessible route not provided	- 15.2% 60'	Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Cost based on 36" wide min. 60' long stone dust path.)	1	684	\$684
7	Red Springs Beach	Ext.		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Accessible route not provided	- 15'	Repair surface. Ensure an accessible route is provided. (Cost based on 36" wide min. 15' long stone dust path.)	1	171	\$171
Beach Access Routes												
8	The Grove	Ext.		Beach Access Routes	Permanent		Beach route not provided	75'	Provide a beach access mat to ensure an accessible route is provided. Ensure the accessible route extends to the recreation water level. (Cost for 60" wide 75' long beach access mat.)	1	1925	\$1925
9	Girl's Swimming Area (From Picnic Area)	Ext.		Beach Access Routes	Permanent		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the recreation water level. (Cost based on 36" wide min. 40' long stone dust path.)	1	456	\$456
Off-Street Parking Lot or Garage												
10	Parking at The Grove	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 96" wide at car space Vehicle space < 132" wide at van space Access aisle not provided Sign does not have the designation "Van Accessible"	30 4 0 - - - -	Provide one (1) van accessible space that is at least 132" wide and one (1) standard accessible space that is at least 96" wide. Provide a marked access aisle that is at least 60" wide between accessible parking spaces. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on painting lines for two (2) parking	1	700	\$700






Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Boy's Swimming Area	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided	15 0 0 -	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	550	\$550
12	Boat Launch to Billington Sea	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Surface not stable, firm, and slip-resistant	12 0 0 - -	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	550	\$550
13	Trailhead by Boy's Swimming Area	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided	4 0 0 -	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	550	\$550
14	Parking at Red Springs Beach	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Surface not stable, firm, and slip-resistant	0 -	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign.	1	550	\$550
15	Boy's Swimming Area	Ext.		Off-Street Parking Lot or Garage			Surface not stable, firm, and slip-resistant Does not prevent accumulation of water	- -	Repair surface. (Cost based on 6,063 square feet asphalt.)	1	11610	\$11610
Access to Goods and Services												






Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
16	The Grove/Concession - Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	41.5"	Alteration to provide a 48" min. maneuvering clearance may be technically infeasible.	1	0	\$0
17	The Grove/Concession - Women's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	44.75"	Alteration to provide a 48" min. maneuvering clearance may be technically infeasible.	1	0	\$0
18	The Grove/Concession - Men's and Women's Toilet Rooms	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 3/4" high	2"	Alter threshold to be 3/4" high max.	2	75	\$150
Signage												
19	The Grove/Concession - Men's and Women's Toilet Rooms	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	2	173	\$346
20	Girl's Swimming Area	Ext.		Signage	N/A		Text size non-compliant	-	Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	400	\$400





Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Boat Launch to Billington Sea	Ext.		Signage	N/A		Text size non-compliant	-	Ensure that character size complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	400	\$400
Picnic Tables												
22	Parking at Red Springs Beach	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
23	The Grove (West)	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
24	The Grove (East)	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
25	The Grove by Concessions	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700

Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Picnic Area at Girl's Swimming Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
27	Boy's Swimming Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	700	\$700
Toilet & Bathing Rooms												
Toilet Compartment												
28	The Grove/Concession - Women's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Door with non-compliant hardware	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	12	\$12
29	The Grove/Concession - Men's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Door with non-compliant hardware	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	12	\$12
30	The Grove/Concession - Women's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long	40.25"	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall.	1	449	\$449

Town of Plymouth
Morton Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
31	The Grove/Concession - Men's Toilet Room	Ext.		Toilet Compartment	Accessible Compartment		Rear grab bar < 42" long	40"	Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	449	\$449	
Dispensers													
32	The Grove/Concession - Women's Toilet Room	Ext.		Dispensers	N/A		Controls > 42" (MAAB) Obstructed by protruding objects	50" -	Relocate paper towel dispenser so the operable part is 42" max. above the finish floor. Ensure paper towel dispenser does not protrude into the circulation path.	1	353		\$353
33	The Grove/Concession - Men's Toilet Room	Ext.		Dispensers	N/A		Controls > 42" (MAAB) Obstructed by protruding objects		Relocate so the operable part of the paper towel and soap dispensers are 42" max. above the finish floor. Ensure paper towel dispenser does not protrude into the circulation path.	2	353	\$706	
Portable Toilet													
34	Parking at Red Springs Beach, Boy's Swimming Area, Boat Launch to Billington Sea	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided Not located on an accessible route	- -	Provide one portable toilets is accessible. Ensure the portable toilet is on an accessible route.	3	2300	\$6900	

Nelson Memorial Park



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Nelson Memorial Park

Background

Nelson Memorial Park is located on Plymouth Harbor at the corner of Nelson Street and Water Street. Play structures, a splash pad, picnic tables, concessions, toilet rooms, parking, benches, and a boat launch are all available at the park.

Play structures for various age groups are located at the south end of the park near the water's edge and a recently opened splash pad is located nearby. A building featuring concessions and toilet rooms is located west of the play area and is accessed by a concrete walkway that meanders throughout the overall park. Picnic tables can be found near the play area and surrounding the pond, which is situated between the concessions building and play area. Benches are available along the pathway nearest the water.

Key Accessibility Issues

Parking

There are no van accessible parking spaces available. IHCD recommends converting one standard accessible space into a van accessible space. Also, the access aisle in the main parking lot is not connected to an accessible route due to a running slope greater than the maximum slope allowed where the access aisle joins the walkway.

Accessible Routes

Exterior routes within the park have running and cross slopes greater than the maximum slopes allowed in multiple locations. Additionally, there is the lack of an accessible route to the play area and at least 5% of picnic tables.

Toilet Rooms

The present accessible toilet rooms are not compliant. Renovations should be made to ensure there is an accessible toilet compartment, lavatory, and dispensers in the men's and women's toilet rooms.

Playground

There is the lack of a compliant impact-attenuating surface within the playground around and under the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Provide an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$27,090
- Renovate toilet rooms: \$5,937
- Provide and renovate the accessible routes between programs: \$3,459
- Provide a van accessible parking space, adjoining access aisle, and curb cut to accessible route: \$2,025
- Miscellaneous corrective actions: (benches, picnic tables, concessions stand, etc.): \$2,578

Total: \$41,089






Best Practice and Inclusive Design Recommendations

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.






Nelson Memorial Park

- Recommend providing better signage identifying the name of the park.
- Recommend providing an accessible drinking fountain in the park.
- Recommend relocating bench that obstructs walkway to existing location with an accessible surface that does not obstruct walkway and has clear floor space next to bench.






Town of Plymouth
Nelson Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway Between Water and Play Area	Ext		Exterior Access Route	Exterior		Exterior route < 36" wide	33"	Ensure that a clear width of 36" min. is maintained at the accessible route. (Relocate bench to an accessible location that does not obstruct route.)		Labor	\$0
2	Walkway From Boat Launch Area	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	7.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 3' long patch of asphalt to correct cross slope to 2.00% (1:50) max.)	1	45	\$45
3	End of Walkway by Boat Launch Area	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	6.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 60" wide min. 30' long patch of concrete to correct cross slope to 2.00% (1:50) max.)	1	900	\$900
4	Toilet Rooms and Concessions	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	3.4% 7.7%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 12' long of asphalt to correct path running slope to 5.00% (1:20) max. and cross slope to 2.00% (1:50) max.)	1	180	\$180
5	Path From Parking to Play Area	Ext		Exterior Access Route	Walkway		Not maintained in an operable working condition		Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0


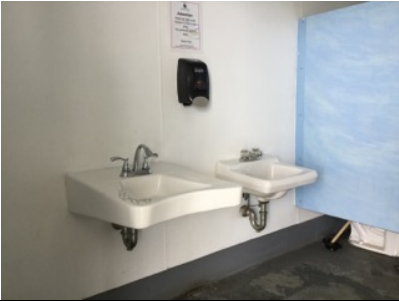
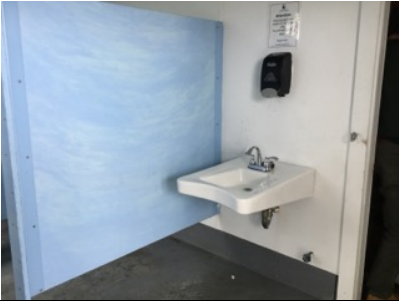

Town of Plymouth
Nelson Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Between Splash Pad and Playground	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.4%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 40' long of asphalt to correct path running slope to 5.00% (1:20) max.)	1	600	\$600
7	Walkway Between Water and Play Area	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.3%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 60" wide min. 50' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	1500	\$1500
Off-Street Parking Lot or Garage												
8	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 Vehicle space < 132" wide at van space Sign does not have the designation "Van Accessible"	38 2 0 122" -	Provide a van accessible space that is at least 132" wide with an access aisle that is 60" wide min. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on re-painting stripes for van accessible parking space and adding van accessible sign to van accessible space.)	1	400	\$400
9	Parking Lot Near Trailhead	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	8 1 0	Provide a van accessible parking space that is 96" wide min. with adjoining access aisle that is 96" wide min. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on re-painting stripes for van accessible parking space and adding van accessible sign to van accessible space.)	1	400	\$400
10	Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route	17.9%	Ensure the access aisle adjoins an accessible route. (Install compliant curb ramp where access aisle joins walkway.) (Cost based on a new curb ramp at a concrete sidewalk.)	1	1225	\$1225
Access to Goods and Services												






Town of Plymouth
Nelson Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
11	Toilet Rooms and Concessions	Ext		Service Counter			Counter > 36" high	46.25"	Provide a counter that is 36" max. above the ground. (Cost for lowering a 36" wide section of counter to 36" high max.)	1	440	\$440
Picnic Tables												
12	Between Splash Pad and Parking	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Clear floor space not provided Toe or knee clearance at table not provided Picnic table not on an accessible route	6 0 - -	Provide at least one accessible picnic table. Ensure that at a 30" by 48" clear floor space positioned for a forward approach is provided at the picnic table. Ensure there is a minimum 48" clear floor space at seating and around table. Locate picnic table on an accessible route. (Cost based on accessible table and 16'x17' asphalt patch at and around picnic seating.)	1	1878	\$1878
13	Play Area	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Clear floor space not provided	6 2 -	Ensure that at a 30" by 48" clear floor space positioned for a forward approach is provided at the picnic table. Ensure there is a minimum 48" clear floor space at seating and around table. (Currently concrete is 10' x 12'. Cost based on expanding existing concrete patch to be 16' x 17'.)	1	260	\$260
14	Play Area	Ext		Picnic Tables	N/A		Picnic table not on an accessible route		Locate 20% of picnic tables on an accessible route. (Cost based on 36" wide min. 15' long asphalt path with running slope 5.00% (1:20) max. and cross slope 2.00% (1:50) max.)	1	195	\$195
Trash / Recycling												
15	Trailhead	Ext		Trash / Recycling	N/A		Dog waste bags container opening not within reach range Dog waste bags container not connected to an accessible route	52" 25"	Ensure that operable parts are 48" max. above ground. Ensure dog waste bags container is located on an accessible route.	1	Labor	\$0





Town of Plymouth
Nelson Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet & Bathing Rooms												
Overall Access												
16	Toilet Rooms and Concessions	1		Overall Access	Toilet Room		International Symbol of Acc. not provided		Provide a sign with the International Symbol of Accessibility for Men's and Women's Toilet Rooms.	2	116	\$232
Lavatory												
17	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Dispensers not within reach range	- 46.75"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate soap dispenser to 48" max. above the floor.	1	399	\$399
18	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Dispensers not within reach range	- 51"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate soap dispenser to 48" max. above the floor.	1	399	\$399
Toilet Compartment												
19	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Coat hook > 48"	- 52.5"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	Labor 75	\$75

**Town of Plymouth
Nelson Memorial Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long Rear grab bar < 42" long Non-compliant toilet paper dispenser Coat hook > 48"	24" 35.5" - 52.75"	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate toilet paper to between 15" and 48" above the finish floor and between 7" and 9" from the front of the toilet. Lower coat hook so that it is no higher than 48".	1	1326	\$1326
21	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side grab bar < 42" long Flush control not on open side Non-compliant toilet paper dispenser	25.75" - -	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is between 15" and 48" above the finish floor and between 7" and 9" from the front of the toilet.	1	989	\$989
Urinal												
22	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	18.75" 47.5"	Provide at least one urinal with the rim no higher than 17" above the finish floor. Mount flush control at 44" max. above the finish floor.	1	1811	\$1811
Dispensers												
23	Women's Toilet Room	1		Dispensers	N/A		Controls > 42" (MAAB)	57"	Relocate so the operable part for paper towel dispenser is 42" max. above the finish floor.	1	353	\$353
24	Men's Toilet Room	1		Dispensers	N/A		Controls > 48"	53"	Relocate so the operable part for paper towel dispenser is 48" max. above the finish floor.	1	353	\$353
Play and Sport Areas												

Town of Plymouth
Nelson Memorial Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
25	Play Area	Ext		Play Areas	N/A		Accessible route not provided to ground level play components		Ensure an accessible route is provided to one of each type of ground level play components. (Cost based on 36" wide min. 3' long asphalt path with running slope 5.00% (1:20) max. and cross slope 2.00% (1:50) max.)	1	39	\$39
26	Play Area	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant		Provide an accessible impact-attenuating surface around and under the play components. (Cost based on 1935 square feet of poured in place rubber.)	1	27090	\$27090
27	Play Area	Ext		Play Areas	N/A		Running slope > 1:20 (5.00%)	30.3%	Reduce the running slope to be no steeper than 1:20 (5.00%). See ID #28 for cost.	1		\$0
Best Practice												
28	Walkway Between Water and Play Area	Ext			N/A		Best practice recommendation.		Recommend relocating bench that obstructs walkway to existing location with an accessible surface that does not obstruct walkway and has clear floor space next to bench. (See ID #1.)	1	Labor	\$0

Elmer Raymond Park



Town of Plymouth

June 2019



Institute for Human Centered Design

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617-695-1225 voice/tty

Elmer Raymond Park

Year built: 1985

Background

Elmer Raymond Park is located at 1138 Long Pond Road in Cedarville, the southeast-most village in Plymouth. Amenities include parking, a soccer field, a basketball court, a baseball diamond, two tennis courts, two play areas, picnic tables and nature trails.

Key Accessibility Issues

Parking

Accessibility issues include lack of two van and one car accessible parking spaces with access aisles and designation signs, and lack of two car accessible access aisles and designation signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route in to and between park amenities due to excessive running and cross slopes, excessive changes in level, and lack of an accessible route that is firm, stable and slip resistant.

Play Areas

Accessibility issues include lack of a compliant accessible route to and around ground level play components in the play areas.






Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates






- Correct accessible parking: \$3,700
- Provide exterior accessible routes: \$9,752
- Provide accessible surfaces around and under play components (poured in place rubber): \$14,420
- Miscellaneous corrective actions (accessible picnic table, clear floor space at team seating, etc.): \$1,608

Total: \$29,480






Town of Plymouth
Elmer Raymond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Route to Playground and Tennis Courts	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	3.1%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 88' long of concrete to correct path cross slope to 2.00% (1:50) max.)	1	1320	\$1320
2	Walkway by Circular Drive	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	6.5%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 130' long of stone dust to correct path cross slope to 2.00% (1:50) max.)	1	1950	\$1950
3	Walkway on Baseball Field Side of Parking Lot	Ext		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB)	2.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on 36" wide min. 45' long of concrete to correct path cross slope to 2.00% (1:50) max.)	1	675	\$675
4	Route to Playground and Tennis Courts	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost for a 3'x3' concrete patch.)	1	103	\$103
5	Route Between Soccer Field and Baseball Field	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Cost for a 3'x3' asphalt patch.)	1	18	\$18





**Town of Plymouth
Elmer Raymond Park**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route Between Soccer Field and Baseball Field	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost for a 3'x3' asphalt patch.)	1	18	\$18
7	Walkway on Baseball Field Side of Parking Lot	Ext		Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost for a 3'x3' asphalt patch.)	1	18	\$18
8	Route to Playground and Tennis Courts	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	18.8%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 16' long concrete path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	240	\$240
9	Walkway on Baseball Field Side of Parking Lot	Ext		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	18.8%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 12' long stone dust path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	180	\$180
10	Parking Lot by Tennis Court and Soccer Field	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	18.5%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 16' long of concrete to correct running slope to 5.00% (1:20) max.)	1	240	\$240






Town of Plymouth
Elmer Raymond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Parking Lot by Baseball Field	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	15.4%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 16' long of concrete to correct running slope to 5.00% (1:20) max.)	1	240	\$240
12	Route to Baseball Field	Ext		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.1%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 100' long of concrete to correct running slope to 5.00% (1:20) max.)	1	1500	\$1500
Off-Street Parking Lot or Garage												
13	Playground Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 132" wide at van space Sign not provided Sign does not have the designation "Van Accessible"	28 0 0 - - -	Provide a van accessible space that is at least 132" wide and a car accessible space that is 96: wide min. with an access aisle that is 60" wide min. Provide a sign with the ISA and the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	2	925	\$1850
14	Parking Lot by Playground and Tennis Courts	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	49 3 0 - -	Convert a standard accessible space into a van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a sign with the ISA and bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible". (Cost based on re-painting accessible space and access aisle, and providing 3 signs.)	1	1050	\$1050
15	Parking Lot by Tennis Court and Soccer Field	Ext		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign not provided		Provide a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility and the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	400	\$400





Town of Plymouth
Elmer Raymond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Parking Lot by Baseball Field	Ext		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign not provided		Provide a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility and the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	400	\$400
Access to Goods and Services												
Picnic Tables												
17	Walkway on Baseball Field Side of Parking Lot	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	4 0 - -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	828	\$828
Benches												
18	Route to Playground and Tennis Courts	Ext		Benches	N/A		20% of benches have clear space < 36" x 48"		Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost is for a level - 2.00% (1:50) max. in all directions - asphalt patch alongside bench.)	1	52	\$52
Play and Sport Areas												
Play Areas												
19	Playground	Ext		Play Areas	N/A		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max.	1	18	\$18

Town of Plymouth
Elmer Raymond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Playground	Ext		Play Areas	N/A		No compliant transfer system Surface not stable, firm, and slip-resistant	21" -	Alter height of transfer system to 18" max. aff. Provide an accessible impact-attenuating surface around and under play components. (Cost based on 1,030 square feet of poured in place rubber.)	1	14420	\$14420
Field												
21	Baseball Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear floor space at team seating. (Cost based on 36" x 48" stone dust patch.)	2	45	\$90
22	Soccer Field	Ext		Field	Soccer		Not connected to an accessible-route		Ensure soccer field is connected to an accessible route. (Cost based on 36" wide min. 240' long stone dust path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	2734	\$2734
Court												
23	Entrance to Tennis Courts by Soccer Field	Ext		Court	Tennis		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	18	\$18
24	Entrance to Tennis Courts by Soccer Field	Ext		Court	Tennis		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242

Town of Plymouth
Elmer Raymond Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Route to Basketball Court Behind Tennis Court	Ext		Court	Basketball		Running slope > 1:20 (5.00%)	8.4%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 32' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	480	\$480
Bleachers												
26	Baseball Field	Ext		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided	50 0	Provide a 36" x 48" clear floor space at sidelines seating. Provide an accessible route to the seating area. (Cost for a 3'x4' stone dust patch.)	1	45	\$45
27	Soccer Field	Ext		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided Seating spaces < 36" x 48" (single space)	50 0 -	Provide the required number of accessible wheelchair spaces. Provide a 36" by 48" clear floor space. (Cost for a 3'x4' stone dust patch.)	1	45	\$45
28	Soccer Field	Ext		Bleachers	N/A		Obstructed by protruding objects	55"	Provide a cane detectable barrier alongside the backside of each bleacher. (Cost based on 12' long guardrail. placed at 27" max. aff.)	1	306	\$306

Plymouth Animal Shelter



Town of Plymouth ADA Transition Plan

October 2019



Institute for Human Centered Design

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Plymouth Animal Shelter

Background

Year Built: 1996

Plymouth Animal Shelter, located at 2199 State Road, provides shelter, pet adoption services and medical care to abandoned dogs and cats in Plymouth. The Shelter is open Monday through Friday from 10:00 AM to 12:00 PM, and Saturday and Sunday by appointment. Information about the shelter including pets available for adoption is available on a Shelter website and Facebook page. In-person pet viewings are by appointment.

Parking for the Animal Shelter is provided on the East side of the building. There is a small lot with space for approximately seven (7) cars, but no designated accessible parking.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include lack of the minimum required number of accessible routes to emergency exits. (There are three (3) emergency exits from the building, and an accessible route to at least two (2) emergency exits is required.)

Doors

Accessibility issues inside the Animal Shelter include lack of the required minimum maneuvering clearance at the main entrance and exit door.

Additional Accessibility Issues

- Lack of a van accessible parking space, access aisle and designation sign with the International Symbol of Accessibility (ISA) and the words “Van Accessible”.
- Lack of an accessible route to the donation bin.
- Lack of accessible egress signage (with raised characters and braille) and lack of an illuminated International Symbol of Accessibility (ISA) at two (2) egress doors.



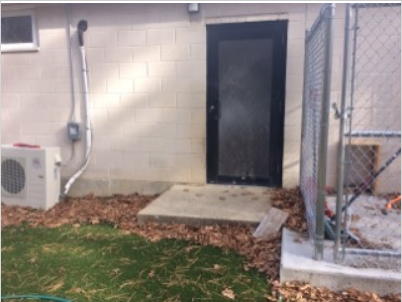
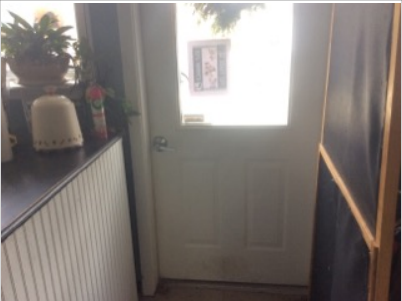
- Lack of an accessible service counter.
- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

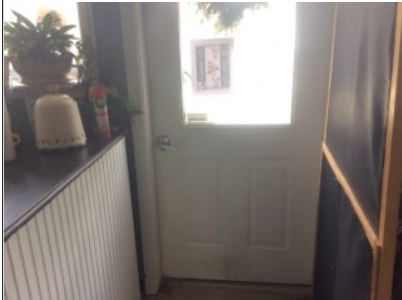



- Provide exterior accessible routes: \$1,664
- Provide an automatic door opener at main entrance and exit door: \$1,530
- Miscellaneous corrective actions (egress signage, parking, accessible picnic table, etc.): \$2,497

Total: \$5,691

Town of Plymouth
Plymouth Animal Shelter

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	-	-	Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	7 - - - -	Provide a van accessible parking space and marked access aisle. Ensure the space is 132" wide min. and the aisle is 60" wide min. or that both the space and aisle are 96" wide min. Provide sign with the International Symbol of Accessibility (ISA) and the words "Van Accessible" mounted 60" min. and 96" max. above the ground.	1	925	\$925
Entrance												
2	Main Entrance	-	-	Entrance	Main Entrance		Entrance / emergency exit not on an accessible route Mat not securely attached	1.5" -	Provide an accessible route to this entrance/ exit. Securely attach mat. (Cost based on 48" wide min. x 6' of asphalt to reduce change in level to 1/4" max.)	1	104	\$104
Emergency Exit												
3	West Side Exit	-	-	Emergency Exit	N/A		Emergency exit not on an accessible route	6"	Provide an accessible route to this exit. Ensure route is 48" wide min. with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%). Ensure route has 1/4" max. change in level at landing. (Cost based on a 48" wide min. x 90' long asphalt path from parking lot to door landing.)	1	1560	\$1560
Access to Goods and Services												
Means of Egress												
4	Main Entrance and Exit, Interior Side	1	-	Means of Egress	N/A		Illuminated International Symbol of Accessibility (ISA) not provided illuminated exit sign. Tactile exit sign not provided	- -	Ensure illuminated exit signs are provided at exits and exit doors. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. (Cost based on tactile egress sign and illuminated ISA sign.)	2	216	\$432

Town of Plymouth
Plymouth Animal Shelter

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	Main Entrance and Exit, Interior Side	1	-	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Provide an automatic door opener. (Cost based on an automatic door opener.)	1	1530	\$1530
Service Counter												
6	Service Counter	1	-	Service Counter	N/A		Counter > 36" high	39"	Provide a counter that is 36" max. above the finished floor.	1	440	\$440
Operable Parts												
7	Donation Bin	-	-	Operable Parts	Trash/Recycling		Element not on an accessible route Clear floor space is not provided	- 16.2%	Ensure donation bin is located on an accessible route that is firm, stable and slip resistant. Provide a 30" min. by 48" min. clear floor space with 2.00% max. slope in all directions at donation bin. (Relocate bin.)	1	Labor	\$0
Picnic Tables												
8	Table Near Parking Lot	-	-	Picnic Tables	N/A		Toe or knee clearance at tables not provided	-	Provide a picnic table (5% min. and at least one (1)) with toe and knee clearance located on an accessible route. (Cost based on a new accessible picnic table.)	1	700	\$700

Briggs Field



Town of Plymouth ADA Transition Plan

September 2019



Institute for Human Centered Design

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Briggs Field

Background

Briggs Field is located at 838 State Road. Park amenities include a baseball field, two (2) tennis courts, a basketball court, and a playground with a slide and swing set.

A parking lot is provided with space for approximately 40 cars. There are no accessible parking spaces.

Key Accessibility Issues

Parking

Accessibility issues include lack of one (1) van accessible parking space with access aisle and designation sign with the International Symbol of Accessibility (ISA) and the words “Van Accessible” and one car accessible parking space with access aisle and designation sign including the International Symbol of Accessibility (ISA).

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and between park amenities (baseball field, team and bleacher seating, tennis courts, basketball court, play area).

Playground

Accessibility issues include lack of a compliant accessible route to and around all play components in the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Order of Magnitude Cost Estimates

- Renovate parking: \$1,850
- Provide and renovate exterior routes to park amenities: \$9,362
- Provide an accessible route to and around all play components in the playground (poured-in-place rubber): \$3,150
- Miscellaneous corrective actions (thresholds, gate openings, etc.): \$918





Total: \$15,280

Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Overtime, EWF requires continuous maintenance to ensure that the surface is maintained in operable working condition (stable, firm and slip resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.


Town of Plymouth
Briggs Field

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	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	40 0 0 - - -	Provide one (1) van accessible parking space and one (1) car accessible parking space. Provide a shared marked access aisle that is at least 96" wide. Provide a sign with the International Symbol of Accessibility (ISA) at both spaces 60" min. and 96" max. above the ground. Add the designation "Van Accessible" to the sign at the van accessible parking space.	2	925	\$1850
Access to Goods and Services												
Doors, Doorways, & Gates												
2	Entrance to Parking Lot From Field	Ext.		Doors, Doorways, & Gates	Other		Clear width at door < 32"	25"	Widen the gate so that there is 32" min. clear width.	1	128	\$128
Play and Sport Areas												
Play Areas												
3	Route to Playground Near State Road	Ext.		Play Areas	N/A		Not connected to a accessible route	-	Ensure the playground is connected to an accessible route. (Cost based on a 4' wide x 280' long asphalt path to and around the perimeter of the playground.)	1	4760	\$4760
4	Playground Near State Road	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	-	Ensure an accessible route is provided to ground level play components. (Provide an accessible route that is 60" min. wide to each play component in the playground.) (Cost based on 60" wide x 45' long poured-in-place rubber route inside the playground to each play component.)	1	3150	\$3150

Town of Plymouth
Briggs Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
5	Baseball Field Team and Bleacher Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Accessible spaces not provided at sidelines seating	- -	Provide a 36" x 48" clear floor space at both team seating areas. Provide a 36" x 48" clear floor space at bleacher sidelines seating. (Cost based on a 3' x 4' asphalt patch at each location.)	3	52	\$156
6	Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route	304'	Ensure baseball field is connected to an accessible route. (Cost based on a 3' wide x 304' asphalt route that connects the east entrance from the parking lot to each entrance of the tennis court, and to the baseball field and both team and bleacher seating areas at the baseball field.)	1	3,952	\$3952
Court												
7	Tennis Court Entrance by Baseball Field	Ext.		Court	Tennis		Not connected to accessible route	35'	Ensure tennis court is connected to an accessible route. See ID #6 for cost.	1	-	\$0
8	Basketball Court	Ext.		Court	Basketball		Not connected to accessible route	55'	Ensure basketball court is connected to an accessible route. (Cost based on a 3' wide x 50' asphalt route from new proposed accessible route described in ID #6 to edge of basketball court.)	1	650	\$650
9	Tennis Court Entrance by Parking	Ext.		Court	Tennis		Threshold > 3/4" high Hardware not operable with a closed fist	6" -	Alter threshold to be 3/4" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (See ID #6 for cost of connecting an accessible route to the tennis court entry.)	1	317	\$317

Town of Plymouth
Briggs Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Tennis Court Entrance by Baseball Field	Ext.		Court	Tennis		Threshold > 3/4" high Hardware not operable with a closed fist	7" -	Alter threshold to be 3/4" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (See ID #6 for cost of connecting an accessible route to the tennis court entry.)	1	317	\$317

DPW Annex



Town of Plymouth ADA Transition Plan

August 2019



Institute for Human Centered Design

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DPW Annex

Background

The DPW Annex is located at 169 Camelot Drive. The building has one (1) story and has one main entrance for public use. There are minor accessibility issues at the entrance.

Parking for the highway department is serviced by a single parking lot south of the building along Camelot Drive. There are currently no accessible spaces.

Key Accessibility Issues

Entrance

Accessibility issues include a lack of the required pull side maneuvering clearance on the exterior facing side of the main entrance door. Additionally, the walk-off mat on the interior side of the door is not secure.

Service Counter

Accessibility issues include a service counter that is higher than the maximum height allowed.

Additional Accessibility Issues




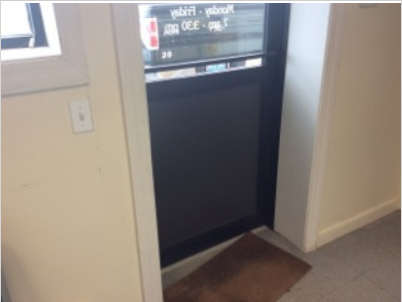
- Lack of a van accessible parking space with a marked access aisle and sign.
- Lack of egress sign with raised characters and braille.

Order of Magnitude Cost Estimates


- Provide an automatic door opener at the main entrance: \$1,530
- Miscellaneous corrective actions (parking, service counter, etc.): \$1,481

Total: \$ 3,011

Town of Plymouth
DPW Annex

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 Access aisle not provided Sign not provided Sign does not have the designation "Van Accessible"	15 - - - -	Provide one van accessible space that is 96" wide min. with a marked access aisle that is 96" wide min. Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	925	\$925
Entrance												
2	Main Entrance	Ext.		Entrance	Main Entrance		Maneuvering clearance is not provided	-	Provide an automatic door opener.	1	1530	\$1530
3	Main Entrance	1		Entrance	Main Entrance		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Access to Goods and Services												
Means of Egress												
4	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116

Town of Plymouth
DPW Annex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
5	Main Office	1		Service Counter	N/A		Counter > 36" high	43"	Provide a counter that is 36" max. above the ground or finished floor.	1	440	\$440

Fire Station # 4



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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Fire Station # 4

Background

Fire Station # 4 is located at 533 Bourne Rd in Plymouth Massachusetts. This is a two story building with the main entrance and apparatus bay on the first floor (1) and an additional entrance, living quarters and toilet room in the basement. The building has a small parking lot located on the south side of the building. There are three (3) inaccessible emergency exits as well as one (1) main entrance on the first floor and one (1) main entrance at the basement level. The bay doors are located on the east side of the first floor.

There is currently no accessible route to the basement, which is mainly used by staff but is also the location of the only toilet room in the building. The first floor can be accessed through the bay doors, as the main entrance has an excessive threshold.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include excessive slopes on the sidewalk to the basement entrance as well as to the stairs from the parking lot to the main entrance. Pavement on this route has roots and frost heaves underneath that create a treacherous route.

Entrances and Exits

Accessibility issues include a lack of accessible entrances due to excessive thresholds. Emergency exits lack accessible routes, and signage to accessible exits.

Toilet Rooms

The major accessibility issue is the lack of an accessible single-user toilet room. Existing lavatories lack the required knee and tow clearance and mirrors are mounted higher than the maximum 40" allowed. Urinals also lack proper rim heights.

Parking

The parking lot lacks an accessible car space with access aisle and signage with the International Symbol of Accessibility (ISA).

Additional Accessibility Issues






- Emergency devices are mounted higher than the maximum 48" allowed.
- The toilet room lacks signage.

Order of Magnitude Cost Estimates



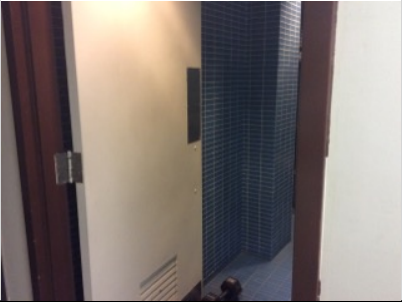

- Repair exterior routes: \$1,402
- Toilet room repairs: \$15,084
- Parking lot repairs: \$925
- Miscellaneous corrective actions (including doors, signage, emergency devices, etc.): \$904

Total: \$ 18,315





Town of Plymouth
Fire Station 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Main Entrance	Ext.	-	Exterior Access Route	Exterior		Running slope > 1:20 (5%) Level changes > 1/4"	8.7% 1.25"	Reduce running slope to be no steeper than 1:20 (5%). Alter change in level to be 1/4" high max.	1	193	\$193
2	Route To Back Entrance	Ext.	-	Exterior Access Route	Walkway		Running slope > 1:20 (5%) Surface is not stable, firm, and slip-resistant	10.3% -	Reduce running slope to be no steeper than 1:20 (5%). Repair surface.	1	1003	\$1003
3	Apparatus Bay	Ext.	-	Exterior Access Route	Walkway		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max.	1	103	\$103
4	Sidewalk on South Side	Ext.	-	Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Repair surface.	1	103	\$103
Off-Street Parking Lot or Garage												
5	Parking Lot	Ext.	-	Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign not provided	10 0 - -	Provide one van accessible space with access aisle that is at least 96" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible."	1	925	\$925




Town of Plymouth
Fire Station 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Emergency Exit												
6	Emergency Exits on Northwest, West, and Southwest Sides of the Building	Ext.	-	Emergency Exit	N/A		Threshold > 3/4" high	11.5"	At doorways greater than 1/2", thresholds shall be ramped.	3	75	\$225
Access to Goods and Services												
Doors, Doorways, & Gates												
7	Back Entrance	Ext.	-	Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	4"	At a doorway greater than 1/2", threshold shall be ramped.	1	75	\$75
Signage												
8	Toilet Room	B	-	Signage	Designation		Not provided	-	Locate signage alongside the door on the latch side.	1	116	\$116
9	Main Entrance and Lower Floor Entrance	1, B	-	Signage	Emergency Exit		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door or on nearest adjacent wall.	2	116	\$232

Town of Plymouth
Fire Station 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Operable Parts												
10	Apparatus Bay	Ext.	-	Operable Parts	Emergency Telephone		Reach < 15" or > 48"(forward/side approach)	60.75"	Relocate emergency device so that controls are 48" max. above finish floor.	1	128	\$128
11	Main Entrance	Ext.	-	Operable Parts	Door Bell		Reach < 15" or > 48"(forward/side approach) Element not on an accessible route	49.75"	Ensure emergency devices are located on an accessible route and make sure the controls are 48" max. above finish floor.	1	128	\$128
Toilet & Bathing Rooms												
Overall Access												
12	Toilet Room	B	-	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Add an accessible single-user toilet room.	1	12302	\$12302
Lavatory												
13	Toilet Room	B	-	Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- 46.25"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above finish floor.	1	971	\$971

Town of Plymouth
Fire Station 4

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Urinal												
14	Toilet Room	B	-	Urinal	N/A		Rim > 17" high Flush control is > 44" high or not properly located	22.5" 52"	Provide one urinal with the rim no higher than 17" above the finish floor. Mount flush control at 44" max. above the finish floor.	1	1811	\$1811
Best Practice												
Exit Sign												
15	Emergency Exits on Northwest, West and Southwest Sides of the Building	Ext.	-	Exit Sign	N/A		Directional sign to accessible emergency exit not provided	-	Recommend providing directional signs indicating the location of the nearest emergency exit on the interior of the door.	3	0	\$0
Stairs												
16	Stairs To Main	Ext.	-	Stairs	N/A		Handrail height < 34" or > 38"	32.75"	Alter so the handrails are 34"- 38" high above the floor.	1	0	\$0

Fire Station # 5



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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Fire Station # 5

Background

Fire Station # 5 is located at 827 State Road in Plymouth Massachusetts. This is a one-story building with three bay doors. There are four (4) emergency exits as well as one (1) main entrance that is accessible. The bay doors are located on the east side of the building. There is a parking lot behind the fire station. The two designated accessible parking spaces are located next to the main entrance in the front of the building.

Key Accessibility Issues

Parking

The parking lot lacks an accessible van space that is at least 96” wide with accompanying access aisle that is also 96” wide.

Emergency Exits

The emergency exits used by the public lack tactile exit signs.

Drinking Fountains

There is a lack of a drinking fountain for standing users. The existing drinking fountain has inadequate water flow.

Additional Accessibility Issues





- Plumbing underneath the lavatory in the toilet room is exposed.
- Grab bars in the toilet room are mounted lower than the minimum allowed.
- Emergency controls outside the main entrance are mounted higher than the maximum allowed.

Order of Magnitude Cost Estimates





- Emergency Exits (including signage): \$588
- Drinking fountain: \$2,014
- Miscellaneous corrective actions (emergency devices, toilet rooms, parking, etc.): \$830

Total: \$ 3,432


Town of Plymouth
Plymouth Fire Station 5

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	-	-	Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 60" wide at car/van space Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	19 2 0 48" - 51"	Provide a marked access aisle that is at least 96" wide. Ensure accessible spaces are also at least 96" wide. 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	400	\$400
Emergency Exit												
2	Exterior Exit, South Side	-	-	Emergency Exit	N/A		Emergency exit not on an accessible route Threshold > 3/4" high	- 5.5"	Provide a directional sign indicating the location of the nearest emergency exit on the interior of the door. Alter threshold to be 3/4" high max.	1	191	\$191
3	Exterior Exit, West Side	-	-	Emergency Exit	N/A		Maneuvering clearance at emergency door > 1:50 (2.00%)	4.9%	Alter so that the slope in all directions is no greater than 1:50 (2.00%).	1	90	\$90
4	Exterior Exit, South Side	-	-	Emergency Exit	N/A		Threshold > 3/4" high	1"	Alter threshold to be 3/4" high max.	1	75	\$75
Access to Goods and Services												

Town of Plymouth
Plymouth Fire Station 5

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
5	Main Entrance and Exit Opposite of this one	1	-	Signage	Exit Sign		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	2	116	\$232
Operable Parts												
6	Main Entrance	1	-	Operable Parts	Switch		Reach < 15" or > 48"(forward/side approach)	67"	Relocate emergency controls so that controls are 48" max. above finish floor.	1	128	\$128
Toilet & Bathing Rooms												
Lavatory												
7	Toilet Room	1	-	Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact.	1	46	\$46
Single-User Toilet												
8	Toilet Room	1	-	Single-User Toilet	N/A		Side or rear grab bar < 33" or > 36" high	31.25"	Mount grab bars 33"- 36" above the floor.	2	128	\$256
Additional Access												

Town of Plymouth
Plymouth Fire Station 5

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Drinking Fountains												
9	Water Fountain	1	-	Drinking Fountains	N/A		Knee or toe clearance not provided Spout > 36" high (wheelchair users) Inadequate water flow	36.5" - 26"	Lower drinking fountain for seated users so that the spout is 36" max. above the finish floor or ground. Provide knee and toe clearance, 27" min. high at drinking fountain for seated users. Repair drinking fountain to provide adequate water flow.	1	2014	\$2014

Highway Department



Town of Plymouth ADA Transition Plan

August 2019



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Highway Department

Background

Plymouth’s Highway Department, located at 159 Camelot Drive, houses DPW offices such as the Water Division. The areas that are open to the public include a portion of the first floor offices and a public single-user toilet room.

A parking lot has space for 67 cars. There are two designated accessible spaces, including one car accessible and one van accessible parking space.

Key Accessibility Issues

Parking

Accessibility issues include lack of one compliant car accessible parking space with an access aisle and sign, lack of an access aisle at an existing car accessible parking space, a sign at the van accessible parking space that is obstructed from view by a pole, and lack of a sign with the words “Van Accessible” at the van accessible parking space.

Interior Routes

Accessibility issues include circulation paths that narrow to less than the minimum required 36” width. Also, objects protrude into the circulation path.

Toilet Rooms

Accessibility issues in the single-user toilet room include lack of the minimum required toe and knee clearance and exposed pipes at the lavatory, a mirror and a coat hook that are mounted higher than the maximum height allowed, side and rear grab bars that are mounted lower than the minimum height required, and a dispenser mounted above the rear grab bar.

Additional Accessibility Issues





- Lack of accessible signage at egress doors.
- The service counter in the main lobby lacks a section that is at least 36" long and no more than 36" above the finished floor.
- Walk-off mats are not securely attached to the floor.

Order of Magnitude Cost Estimates






- Renovate parking: \$1,575
- Renovate the single-user toilet room: \$1,941
- Miscellaneous corrective actions (signage, accessible service counter, etc.): \$1,247

Total: \$4,763





Town of Plymouth
Highway Department

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	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	67 1 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space. Reposition existing sign so it is not blocked by the yellow pole. Provide an additional car accessible parking space that is 96" wide min. with a marked access aisle 60" wide min. and an ISA sign mounted 60" min. and 96" max. above the ground.	1	1175	\$1175
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign not provided	- -	Provide a marked access aisle that is at least 60" wide. Provide a sign with the International Symbol of Accessibility (ISA) mounted with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. (Cost based on an ISA sign and striping the access aisle.)	1	400	\$400
Entrance												
3	Main Entrance Vestibule	1		Entrance	Main Entrance		Mat not securely attached	-	Securely attach walk-off mat.	1	Labor	\$0
Emergency Exit												
4	Employee Only Exit to Garage From Lobby	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	Provide a directional sign with raised characters and braille indicating the location of the nearest accessible emergency exit. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116
Access to Goods and Services												



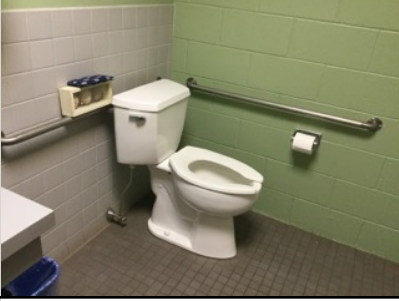

Town of Plymouth
Highway Department

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	2	116	\$232
Interior Access Route												
6	Main Office Area	1		Interior Access Route	N/A		Route < 36" wide	31"	Ensure that a clear width of 36" min. is maintained in the circulation path by relocating office furniture.	1	Labor	\$0
7	Route to Rear Offices	1		Interior Access Route	N/A		Route < 36" wide	29.5"	Ensure that a clear width of 36" min. is maintained in the circulation path by relocating the printer.	1	Labor	\$0
8	Near Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	5"	Relocate first aid box so that it does not protrude into the circulation path or add a cane-detectible barrier mounted 27" max. above the ground. (Cost based on adding a cane-detectible barrier below each metal case mounted 27" max. above the finished floor.)	1	153	\$153
9	Route to Rear Offices	1		Interior Access Route	N/A		Obstructed by protruding objects	5"	Relocate first aid box and other cabinet so that they do not protrude into the circulation path or provide a cane-detectible barrier mounted 27" max. above the ground.) (Cost based on adding a cane-detectible barrier below each metal case mounted 27" max. above the finished floor.)	2	153	\$306

Town of Plymouth
Highway Department

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
10	Main Entrance	1		Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
11	Rear Offices Area	1		Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
12	Exit to Garage	1		Doors, Doorways, & Gates	Circulation		Mat not securely attached	-	Securely attach mat.	1	Labor	\$0
Service Counter												
13	Service Counter in Lobby/Main Office Area	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the finished floor.	1	440	\$440
Toilet & Bathing Rooms												

Town of Plymouth
Highway Department

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
14	Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- - 42"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	1117	\$1117
Single-User Toilet												
15	Toilet Room	1		Single-User Toilet	N/A		Dispenser positioned above grab bar.		Relocate dispenser below grab bar.	1	353	\$353
16	Toilet Room	1		Single-User Toilet	N/A		Side or rear grab bar < 33" or > 36" high	29.5"	Mount grab bars 33"- 36" above the floor.	2	198	\$396
17	Toilet Room	1		Single-User Toilet	N/A		Hook located > 48" high	65"	Locate at least one hook no higher than 48" above the finished floor.	1	75	\$75

Main Library Building



Town of Plymouth ADA Transition Plan

October 2019



Institute for Human Centered Design

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Main Library Building

Year Built: 1991

Background

The Plymouth Main Library Building, located at 132 South Street, is one of two public library branches in the Town. It is also part of the Old Colony Library Network, a group of 29 public libraries that circulates millions of titles.

The building has two (2) stories and includes books, magazines, printers, copiers, microfiche machines, a reference desk, automated self-checkout, a teen and tween area, a children’s section, administration boardroom, the Plymouth Historical Center, a bookstore, a community garden on the southwest side of the building, and a courtyard on the northeast side of the building. Men’s and women’s multi-user toilet rooms are provided on both floors of the building, and a single-user family toilet room is provided in the children’s section of the library.

A parking lot is provided on the west side of the building with a total of 128 parking spaces, including five (5) accessible parking spaces. Additionally, there are five (5) exit doors; one (1) door leads to the courtyard, one (1) door is the main entrance on the south side of the building, and the three (3) remaining doors are egress doors that are all accessible.

Key Accessibility Issues

Parking

Accessibility issues at the parking lot include two (2) accessible parking spaces that lack identification signs with the International Symbol of Accessibility (ISA), and a van accessible parking space that has a sign lacking the designation “Van Accessible” and an access aisle that is narrower than the minimum width required. Also, the curb ramp on the route from the accessible parking towards the main entrance has an excessive cross slope.

Toilet Rooms

Accessibility issues include men’s and women’s toilet rooms with grab bars located lower than the minimum height required. Also, flush controls are not located on the open (transfer) side of the toilet in the men’s and women’s toilet rooms on the second floor, as well as in the men’s toilet room on the first floor. Other accessibility issues include doors with malfunctioning self-closing hinges in the men’s multi-user toilet room on the second floor and in the women’s multi-user toilet room on the first floor, and all of the lavatories in the multi-user toilet rooms have exposed pipes.

The single-user toilet room in the children’s section lacks the minimum required depth per 521 CMR, and does not have grab bars at the toilet. This toilet room will require significant renovations to become fully accessible.

Signage

Accessibility issues include all exit doors from the library lacking tactile signage, and the accessible means of egress doors with illuminated exit signs lack an illuminated International Symbol of Accessibility (ISA). The second floor multi-user toilet room signs are not located on the latch side of the door, lack raised characters duplicated in braille, and also lack the International Symbol of Accessibility (ISA). The first floor multi-user toilet rooms lack signs with raised characters and the International Symbol of Accessibility (ISA). Also, the story room sign lacks braille, the family toilet room sign lacks raised characters and braille, and the administration boardroom sign lacks raised characters and braille.

Additional Accessibility Issues

- Lack of an accessible route to at least one of the benches in the courtyard.
- Lack of knee and toe clearance at the computers in the children’s section.
- Lack of drinking fountains for standing users.

Order of Magnitude Cost Estimates

- Renovate exterior accessible routes (including route to community garden, etc.): \$1,144
- Provide accessible signage: \$1,808
- Renovate accessible parking spaces: \$2,125
- Renovate toilet rooms: \$13,559
- Provide drinking fountains for standing users: \$6,136
- Miscellaneous corrective actions (accessible service counters, accessible work surfaces, etc.): \$1,143





Total: \$25,915

Best Practice and Inclusive Design


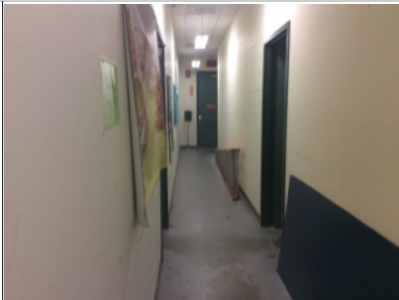



Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing an informational sign with high contrast near the elevator on the second floor.
- Recommend removing the glass or otherwise creating a low-glare finish to improve visibility at the scale model of the Library.
- Recommend providing handrails at the stairs near the main entrance on the route to the community garden.
- Recommend providing a crosswalk from two (2) accessible spaces in the parking lot to the accessible entrance.


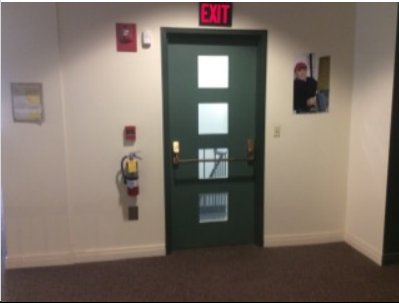


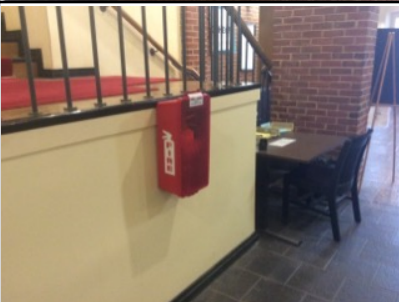
Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Northwest Side of Courtyard	1		Exterior Access Route	Exterior		Obstructed by protruding objects	31"	Provide a cane-detectable barrier and ensure an 36" wide accessible route is maintained.	1	100	\$100
2	Route to Community Garden From Parking Lot, South Side of Building	1		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the community garden. (Cost based on 60' of asphalt to cover exposed wooden beams.)	1	780	\$780
Curb Ramp												
3	Curb Ramp at Main Entrance and Accessible Spaces	1		Curb Ramp	Diagonal		Cross slope > 1:50 (2%) (MAAB)	6.6%	Reduce cross slope at curb ramp to be no steeper than 1:50 (2%). (Cost based on a new curb ramp.)	1	1225	\$1225
Off-Street Parking Lot or Garage												
4	Parking Lot	1		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	128 5 1 65" -	Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. (Cost based on re-striping and a new sign.)	1	400	\$400




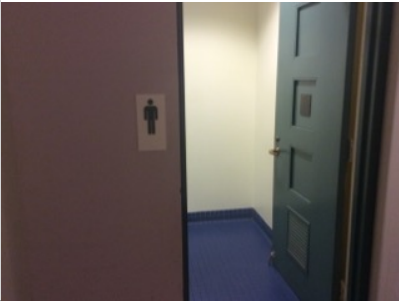
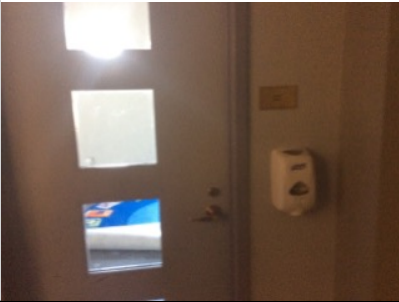
Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
5	Parking Lot	1		Off-Street Parking Lot or Garage	N/A		Sign not provided	-	Provide signs with the International Symbol of Accessibility (ISA) with the bottom of the signs 60" min. above the ground and the top 96" max. above the ground.	2	250	\$500	
Access to Goods and Services													
Means of Egress													
6	Emergency Egress From Meeting Room	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116		\$116
7	Exit in Children's Room	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116		
8	Emergency Exit to Parking Lot, Southwest Side	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated International Symbol of Accessibility not provided.	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. (Cost for tactile sign and illuminated ISA at accessible means of egress.)	1	216		\$216
9	Exit to Courtyard on Southeast Side of Building	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated International Symbol of Accessibility not provided.	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. (Cost for tactile sign and illuminated ISA at accessible means of egress.)	1	216		






**Town of Plymouth
Main Library Building**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Emergency Exit Near Children's Room to Parking Lot	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated International Symbol of Accessibility not provided.	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. (Cost for tactile sign and illuminated ISA at accessible means of egress.)	1	216	\$216
11	Egress Door Near Plymouth Historical Society, Southeast Side	2		Means of Egress	N/A		Tactile exit sign not provided Floor level designation not provided Stairway sign not compliant	- - -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide a sign on the interior of the stairway enclosure indicating the floor level. Ensure stairway signs meet tactile and visual requirements and are located 48"- 60" above the finished floor.	1	116	\$116
Interior Access Route												
12	Tables in East End of Nonfiction Wing	1		Interior Access Route	N/A		Route < 36" wide	26"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
13	Fiction Wing South Side	2		Interior Access Route	N/A		Route < 36" wide	28"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
14	Fire Extinguisher Near Central Stairs	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate fire extinguisher out of the circulation path.	1	353	\$353






Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
15	Administratio n Boardroom	2		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	116	\$116
16	Children's Family Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	116	\$116
17	Men's and Women's Toilet Rooms, Second Floor	2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door International Symbol of Acc. not compliant	- - - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side. Replace sign with a sign containing the International Symbol of Accessibility (ISA).	2	116	\$232
18	Men's and Women's Toilet Rooms, First Floor	1		Signage	Designation		Raised characters not provided International Symbol of Acc. not compliant	- -	Provide text with raised characters. Replace sign with a sign containing the International Symbol of Accessibility (ISA).	2	116	\$232
19	Story Room	1		Signage	Designation		Braille not provided Non glare finish and contrast not provided	- -	Provide braille. Provide signs with a non-glare finish and characters that have a high contrast to the background.	1	116	\$116

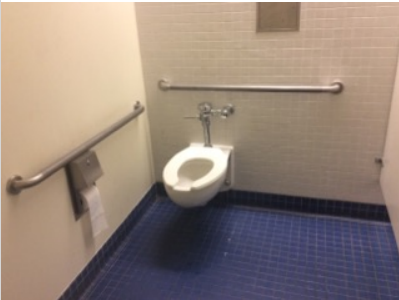




Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
20	Reference Desk	1		Service Counter	N/A		Counter > 36" high	40"	Provide a service counter with a section of counter at least 36 inches long and not more than 36 inches above the finished floor.	1	440	\$440
Dining or Work Surfaces												
21	Microfiche Machines	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Due to the age and complexity of this machine, providing knee and toe clearance may be technically infeasible.	1	-	\$0
22	Plymouth Historical Center	2		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Due to the age and complexity of this machine, knee and toe clearance may be technically infeasible.	1	-	\$0
23	Children's Room Library Computer	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least 1 work surface with 24" min. knee and toe clearance in the children's section.	1	350	\$350
Benches												
24	Benches in Courtyard, Southeast Side	1		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	Provide an accessible route to 20% of benches (1) in this area. Ensure that 20% of benches (1) have a clear floor space of 36" wide min. by 48" deep min. (Cost based on 20' of crushed stone dust path to one bench from northeast side of courtyard as well as a 3' by 4' crushed stone dust patch at the bench for clear floor space.)	1	264	\$264




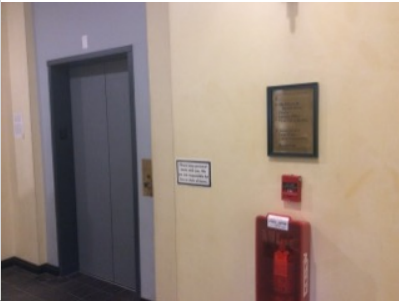

Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet & Bathing Rooms												
Overall Access												
25	Children's Family Toilet Room	1		Overall Access	Toilet Room		Clear floor space not provided	-	Provide a 30" min. by 48" min. clear floor space at baby changing station. (See ID #27 for cost.)	1	-	\$0
26	Children's Family Toilet Room	1		Overall Access	Toilet Room		Turning space not provided Grab bars not provided	-	Renovate toilet room to allow for a compliant depth of at least 72" per MAAB. Ensure grab bars are provided at the toilet that are at least 42" long and are mounted between 33" and 36" above the finished floor. (Cost based on accessible single-user toilet room.)	1	12302	\$12302
Lavatory												
27	Children's Family Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	26" -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. (Cost for accessible lavatory included in ID #26.)	1	0	\$0
28	Men's and Women's Toilet Rooms, Second Floor	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	2	46	\$92
29	Men's and Women's Toilet Rooms, First Floor	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	2	46	\$92




Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
30	Men's Toilet Room, Second Floor	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high . Flush control not on open side	- 29" -	Repair hinge. Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open (transfer) side of the toilet.	1	315	\$315
31	Women's Toilet Room, First Floor	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high	- 29"	Repair hinge. Locate grab bars between 33"- 36" above the finished floor.	1	128	\$128
32	Women's Toilet Room, Second Floor	2		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high . Flush control not on open side	29" -	Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open (transfer) side of the toilet.	1	315	\$315
33	Men's Toilet Room, First Floor	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high . Flush control not on open side	29" -	Locate grab bars between 33"- 36" above the finished floor. Provide the flush control on the open (transfer) side of the toilet.	1	315	\$315
Additional Access												
Drinking Fountains												
34	Near Elevator	2		Drinking Fountains	N/A		Clear floor space not provided	-	Provide a 30" by 48" clear floor space positioned for a forward approach by relocating sign.	1	Labor	\$0

Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Drinking Fountain in Nonfiction Wing	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014
36	Near Elevator	2		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014
37	Drinking Fountain Near Children's Room	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain if current drinking fountains have historical value to the building. (Cost based on a new Hi-Lo drinking fountain.)	1	2108	\$2108
Best Practice												
N/A												
38	Near Elevator	2		N/A	N/A				Recommend providing an informational sign with high contrast.	1	0	\$0
39	Scale Model of Library in Fiction Wing	2		N/A	N/A				Recommend removing glass or creating a low-glare, matte finish to ensure visibility by all users.	1	0	\$0

Town of Plymouth
Main Library Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Book Store Area	1		N/A	N/A				Recommend providing signage that is more easily distinguishable from the other library posters.	1	0	\$0
41	Route to Community Garden, Southwest Side of Building	1		N/A	N/A				Recommend providing handrails.	1	0	\$0
42	Parking Lot	1		N/A	N/A				Recommend providing a crosswalk from the accessible spaces to the accessible entrance.	1	0	\$0

Manomet Transfer Station



Town of Plymouth ADA Transition Plan

September 2019



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Manomet Transfer Station

Background

Plymouth’s Manomet Transfer Station, located at 350 Beaver Dam Road, allows Plymouth residents to drop off specified materials including special collection items such as small appliances, scrap metal and old car tires. There are two (2) staff buildings near two (2) scale platforms, but only one of the buildings, where customers make payments at a pay window and service counter, is currently being used. Six (6) disposal and sorting bins are also provided. They are numbered 0-5, and all of the bins are at accessible heights and within allowable reach ranges.

Acceptable methods of payment depend on what is brought to the Transfer Station but can include checks, credit or debit cards and money orders. Details regarding accepted disposal items and payment methods are provided in printed pamphlets available on-site and on the following Town of Plymouth website: https://www.plymouth-ma.gov/sites/plymouthma/files/uploads/what_do_i_do_with_information_0.pdf

Key Accessibility Issues

Pay Window and Service Counter

Accessibility issues include a service counter at a pay window that is higher than the maximum height allowed, and a surface at the pay window that is not firm, stable and slip resistant.

Access to Sorting and Disposal Bins

IHCD team was told the existing Transfer Station staff member does not help people who require or request assistance with the removal of disposal items from their vehicles or in accessing the disposal bins.

Information About the Transfer Station

There are currently some discrepancies between the information in the Transfer Station pamphlet available on-site and the information on the aforementioned Town of Plymouth website.

Order of Magnitude Cost Estimates

- In order to provide program access, ensure a staff person is available to assist people who have difficulty accessing the pay window service counter: \$0.00


Total: \$0.00

Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend allowing a staff person to assist visitors who need help removing disposal items from their vehicle or in accessing the disposal bins, and providing an additional staff person as needed. (During the survey, IHCD team was told that only one staff person is regularly at the transfer station, and that person is not available to help visitors who may need assistance with disposal items.)
- Recommend reconciling the pamphlet that is available on-site with any applicable Town of Plymouth web site so all information is consistent and accurate. (Currently there are some discrepancies between the information in the Transfer Station pamphlet available on-site and the information on the aforementioned Town of Plymouth website.)

Town of Plymouth
Manomet Transfer Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Access to Goods and Services												
Service Counter												
1	Pay Station	Ext.		Service Counter	N/A		Surface is not stable, firm, and slip-resistant Counter > 36" high	39"	In order to provide program access, ensure a staff person is available to assist people who have difficulty accessing the service counter.	1	Labor	\$0
Best Practice												
N/A												
2	Transfer Station	Ext.		N/A	N/A				Recommend allowing a staff person to assist visitors who need help removing disposal items from their vehicle or in accessing the disposal bins. (During the survey, IHCD team was told that only one staff person is regularly at the transfer station, and that person does not help visitors who may need assistance with disposal items. Recommend providing additional staff person as needed.)	1	-	\$0

Visitor’s Information Center



Town of Plymouth ADA Transition Plan

September 2019



Institute for Human Centered Design

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Visitor’s Information Center

Background

Year Built: 1992

The Visitor’s Information Center, located at 130 Water Street, is a one story building. Amenities include a service counter, pamphlets with information about local restaurants and tourist attractions, and men’s and women’s multi-user toilet rooms. The Center has one entrance. It is perpendicular to Memorial Drive on the building’s east side. The entrance is accessible via an accessible ramp.

The Visitor’s Center is adjacent to a parking lot that is shared by several buildings. A section of the parking lot closest to the Visitor’s Center has 60 parking spaces including a van accessible parking space near the Center’s entrance and two designated car accessible parking spaces.

Key Accessibility Issues

Parking

Accessibility issues include lack of an access aisle at one of the designated car accessible parking space near the Visitor’s Center. (A van accessible parking space and two car accessible parking spaces are in the section of the parking lot near the Visitor’s Center, but neither of the car accessible parking spaces have an access aisle.)

Exterior Access Routes

Accessibility Issues include lack of an accessible exterior access route to three (3) informational waysides along the south side of the Visitor’s Information Center. Also, a curb ramp on Memorial drive where the sidewalk meets the parking lot entrance has a cross slope greater than the maximum slope allowed.

Toilet Rooms

Accessibility issues in the accessible compartment of both the men’s and women’s toilet rooms include the side grab bar located lower than the minimum height required, the toilet paper dispenser mounted above the side grab bar, and a malfunctioning self-closing hinge at the door to the compartment. Other issues in both toilet rooms include hand dryers that protrude into the circulation path.

Additional Accessibility Issues

- Lack of tactile signage with raised characters and braille and lack of an illuminated International Symbol of Accessibility (ISA) at the exit door.
- Lack of designation signage at the entry doors to the toilet rooms (raised characters, braille and the International Symbol of Accessibility (ISA)).
- Lack of clear floor space at the accessible section of the service counter.
- Lack of clear floor space at a bench near the main entrance.

Order of Magnitude Cost Estimates

- Renovate exterior access routes: \$3,675
- Renovate toilet rooms: \$1,668
- Miscellaneous corrective actions (parking, signage, clear floor space at bench, curb ramp, etc.): \$1,915





Total: \$7,258

Best Practice and Inclusive Design





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing detectable warnings on the curb ramps where Water Street crosses Memorial Drive.





Town of Plymouth
Visitor's Information Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Map Near Main Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the wayside. (Cost is based on cutting the curb to provide an accessible route to the wayside.)	1	1225	\$1225
2	Map and Info on South Side of Building	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the waysides. (Cost is based on cutting the curb to provide an accessible route to the waysides.)	2	1225	\$2450
Curb Ramp												
3	Memorial Drive Crossing Parking Lot Entrance	Ext.		Curb Ramp	N/A		Cross slope > 1:50 (2%) (MAAB)	5.2%	Reduce cross slope at curb ramp to be no steeper than 1:50 (2%). (Cost based on a new curb ramp in an concrete sidewalk.)	1	1225	\$1225
Off-Street Parking Lot or Garage												
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		A. Total # of parking B. Total # of designated accessible parking spaces C. Total # of designated van accessible spaces G. Access aisle not provided	60 2 1 -	Provide a marked access aisle that is at least 60" wide at the designated car accessible parking space closest to the Visitor's Center.	1	150	\$150
Access to Goods and Services												


Town of Plymouth
Visitor's Information Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Mat not securely attached Illuminated International Symbol of Acc. not provided	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Securely attach mat. Provide the International Symbol of Accessibility (ISA) on the illuminated exit sign above the exit door.	1	216	\$216
Signage												
6	Men's and Women's Toilet Rooms	1		Signage	Designation		Not provided	-	Provide toilet room designation signs with raised characters and braille. Include the International Symbol of Accessibility (ISA). Locate signs alongside the door on the latch side.	2	116	\$232
Service Counter												
7	Service Counter	1		Service Counter	N/A		Clear floor space not provided at accessible service counter.	-	Provide a 30" by 48" clear floor space positioned for a parallel approach at the accessible service counter by removing boxes.	1	Labor	\$0
Benches												
8	On Route to Main Entrance	Ext.		Benches	N/A		20% of benches have clear space < 36" x 48"	-	Ensure that 20% of benches (1) have a clear floor space of 36" wide min. by 48" deep min. (Cost based on a 3' by 4' concrete patch next to the bench.)	1	92	\$92
Toilet & Bathing Rooms												

Town of Plymouth
Visitor's Information Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
9	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	- 27" -	Repair hinge. Locate rear grab bar between 33"- 36" above the finished floor. Relocate toilet paper dispenser so that it is 15" min. high, located below the grab bar, and between 7" and 9" from the front of the toilet.	1	481	\$481
10	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	- 29.5" -	Repair hinge. Locate rear grab bar between 33"- 36" above the finished floor. Relocate toilet paper dispenser so that it is 15" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	481	\$481
Dispensers												
11	Men's Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	10"	Relocate hand dryer out of the circulation path.	1	353	\$353
12	Women's Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object Not in operable working condition	10" -	Relocate hand dryer out of the circulation path. Ensure hand dryer is kept in operable working condition.	1	353	\$353
Best Practice												

Town of Plymouth
Visitor's Information Center

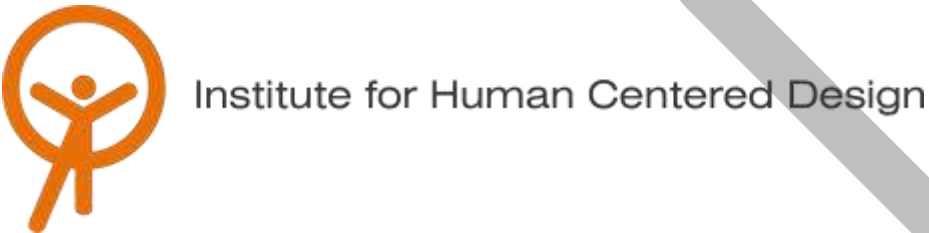
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Curb Ramp												
13	Water Street Crossing Memorial Drive	Ext.		Curb Ramp	N/A		Detectable warning not provided	-	Recommend providing detectable warnings at the curb ramps on both ends of the crosswalk.	2	0	\$0

Police Department



Town of Plymouth ADA Transition Plan

April 2019



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Police Department

Year Built: 1995

Background

The Plymouth Police Department, located at 20 Long Pond Road is a two-story building with a main accessible entrance located on the southwest side of the building. The building floors are connected by an elevator and a set of stairs.

The areas surveyed were located on the first floor and include a booking area, holding cells, temporary holding cells (male, female and juvenile), an interrogation room, and a training room. Public men's and women's toilet rooms are located near the main lobby on the first floor. There is also an inaccessible toilet room located near the holding cells.

The visitors' parking lot has 22 parking spaces included two (2) accessible parking spaces.

Notes: Spaces located on the second floor were not surveyed since is only used by police officers.
Only the parking lot located on the front of the building was surveyed.

Key Accessibility Issues

Parking

Accessibility issues include a lack of an accessible route that connects to the access aisle, lack of the designation "Van Accessible" at the van accessible space or identification sign located lower than the minimum allowed and lack of maintenance on the route leading to the accessible entrance.

Doors

Accessibility issues include excessive change in level at the prisoners' entrance doorway and doors with excessive opening force to open at the men's and women's toilet rooms.

Service Counters

Accessibility issues include service counters that are higher than the maximum allowed (lobby area and booking area).

*Toilet Rooms

Accessibility issues include lack of a compliant lavatory and toilet in the holding cells and lack of an accessible single-user toilet room near the booking area. Minor accessibility issues at the multi-user men's and women's toilet rooms include grab bars lower than the minimum allowed.

Other Accessibility Issues

- Lack of an Assistive Listening System (training room).
- Lack of compliant designation signs.
- Lack of drinking fountain for standing users.
- Lack of an ADA-compliant walk-off mat at the main entrance.





Order of Magnitude Cost Estimates

- Alteration to parking lot: \$1,763
- Alteration to toilet rooms: \$12,814
- Provide an Assistive Listening System (training room): \$1,214
- Provide accessible counters: \$1,320
- Provide an additional drinking fountain (for a standing user): \$2,014
- Miscellaneous (signage, threshold, an ADA-compliant walk-off mat, etc.): \$631






Total: \$19,756

***Note:** Cost for a toilet/lavatory combo in the holding cells is not provided.
See attachment: Department of Justice Design Guide for Accessible Cells.

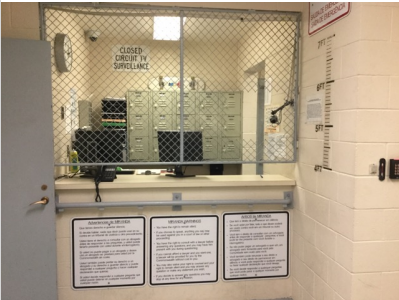




Town of Plymouth
Police Station

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	1		Off-Street Parking Lot or Garage	Visitor		Accessible route not maintain in operable working condition	-	Repair surface. (Cost based on a 6 ft. long concrete route.)	1	138	\$138
2	Parking Lot	1		Off-Street Parking Lot or Garage	Visitor		Access aisle < 96" wide at van space Access aisle does not adjoin an accessible route	54.5" -	Provide a marked access aisle that is at least 96" wide. Provide a curb ramp to ensure the access aisle adjoins an accessible route.	1	1375	\$1375
3	Parking Lot	1		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	- 50"	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	250	\$250
Entrance												
4	Main Entrance	1		Entrance	Main Entrance		Mat not securely attached	-	Install an ADA-compliant walk-off mat.	1	324	\$324
Access to Goods and Services												

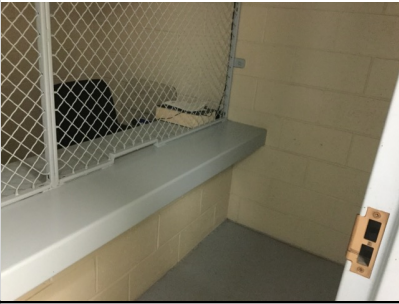



Town of Plymouth
Police Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	Prisoners Entrance	1		Doors, Doorways, & Gates	Other		Level changes > 1/4"	-	Changes in level greater than 1/2" must be ramped. Consider providing a transition aluminum threshold ramp.	1	75	\$75
6	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	20 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
7	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	25 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
8	Interview Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide a sign with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	116	\$116
9	Training Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide a sign with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1	116	\$116




Town of Plymouth
Police Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
10	Booking Area	1		Service Counter	N/A		Parallel approach w/ part of counter surface < 36" long	42"	Provide a portion of the counter surface that is 36" long min. and 36" high max. above the finish floor.	1	440	\$440
11	Lobby	1		Service Counter	N/A		Parallel approach w/ part of counter surface < 36" long	48"	Provide a portion of the counter surface that is 36" long min. and 36" high max. above the finish floor.	1	440	\$440
12	Lobby	1		Service Counter	N/A		Parallel approach w/ part of counter surface < 36" long	48"	Provide a portion of the counter surface that is 36" long min. and 36" high max. above the finish floor.	1	440	\$440
Operable Parts												
13	Hallway	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	-	Lower hooks so at least 5% are mounted 48" max. above finish floor.	1	Labor	\$0
Assembly Area												
14	Training Room	1		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.	1	1214	\$1214

Town of Plymouth
Police Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Detention Facilities												
15	Alternate Booking	1		Detention Facilities	Other		Clear floor space is not provided		Providing a 30" min. by 48" min. clear floor space at the counter might be technically infeasible.	1	0	\$0
16	Holding Cell	1		Detention Facilities	Other		Mobility cell lacks access to accessible toilet/lavatory	-	Ensure an accessible lavatory and toilet are provided. See attachment: Department of Justice Design Guide for Accessible Cells.	1	0	\$0
Toilet & Bathing Rooms												
Overall Access												
17	Single-User Toilet Room (Near Booking Area)	1		Overall Access	Toilet Room		Turning space not provided	-	Provide an accessible single-user toilet room.	1	12302	\$12302
Lavatory												
18	Single-User Toilet Room (Near Booking Area)	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- -	Insulate or otherwise configure pipe at lavatory to prevent contact. Relocate dispenser to 42" max. above the floor. See ID #17	1	0	\$0

Town of Plymouth
Police Station

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
19	Men's Toilet Room	1		Single-User Toilet	N/A		. Side or rear grab bar < 33" or > 36" high	31"	Mount grab bars 33"- 36" above the floor.	2	128	\$256
20	Women's Toilet Room	1		Single-User Toilet	N/A		. Side or rear grab bar < 33" or > 36" high	30"	Mount grab bars 33"- 36" above the floor.	2	128	\$256
Additional Access												
Drinking Fountains												
21	Lobby	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014

Public Library Manomet Branch



Town of Plymouth ADA Transition Plan

August 2019



Institute for Human Centered Design

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Public Library Manomet Branch

Renovated: 2004

Background

The Manomet Branch of Plymouth’s Public Library is located at 12 Strand Avenue. Once a bank branch, the one story building was renovated in 2004. The library has books for adults, a children’s section, regular book group meetings, museum passes, CDs, DVDs, movies, and a meeting room that the public can reserve. There are also two (2) non-accessible single-user toilet rooms, one designated for men and one designated for women, and an accessible all gender single-user toilet room. There are five (5) exits from this building, two (2) of which are accessible. A parking lot is provided with 18 spaces including one (1) van and one (1) car accessible parking space.

Key Accessibility Issues

Parking Lot

Accessibility issues include a van accessible parking space access aisle that is narrower than the minimum width required, and lack of a car accessible access aisle at the car accessible parking space.

Toilet Rooms

Accessibility issues include a mirror mounted higher than the maximum height required in the accessible single-user staff toilet room, and lack of signage at the non-accessible men’s and women’s single-user toilet rooms directing visitors to the nearest accessible toilet room. (The IHCD survey team found at the time of the survey that the accessible single-user toilet room was primarily used by staff. In order to provide program access, this toilet room should be designated as “All Gender” and made available to all Library visitors.)

Drinking Fountain

Accessibility issues include lack of a drinking fountain for standing users near the main entrance.

Additional Accessibility Issues





- Lack of tactile egress and directional signs at egress doors.
- Lack of an illuminated International Symbol of Accessibility (ISA) sign at the two accessible egress doors.
- Lack of directional signs at three inaccessible entrances directing visitors to the closest accessible entrance.
- Lack of an accessible work surface in the meeting room.
- Lack of an accessible route to the after-hours book drop off receptacle.

Order of Magnitude Cost Estimates




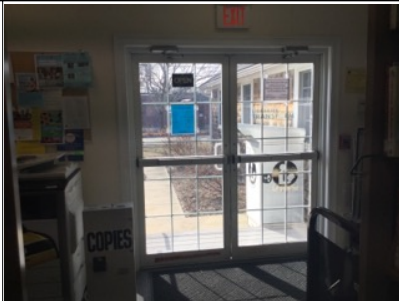

- Provide a drinking fountain for a standing user: \$2,014
- Miscellaneous corrective actions (re-stripe accessible parking, signage, accessible work surface, etc.): \$2,694

Total: \$4,708



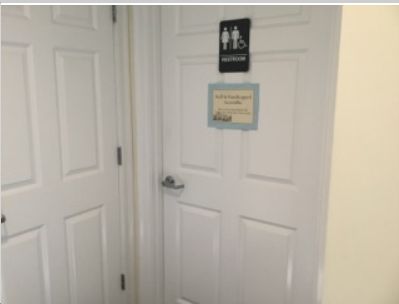


Town of Plymouth
Public Library Manomet Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Route From Street	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6.8%	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on six feet on concrete to correct slope.)	1	90	\$90
Off-Street Parking Lot or Garage												
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	Provide a marked access aisle that is at least 60" wide at the car accessible parking space. (Re-stripe).	1	150	\$150
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 96" wide at van space	66"	Provide a marked access aisle that is at least 96" wide at the van accessible parking space. (Re-stripe.)	1	150	\$150
Entrance												
4	Emergency Exit Northeast Side	Ext.		Entrance	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173






Town of Plymouth
Public Library Manomet Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Entrance Southwest Side	Ext.		Entrance	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
6	Secondary Entrance Southeast Side, Near Children's Section	Ext.		Entrance	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	
Emergency Exit												
7	Emergency Exit Southwest Side, Near Meeting Room	1		Emergency Exit	N/A		Tactile exit sign not provided Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Mat not securely attached	<ul style="list-style-type: none">---	Provide a directional sign indicating the location of the nearest emergency exit. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Securely attach walk-off mat.	1	116	\$116
8	Secondary Exit Southeast Side, Near Children's Section	1		Emergency Exit	N/A		Tactile exit sign not provided Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Mat not securely attached	<ul style="list-style-type: none">---	Provide a directional sign indicating the location of the nearest emergency exit. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Securely attach walk-off mat.	1	116	
9	Emergency Exit Northeast Side, to Exterior Stairs	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided Tactile exit sign not provided	<ul style="list-style-type: none">--	Provide a directional sign indicating the location of the nearest accessible emergency exit. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	116	\$116



Town of Plymouth
Public Library Manomet Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Accessible Emergency Exit Northwest Side, in Meeting Room	1		Emergency Exit	N/A		Mat not securely attached Tactile exit sign not provided Illuminated sign with ISA not provided.	- -	Securely attach mat. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated emergency egress sign with the International Symbol of Accessibility (ISA).	2	116	\$232
11	Accessible Main Entrance, North Side	1		Emergency Exit	N/A		Mat not securely attached Tactile exit sign not provided Illuminated sign with ISA not provided.	- -	Securely attach mat. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated emergency egress sign with the International Symbol of Accessibility (ISA).	2	116	\$232
Access to Goods and Services												
Signage												
12	Staff and Accessible Toilet Room	1		Signage	Designation		Raised characters < 48" or > 60" above ground Sign not located on the latch side of the door	62.25" -	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 finished floor. Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
Operable Parts												
13	Book Return at Entrance on Southeast Side	Ext.		Operable Parts	Other		Element not on an accessible route	-	Ensure book return is located on an accessible route.	1	Labor	\$0
14	Main Library Area	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	67.5"	In order to provide program accessibility, assist library visitors if books or other library materials exceed their reach range.	1	Labor	\$0

Town of Plymouth
Public Library Manomet Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Children's Section	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	55.5"	In order to provide program accessibility, assist library visitors if books or other library materials exceed their reach range.	1	Labor	\$0
16	Main Library Area	1		Operable Parts	Other		Side reach if obstruction > 24" deep is > 46" high	26"	Ensure that AED access is no higher than 46" above the finished floor. (Work surface is 26" deep.)	1	353	\$353
Dining or Work Surfaces												
17	Meeting Room	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	- 24.5"	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	350	\$350
Toilet & Bathing Rooms												
Overall Access												
18	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Sign to accessible toilet not provided	- -	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	116	\$116
19	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Sign to accessible toilet not provided	- -	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room.	1	116	\$116

Town of Plymouth
Public Library Manomet Branch

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
20	Staff and Accessible Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	51.75"	Lower mirror so that the bottom surface is at 40" max. above finished floor. In order to provide program accessibility, make this accessible single-user toilet room available to members of the public.	1	128	\$128
Additional Access												
Drinking Fountains												
21	Near Main Entrance on North Side	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	2014	\$2014

Siever Field



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Siever Field

Background

Siever Field is located near the intersection of Standish Ave. and Liberty St. The field is comprised of a basketball court, play area, and baseball field with permanent bleachers. The bleachers are built into the slope of the hill behind the baseball field and are accessed from an off-street parking lot by a ramp that is also built into the landscape.

The basketball court and play area are separated from the baseball field by a fence and located southeast of the outfield. Access to this area of the park is provided from the parking lot located off of Ocean View Ave.

Key Accessibility Issues

Entrances

A minimum of three out of five entrances should be made accessible. IHCD recommends bringing the entrances by the baseball field (Liberty St. parking lot and Ocean View Ave.) and the basketball court into compliance.

Parking

There are no accessible parking spaces in the Liberty St. parking lot or Ocean View Ave. parking lot. Accessible parking should be provided at every parking area within the park. At least one accessible space should be van accessible with an adjoining access aisle. All parking should be connected to an accessible route.

Accessible Routes

An accessible route should connect each of the programs provided in the park including a route between the playground, basketball court, and baseball field. An accessible route from the parking area to the sidelines seating should also be provided.

Playground

There is no accessible route to the playground and no compliant impact-attenuating surface within the playground around the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Provide an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$23,632
- Provide accessible routes between programs: \$12,798
- Provide accessible parking spaces and adjoining access aisles: \$950
- Provide accessible portable toilet: \$2300
- Miscellaneous corrective actions: (directional signage, team seating, handrails, etc.): \$5,114






Total: \$44,794

Best Practice and Inclusive Design Recommendations






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Consider providing better signage identifying the name of the park.
- Consider providing a drinking fountain in the park.
- As best practice provide more benches and ensure they are on an accessible route.





Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Baseball Field	Ext.		Exterior Access Route	Walkway		Exterior route < 36" wide	28"	Ensure that a clear width of 36" min. is maintained at the accessible route. (Cost based on expanding route an additional 8" wide to create a 36" wide 308' long concrete path.)	1	1643	\$1643
2	Route From Access Aisle to Bleachers	Ext.		Exterior Access Route	Exterior		Obstructed by object		Relocate trash can to ensure there is a clear width of 36" for an accessible route.	1	Labor	\$0
3	Baseball Field	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	4"	Alter change in level to be 1/4" high max. (Cost based on 3' x 3' concrete patch.)	1	103	\$103
4	Baseball Field Entrance From Ocean View Ave.	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%)	9.9%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 48" wide min. 30' long of concrete to correct path running slope to 5.00% (1:20) max.)	1	600	\$600
Off-Street Parking Lot or Garage												
5	Parking by Baseball Field	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	20 0 0 -	Provide one van accessible parking space that is at least 132" wide adjacent to the access aisle. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible (Cost based on providing a sign at the van accessible space and re-painting at space.)	1	400	\$400






Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Parking by Basketball Court and Play Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	26 0 0	Provide one van accessible space that is 132" wide min. with an adjoining marked access aisle 60" wide min. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	400	\$400
7	Parking by Basketball Court and Play Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route		Ensure the access aisle adjoins an accessible route. (Cost based on re-painting marked access aisle to be placed in front of accessible route.)	1	150	\$150
Access to Goods and Services												
Ramps												
8	Route From Access Aisle to Bleachers	Ext.		Ramps	Exterior		Handrails not continuous where required	66'	Provide continuous handrails for the length of ramp runs. (Cost based on 66' long metal handrail.)	1	2442	\$2442
9	Route From Access Aisle to Bleachers	Ext.		Ramps	Exterior		Handrails not provided on both sides	62'	Provide handrails with 1 1/4"- 2" circular cross sections or 4"- 6 1/4" non-circular cross sections that are 34"-38" high above the ramp surface. (Cost based on 62' long metal handrail.)	1	2294	\$2294
Picnic Tables												
10	Next to Play Area	Ext.		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Picnic table not on an accessible route	4 2 -	Locate picnic table on an accessible route. (Cost based on 36" wide min. 8' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max. and a 16' x 17' stone dust area around picnic table.)	1	1124	\$1124





Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Trash / Recycling												
11	Parking by Basketball Court and Play Area	Ext.		Trash / Recycling	N/A		Dog waste bags container opening not within reach range Dog waste bags container not connected to an accessible route	53"	Ensure that operable parts are 48" max. above ground. Ensure dog waste bags container is located on an accessible route. (Cost based on 36" wide min. 4' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	45	\$45
Toilet & Bathing Rooms												
Portable Toilet												
12	Near Parking Lot by Baseball Field	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided		Locate portable toilet on an accessible route. Ensure that at least 5% of portable toilets is accessible.	1	2300	\$2300
Play and Sport Areas												
Play Areas												
13	Play Area	Ext.		Play Areas	N/A		No compliant transfer system	22.5"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0
14	Play Area	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	141'	Ensure an accessible route is provided to one of each type of ground level play components. (Cost based on 36" wide min. 141' long stone dust path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	1606	\$1606



Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Play Area	Ext.		Play Areas	N/A		Accessible route not provided to ground level play components	25'	Ensure an accessible route is provided to the play area. (Cost based on 36" wide min. 25' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	285	\$285
16	Play Area	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant	-	Provide an accessible impact-attenuating surface around the play components. (Cost based on 1,688 square feet of poured in place rubber.)	1	23632	\$23632
Field												
17	Baseball Field - Dugout	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route		Provide a 36" x 48" clear floor space at team seating. Ensure team seating is connected to an accessible route. (Cost based on 36" x 48" stone dust patch.)	2	52	\$104
18	Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route		Remove step onto baseball field and ensure baseball field is connected to an accessible route. (Cost based on 36" wide min. 3' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	45	\$45
19	Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route		Ensure baseball field and team seating is connected to an accessible route. Proposed route is shown in red in the adjacent image. (Cost based on 36" wide min. 615' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	7005	\$7005

Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Baseball Field - Dugout Entrance	Ext.		Field	Baseball		Practice areas are not on an accessible route	25"	Remove bench to create an accessible route to practice area.	1	Labor	\$0
Court												
21	Basketball Court	Ext.		Court	Basketball		Accessible spaces are not provided at sidelines seating Not connected to accessible route		Provide a 36" x 48" clear floor space at sidelines seating. Ensure bench is connected to an accessible route. (Cost based on 36" x 48" stone dust patch and 36" wide min. 4' long stone dust path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max.)	1	45	\$45
22	Basketball Court	Ext.		Court	Basketball		Not connected to accessible route	34'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 34' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	387	\$387
Bleachers												
23	Baseball Field	Ext.		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seating spaces < 36" x 48" (single space)		Provide the required number of accessible wheelchair spaces. Provide a 36" by 48" clear floor space behind the circulation path. Provide companion seating adjacent to the wheelchair spaces. (Cost based on 36" x 48" concrete patch.)	2	92	\$184
Best Practice												

Town of Plymouth
Siever Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Ocean View Ave.	Ext.					Total # of parking Total # of designated accessible parking spaces	30 0	Consider providing accessible parking spaces for street parking.	1	0	\$0
achers												
25	Baseball Field	Ext.		achers			Handrails not provided		Consider providing a handrail on one side of each aisle.	4	0	\$0

Sirroco Park



Town of Plymouth ADA Transition Plan

June 2019



Institute for Human Centered Design

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Sirroco Park

Background

Arthur Sirrico Memorial Park is opposite 71 South Street and contains a playground, a basketball court and picnic tables. In addition there is a memorial for World War II veterans.

There are three entrances to the park, but none are accessible.

Key Accessibility Issues

Entrances

A minimum of two out of three entrances should be made accessible. IHCD recommends bringing the entrances by the playground and basketball court into compliance.

Curb Ramps

All curb ramps by the park lack detectable warnings.

Accessible Routes

An accessible route should connect each of the programs provided in the park including a route between the playground, picnic table, memorial and basketball court.

Playground

There is no accessible route to the playground and no compliant impact-attenuating surface within the playground around the playground components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Renovate exterior routes to park elements \$1,648
- Provide detectable warnings at twelve (12) curb ramps: \$2,160
- Provide an accessible picnic table on an accessible route: \$828
- Provide an accessible route to the playground and an accessible impact attenuating surface around play components (estimate for poured-in-place rubber): \$16,509
- Provide an accessible route between the playground and the basketball court: \$1,924
- Miscellaneous corrective actions: (directional signage, dispenser, etc.): \$301






Total: \$23,370

Best Practice and Inclusive Design Recommendations





Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Consider providing better signage identifying the name of the park.
- Consider providing a drinking fountain in the park.
- As best practice provide more benches and ensure they are on an accessible route.





Town of Plymouth
Sirrico Memorial Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Entrance by Basketball Court	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Running slope > 1:20 (5.00%)	4.1% - - 6.3%	See Record 4 for cost to provide an accessible route between this entrance and the basketball court.	1	0	\$0
2	Crosswalk Closest to Playground	Ext		Exterior Access Route	Walkway		Level changes > 1/4" Does not prevent accumulation of water	3.75" -	Alter change in level to be 1/4" high max. Repair surface.	1	36	\$36
3	Entrance by Playground	Ext		Exterior Access Route	Exterior		Does not prevent accumulation of water	-	See Record 10 for cost to provide an accessible route from this entrance to the playground.	1	0	\$0
4	Route From Entrance to Basketball Court	Ext		Exterior Access Route	Exterior		Accessible route not provided	40'	Ensure an accessible route is provided between the entrance and the basketball court. (Cost estimate for a 40' asphalt route.)	1	520	\$520
5	Route Between Memorial and Basketball Court	Ext		Exterior Access Route	Exterior		Accessible route not provided		Ensure an accessible route is provided between the memorial and basketball court. (Cost estimate for an 84' long asphalt route.)	1	1092	\$1092

Town of Plymouth
Sirrico Memorial Playground

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Curb Ramp												
6	Crosswalk by Park	Ext		Curb Ramp	Parallel		Detectable warning not provided	-	Provide a detectable warning on all curb ramps leading to the park.	12	180	\$2160
Entrance												
7	Entrance by Memorial	Ext		Entrance	Secondary Entrance		Entrance not on an accessible route	15.7%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
Access to Goods and Services												
Picnic Tables												
8	Playground	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces 30" clear width not provided Picnic table not on an accessible route	4 2 28" -	Provide at least one accessible picnic table that is 30" wide. Locate picnic table on an accessible route.	1	828	\$828
Dog Parks												
9	Entrance by Playground	Ext		Dog Parks	N/A		Waste and bag dispenser/receptacle not within reach range	62"	Locate bag dispenser 48" max. above the ground.	1	128	\$128
Play and Sport Areas												

Town of Plymouth
Sirrico Memorial Playground

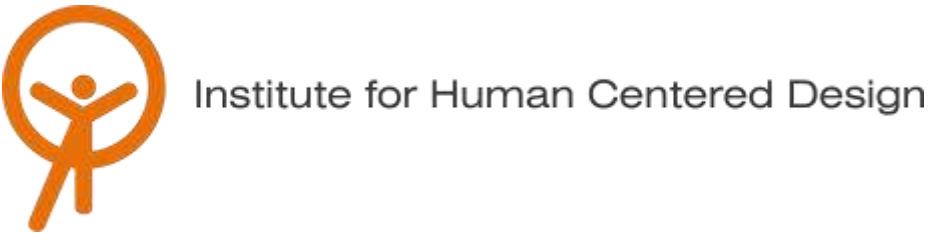
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
10	Playground	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant	-	Provide a compliant impact-attenuating surface around the play components. (Cost estimate for 1,156 sq. ft. of poured in place rubber surface.)	1	16184	\$16184
11	Route From Entrance to Playground	Ext		Play Areas	N/A		Accessible route not provided	25'	Ensure an accessible route is provided to the playground. (Cost estimate for a 25' long asphalt route.)	1	325	\$325
Court												
12	Route Between Basketball Court and Playground	Ext		Court	Basketball		Not connected to accessible route	148'	Provide an accessible route between playground and basketball court. (Cost estimate for a 148' long asphalt surface.)	1	1,924	\$1924
Best Practice												
13	Basketball Court	Ext							As best practice provide more benches and ensure they are on an accessible route.	1		\$0

Stephens Field



Town of Plymouth ADA Transition Plan

July 2019



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Stephens Field

Background

Stephens Field is located at 132R Sandwich Street, with Union Street on the park’s west side and Stephens Lane to the North. Amenities include a concession stand, two parking lots, a softball field, four tennis courts (two (2) are on an accessible route), a basketball court, play area, picnic tables, small pond and a boat launch area. In the summer, Stephens Field is the location of the Plymouth Harbor Farmers' Market on Thursdays, there is a 5K road race on July 4, and the field is a popular location to watch 4th of July fireworks.

Key Accessibility Issues

Parking

Accessibility issues include lack of two van accessible parking spaces (one in each parking lot) with access aisles and designation signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and between park amenities due to excessive running and cross slopes, excessive changes in level, and lack of an accessible route that is firm, stable and slip resistant.

Play Areas

Accessibility issues include lack of a compliant accessible route to and around ground level play components in the play areas.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.






Order of Magnitude Cost Estimates

- Correct accessible parking: \$1,850
- Provide compliant exterior accessible routes: \$8,783
- Provide accessible surfaces around and under play components (poured in place rubber): \$9,030
- Provide an accessible portable toilet: \$2,300
- Miscellaneous corrective actions (accessible picnic table, accessible service counter, etc.): \$1,358





Total: \$23,321

Note: The concession stand is privately owned and is not used for public programs. It was locked on the day of the survey and the interior was not assessed.





Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Sidewalk Between Pond Entrance and Parking Lot	Ext		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%) (MAAB) Does not prevent accumulation of water Running slope > 1:20 (5.00%)	4.7% - 7.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 45' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	675	\$675
2	Entrance by Pond	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max. (Cost based on 3' x 3' concrete patch.)	1	103	\$103
3	Concession Stand	Ext		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Not maintained in an operable working condition Accessible route not provided	- - 3'	Ensure the parking lot surface is maintained in operable working condition. Ensure an accessible route is provided from parking lot to concession area. (Cost based on 36" wide min. 3' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	34	\$34
4	Concession Stand	Ext		Exterior Access Route	Exterior		Accessible route not provided	6'	Ensure an accessible route is provided. NB: The existing building is not owned by the Town of Plymouth and is being replaced. (Cost based on 36" wide min. 6' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	68	\$68
5	Pond by Play Area	Ext		Exterior Access Route	Exterior		Accessible route not provided	117'	Ensure an accessible route is provided. (Cost based on 36" wide min. 117' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1333	\$1333






Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
6	Parking Between Tennis Courts and Baseball Field	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	25 0 0	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	925	\$925
7	Parking by Basketball Court	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	15 0 0	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	925	\$925
Access to Goods and Services												
Service Counter												
8	Concession Stand	Ext		Service Counter	N/A		Counter > 36" high	46"	Provide a counter that is 36" max. above the ground. NB: The existing building is not owned by the Town of Plymouth and is being replaced.	1	440	\$440
Picnic Tables												
9	Pond by Play Area	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	4 0 -	Provide at least one accessible picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Locate picnic table on an accessible route. (Cost based on 36" wide min. 11' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max. and one (1) accessible picnic table.)	1	825	\$825





Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Benches												
10	By Concession Stand	Ext		Benches	N/A		No accessible route to 20% of benches		Provide an accessible route to 20% of benches in this area. (Cost based on 36" wide min. 24' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	273	\$273
Trash / Recycling												
11	Baseball Field	Ext		Trash / Recycling	N/A		Trash container not connected to an accessible route	10'	Ensure trash container is located on an accessible route. (Cost based on 36" wide min. 10' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	114	\$114
Toilet & Bathing Rooms												
Portable Toilet												
12	Concession Stand	Ext		Portable Toilet	N/A		Accessible portable toilets not provided		Ensure that at least 5% of portable toilets is accessible. (Cost based on one accessible portable toilet.)	1	2300	\$2300
Play and Sport Areas												
Play Areas												
13	Play Area	Ext		Play Areas	N/A		No compliant transfer system	26.25"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0

Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Play Area	Ext		Play Areas	N/A		Accessible route not provided.	50'	Ensure play area is connected to an accessible route. (Cost based on 36" wide min. 50' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	570	\$570
15	Play Area	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant		Provide an accessible impact-attenuating surface around the play components. (Cost base on 645 square feet of poured in place rubber.)	1	9030	\$9030
Field												
16	Baseball Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear floor space at team seating. (Cost based on 36" x 48" stone dust patch.)	2	45	\$90
17	Baseball Field	Ext		Field	Baseball		Clear width at door < 32" Does not prevent accumulation of water	30"	Widen the door so that there is 32" min. clear width. Repair surface.	1	128	\$128
18	Parking Between Tennis Courts and Baseball Field	Ext		Field	Baseball		Not connected to an accessible-route	50'	Ensure baseball field is connected to an accessible route. (Cost based on 36" wide min. 50' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	570	\$570

Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Baseball Field	Ext		Field	Baseball		Running slope > 1:20 (5.00%)	17.9	Reduce the running slope to be no steeper than 1:20 (5.00%). See ID number 18 for cost.	1		\$0
Court												
20	Route to Basketball Court	Ext		Court	Basketball		Not connected to accessible route	215'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 215' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2449	\$2449
21	Route From Parking to Tennis Courts	Ext		Court	Tennis		Running slope > 1:20 (5.00%)	6.6%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	120	\$120
Bleachers												
22	Baseball Field	Ext		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seats not connected by accessible route	-	Provide the required number of accessible wheelchair spaces. Provide an accessible route to the seating area. (Cost based on 36" wide min. 208' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2369	\$2369

Stephens Field



Town of Plymouth

June 2019



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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617-695-1225 voice/tty

Stephens Field

Background

Stephens Field is located at 132R Sandwich Street, with Union Street on the park’s west side and Stephens Lane to the North. Amenities include a concession stand, two parking lots, a softball field, four tennis courts (two (2) are on an accessible route), a basketball court, play area, picnic tables, small pond and a boat launch area. In the summer Stephens Field is the location of the Plymouth Harbor Farmers' Market on Thursdays, there is a 5K road race on July 4, and the field is a popular location to watch 4th of July fireworks.

Key Accessibility Issues

Parking

Accessibility issues include lack of two van accessible parking spaces (one in each parking lot) with access aisles and designation signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route in to and between park amenities due to excessive running and cross slopes, excessive changes in level, and lack of an accessible route that is firm, stable and slip resistant.

Play Areas

Accessibility issues include lack of a compliant accessible route to and around ground level play components in the play areas.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.






Order of Magnitude Cost Estimates

- Correct accessible parking: \$1,850
- Provide compliant exterior accessible routes: \$8,783
- Provide accessible surfaces around and under play components (poured in place rubber): \$9,030
- Provide an accessible portable toilet: \$2300
- Miscellaneous corrective actions (accessible picnic table, accessible service counter, etc.): \$1,358





Total: \$23,321

Note: The concession stand is privately owned and is not used for public programs. It was locked on the day of the survey and the interior was not assessed. However, because the building is located on Town property, the Town must ensure that buildings on its property that are privately owned and/or operated are in compliance with the ADA.





Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Sidewalk Between Pond Entrance and Parking Lot	Ext		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%) (MAAB) Does not prevent accumulation of water Running slope > 1:20 (5.00%)	4.7% - 7.8%	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost based on 36" wide min. 45' long concrete path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	675	\$675
2	Entrance by Pond	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max. (Cost based on 3' x 3' concrete patch.)	1	103	\$103
3	Concession Stand	Ext		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Not maintained in an operable working condition Accessible route not provided	- - 3'	Ensure the parking lot surface is maintained in operable working condition. Ensure an accessible route is provided from parking lot to concession area. (Cost based on 36" wide min. 3' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	34	\$34
4	Concession Stand	Ext		Exterior Access Route	Exterior		Accessible route not provided	6'	Ensure an accessible route is provided. NB: The existing building is not owned by the Town of Plymouth and is being replaced. (Cost based on 36" wide min. 6' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	68	\$68
5	Pond by Play Area	Ext		Exterior Access Route	Exterior		Accessible route not provided	117'	Ensure an accessible route is provided. (Cost based on 36" wide min. 117' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1333	\$1333






Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
6	Parking Between Tennis Courts and Baseball Field	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	25 0 0	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	925	\$925
7	Parking by Basketball Court	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	15 0 0	Provide one (1) van accessible space that is at least 132" wide with a marked access aisle that is at least 60" wide. Provide a sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	925	\$925
Access to Goods and Services												
Service Counter												
8	Concession Stand	Ext		Service Counter	N/A		Counter > 36" high	46"	Provide a counter that is 36" max. above the ground. NB: The existing building is not owned by the Town of Plymouth and is being replaced.	1	440	\$440
Picnic Tables												
9	Pond by Play Area	Ext		Picnic Tables	N/A		Number of seating spaces at picnic tables Number of accessible seating spaces Toe or knee clearance at table not provided Picnic table not on an accessible route	4 0 -	Provide at least one accessible picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Locate picnic table on an accessible route. (Cost based on 36" wide min. 11' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max. and one (1) accessible picnic table.)	1	825	\$825





Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Benches												
10	By Concession Stand	Ext		Benches	N/A		No accessible route to 20% of benches		Provide an accessible route to 20% of benches in this area. (Cost based on 36" wide min. 24' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	273	\$273
Trash / Recycling												
11	Baseball Field	Ext		Trash / Recycling	N/A		Trash container not connected to an accessible route	10'	Ensure trash container is located on an accessible route. (Cost based on 36" wide min. 10' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	114	\$114
Toilet & Bathing Rooms												
Portable Toilet												
12	Concession Stand	Ext		Portable Toilet	N/A		Accessible portable toilets not provided		Ensure that at least 5% of portable toilets is accessible. (Cost based on one accessible portable toilet.)	1	2300	\$2300
Play and Sport Areas												
Play Areas												
13	Play Area	Ext		Play Areas	N/A		No compliant transfer system	26.25"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0

Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Play Area	Ext		Play Areas	N/A		Accessible route not provided.	50'	Ensure play area is connected to an accessible route. (Cost based on 36" wide min. 50' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	570	\$570
15	Play Area	Ext		Play Areas	N/A		Surface not stable, firm, and slip-resistant		Provide an accessible impact-attenuating surface around the play components. (Cost base on 645 square feet of poured in place rubber.)	1	9030	\$9030
Field												
16	Baseball Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating		Provide a 36" x 48" clear floor space at team seating. (Cost based on 36" x 48" stone dust patch.)	2	45	\$90
17	Baseball Field	Ext		Field	Baseball		Clear width at door < 32" Does not prevent accumulation of water	30"	Widen the door so that there is 32" min. clear width. Repair surface.	1	128	\$128
18	Parking Between Tennis Courts and Baseball Field	Ext		Field	Baseball		Not connected to an accessible-route	50'	Ensure baseball field is connected to an accessible route. (Cost based on 36" wide min. 50' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	570	\$570

Town of Plymouth
Stephens Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Baseball Field	Ext		Field	Baseball		Running slope > 1:20 (5.00%)	17.9	Reduce the running slope to be no steeper than 1:20 (5.00%). See ID #18 for cost.	1		\$0
Court												
20	Route to Basketball Court	Ext		Court	Basketball		Not connected to accessible route	215'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 215' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2449	\$2449
21	Route From Parking to Tennis Courts	Ext		Court	Tennis		Running slope > 1:20 (5.00%)	6.6%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	120	\$120
Bleachers												
22	Baseball Field	Ext		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seats not connected by accessible route	-	Provide the required number of accessible wheelchair spaces. Provide an accessible route to the seating area. (Cost based on 36" wide min. 208' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	2369	\$2369

Town Hall and 1820 Courthouse



Town of Plymouth ADA Transition Plan

April 2019



Institute for Human Centered Design

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Town Hall and 1820 Courthouse

Year built: Year renovated: 2017

Background

Plymouth Town Hall is a four-story building with a basement. It is located at 26 Court Street, and is the location for a variety of town departments, the 1820 Courthouse, and the Great Hall.

The first floor has offices for Community Preservation, Public Health, Information Technology, Marine and Environmental Affairs, Recreation, the Town Clerk and Veterans Services, and is the location of the Cordage Meeting Room and Mill Meeting Room. The second floor has the Assessor’s office, Collections, the Freedom Meeting Room, the Great Hall, the 1820 Courthouse, Procurement and the Roperwalk Meeting Room. The third floor is the location for Planning and Development, Inspectional Services and Finance, and has the Cranberry Meeting Room. The fourth floor has offices for the Town Manager and Board of Selectmen, Human Resources, Engineering and is the location of the Atlantic Meeting Room, the Shallop Meeting Room and the Maritime Meeting Room. There are also exterior multi-user men’s and women’s toilet rooms on South Russell Street. Men’s and women’s multi-user toilet rooms are also located inside the Town Hall on floors 1, 2, 3 and 4.

Note: The Town Hall is one of the poling locations in Plymouth.

Renovated in 2017, IHCD team noticed many outstanding elements such as external multi-user toilet rooms, internal wayfinding features, clearly identified areas of refuge, and the availability of an Assistive Listening System (ALS) in the 1820 Courthouse and the Great Hall.

The Town Hall is open from 7:30 AM to 4:00 PM on Mondays, Wednesdays and Thursdays. There are extended hours until 6:30 PM on Tuesdays, and the facility closes at 12:00 PM on Fridays.

There are twelve (12) parking spaces on the south side of the building. This includes two (2) van accessible and five (5) car accessible spaces.

There is an accessible first floor lobby entrance on the south side of Town Hall. There are also accessible entrances on the east and west side of the building leading to a second floor vestibule which includes a historic staircase from 1680, a seating area and a time capsule.

The Town Hall has two central staircases, and elevators on both the north and south ends of the building that provide access to all public floors. A key is required to take the elevator to the basement, but the basement is not open to the public.

Key Accessibility Issues

Exterior Access Route

Lack of an accessible route to a monument in front of Town Hall.

Signage

Lack of accessible signage with raised characters and braille at exit doors.

Drinking Fountains

Lack of a cane detectable barrier skirt at four (4) standing drinking fountains that protrude into the circulation path.

Order of Magnitude Cost Estimates

- Provide an accessible route to the monument in front of Town Hall: \$1,170
- Provide accessible egress signage at ten (10) exit doors: \$1,160
- Provide a cane detectable barrier skirt at four (4) standing drinking fountains: \$1,780
- Miscellaneous corrective actions: (reduce slope at access aisle): \$288



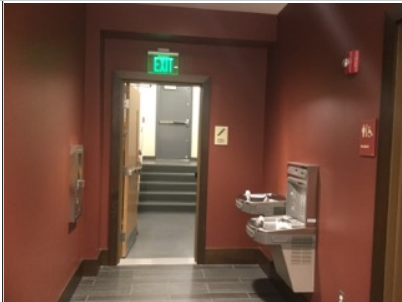

Total: \$4,398

Note: The exterior multi-user men’s toilet room was not surveyed because the entrance door could not be unlocked.



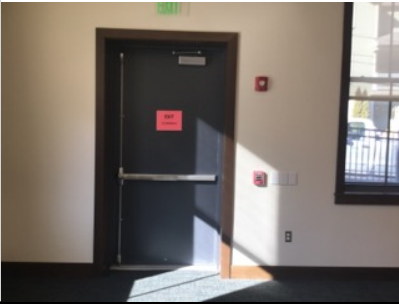
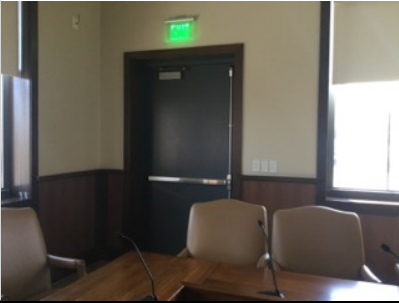
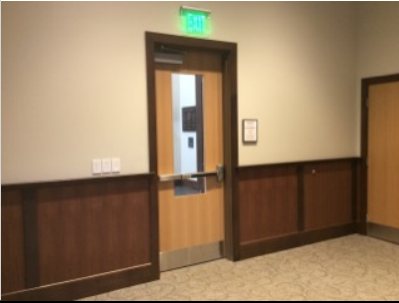
Best Practice and Universal Design Recommendations

- Recommend providing a sign with the International Symbol of Accessibility (ISA) by the exterior multi-user men’s and women’s toilet rooms that can be seen from the street at a vantage point before either of the toilet room entry doors are reached.



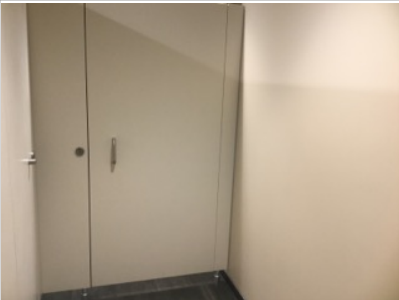
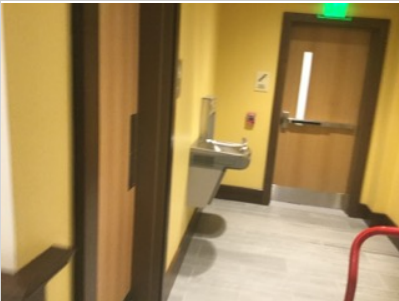
Town of Plymouth
Plymouth Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Monument	Ext.		Exterior Access Route	Exterior		Accessible route not provided	30'	Ensure an accessible route is provided to the monument. Running slope should be 1:20 (5.00%) max., and cross slope should be 1:50 (2.00%) max. (Cost based on 30'x3' new brick path to monument.)	1	1170	\$1170
Off-Street Parking Lot or Garage												
2	Parking by Main Accessible Entrance	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%)	12 5 2 3.2%	Reduce slope in access aisle to be no steeper than 1:50 (2.00%). (Cost based on 8' of asphalt to reduce slope.)	1	288	\$288
Emergency Exit												
3	East Egress	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	116	\$116
Access to Goods and Services												
Means of Egress												
4	Lobby	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	4	116	\$464


Town of Plymouth
Plymouth Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	By Town Manager	4		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
6	Hallway Near Town Clerk	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
7	Great Hall	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
8	Great Hall	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116
9	Great Hall	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finish floor located on the latch side of the door.	1	116	\$116

Town of Plymouth
Plymouth Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
10	Town Clerk	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance not provided at recess > 8"	24"	Repair power door. (IHCD team was told a power door is installed, but it was not working on the day of the survey.)	1	Labor	\$0
11	Rope Walk Meeting Room	2		Doors, Doorways, & Gates	Meeting 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
Toilet & Bathing Rooms												
Toilet Compartment												
12	Women's and Men's Multi-User Toilet Room Accessible Compartment	1, 2, 3, 4		Toilet Compartment	Accessible Compartment		Toe clearance < 9"	-	Adjust partition to provide toe clearance.	8	Labor	\$0
Additional Access												
Drinking Fountains												
13	Hallway with High Fountain in Circulation Path	1, 2, 3, 4		Drinking Fountains	High		Standing height fountain does not have cane protection	32"	Provide a cane detectable barrier skirt under the high unit. (One of the two high fountains on each floor is in the circulation path and needs cane protection.)	4	445	\$1780
Best Practice												

Town of Plymouth
Plymouth Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Sign												
14	Public Exterior Multi-User Restrooms	Ext.		Sign	N/A		Sign with International Symbol of Accessibility not provided.	-	Recommend providing a sign with the International Symbol of Accessibility (ISA) that can be seen from the street prior to reaching the toilet room entry doors. (A sign with the ISA is properly located outside both the men's and women's multi-user toilet rooms.)	0		\$0

Veteran’s Memorial Field



Town of Plymouth ADA Transition Plan

July 2019



Institute for Human Centered Design

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Veteran’s Memorial Field

Background

Veteran’s Memorial Field is located on Standish Avenue between Cherry Street and Savery’s Lane. The closest entrance to the programs in the park is located on Standish Avenue. A second entrance is located on Court Street and features a memorial walkway with benches and a flagpole at its center.

This public park includes basketball and street hockey courts, a skate park, and a play structure. There is no official parking associated with the park, but a school parking lot is connected to the park by a ramp and stairs.

Key Accessibility Issues

Entrances

A minimum of two out of three entrances should be made accessible. IHCD recommends bringing the entrances by the playground (Standish Avenue) and parking lot into compliance.

Ramp

The ramp from the parking lot to the park is not compliant. The cross slope for the overall ramp as well as for the landing is greater than the maximum allowed, and the bottom of the ramp lacks edge protection.

Accessible Routes

Accessibility issues include lack of exterior routes in the park that are firm, stable and slip resistant. (An accessible route should connect each of the programs provided in the park including a route between the playground, benches, basketball court, skate park, street hockey court, memorial, and parking lot.)

Playground

Accessibility issues include the lack of an accessible impact-attenuating surface around and under play components in the playground.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Order of Magnitude Cost Estimates

- Provide an accessible surface around and under play components (poured in place rubber): \$ 12,880
- Renovate exterior routes to park programs: \$7,858
- Renovate ramp to parking lot: \$4,439
- Miscellaneous corrective actions: (benches, etc.): \$224





Total: \$25,401

Best Practice and Inclusive Design Recommendations






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing an accessible drinking fountain in the park.
- Recommend providing additional benches with clear space next to each bench for companion seating along the accessible routes that connect park programs once the routes are provided.
- Recommend repairing gaps in surface inside skate park.






Town of Plymouth
Veterans Memorial Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Memorial Near Court St.	Ext		Exterior Access Route	Exterior		Not provided from all site arrival points		Ensure an accessible route is provided from all points of arrival. (See ID #2 for cost)	1		\$0
2	Standish Ave.	Ext		Exterior Access Route	Sidewalk		Surface not stable, firm, and slip-resistant Running slope > 1:20 (5.00%) Accessible route not provided	- 19.2% 375'	Repair surface. Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure an accessible route is provided. (Cost based on 36" wide min. 375' long stone dust path with running slope of 5.00% (1:20) max. and a cross slope of 2.00% (1:50) max. that runs the length of the park and connects to	1	4271	\$4271
3	Pathway to Benches Near Court St.	Ext		Exterior Access Route	Walkway		Not maintained in an operable working condition	87'	Ensure the accessible route is maintained in operable working condition. (Cost based on 36" wide min. 87' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	991	\$991
4	Between Play Area and Basketball Court	Ext		Exterior Access Route	Exterior		Accessible route not provided	35'	Ensure an accessible route is provided. (Cost based on 36" wide min. 35' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	398	\$398
Access to Goods and Services												


Town of Plymouth
Veterans Memorial Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Ramps												
5	School Parking Lot	Ext		Ramps	Exterior		Cross slope > 1:50 (2.00%) (MAAB) Edge protection < 4" high	4% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface. (Cost based on 60' edge protection and repaving 35' of concrete ramp to a shallower slope.)	1	4314	\$4314
6	School Parking Lot	Ext		Ramps	Exterior		Handrails < 34" or > 38" above ramp surface	33.5"	Alter so the handrails are 34"- 38" high above the ramp surface.	1	Labor	\$0
7	School Parking Lot	Ext		Ramps	Exterior		Landing has a slope > 1:50 (2.00%) (MAAB)	3.0%	Alter so that the slope in all directions is no greater than 1:50 (2.00%).	1	125	\$125
Benches												
8	Play Area	Ext		Benches	N/A		No accessible route to 20% of benches 20% of benches have clear space < 36" x 48"	- -	Relocate 20% of benches on an accessible route. Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. (Cost is for a level asphalt patch alongside bench and relocated bench.)	1	180	\$180
9	Memorial Near Court St.	Ext		Benches	N/A		20% of benches have clear space < 36" x 48" Shoulder alignment not provided at bench - (12") back	- -	Ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min. Provide shoulder alignment with the adjacent wheelchair space. The shoulder alignment of the wheelchair space shall be measured 36" from the front of the wheelchair space. (Cost is for a level stone dust patch alongside bench.)	1	44	\$44
Play and Sport Areas												

Town of Plymouth
Veterans Memorial Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
10	Play Area	Ext		Play Areas	N/A		No compliant transfer system Surface not stable, firm, and slip-resistant	20" 920'	Alter height of transfer system to 18" max. aff. Provide an accessible impact-attenuating surface around the play components. (Cost estimate based on a 920 sq. ft. poured-in place rubber surface.)	1	12880	\$12880
11	Play Area	Ext		Play Areas	N/A		Accessible route not provided.	13'	Ensure an accessible route is provided. (Cost based on 36" wide min. 13' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	148	\$148
Court												
12	Basketball Court	Ext		Court	Basketball		Not connected to accessible route	30'	Ensure basketball court is connected to an accessible route. (Cost based on 36" wide min. 30' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	341	\$341
Rink												
13	Skateboard Area	Ext		Rink	Skate Rink		Not connected to an accessible route	90'	Ensure skate park is connected to an accessible route. (Cost based on 36" wide min. 90' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	1025	\$1025
14	Street Hockey Rink	Ext		Rink	Skate Rink		Running slope > 1:20 (5.00%) Accessible route not provided	14.5% 60'	Reduce the running slope to be no steeper than 1:20 (5.00%). Ensure street hockey rink is connected to an accessible route. (Cost based on 36" wide min. 60' long stone dust path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	684	\$684

Town of Plymouth
Veterans Memorial Field

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Best Practice												
15	Skateboard Area	Ext			N/A		Skateboard park surface has cracks and gaps in surface.		Recommend repairing gaps in surface inside skateboard park.	1	0	\$0

West Plymouth Recreation Area



Town of Plymouth

June 2019



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West Plymouth Recreation Area

Year built: 2000 Year renovated: 2001

Background

The West Plymouth Recreation Area is located at 154 South Meadow Road. Amenities at the park include parking, two soccer fields, a baseball field, picnic tables and a play area.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space and lack of two identification signs.

Exterior Accessible Routes

Accessibility issues include lack of an accessible route in to and between park amenities due to excessive running and cross slopes and lack of a route surface that is firm, stable and slip resistant.

Play Area

Accessibility issues include lack of a compliant accessible route to and around ground level play components.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider Engineered Wood Fiber (EWF) to comply with its regulation requiring an accessible route to and around playground equipment.

Toilet Facilities





An accessibility issue includes the lack of an accessible portable toilet.

Order of Magnitude Cost Estimates






- Renovate accessible parking : \$1,425
- Provide exterior accessible routes: \$8,290
- Provide accessible surfaces around and under play components (poured in place rubber): \$23,170
- Provide an accessible portable toilet: \$2,300
- Miscellaneous corrective actions (clear floor space at team seating): \$468

Total: \$35,653



Town of Plymouth
West Plymouth Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Playground	Ext		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	4" 10'	Alter change in level to be 1/4" high max. Ensure an accessible route is provided. (Cost based on 36" wide min. 10' long asphalt path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max. and 1/4" max. change in level at entry to playground.)	1	130	\$130
2	Near Parking Lot	Ext		Exterior Access Route	Exterior		Surface not stable, firm, and slip-resistant Does not prevent accumulation of water Accessible route not provided	- - -	Repair surface. Ensure an accessible route is provided. (Cost based on 36" wide min. 30' long asphalt path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	360	\$360
Off-Street Parking Lot or Garage												
3	Parking Lot	Ext		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign not provided	75 2 0 -	Provide a van accessible space and access aisle. Provide signs with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the words "Van Accessible" to the sign at the van accessible space. (Cost based on one additional van accessible space and two signs.)	1	1425	\$1425
Toilet & Bathing Rooms												
Portable Toilet												
4	Near Parking Lot	Ext		Portable Toilet	N/A		Accessible portable toilets not provided		Ensure that at least 5% of portable toilets is accessible. (Cost for one accessible portable toilet.)	1	2300	\$2300
Play and Sport Areas												

Town of Plymouth
West Plymouth Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
5	Playground	Ext		Play Areas	N/A		No compliant transfer system	20"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0
6	Playground	Ext		Play Areas	N/A		No compliant transfer system	23"	Alter height of transfer system to 18" max. aff.	1	Labor	\$0
7	Playground	Ext		Play Areas			Accessible route not provided to ground level play components Surface not stable, firm, and slip-resistant		Provide an accessible impact-attenuating surface around and under play components. Repair surface. (Cost based on 1,655 square feet of poured in place rubber.)	1	23170	\$23170
Field												
8	Baseball Field	Ext		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating. (Cost based on two (2) 3'x4' asphalt patches, one at the end of each team seating bench, and the cost for relocating the fence at one end of each team seating bench to allow room for the asphalt patch.)	2	180	\$360
9	Soccer Field	Ext		Field	Soccer		Not connected to an accessible-route	350'	Ensure soccer field is connected to an accessible route. (Cost based on 36" wide min. 350' long asphalt path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	4550	\$4550

Town of Plymouth
West Plymouth Recreation Area

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Baseball Field	Ext		Field	Baseball		Not connected to an accessible-route	250'	Ensure baseball field is connected to an accessible route. (Cost based on 36" wide min. 250' long asphalt path with running slope of 5.00% (1:20) max. and cross slope of 2.00% (1:50) max.)	1	3250	\$3250
Bleachers												
11	Baseball Field	Ext		Bleachers	N/A		Total number of seats in the facility Min. # of designated wheelchair spaces not provided Seating spaces < 33" x 48" (2 spaces) Seats not connected by accessible route	50 0 - -	Provide a 33" by 48" clear floor space adjacent to bleachers. Provide an accessible route to the seating area. (Cost based on a 3'x4' asphalt patch.)	2	54	\$108

White Horse Beach



Town of Plymouth

June 2019



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White Horse Beach

Background

White Horse Beach is located off of Taylor Avenue, with an entry point just east of Hilltop Avenue. There is parking for four vehicles, and a path from the parking area to about 550 feet of public beach. IHCD team was told that a beach wheelchair is available onsite once beaches are open full time.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible access aisle and sign with the International Symbol of Accessibility and the designation 'Van Accessible'.

Beach Access Route

Accessibility issues include lack of an accessible beach access route that is firm and stable extending from the parking area to the mean high tide level of the beach.

Order of Magnitude Cost Estimates

- Provide an accessible beach access route (beach mat): \$16,500
- Miscellaneous corrective actions (accessible parking van access aisle and sign): \$400





Total: \$16,900

Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing seating areas near the high tide level area.

Town of Plymouth
White Horse Beach

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Beach Access Routes												
1	Taylor Ave. and Hilltop Ave.	Ext		Beach Access Routes	Removable		Beach route not provided	150'	Ensure surface at the accessible route is firm and stable. (Cost based on a 72" min. wide x 150' long beach mat from the parking area to the start of the beach.)	1	7500	\$7500
2	Near Taylor Ave. and Hilltop Ave.	Ext		Beach Access Routes	Removable		Beach route not provided	180'	Ensure surface at the accessible route is firm and stable and extends to the mean high tide level. (Cost based on 72" wide min. x 180' long beach mat continuing path from the start of the beach to the mean high tide level.)	1	9000	\$9000
Off-Street Parking Lot or Garage												
3	Taylor Ave. and Hilltop Ave.	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	4 0 0	Provide a marked access aisle that is at least 96" wide. Provide a sign with the International Symbol of Accessibility with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	400	\$400
Best Practice												
4	Near Taylor Ave. and Hilltop Ave.	Ext			N/A		Beach route not provided	-	Recommend providing seating areas near the high tide level area.	1	0	\$0