

Parks and Grounds Building



Town of Sudbury ADA Transition Plan

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Institute for Human Centered Design

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Background

Year Built: 1957

The Parks and Grounds Building is a single-story 3,088 square foot facility that is located at 503 Concord Road. This maintenance building consists of a west garage, central garage, east garage, office area and one single-user toilet room. There are two inaccessible entrances. It is currently not used by the public, but was assessed for future use.

There is an area for parking in front of the building, however it is not marked.

Key Accessibility Issues

Entrance

Accessibility issues include lack of an accessible entrance due to excessive changes in level at the two entrance doors on the east side of the building, and lack of compliant entrance signage.

Toilet Rooms

The existing toilet room has major accessibility issues, including the following: it is not located on an accessible route, it lacks the minimum required turning space to be accessible, and it lacks adequate clear space at the toilet.

Sink

A sink located in the central garage lacks knee and toe clearance, lacks a compliant faucet that can be operated with a closed fist and has a paper towel dispenser located higher than allowed.

Additional Accessibility Issues

- Two doors lack compliant hardware.
- Two exit doors lack compliant egress signage.
- Mats are not secured.

Order of Magnitude Cost Estimates

- Renovate entrances including providing a ramp at the wider entrance and providing compliant signage at both entrances: \$3,976
- Provide a compliant single-user toilet room: \$24,604
- Provide a compliant sink in the center garage: \$2,928
- Miscellaneous corrective actions (door hardware, egress signage, securing mats, etc.): \$1,864

Total: \$33,372

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Entrance												
1	Entrance to Office on East	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Clear width at door is < 32" Mat not securely attached Threshold > 1/2" high Hardware not operable with a closed fist	- 29" - 1.25" -	Provide a directional sign indicating the location of the nearest accessible entrance. Secure the mat. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	830 Labor	\$830
2	East Garage - Building Exit	Ext.		Entrance	Main Entrance		International Symbol of Accessibility not provided Threshold > 1/2" high	- 7"	Install a metal ramp to provide an accessible entry route to the building. After the entrance is made accessible, provide a sign with the International Symbol of Accessibility (ISA). (Cost is for a 7' perforated metal ramp with a 5' x 5' platform courtesy of Amramp and an exterior sign.)	1	3146	\$3146
Emergency Exit												
3	Office Entrance From East Garage	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- - -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
4	East Garage - Building Exit	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. After the entrance/exit door is brought into compliance, provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
Access to Goods and Services												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	East Garage - Building Exit	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided Mat not securely attached Hardware not operable with a closed fist	- - -	Relocate the trash bin. Secure the mat. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	Labor 484	\$484
6	Route to Center Garage From East Garage	1		Doors, Doorways, & Gates	Circulation		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	484	\$484
Toilet & Bathing Rooms												
Lavatory												
7	Center Garage Toilet Room	1		Lavatory	N/A		Not on an accessible route Flush control not on open side Toe or knee clearances not provided Turning space not provided Faucet is not operable with a closed fist Grab bar not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	7.75" - 26.5" 51" - - - 50.5" 58"	Add an accessible single-user toilet room located on an accessible route.	1	24604	\$24604
Additional Access												
Sink												
8	Center Garage	1		Sink	Other		Toe and knee clearances not provided Non-compliant faucets Dispenser not within reach range	- - 55"	Ensure there is a 27" knee clearance positioned for a forward approach. Install faucets that do not require tight grasping, pinching, or twisting of the wrist. Relocate dispenser 48" max. above the finished floor or ground.	1	2928	\$2928