



Town of Auburn, Massachusetts

ADA Self-Evaluation and Transition Plan

September 2020

Prepared by



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Part A – Executive Summary

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Introduction

The Institute for Human Centered Design (IHCD) has prepared this report on behalf of the Town of Auburn, Massachusetts as part of the Town's ongoing 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. As part of completing the survey and report writing work, IHCD collaborated with the Central Massachusetts Regional Planning Commission (CMRPC).

The building facility survey set includes five (5) schools and ten (10) public buildings. 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 eleven (11) 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. In addition, the parking lots associated with all facilities were also surveyed.

Teams from IHCD were on-site to conduct surveys in Auburn on February 7, 19, 20 and 21 and on June 9 and 10. To date all locations listed in the Request for Proposal have been surveyed, and IHCD has submitted fourteen (14) separate draft reports for five (5) schools and nine (9) municipal buildings.

To assist in prioritizing accessibility improvements to ensure compliance with the ADA Title II, each of the submitted 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 or outdoor area 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 will be 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 faith effort to complete the work in a reasonable time. (IHCD recommends a three to five-year period). The ADA regulations do not

set out precise timeframes to complete the work; we are basing the timeframes on conversations with the Department of Justice and their Project Civic Access settlement agreements with municipalities.

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 of 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.

A complete assessment of the Town's policies, practices and procedures developed by the Central Massachusetts Regional Planning Commission was also submitted.

The ADA administrative requirements help ensure that the needs of people with disabilities are addressed in all services, programs and activities that the Town provides.

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

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 Auburn has hired a consultant (IHCD) to undertake its ADA self-evaluation (as the basis for the Town's Transition Plan).
 - The Town of Auburn has an ADA Coordinator in place. More specifically, Auburn has designated Caleb Moody, Building Commissioner, as the Town's ADA Coordinator, Joseph Fahey, the Director of Facilities and Maintenance, as the ADA Officer for the Auburn Public Schools, and the Director of Pupil Services, Rosemary Reidy, has been designated as the Section 504 Coordinator for the schools.
- The Town has developed a Grievance Procedure.

IHCD's review and recommendations of the Town-owned facilities was based on compliance with the 2010 ADA Standards for Accessible Design 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 Hall, for instance, provides access to many programs and can be accessed by most people because the building features an accessible rear entrance and has an elevator that provides an accessible route to all floors. Yet some of the key areas such as the Selectmen Meeting Room lacks an assistive listening system and there is no accessible route to the stage. Also, most of the service counters through the building are higher than the maximum height allowed, a key component to access some of the services provided by the Town. The Library is another example of a facility that provides access to most programs but not all. While the building has an accessible entrance, it lacks an accessible single-user boys' and girls' toilet rooms (children area). In addition, the Merriam Room appears to lack an assistive listening system and has no accessible route to the stage.

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 Auburn 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 Auburn 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 if they are provided at inaccessible locations.

2. Relocation of its programs, services and activities to another facility.

When it is not possible to relocate programs, services, and activities within the current facility, they should be relocated to an accessible facility. A good example of relocating programs to accessible location is the Merriam Building.

The Merriam Building, which is home to the Town Manager's office, lacks an accessible entrance and also has an inaccessible side exit. IHCD was informed that public programs that take place at the Merriam Building are moved to accessible locations as needed.

3. Renovation/alteration of its facilities to ensure access to programs, services and activities

The Town may consider the renovation of its inaccessible 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.

Furthermore, when doing alterations/renovations, keep in mind that an alteration that decreases the accessibility of a building below the requirements for new construction at the time of the alteration is prohibited.

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

- How to provide each 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 and around the building where programs, services and activities are provided. For example, as previously mentioned, the Merriam Building lacks an accessible entrance.
- If parking is provided, ensure fully accessible parking spaces are provided and locate the accessible parking spaces near the accessible entrances. There are issues with accessible

parking at multiple locations such as lack of or noncompliant accessible parking spaces, access aisles, and signs, and the Fire Department Headquarters lacks an accessible route from the accessible parking space access aisle to the main entrance.

- Ensure that fully accessible toilet rooms are provided in each building where programs services or activities are provided (e.g., Pakachoag Elementary School, Bryn Mawr Elementary School, Auburn Middle School, Auburn High School, Town Hall, building located to the right of the Department of Public Works). Where it is technically infeasible to provide accessible multi-user toilet rooms or where single-user toilet rooms are not compliant, provide an accessible single-user toilet room (e.g., Merriam Building, Fire Department Headquarters, Auburn Public Library, Department of Public Works women's toilet room).
- Ensure that where services or activities are offered there is a sufficient number of accessible features including accessible wheelchair seating areas (Auburn Middle School Gymnasium) accessible counters (Town Hall, Fire Prevention Office, Auburn Middle School) and accessible work surfaces (Town Hall, all surveyed schools and the Auburn public library).

Particular attention should be given to accessible counters at some departments at the Town Hall where key services are being offered to the community.

- If audible communication is integral to the use of a space, provide a compliant assistive listening system (e.g., Swanson Road Intermediate School, Pakachoag Intermediate School, Lorraine Gleick Nordgren Senior Center, Town Hall and Auburn Public Library).
- Ensure that those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities are maintained in operable working condition during the time services are offered to members of the public (e.g., the automatic door opener for the women's multi-user toilet room in the cafeteria at the Lorraine Gleick Nordgren Senior Center).

Regarding outdoor areas, the ADA does not require that all parks and playgrounds be made accessible, the Town's obligation is to ensure *Program Accessibility*. To determine which parks, playgrounds and outdoor spaces must be made accessible, the Town should consider:

- How to provide the program in the most integrated setting appropriate;

-
- Locations where the activities are offered;
 - Which outdoor areas are accessible and to what extent;
 - Level of dispersion of the accessible outdoor areas (playgrounds, baseball fields, soccer fields, beaches, etc.,) and convenience to reach them (accessible by car or pedestrian routes).
 - 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.).
 - If portable toilets are provided, ensure an accessible portable toilet is provided in the same area. Ensure the accessible portable toilet is located on an accessible route.

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, etc.).
- 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.

A few of the playgrounds have Engineered Wood Fiber (EWF) as a surface. 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.

- Where portable toilets are provided, ensure an accessible portable toilet is provided in the same area. Ensure the accessible portable toilet is located on an accessible route.



Town of Auburn, Massachusetts

Part B –Evaluation of Non- Discriminatory Policies

August 2020

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Introduction

In an effort to provide and maintain compliance with the American with Disabilities Act, the Town of Auburn, Massachusetts contracted with the Central Massachusetts Regional Planning Commission (CMRPC) and 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 community.

Information about corrective action will include recommendations based on Title II of the ADA as well as recommended “*best practice*” 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 Auburn compliance with applicable laws. In addition, the Town may wish to consider making a commitment to a more accessible website. 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 CMRPC and 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 thirteen (13) Departments from the Town of Auburn. IHCD also reviewed Auburn’s website and prepared a summary website accessibility report. 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 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; CMRPC and IHCD's summary of findings after reviewing answers from the ADA questionnaire and information from the website. It also includes CMRPC and IHCD's recommendations for the Town of Auburn 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 Auburn has met its obligation to designate a responsible employee by designating Caleb Moody, Building Commissioner, as the Town's ADA Coordinator. Joseph Fahey, the Director of Facilities and Maintenance, is designated as the ADA Officer for the Auburn Public Schools. The Director of Pupil Services, Rosemary Reidy, is designated as the Section 504 Coordinator for the schools.

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. CMRPC also recommends including 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.

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.

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

The Town has a Grievance Procedure on its website. However, the Procedure is included as an appendix (Appendix C) to the 2014 Open Space and Recreation Plan rather than being posted in a prominent or intuitive location. Departments such as the Town Manager’s office and the Building Department noted they have the Grievance Procedure on file. However, it is not clear if staff in all departments are aware of their ADA obligation and the process for meeting the requirement for grievance procedures. Some departments responded “We have not implemented any formal or informal ADA Grievance Procedures”, that “We have not received any ADA grievances”, “grievance procedures are filed through Human Resources Department and notification made to ADA

Coordinator”, “We have never had any ADA issues previously”, and “Staff works with everyone to ensure good communication.” The Auburn Public Schools have a Grievance Procedure specific to the functions of their website posted prominently on said website.

Recommendations

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

- Ensure the Grievance Procedure is distributed to all department heads, and post copies of it in noticeable locations in each of the Town’s public buildings and more

prominently on the website.

- Ensure Town employees and the public are aware of the Grievance Procedure process and that Town employees can provide information to members of the public about the process when appropriate.

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 Auburn does not have a uniform policy regarding the posting of ADA Non-Discrimination Notices for members of the public. Multiple Town departments reported that non-discrimination policies are not present, or that notices were not posted, or that the respondent was not sure if they were posted. Notices are reportedly posted in the employee break room at the Town office building. Non-discrimination policies regarding disability are not cited in the current Personnel Policy Manual (revised January 2019) posted on the Town's website. Websites for several of the public schools have non-discrimination postings in their online school handbooks that reference disability, though regulations other than ADA are generally cited.

Recommendations

The Town should take steps to clarify the posting of the 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. In addition, IHCD and CMRPC recommend that the Town:

- Clarify that the Town will provide auxiliary aids and services upon request.
Recommend adding the following to the Notice:
- If you need auxiliary aids and services for effective communication (such as sign language interpreter, an assistive listening device or print material in digital format) or a reasonable modification in programs, services or activities contact the ADA Coordinator as soon as possible preferably [xx] days before the activity or event.
- Distribute the Notice to all department heads. Copies should also be provided to any person upon request.

- Publish the Notice in all the materials distributed by the Town; post the Notice prominently on the Town's website and post copies in public locations in the Town's buildings.
- 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.

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, it appears that the Town of Auburn has not comprehensively or sufficiently developed written policies and/or procedures to ensure compliance with the ADA. In fact, of the thirteen (13) departments that responded to the CMRPC and IHCD survey, only the Town Manager's office reported having written policies for requesting a reasonable modification of Town policies, practices and procedures. No respondent departments acknowledged past situations where accommodations or policy modifications were not possible.

Recommendations

The Town should develop written policies and for requesting a reasonable modification of Town policies, practices and procedures to ensure compliance with the ADA. CMRPC and IHCD recommend:

- Auburn should ensure that Town employees can provide information to members of the public about the process of requesting reasonable modification of policies when appropriate.
- Auburn 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 residency or age for various services. The Assessor's Department also has eligibility criteria based on income and assets. These requirements might be necessary for the provision of the service, program or activity, and are 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 received from the ADA questionnaire, there is no evidence that the Town has failed to provide reasonable accommodation to its employees, though such policies may not be consistent across departments. About half of department heads responded that they have policies regarding reasonable accommodations in place.

Recommendations

- Ensure that materials and publications that contain general information disseminated to Town employees include information on the requirements of reasonable accommodation under the ADA.
- IHCD and CMRPC recommend that the Town of Auburn employees familiarize themselves with the excellent free national resources from the Job Accommodation Network (<https://askjan.org>).

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 Auburn) 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 Auburn 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 requested. Most departments provide communication aids to one degree or another. However, based on survey responses, the Town has not published a comprehensive procedure for individuals who wish to request information in an alternative format. The Town Manager's office indicates that auxiliary aids are provided when needed. The Town Clerk's office offers accessible voting equipment including headphones and auto-marking devices, and the Police Department offers enhanced 911 service with TTY functionality for the hearing impaired. The Library provides a screen reading device and access to an alternate collection for those with vision impairments. The local cable TV station has worked to rebroadcast government and educational content on the radio. The Council on Aging offers movies with closed captioning. The Treasurer's Department has provided services in an alternate location to mitigate acoustic issues at its regular service counter. Several departments noted that the Town's new website was designed for improved accessibility – the School Department also cited its website as a key tool for effective communication. However, some departments noted no real procedures for alternate communication, or simply stated that they do their best.

It is not clear if face-to-face communication with individuals with disabilities is equally effective as communication with people without disabilities in all Town Departments, or if information available in print format is currently consistently 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:

- Distribute an 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 and social media. Copies should also be posted in prominent locations in the Town's public buildings.
- Ensure that the information and/or notifications posted on social media (Facebook and Twitter)

are in an accessible format.

- 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 Auburn 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 Auburn 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 formats 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 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 and CMRPC recommends providing web forms or accessible fillable PDF's for all the forms available on the Town's website.
- Ensure that all the videos provided on the Town's website are captioned.

Note: Part of the scope of work includes a review of the Town's website; IHCD prepared a summary website accessibility report with information about website accessibility issues and recommendations for corrective measures.

- 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.

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.

VIII – Emergency Preparedness, Evacuation Plans, and Emergency Shelters

While a review of the Town of Auburn 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 Protect 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 Auburn, Massachusetts

Part C – Self-Evaluation Summary

August 2020



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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) and submitted by thirteen (13) Departments from the Town of Auburn. This Self-Evaluation report also includes a summary of architectural barriers identified during accessibility surveys performed by IHCD teams in February and June 2020.

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 Auburn 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 Auburn, 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 Auburn’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. Auburn 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 and 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.

For a complete summary of the Town’s policies, practices and procedures, see *Part B – Evaluation of Non – Discriminatory Policies and Practices in Programs, Services and Activities*.

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
Merriam Building
Police Department
Fire Department HQ
Public Library
Lorraine Gleick Nordgren Senior Center
DPW Garage
Sewer Department
West St. Fire Department and Fire Safety Office
Randall Building

School Buildings

High School
Middle School
Swanson Road Int. School
Bryn Mawr Elementary School
Pakachoag Elementary School

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

Parks/Outdoor Spaces

Camp Gleason
Pappas Recreational Complex
Holstrom Court Baseball Field
Pakachoag Golf Course
Lemansky Park
Boyce Street Tot Lot
Franklin Park
Julia Bancroft School
Mary D. Stone School
Goddard Park
Veteran’s Memorial Parks*

*This includes four (4) locations along Route 12.

Building Facilities Overview

Under Title II of the ADA, the Town of Auburn 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 submitted separate reports for each facility. Each report provides a list of major accessibility issues, recommendations and cost estimates.

Public Buildings

Town Hall

- Provide compliant signage (directional, designation and egress signs).
- Provide an assistive listening system (Selectmen's Meeting Room).
- Provide compliant toilet rooms.
- Provide accessible service counters and accessible work surfaces.
- Provide compliant accessible parking spaces.
- Provide compliant door hardware.
- Provide a temporary ramp (xx).

IHCD recommends the following Best Practice and Inclusive Design improvements at the Town Hall:

- Recommend adding contrasting strips at the edge of each step at the stairs leading to the main entrance and the interior stairs.
- Recommend relocating the directory located near the Town Clerk's office on the first floor to avoid glare.
- Recommend providing a work surface with 27" min. knee clearance (desk located near the Veteran's office).

Merriam Building

- Provide a compliant single-user toilet room.

- Provide compliant signage (directional, designation and egress signs).
- Provide an accessible service counter.
- Provide compliant door hardware.

***Note:** There is not an accessible route to the main entrance. IHCD recommends either exploring the possibility of an accessible entrance via a ramp, if technically feasible, or moving the program to an accessible location. The side exit cannot be made accessible because it opens into a flight of stairs.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Merriam Building:

- Recommend adding contrasting strips at the edge of each step at the stairs leading to the main entrance and the interior stairs.

Police Department

- Provide an accessible bathing room in the detention area.
- Provide a compliant lavatory/toilet combo unit in the female/juvenile holding cell.
- Provide compliant signage (designation, egress).
- Provide an accessible service counter.

Fire Department HQ

- Renovate single-user toilet room.
- Provide an accessible route from the parking access aisle to the main entrance and one (1) accessible van parking sign.
- Provide compliant signage (designation and egress).
- Provide accessible door hardware.

Fire Prevention Office

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

IHCD recommends the following Best Practice and Inclusive Design improvements at the Fire Prevention Office:

- Recommend renovating one of the two inaccessible multi-user toilet rooms to an accessible single-user toilet room or to include an accessible compartment so that

bathroom facilities are available to members of the public when visiting the Fire Prevention Office.

- Recommend providing 48' min. wide x 60" min. long striping so vehicles or equipment do not block the accessible route to the main entry. (On the day of the survey, a parked trailer blocked the accessible route to the main entry. All other portions of the walkway between the parking area and the route to the main entry have a 2" lip.)
- Recommend providing at least one accessible picnic table with knee and toe clearance by the entrance to the Fire Safety Office.
- Recommend providing information in an accessible format about the appointment access policy and the Safe Haven program on the Fire Department and Town website, and in Town municipal buildings.
- Recommend providing a doorbell at the main entry door.

Public Library

- Provide accessible boy's and girls' single-user toilet rooms.
- Relocate the drinking fountains.
- Renovate toilet rooms.
- Provide identification parking signs.
- Provide an assistive listening system (Merriam Room).
- Provide compliant signage (designation and egress).
- Provide compliant work surfaces.
- Provide an accessible picnic table.
- Provide accessible door hardware.
- Provide a portable ramp.
- Provide a marked access aisle and identification signs at the car accessible parking space.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Public Library:

- Recommend providing a sign at the door leading to the-employee area.
- Recommend providing the same information displayed on the TV monitor in an accessible format (by the main entrance).

Lorraine Gleick Nordgren Senior Center

- Renovate toilet rooms.
- Provide compliant signage (designation and egress).
- Provide an assistive listening system (dining area).
- Repair automatic door (women's multi-user toilet room)

- Repair broken railing (by the rear entrance).
- Provide compliant access aisles and identification signs at the accessible parking spaces.
- Reduce excessive changes in level on the walkways surrounding the exterior of the Senior Center,
- Provide an accessible route to at least one of the benches by the gazebo.

Department of Public Works:

- Provide compliant designation and egress signs.
- Renovate toilet rooms in the main DPW building.
- Widen door (main DPW building).
- Provide compliant door hardware.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Department of Public Works:

- Recommend relocating the file cabinet located near the window at the Highway Division to provide a forward and parallel clear floor space at the window.

Randall Building:

Recommendations for this facility will be submitted on a later date.

School Buildings

High School

- Renovate accessible parking.
- Provide exterior accessible routes to all areas of sport activity and amenities around the school.
- Provide an accessible route to and around each play component in the playground (poured-in-place rubber).
- Provide compliant signs (designation and egress).
- Provide aisle seats with retractable arm and identification sign (auditorium).
- Provide compliant work surfaces (with knee clearance).
- Provide compliant sinks.
- Renovate toilet, shower and locker rooms.
- Provide a drinking fountain for standing users, relocate drinking fountain (3rd floor) and provide cane-detectable barrier skirts under the high drinking fountain units.
- Relocate protruding objects.

- Provide an accessible picnic table.
- Provide clear floor space at sideline.
- Provide accessible door hardware.

IHCD recommends the following Best Practice and Inclusive Design improvements at the High School:

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend providing an adjustable table in the nurse's office.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend providing a 4' wide min. stable, firm and slip resistant surface and reducing the excessive change in level at the second entrance to the soccer field.
- Recommend having a second shower curtain at the girls' and boys' accessible showers in the locker rooms to provide more privacy.
- Recommend relocating the information board located by the serving area to avoid glare.
- Having so much information around the designation sign makes it difficult to see the sign from afar. Recommend removing the excess of information (Room 1106 and 1122).
- Even though the min. clear width at the hallway is more than 36" wide, recommend having the hallway clear at all times (by Room 1032).
- Recommend providing some benches with arms and backrests.
- Recommend providing detectable warnings at all crosswalks leading to the school.

Middle School

- Provide compliant signs (designation, egress and directional).
- Provide compliant work surfaces (with knee clearance).
- Renovate toilet, shower and locker rooms.
- Relocate protruding objects.
- Provide accessible seating areas in the gymnasium.
- Provide a compliant access aisle at the car accessible parking space.
- Provide an accessible route to the garden shed and garden entrance.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Middle School:

- Recommend providing an adjustable examination table in the nurse's office.
- Recommend providing an adjustable podium with knee and toe clearance at the auditorium.

Swanson Road Intermediate School

- Provide an accessible route from Emergency Exit #9 to the playground and all sports fields.
- Provide a stable, firm and slip resistant surface to and around elements in the playground (poured-in-place rubber).
- Provide compliant staircase handrails.
- Renovate landings at interior ramp (on Floor 1).
- Provide accessible door widths and accessible door hardware.
- Renovate toilet rooms.
- Provide compliant signage (egress and designation).
- Provide a compliant lift.
- Provide an accessible route to the stage in the auditorium.
- Provide six (6) drinking fountains for standing users.
- Provide an assistive listening system in the auditorium.
- Provide identification signs at the accessible parking spaces.
- Provide an access aisle at the drop-off area.
- Provide accessible work surface (with knee and toe clearance).

IHCD recommends the following Best Practice and Inclusive Design improvements at the Swanson Road Intermediate School:

- 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.
- Recommend adding contrasting strips at the edge of each step at both the interior and exterior stairs.
- Recommend providing padded walls in the relaxation room.
- Recommend keeping door to Room #105 closed at all times to maintain the clear floor space at the elevator.

- Recommend removing a few chairs in the auditorium to provide wheelchair clear floor spaces.

Bryn Mawr Elementary School

- Provide an accessible route to the stage in the cafeteria (ramp).
- Provide an accessible route to and around each play component in the playground (poured-in-place rubber).
- Provide compliant signs (directional, designation and egress).
- Provide compliant work surfaces (with knee clearance).
- Provide a compliant sink (room #110).
- Renovate toilet rooms.
- Provide drinking fountains for standing users.
- Provide a compliant van accessible parking space.
- Provide handrail extensions on the railings at the base of the ramp at door 12.
- Provide a cane detectible barrier below wall-hung hallway metal cabinet.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Bryn Mawr Elementary School:

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend providing a gate or some kind of barrier for safety (Exit #19).

Pakachoag Elementary School

- Renovate toilet rooms.
- Provide four (4) drinking fountains for standing users.
- Provide knee clearance at two (2) classroom sinks.
- Provide doors with compliant width and door hardware.
- Provide an accessible route to the gymnasium stage.
- Provide an accessible route to and around the playground.

- Provide an accessible route to and around elements in the playground (poured-in-place rubber).
- Provide an accessible route to edge of sport activity at the baseball field.
- Provide compliant signage (egress and designation).
- Provide an assistive listening system.
- Provide accessible parking.
- Provide a compliant drop-off area (by doors #2 and #4).
- Provide at least one accessible work surface (technology room and nurse's office),
- Adjust the adjustable work surfaces in multiple classrooms to provide the minimum required knee and toe clearance.
- Provide an accessible picnic table (with knee and toe clearance).

IHCD recommends the following Best Practice and Inclusive Design improvements at the Pakachoag Elementary School:

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF) in the playground. Over time, 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.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend indicating which room the elevator opens in when the 1, 2 and 3 call buttons are used, and duplicating the information in braille at each call button.
- Recommend providing railing extensions at the bottom railings of exterior stairs.
- Recommend providing a gate at the top of stairs leading to door ten (10).
- Recommend providing an adjustable table in the nurse's office.

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 in the 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

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

- How to provide the program in the most integrated setting appropriate;
- Locations where the activities are offered;
- Which outdoor areas are accessible and to what extent;
- Level of dispersion of the accessible outdoor areas (playgrounds, baseball fields, soccer fields, beaches, etc.,) and convenience to reach them (accessible by car or pedestrian routes).

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

Parks/Outdoor Spaces

Camp Gleason

- Provide an accessible route to and around park amenities.
- Provide an accessible beach access route to the recreational water level (beach mat).
- Provide an accessible picnic table.
- Provide a van accessible parking space.

IHCD recommends the following Best Practice and Inclusive Design improvements at Camp Gleason:

- Recommend providing signs on both sides of Central Street alerting visitors that they are approaching the entrance to the park.
- Recommend providing a 48" deep min. stable, firm and slip resistant surface such as stone dust under and around the perimeter of the accessible picnic table once an accessible picnic table is provided.

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

- Recommend providing an accessible portable toilet on an accessible route.
- Recommend providing a sign with trail information such as max. running and cross slopes, length and extent of accessibility.

Pappas Recreational Complex

- Renovate and provide accessible routes to park amenities.
- Provide a compliant access aisle at the accessible parking spaces.
- Provide fully accessible toilet rooms.
- Provide an accessible picnic table (with knee and toe clearance).

IHCD recommends the following Best Practice and Inclusive Design improvements at the Pappas Recreational Complex:

- Recommend providing a sign with trail information including length, max. and min. running slope, etc. at the start of the outdoor trail.

Holstrom Court Baseball Field

- Provide an accessible route from the parking lot connecting all field amenities.
- Provide clear ground space at the team and fan seating.
- Provide a van accessible parking space.

Pakachoag Golf Course

- Renovate toilet rooms
- Provide accessible dining tables (in the pro shop and on the pro shop deck).
- Provide accessible exterior routes.
- Provide compliant door thresholds.
- Provide an access aisle at the accessible parking space.
- Provide an accessible service counter (pro shop).
- Provide compliant signage.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Pakachoag Golf Course:

- Recommend providing compliant handrails (at the stairs on the pro shop deck).
- Ensure stairs have closed risers.

Lemansky Park

- Provide an accessible route to and around the playground.

- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber).
- Provide an accessible route to the concession stand, boundary of sport activity and to the player dugout and fan bleacher seating at the baseball field.
- Provide an accessible route to the boundary of sport activity and to the player dugout and fan bleacher seating at the softball field.
- Provide accessible routes to the basketball court, benches, etc.
- Renovate toilet rooms.
- Provide a van accessible parking space.
- Provide an accessible picnic table.
- Provide an accessible service counter.
- Provide compliant ramp railing extensions.

Boyce Street Tot Lot

- Provide an accessible route to and around the playground and to a picnic table.
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber).
- Provide an accessible picnic table.
- Provide a van accessible parking space.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Boyce Street Tot Lot:

- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table and ensure is connected to an accessible route.

Franklin Park

- Provide an accessible route to and around the playground.
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber).
- Provide an accessible route to the basketball court, the baseball field and to other park amenities.
- Provide an accessible picnic table.
- Provide an accessible service counter (concessions stand).
- Provide a van accessible parking space.

IHCD recommends the following Best Practice and Inclusive Design improvements at Franklin Park:

- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table and ensure is connected to an accessible route.
- Recommend providing an accessible portable toilet on an accessible route.

Julia Bancroft School

- Provide an accessible route to and around the playground.
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber).
- Provide an accessible route to the boundary of sport activity at the softball field and the two (2) fenced team seating areas.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Julia Bancroft School:

- Recommend providing benches with clear floor space at least one end at each of the two (2) fenced team seating areas.

Mary D. Stone School

- Provide an accessible route to and around park amenities.
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber).
- Provide an access aisle at the van accessible parking space.
- Ensure the parking lot is maintained in operable working condition.

Goddard Park

- Renovate parking lot
- Provide accessible routes to all park amenities.
- Provide an accessible picnic table.

IHCD recommends the following Best Practice and Inclusive Design improvements at Goddard Park:

- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table in the same area as the existing picnic table.

Veteran's Memorial Parks

- Provide an accessible route to the Prospect Street Veteran's Memorial markers.

IHCD recommends the following Best Practice and Inclusive Design improvements at the Veteran's Memorial Parks:

- Church Street:
If the Town of Auburn uses the DPW as a parking lot for the Church Street Memorial, IHCD recommends providing a cross walk from the DPW to the memorial and a curb cut on the memorial side of Church Street. If the DPW lot is not used for memorial parking, IHCD recommends providing one van accessible parking space at the north side of Church Street at the memorial.
- Prospect Street:
Recommend providing a 36" min. by 48" min. clear space adjacent to at least one (1) bench in each of the seating areas.
- Water Street:
 - Recommend providing one van accessible parking space with a marked access aisle and sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" on the border of the memorial at the driving range parking lot.
 - Recommend providing a 36" min. by 48" min. clear space adjacent to at least one (1) bench in each of the seating areas.

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>
- Guide to the ADA Standards: <https://www.access-board.gov/guidelines-and-standards/buildings-and-sites/about-the-ada-standards/guide-to-the-ada-standards/animations>



Town of Auburn, Massachusetts

August 2020



Municipal Buildings

Prepared by the



Institute for Human Centered Design

Fire Department Headquarters



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Year Built: 1995

Auburn Fire Station Headquarters is located on 47 Auburn Street. The Station is open to the public Monday to Fridays from 8:00 AM – 4:00 PM. The building is two floors; the second floor is for employees only.

The main entrance is accessed from the North East side through Auburn Street. There are (36) parking spaces including one (1) van accessible parking. There is one entrance and 2 egress. The building houses fire fighters and administrative staff, a staffed service counter (near main entrance) a meeting room in the rear, a chief office, and a deputy chief office.

Services offered to the public includes inspections, Boys Scouts and kindergarten visits. People also come in to file complaints, permits, or for ambulance reports. CPR updates happen but mostly for nurses and small groups up to 3 persons. Depending on the type of complaint, the public could enter the Chief's office and the Deputy Chief's office. Toilet rooms are for staff but could be used by the public.

Key Accessibility Issues

Exterior Access Routes

The access aisle is not connected to an accessible route and the entrance has a 3" high step.

Toilet Rooms

Accessibility issues at the single-user toilet room include a toilet seat higher than the maximum allowed, the centerline from the toilet to the side wall is greater than the maximum allowed and lack of grab bars. Other accessibility issue includes a wood cabinet that protrudes into the circulation path.

Signage

Accessibility issues include lack of a tactile signs (braille and raised characters) and signs not located on the latch side of the door. Other accessibility issues include lack of a directional sign at the inaccessible exit (south west) and lack of the illuminated

International Symbol of Accessibility (ISA) at the accessible entrance.

Additional Accessibility Issues

- Accessible van parking sign is not provided.
- Lack of a securely attached mat (main entrance).
- Maneuvering clearance is not provided on route to offices.
- Hardware at all doors is not operable with closed fist.
- The telephone is not on an accessible reach height.





Order of Magnitude Cost Estimates

- Renovate single-user toilet room: \$5133
- Provide an accessible route from the parking access aisle to the main entrance and one (1) accessible van parking sign: \$3300
- Provide compliant signage (designation and egress): \$1160
- Miscellaneous corrective actions (accessible door hardware, accessible telephone etc.): \$2,028




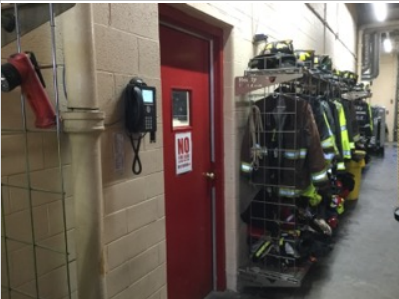
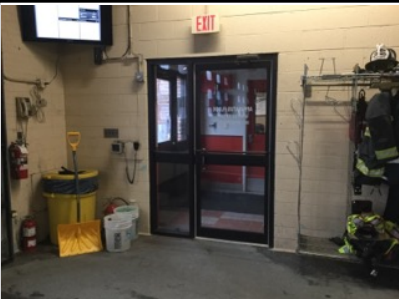
Total: \$11,621

Town of Auburn






Fire Department Headquarters

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	Outdoor		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Sign not provided	17 1 -	Provide a van accessible sign with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	500	\$500
2	Parking Lot	Outdoor		Off-Street Parking Lot or Garage	Visitor		Access aisle does not adjoin an accessible route	-	Provide a curb ramp to ensure the access aisle adjoins an accessible route.	1	2800	\$2800
Entrance												
3	Entrance	Outdoor		Entrance	Main Entrance		Level changes > 1/4"	3"	Alter change in level to be 1/4" high max.	1	320	\$320
4	Reception	1		Entrance	Main Entrance		Mat not securely attached	-	Secure the mat to prevent tripping hazard.	1	Labor	\$0
Access to Goods and Services												

Town of Auburn
Fire Department Headquarters


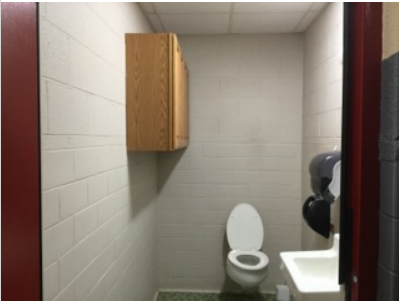
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
5	To Conference Room	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Relocate uniform hanger to maintain the maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
6	Entrance	Outdoor		Doors, Doorways, & Gates	108		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
7	Single-User Toilet	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.	1	484	\$484
Signage												
8	To Conference Room	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
9	Egress	1		Signage	Egress		Signage is not provided International Symbol of Acc. not compliant	- -	Locate compliant signage alongside the door on the latch side. Replace exit sign with a sign containing the International Symbol of Accessibility.	1	232	\$232

Town of Auburn
Fire Department Headquarters

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Single-User Toilet	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. Add the International Symbol of Accessibility.	1	232	\$232
11	Deputy Chief Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
12	Chief Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Operable Parts												
13	Reception	1		Operable Parts	Telephone		Reach < 15" or > 48"(forward/side approach)	57"	Relocate telephone so that controls are 48" above the finished floor.	1	256	\$256
Toilet & Bathing Rooms												
Lavatory												
14	Single-User Toilet	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 47.5" 48"	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower dispensers to 42" max. above the the finished floor.	1	701	\$701

Town of Auburn

Fire Department Headquarters

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
15	Single-User Toilet	1		Single-User Toilet	N/A		Toilet seat < 17" or > 19" high Grab bar not provided Centerline < or > 18" (MAAB)	19.5" 22" -	Install a toilet with a seat between 17"- 19" high above the finished floor. Relocate toilet so that the centerline is 18" from the side wall. Provide one (1) grab bar on the side wall of the toilet and one (1) on the rear wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	4079	\$4079
Dispensers												
16	Single-User Toilet	1		Dispensers	Wood Cabinet		Dispenser acts as a protruding object	13"	Remove wood cabinet out of the circulation path.	1	353	\$353

Fire Station Fire Prevention Office



Town of Auburn
ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Auburn Fire Prevention Office is located at 7 West Street at the north end of the Randall School Building Fire Station, which abuts an Auburn Public Schools building on its south side. The Fire Prevention Office is the only part of the Fire Station that is open to the public, occupying a portion of a single floor.

The entrance to the Fire Prevention Office is at the north end of the building, and leads to a small entry area with a service window, a wall-mounted telephone and an interior door to the office. An egress door is located to the south of three apparatus bay doors in the Fire Station.

The exterior entrance door to the Fire Prevention Office is always locked. Access is by appointment only which can be arranged by calling a phone number which is printed on a sign located at the exterior door. A second sign by the exterior entry lists a phone number and instructions for anyone who wishes to anonymously drop off a baby as part of the Safe Haven Program.

Amenities include parking in a lot by the main entry, a soda vending machine and picnic table also located by the main entry, the interior reception window and wall-mounted phone, and the single-room office area where members of the public can meet with Safety Office staff.

Note: IHCD team was told that an inaccessible multi-user men’s and an inaccessible multi-user women’s toilet room located between the Fire Safety Office and the main working portion of the Fire Station are not made available to members of the public. As a result, the toilet rooms were not included in the survey.

Note: The Randall Building which is at the south end of the Fire Prevention Office was not surveyed. It will be surveyed at a later date.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space that is at least 96" wide, a marked access aisle that is at least 96" wide, and a sign with the International Symbol of Accessibility (ISA) and the words "Van Accessible" at the van accessible space.

Signage

Accessibility issues include lack of an accessible egress sign (braille and raised characters), and lack of an illuminated exit sign with an illuminated International Symbol of Accessibility (ISA) at the accessible emergency exit.

Additional Accessibility Issues

- A service counter and wall-mounted phone both higher than the maximum height allowed.
- Door hardware that requires tight grasping, pinching, or twisting of the wrist.

Order of Magnitude Cost Estimates

- Renovate parking lot: \$1,850
- Miscellaneous corrective actions (signage, service counter, etc.): \$3,314

Total: \$5,164

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 renovating one of the two inaccessible multi-user toilet rooms to an accessible single-user toilet room or to include an accessible compartment so that bathroom facilities are available to members of the public when visiting the Fire Prevention Office.
- Recommend providing 48' min. wide x 60" min. long striping so vehicles or equipment do not block the accessible route to





the main entry. (On the day of the survey, a parked trailer blocked the accessible route to the main entry. All other portions of the walkway between the parking area and the route to the main entry have a 2" lip.)

- Recommend providing at least one accessible picnic table with knee and toe clearance by the entrance to the Fire Safety Office.
- Recommend providing information in an accessible format about the appointment access policy and the Safe Haven program on the Fire Department and Town website, and in Town municipal buildings.
- Recommend providing a doorbell at the main entry door.




**Town of Auburn
Fire Prevention Office**

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	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	- - - -	Provide a compliant van accessible parking space with a marked access aisle that is at least 96" 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" at the van accessible space. Moun the sign with the bottom of the sign 60" min. and the top 96" max. above the ground.	1	1850	\$1850
Emergency Exit												
2	Egress Door	Ext.		Emergency Exit	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
3	Main Entrance	1		Emergency Exit	N/A		Illuminated Int. Symbol of Acc. not provided (MAAB) Tactile exit sign not provided	-	Provide an illuminated sign with the International Symbol of Accessibility. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	1116	\$1116
Access to Goods and Services												
Doors, Doorways, & Gates												
4	Interior Entry to Fire Prevention Office	1		Doors, Doorways, & Gates			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

Town of Auburn
Fire Prevention Office

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
5	Main Entrance	Ext.		Signage	Informational		Non glare finish and contrast not provided on sign	-	Install a sign with a non-glare finish with characters that have a high contrast to the background.	1	232	\$232
Service Counter												
6	Interior Entry to Fire Prevention Office	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Operable Parts												
7	Interior Entry to Fire Prevention Office	1		Operable Parts	Other		Side reach > 54"	59"	Relocate phone so that controls are between 15" - 48" above the finished floor.	1	256	\$256
Best Practice												
Main Entrance												
8	Main Entrance	Ext.		Main Entrance	N/A				Recommend providing a doorbell at the main entrance so visitors without a working phone have a way to notify staff in the Fire Safety Office.	1	-	\$0

Town of Auburn
Fire Prevention Office

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Table												
9	Main Entrance	Ext.		Picnic Table	N/A				Recommend providing at least one accessible picnic table with knee and toe clearance.	1	-	\$0
Sign												
10	Main Entrance	Ext.		Sign	N/A				Recommend providing information in an accessible format about the Safe Haven program on the fire department and town web sites, and in town buildings.	1	-	\$0
Valkway												
11	Main Entrance	Ext.		Valkway	N/A				Recommend providing 48' min. x 60" min. striping so vehicles or equipment such as the pictured trailer do not block the accessible route to the main entry. (There is a 2" curb at the entry at all points except where the pictured trailer is parked.)	1	-	\$0

Merriam Building



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Merriam Building is located at 104 Central Street and is open to the public Monday through Friday. Hours of operation vary depending on the day of the week. There is one (1) inaccessible entrance to the building located on Central Street and one emergency egress on the north side of the building. The parking lot is shared with the Town Hall.

The Merriam Building is a single story building and is home to the Town Manger’s office. Services provided to the public includes licensing. A single-user women’s toilet room is located in this building.

Key Accessibility Issues

- Lack of an accessible route to the building.
- Lack of an accessible route to the emergency exit.
- Lack of an accessible single-user toilet room.
- Lack of tactile signs (braille and raised characters) and signs not located on the latch side of the door.

Additional Accessibility Issues

- Lack of a compliant service counter.
- Door hardware that requires tight grasping, pinching, or twisting of the wrist.
- Lack of a securely attached walk-off mat.

Order of Magnitude Cost Estimates

- Provide a compliant single-user toilet room: \$24,604
- Miscellaneous corrective actions (compliant signage, accessible service counter, door hardware, etc.): \$2,292

Total: \$26,896*

*Note:

- Cost to provide an accessible route to the main entrance is not included. IHCD recommends either exploring the possibility of an accessible entrance via a ramp, if technically feasible, or moving the program to an accessible location.

The side exit cannot be made accessible because it opens into a flight of stairs.





- If the Merriam Building continues to be used for public programs, the public toilet room must be made accessible. If an accessible entrance cannot be created, staff also need to be prepared to provide any services offered at this building at an alternate accessible location. If public programs are no longer offered at the Merriam Building, the toilet room does not have to be made accessible.

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 adding contrasting strips at the edge of each step at the stairs leading to the main entrance and the interior stairs.





Town of Auburn
Merriam Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Entrance												
1	Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route	-	Providing an accessible route might be technically infeasible.	1	-	\$0
Access to Goods and Services												
Means of Egress												
2	Main Entrance	1		Means of Egress	147		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
3	Exit	1		Means of Egress	N/A		Tactile exit sign not provided	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
4	Exit - Employees Only	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232

Town of Auburn
Merriam Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
5	Hallway	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Ensure walk-off mat is securely attached.	1	Labor	\$0
Doors, Doorways, & Gates												
6	Women's 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. See ID #10 for cost.	1	-	\$0
7	Exit	1		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	484	\$484
Signage												
8	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232

Town of Auburn
Merriam Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
9	License Office	1		Service Counter	N/A		Counter > 36" high	45"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Toilet & Bathing Rooms												
Overall Access												
10	Women's Toilet Room	1		Overall Access	439		Accessible plumbing fixtures or stalls not provided		Provide one accessible single-user toilet room.	1	24604	\$24604
11	Women's Toilet Room	1		Overall Access	Toilet Room		Hook located > 48" high	70.5"	Locate hook no higher than 48" above the finished floor. See ID #10 for cost.	1	-	\$0
Lavatory												
12	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 41" 55"	Provide a lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower dispensers to 42" max. above the floor. See ID #10 for cost.	1	-	\$0

Police Department



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Auburn Police Department is located at 416 Oxford Street North, and has three (3) levels including a basement. The main entrance is located on the north side of the building at the first floor. There is also an employee entrance and means of egress in the basement on the south side, and an enclosed “sally port” entrance on the basement level used for bringing individuals into the holding cell area.

Public parking is available by the main entrance with one (1) van accessible parking space, one (1) car accessible parking space, and six additional spaces.

The basement level includes a fingerprinting area by the sally port entrance, two interview rooms, four men’s holding cells, and two women’s holding cells, one of which is used for juveniles if a juvenile is being held. There are no shower facilities for people in the holding cells.

The first floor includes a reception area and two (2) accessible single-user toilet rooms. There is also a community room with a sink. The second floor includes a men’s and women’s single-user toilet room.

Note: Only the parts of the Police Station that are open to the public were surveyed. Also, IHCD team was told if an interpreter is needed, staff contacts the local district attorney who can make an interpreter available.

Key Accessibility Issues

Holding Cells

The major accessibility issue is the lack of accessible holding cells at each holding block. This includes lack of the minimum required turning space (women’s and juvenile) and lack of a compliant toilet/lavatory combo unit for at least one of each of the holding cells (men’s, women’s and juvenile).

Note: The women’s and juvenile holding cells could not be surveyed on the day of IHCD’s visit, but IHCD team was told that they are smaller than the large men’s holding cell, and it is not believed that they have the 60” min. clear floor space required for a mobility cell.

Sally Port Holding Cell Entry Area

Accessibility issues at the sally port holding cell entry area include a threshold at the entry door that is higher than the maximum height allowed. In addition, the detainee’s phone is mounted higher than the maximum height allowed, and the counter where fingerprinting takes place is higher than the maximum height allowed.

Note: Where a telephone is provided as a method to facilitate voice communication, a telephone equipped with volume control must be provided.

Sink

Accessibility issues include lack of a sink with 27” min. knee clearance positioned for a forward approach in the community room.

Signage

Accessibility issues include lack of the illuminated International Symbol of Accessibility (ISA) at the accessible emergency exit, lack of tactile signs (braille and raised characters) and signs not located on the latch side of the door.

Additional Accessibility Issues

- A men’s single-user toilet room with a coat hook positioned higher than allowed (second floor).
- Lavatory in a men’s and in a women’s single-user toilet room with unwrapped plumbing (second floor).
- Door threshold higher than the maximum height allowed at the sally port holding cell area entrance.
- Telephone at entry to holding cell area mounted higher than the maximum height allowed.
- Service counter higher than the maximum height allowed at the fingerprint area.

Order of Magnitude Cost Estimates

- Renovate sink in community room: \$1,686
- Provide compliant toilet/lavatory combo unit in the adult men’s mobility cell: \$1,010
- Miscellaneous corrective actions (toilet rooms, signage, service counter, etc.): \$2,649

Total: \$5,345*



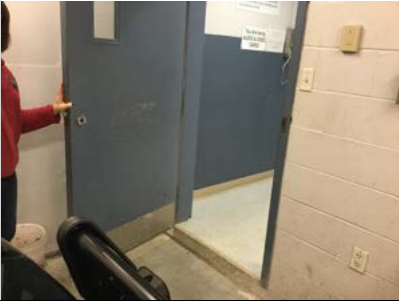

*Note: Cost for providing accessible holding cells (women’s and juvenile) is not provided.

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 a compliant accessible transfer or roll-in shower for individuals in the holding cells.





Town of Auburn
Police Department

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Access to Goods and Services												
Means of Egress												
1	Employee Entrance	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 the finished floor located on the latch side of the door.	1	232	\$232
2	Main Entrance	1		Means of Egress	N/A		Illuminated Int. Symbol of Acc. not provided (MAAB) Tactile exit sign not provided	- -	Provide an illuminated sign with the International Symbol of Accessibility. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	423	\$423
Doors, Doorways, & Gates												
3	Sally Port	B		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	4.5"	Alter the threshold to be 1/2" high max. (Provide a portable ramp.) (Cost based on a portable ramp.)	1	500	\$500
Signage												
4	Community Room	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232

Town of Auburn
Police Department

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Men's Single-User Toilet	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	- - -	Provide text with raised characters duplicated in braille on sign. Provide braille on sign. Locate sign at permanent rooms alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility.	1	232	\$232
Service Counter												
6	Prisoner Entrance and Fingerprinting	B		Service Counter	N/A		Counter > 36" high	40"	Provide a counter that is 36" max. above the ground or finished floor.	1	440	\$440
Operable Parts												
7	Prisoner Entrance Phone	B		Operable Parts	Other		. Reach < 15" or > 48"(forward/side approach)	61"	Relocate phone so that controls are between 15"- 48" above the finished floor.	1	256	\$256
Detention Facilities												
8	Adult Men's Mobility Cell	B		Detention Facilities	Men's		Mobility cell lacks access to accessible toilet/lavatory	-	Ensure an accessible toilet room is provided.	1	1010	\$1010
Toilet & Bathing Rooms												

**Town of Auburn
Police Department**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
9	Men's Single-User Toilet	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92
10	Women's Single-User Toilet	2		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92
Single-User Toilet												
11	Men's Single-User Toilet	2		Single-User Toilet	N/A		Hook located > 48" high	61"	Locate hook no higher than 48" above the finished floor.	1	150	\$150
Additional Access												
Sink												
12	Community Room	1		Sink	Kitchenette		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach.	1	1686	\$1686

Public Library



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Year Built: 1891 Year Renovated: 2011

Auburn Public Library is located at 369 Southbridge Street. The building has a main floor open concept library, there is a kids section, an adults section a multipurpose room, two single-user toilets and staff area.

The building has one accessible entrance and egress. The main entrance is on the south west side of the library off Southbridge Street. The entrance is connected to an accessible ramp and faces the main parking area. There are 51 parking spaces including 3 accessible parking spaces

The library holds many programs during different hours. There are designated areas for laptop/computer research, and holds 2 magnifier computers. Visitors are allowed to use the computers for 60 minutes. The adult section of the library is divided into a large print section, magazines section, and the new books section. The Merriam Room is used for meetings and program activities. It has two (2) TVs. The single-user men's and women's toilet rooms are located to the right of the main entrance. The children's area has computers, play areas, book shelves, and single-user boys' and girls' toilet rooms.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include lack of an accessible route to the picnic tables and the landing at the exterior ramp is not maintained in operable working condition.

Toilet Rooms

The major accessibility issue is the lack of accessible single-user boys' and girls' toilet rooms (children area). Other accessibility issues include flush control not located on the open/transfer side of the toilet and the toilet seat centerline is 19" from the side of the wall (women's toilet room). Additional accessibility issues include toilet paper dispensers mounted above the side grab bar, lack of protected pipes at the lavatory (women's toilet room), toilet seat lower than the minimum allowed (women's toilet room).

Coat hooks and paper towel dispensers mounted higher than the maximum height allowed.

Assembly Area

Assistive listening systems do not appear to be provided in the Merriam Room and also an accessible route is not provided to the stage.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Signage

Accessibility issues include lack of a tactile signs (braille and raised characters) and signs not located on the latch side of the door. Other accessibility issues include lack of a directional sign at the inaccessible exit, lack of the illuminated International Symbol of Accessibility (ISA) at the accessible entrance.

Additional Accessibility Issues

- Lack of a marked access aisle and lack of identification signs at the accessible parking spaces.
- Lack of a securely attached mat (main entrance).
- Lack of door hardware that can be used without requiring tight grasping, pinching, or twisting of the wrist.
- Lack of one accessible counter.
- Lack of an accessible work surface at the children's section.
- Lack of accessible work surfaces at the adults section.

Order of Magnitude Cost Estimates

- Provide one girls' single-user toilet room and relocate the drinking fountain: \$26632
- Provide one boys' single-user toilet room and relocate the drinking fountain: \$26632
- Renovate toilet rooms: \$5212
- Provide accessible parking signs: \$2400
- Provide an assistive listening system (Merriam Room): \$ 1214
- Provide compliant signage (designation and egress): \$ 1592

- Provide compliant work surfaces: \$ 1600
- Provide an accessible picnic table: \$1400
- Miscellaneous corrective actions (accessible door hardware, portable ramp, parking etc.): \$2910





Total: \$69,592

Best Practice and Inclusive Design


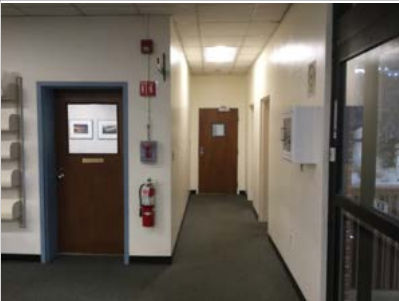



Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing a sign at the door leading to the employee area.
- Recommend providing the same information displayed on the TV monitor in an accessible format (by the main entrance).






**Town of Auburn
Auburn Public Library**

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	Outdoor		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 not provided	51 3 1 50" -	Provide a marked access aisle that is at least 60" wide. Provide three (3) signs with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	3	800	\$2400
Exterior Ramp												
2	Main Entrance	Outdoor		Exterior Ramp	N/A		Surface is not stable, firm, and slip-resistant	-	Repair surface at landing.	1	256	\$256
Entrance												
3	Main Entrance	1		Entrance	Main Entrance		Mat not securely attached	-	Secure the mat to prevent tripping hazard.	1	Labor	\$0
Emergency Exit												
4	Emergency Exit	1		Emergency Exit	N/A		Emergency exit not on an accessible route Directional sign to accessible emergency exit not provided Maneuvering clearance(s) not provided	- - -	Provide a directional sign indicating the location of the nearest accessible emergency exit. Remove the trash can.	1	232	\$232






**Town of Auburn
Auburn Public Library**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Main Entrance	1		Emergency Exit	Egress		Illuminated Int. Symbol of Acc. not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
Access to Goods and Services												
Interior Access Route												
6	Corridor Leading to Toilet Rooms	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Provide a cane-detectable barrier under the AED.	1	306	\$306
7	Merriam Room	1		Interior Access Route	N/A		Level changes > 1/4" Assistive listening devices not provided	6" -	Provide a temporary ramp as needed to ensure an accessible route to the stage. If audible communication is integral to the use of the space, provide an assistive listening system.	1	1714	\$1714
Doors, Doorways, & Gates												
8	History Room	1		Doors, Doorways, & Gates	Study Room		Signage is not provided Hardware not operable with a closed fist	- -	Locate compliant signage alongside the door on the latch side. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	716	\$716
9	Marriam Room	1		Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Keep door open as needed. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484






**Town of Auburn
Auburn Public Library**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Girls' and Boys' Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- 12.5"	Relocate drinking fountain. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist See ID #28 for cost regarding toilet room.	2	2028	\$4056
11	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open Hook located > 48" high	- 20 lbs 63"	Relocate the trash can. Adjust closers so door does not require more than 5 pounds of force to open. Locate hook no higher than 48" above the finished floor.	1	150	\$150
12	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open Hook located > 48" high	- 20 lbs 63"	Relocate the trash can. Adjust closers so door does not require more than 5 pounds of force to open. Locate hook no higher than 48" above the finished floor.	1	150	\$150
Signage												
13	Boys' and Girls' Toilet Room	1		Signage	183		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	2	232	\$464
14	Merriam Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232




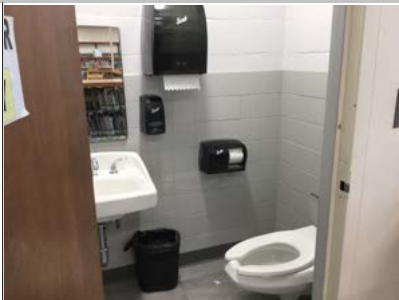
**Town of Auburn
Auburn Public Library**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Men's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign alongside the door on the latch side.	1	Labor	\$0
16	Women's Toilet Room	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign alongside the door on the latch side.	1	Labor	\$0
Service Counter												
17	Reception	1		Service Counter	N/A		Counter > 36" high	39"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Dining or Work Surfaces												
18	Children's Section	1		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 26" or > 30"	23"	Provide one (1) play surface with top between 28"- 30" above the floor.	1	200	\$200
19	Library Catalog	1		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	41.5"	Relocate one (1) library catalog computer on a work surface with tops between 28"- 34" above the floor and 27" clear height underneath.	1	Labor	\$0

**Town of Auburn
Auburn Public Library**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Near Library Catalog Computers	1		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	37"	Provide at least one (1) work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	700	\$700
21	Adults Section	1		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	26.5"	Provide at least one (1) work surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	700	\$700
Picnic Tables												
22		Outdoor		Picnic Tables	N/A		At least 5% accessible spaces not provided Toe or knee clearance at tables not provided Picnic table not on an accessible route	- - -	Ensure that one (1) picnic table is accessible and has toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	1400	\$1400
Toilet & Bathing Rooms												
Single-User Toilet												
23	Women's Toilet Room	1		Single-User Toilet	Toilet Paper Dispenser		Toilet seat < 17" or > 19" high Flush control not on open side Centerline < or > 18" (MAAB) Toilet paper dispenser is not compliant	14" - 19" -	Install a toilet with a seat between 17"- 19" high above the finished floor. Relocate the flush control to the open side. Relocate toilet so that the centerline is 18" from the side wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	3555	\$3555
24	Women's Toilet Room	1		Single-User Toilet	N/A		Plumbing underneath is exposed	19"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92

Town of Auburn
Auburn Public Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
25	Men's Toilet Room	1		Single-User Toilet	Toilet Paper Dispenser		. Toilet paper dispenser is not compliant	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	353	\$353	
Dispensers													
26	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high . Not operable with a closed fist	52.5" -	Relocate so the operable part is 42" max. above the finished floor. Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	456		\$456
27	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high . Not operable with a closed fist	53" -	Relocate so the operable part is 42" max. above the finished floor. Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	456	\$456	
Toilet Rooms for Children													
Single-User Toilet (Children)													
28	Girls' and Boys' Toilet Room	1		Single-User Toilet (Children)	N/A		Clearance at toilet < 72" clear deep Clearance at toilet < 60" clear wide	- -	Provide one (1) accessible girls' and one (1) accessible boys' single-user toilet room.	2	24604	\$49208	
Best Practice													

Town of Auburn
Auburn Public Library

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Monitor												
29	Facing Reception	1		Monitor	N/A			-	Recommend providing the same information in an accessible format.	1	-	\$0
Signage												
30	Near Toilet Rooms	1		Signage	N/A			-	Recommend providing signage for employee area.	1	232	\$232

Lorraine Gleick Nordgren Senior Center



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
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Background

The Lorraine Gleick Nordgren Senior Center is located at 4 Goddard Drive. It is a one (1) story building that is home to the Auburn Council on Aging. The main entrance on the north side is an accessible entrance leading to an interior automatic sliding door. There is also an accessible entrance and egress at the back of the building (south side), and an accessible entrance at the end of the building across from the gazebo.

Amenities include a reception desk, staff offices, library, media room, dining room, kitchen where food is prepared for the seniors, a single-user toilet room and men’s and women’s multi-user toilet rooms in the dining area that each have an accessible compartment. Parking is located in a parking lot adjacent to the Senior Center. A short walkway at the northwest end of the parking lot leads to a gazebo and some benches.

Key Accessibility Issues

Parking

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

Toilet Rooms

Accessibility issues include lack of the required minimum clear floor space at the lavatory in the women’s multi-user toilet room. The flush control is not on the open/transfer side and a urinal is mounted higher than the maximum height allowed in the men’s multi-user toilet room, and the accessible compartments in both of the multi-user toilet rooms have a coat hook that is mounted higher than the maximum height allowed.

Doors

Accessibility issues include a power door at the entry to the women’s multi-user toilet room in the dining area that is not in operable working condition, and lack of the required minimum

maneuvering clearance at the door between the media room and the dining area.

Assembly Area

An assistive listening system does not appear to be provided in the dining area where audio speakers are present.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Signage

Accessibility issues include lack of tactile signs (braille and raised characters) and signs not located on the latch side of the door. Other accessibility issues include lack of the illuminated International Symbol of Accessibility (ISA) at the accessible emergency exits, and lack of a sign with the International Symbol of Accessibility (ISA) at the accessible toilet rooms.

Additional Accessibility Issues


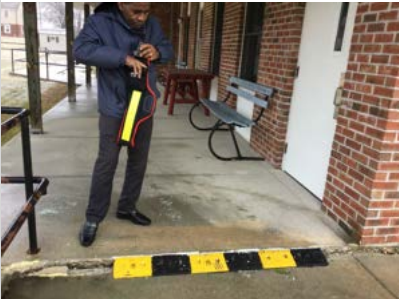


- Excessive changes it level on the walkways surrounding the exterior of the Senior Center.
- Lack of an accessible route to at least one of the benches by the gazebo.
- An object (AED) that protrudes into the interior circulation path.

Order of Magnitude Cost Estimates





- Renovate toilet rooms: \$4,178
- Provide compliant designation and egress signage: \$2,952
- Provide an assistive listening system (dining area): \$1,214
- Lack of maintenance of accessible features (repair automatic door to women’s multi-user toilet room and broken railing by the rear entrance): \$3060
- Miscellaneous corrective actions (parking, exterior access routes, etc.): \$3,268

Total: \$14,672






Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Value List Missing>												
1	Dining Area	1					Illuminated Int. Symbol of Acc. not provided (MAAB) Tactile exit sign not provided		Provide an illuminated sign with the International Symbol of Accessibility. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	432	\$432
Approach and Entrance												
Exterior Access Route												
2	Towards Back Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
3	Near Back Entrance	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
4	Near Back Entrance	Ext.		Exterior Access Route	N/A		Route not maintained in operable working condition	-	Ensure railing at the accessible route is maintained in operable working condition. (Repair railing.)	1	Labor	\$0





Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
5		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"	60 5 1 52" -	Provide a marked access aisle that is at least 96" wide at the van accessible space. Add the designation "Van Accessible" to the sign located at the van accessible space. Provide a marked access aisle that is at least 60" wide at the car accessible space. (One compliant van and two compliant car accessible spaces are required.) (Cost based on striping two access aisle and a van sign.)	1	1100	\$1100
Emergency Exit												
6	Main Entrance	1		Emergency Exit	N/A		Illuminated Int. Symbol of Acc. not provided (MAAB) Tactile exit sign not provided	-	Provide an illuminated sign with the International Symbol of Accessibility. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	432	\$432
Access to Goods and Services												
Means of Egress												
7	Goddard 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 the finished floor located on the latch side of the door.	1	232	\$232
8	Library in Goddard 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 the finished floor located on the latch side of the door.	1	232	\$232






Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
9	Near Dining Area	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 the finished floor located on the latch side of the door.	1	232	\$232
10	Dining Area	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 the finished floor located on the latch side of the door.	1	232	\$232
11	Dining Area	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 the finished floor located on the latch side of the door.	1	232	\$232
Interior Access Route												
12	Dining Area	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier.	1	306	\$306
Doors, Doorways, & Gates												
13	Media Room	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Remove the obstruction. (Relocate stored items to provide 18" maneuvering clearance on the pull side of the door.	1	Labor	\$0



Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Near Accessible Parking	Ext.		Doors, Doorways, & Gates	Other		Threshold > 1/2" high	1.5"	Alter the threshold to be 1/2" high max.	1	150	\$150
15	Women's Toilet Room at Dining Area	1		Doors, Doorways, & Gates	Toilet Room		Automatic door opener not operable	-	Repair or replace the door opener at the door to the women's multi-user toilet room. (Note: The men's toilet room door is pictured, but the non operable power door opener is at the women's multi-user toilet room.)	1	3060	\$3060
Assembly Area												
16	Dining Area	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. (Cost based on a transmitter, receiver, ear speaker, neck loop and USB charger - Capacity: 50 or less.)	1	1214	\$1214
Exterior Benches												
17	Benches Surrounding Gazebo	Ext.		Exterior Benches	N/A		No accessible route to 20% of benches	-	Provide an accessible route to 20% of benches (at least one bench) in this area. (Cost based on a 48"x30 asphalt route.)	1	1200	\$1200
Toilet & Bathing Rooms												

Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
18	Single-User Toilet By Goddard Room	1		Overall Access	Toilet Room		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided Sign not located on the latch side of the door	-	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
19	Men's and Women's Toilet Room at Dining Area	1		Overall Access	Toilet Room		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided Sign not located on the latch side of the door	- -	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility. Locate sign at permanent rooms alongside the door on the latch side.	2	232	\$464
Lavatory												
20	Women's Toilet Room by Dining Area	1		Lavatory	N/A		Clear floor space not provided at lavatory	-	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. (Relocate paper towel dispenser and trash can.)	1	256	\$256
Toilet Compartment												
21	Men's Toilet Room at Dining Area	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	374	\$374
22	Women's Toilet Room by Dining Area	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	69"	Lower coat hook so that it is no higher than 48".	1	150	\$150

Town of Auburn
Lorraine Gleick Nordgren Senior Center

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
23	Men's Toilet Room at Dining Area	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	64"	Lower coat hook so that it is no higher than 48".	1	150	\$150
Urinal												
24	Men's Toilet Room at Dining Area	1		Urinal	N/A		Rim > 17" high	20"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248

Town Hall



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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617-695-1225 voice/tty

Background

Town Hall is located at 104 Central Street and is open to the public Monday through Thursday. Hours of operation vary depending on the day of the week. There are two (2) entrances to the building; the main entrance to the Town Hall is on Central Street – this entrance is not accessible. The accessible entrance to the building is on the northwest side (rear side). The parking lot is located on the south and west sides of the building. There are three (3) accessible parking spaces – two are located near the accessible entrance.

The Town Hall is a two (2) story building connected by an elevator and two sets of interior stairs (one set of stairs is used only by employees). Town departments are located on all floors. Multi-user men’s and women’s toilet rooms are located on both floors.

Key Accessibility Issues

Assembly Area

Assistive listening systems do not appear to be provided in the Selectmen’s Meeting Room and also an accessible route is not provided to the stage.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Signage

Accessibility issues include lack of tactile signs (braille and raised characters) and signs not located on the latch side of the door. Other accessibility issues include lack of directional signs at the inaccessible entrance/exit, lack of the illuminated International Symbol of Accessibility (ISA) at the accessible emergency exit and lack of the at the International Symbol of Accessibility (ISA) at the accessible entrance.

Doors

Accessibility issues include doors that lack hardware that does not require tight grasping, pinching, or twisting of the wrist and doors that require excessive force to open.

Toilet Room

Accessibility issues include lack of fully accessible toilet rooms. This includes a flush control not located on the open /transfer side of the toilet (women’s 2nd floor), paper towel dispensers that require tight grasping, pinching, or twisting of the wrist, lack of self closing doors at the accessible compartments and dispensers mounted higher than the maximum height allowed.

Additional Accessibility Issues

- Lack of compliant service counters at many locations.
- Lack of compliant work surfaces.
- Lack of securely attached walk-off mats.
- Lack of a compliant access aisle at the accessible parking spaces near the accessible entrance and signs mounted lower than the minimum height allowed (west side of the building).

Order of Magnitude Cost Estimates

- Provide compliant signage (directional, designation and egress signs): \$5,284
- Provide an assistive listening system (Selectmen’s Meeting Room): \$1,600
- Provide compliant toilet rooms: \$3,495
- Provide accessible service counters and accessible work surfaces: \$4,040
- Miscellaneous corrective actions (parking, door hardware, temporary ramp, etc.): \$1,636






Total: \$16,055

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 adding contrasting strips at the edge of each step at the stairs leading to the main entrance and the interior stairs.
- Recommend relocating the directory located near the Town Clerk's office on the first floor to avoid glare.
- Recommend providing a work surface with 27" min. knee clearance (desk located near the Veteran's office).


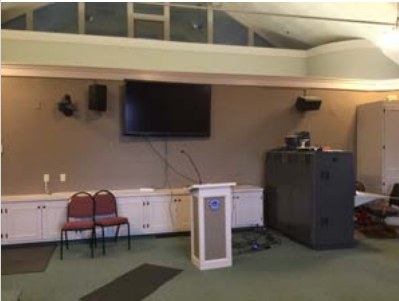



Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Employee		Access aisle < 60" wide at car/van space Sign bottom < 60" above finished grade	- 51.5"	Provide a marked access aisle that is at least 60" wide. Locate sign with the bottom of the sign 60" above the ground.	1	300	\$300
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign bottom < 60" above finished grade	-	Locate sign with the bottom of the sign 60" min. above the ground.	2	Labor	\$0
Entrance												
3	Employee Entrance	1		Entrance			Entrance not on an accessible route Directional sign to accessible entrance not provided		Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
4	Accessible Entrance	1		Entrance	Secondary Entrance		International Symbol of Accessibility not provided	-	Provide the International Symbol of Accessibility.	1	346	\$346
5	Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	South Side - Exit Across From Parking Lot	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Access to Goods and Services												
Means of Egress												
7	Towards Second Floor	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above finished floor located on the latch side of the door.	1	232	\$232
8	Accessible Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated International Symbol of Accessibility.	1	884	\$884
9	Exit Near Toilet Rooms	2		Means of Egress	147		Tactile exit sign not provided	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above finished floor located on the latch side of the door.	1	232	\$232
Interior Access Route												
10	Lobby Near Elevator	1		Interior Access Route	N/A		Mat not securely attached	-	Secure the mat to prevent tripping hazard.	1	Labor	\$0






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Hallway Near Toilet Rooms	2		Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a second stanchion cord at 27" cane-detectable barrier. Relocate stanchion cord to maintain the maneuvering clearance at the door	1	Labor	\$0
12	Selectmen's Meeting Room	2		Interior Access Route	N/A		Mat not securely attached	-	Secure the mat.	1	Labor	\$0
Doors, Doorways, & Gates												
13	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate partition to maintain the required 54" min. maneuvering clearance at the pull side of the door.	1	256	\$256
14	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	39" 9 lbs	Relocate partition to maintain the required 54" min. maneuvering clearance at the pull side of the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	256	\$256
15	Women's Toilet Room & Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled	-	Bevel threshold.	2	150	\$300






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	9.9" -	Relocate paper towel dispenser to maintain the required 18" maneuvering clearance at the door.	1	353	\$353
17	Men's Toilet Room	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate paper towel dispenser to maintain the required 18" maneuvering clearance at the door.	1	353	\$353
18	Planning Board	2		Doors, Doorways, & Gates	Meeting 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.	1	484	\$484
19	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Elevator												
20	Lobby	1		Elevator	Interior		Tactile stars not provided at main entry level	-	Provide a tactile star on both sides of jambs at main floor. At other floors, provide appropriate number. Provide a tactile star at the main floor on the control panel within the car.	1	96	\$96






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
21	Main Entrance	1		Signage	Egress		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	232	\$232
22	Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility.	1	232	\$232
23	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility.	1	232	\$232
24	Human Resources	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
25	Veterans Services	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232

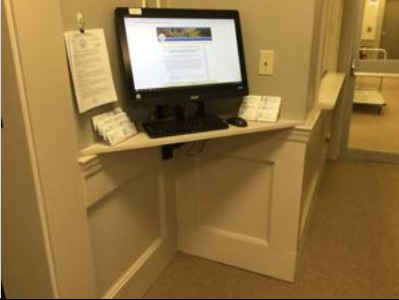



Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Selectmen's Meeting Room	2		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	2	232	\$464
27	Women's Toilet Room	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	<ul style="list-style-type: none">----	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility.	1	232	
28	Men's Toilet Room	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door International Symbol of Acc. not provided	<ul style="list-style-type: none">---	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. Provide a sign with the International Symbol of Accessibility.	1	232	\$232
29	Planning Board	2		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	<ul style="list-style-type: none">---	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
30	Hallway	2		Signage	Directional		Contrast not provided on sign Text size non-compliant on sign	<ul style="list-style-type: none">--	Install a sign with characters that have a high contrast to the background. Ensure that character size on the sign complies with the Character Height Table 703.5.5 in the ADA 2010 Standards.	1	232	\$232






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Service Counter												
31	Assessor Office	1		Service Counter	N/A		Counter > 36" high	38"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
32	Treasurer and Collector Office	1		Service Counter	N/A		Counter > 36" high	41.7"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
33	Town Clerk	1		Service Counter	N/A		Counter > 36" high	37.5"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Operable Parts												
34	Hallway	2		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	66"	Mount clothes rod 48" above finished floor.	1	256	\$256
Dining or Work Surfaces												
35	Assessor Office	1		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	38"	Provide a work surface with top between 28"-34" above the floor and 27" clear height underneath.	1	700	\$700






Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	Hallway	2		Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	37"	Provide a work surface with tops between 28"-34" above the floor and 27" clear height underneath.	1	700	\$700
Assembly Area												
37	Selectmen's Meeting Room	2		Assembly Area	N/A		Accessible route to stage not provided Assistive listening devices not provided	- -	Provide a temporary ramp as needed to ensure an accessible route to the stage. If audible communication is integral to the use of the space, provide an assistive listening system.	1	2100	\$2100
Toilet & Bathing Rooms												
Lavatory												
38	Women's Toilet Room	1		Lavatory	419		Dispensers not within reach range	49.5"	Relocate dispenser to 42" max. above the floor.	1	353	\$353
Toilet Compartment												
39	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0


Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 55"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	150	\$150
41	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 53.7"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	150	\$150
42	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 66.5"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	150	\$150
43	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	374	\$374
Dispensers												
44	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Not operable with a closed fist	-	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	200	\$200

Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Not operable with a closed fist	-	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	200	\$200
46	Men's Toilet Room	2		Dispensers	Paper Towel Dispenser		Not operable with a closed fist	-	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	200	\$200
47	Women's Toilet Room	2		Dispensers	Paper Towel Dispenser		Not operable with a closed fist	-	Provide a dispenser that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	200	\$200
Best Practice												
Desk												
48	Hallway	1		Desk	N/A				Recommend Providing a work surface with 27" min. knee and toe clearance.	1	-	\$0
Informaiton Board												
49	Lobby Near Town Clerck	1		nformation Board	N/A				Recommend relocating the information board to avoid glare.	1	-	\$0

Town of Auburn
Town Hall

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Stairways												
50	From 2nd Floor to 1st Floor	2		Stairways	N/A				Recommend providing handrails extensions at top and bottom of handrails. Recommend adding contrasting strips at the edge of each step at all stairs.	1	-	\$0

Department of Public Works



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/tty

Background

Auburn’s Department of Public Works (DPW) is located at 5 Millbury Street and is open to the public Monday through Friday from 7:00 AM to 3:30 PM. The Department of Public Works consists of four divisions: Engineering Division, Highway Division, Parks Recreation and Cemetery Division and Sewer Division.

The building where the DPW is located is a single story with an accessible entrance on Millbury Street. There is also an accessible entrance/exit in the back of the building (north side). This building has two service windows (for the Sewer Division and the Highway Division), a meeting room and offices. There are men’s and women’s single-user toilet rooms (near the main entrance) and a staff only single-user toilet room (in the meeting room). Parking is located on the south side of the building; there are eight (8) parking spaces. There are no accessible parking spaces.

The building located to the right of the DPW (Sewer Division) is a single story building with an accessible entrance on the west side. Amenities include a meeting room, and multi-user men’s and women’s toilet rooms. Two (2) accessible parking spaces are located near the accessible entrance (west side).

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space (including a marked access aisle and an identification sign with the International Symbol of Accessibility (ISA) and the designation “Van Accessible”) in the parking lot near the main entrance to the DPW building. Other accessibility issues include lack of an access aisle and identification signs mounted lower than the min. height allowed (building to the right of the DPW).

Note: IHCD team was told that the parking lot is going to be restriped.

Signage

Accessibility issues include lack of tactile signs (braille and raised characters), lack of the illuminated International Symbol of Accessibility (ISA) at the accessible entrance (south side) and accessible emergency entrance/exit (north side) and signs not located on the latch side of the door.

Toilet Rooms

Accessibility issues at the DPW building include lack of an accessible single-user toilet room (women’s toilet room), flush control not located on the open / transfer side of the toilet (men’s toilet room) and mirror mounted higher than the max. height allowed (both toilet rooms).

Accessibility issues at the building located at the Sewer Division (building to the right of the DPW) include lack of accessible men’s and women’s wheelchair accessible compartments, lack of an accessible urinal and lack of the required maneuvering clearance at the entry door to the women’s toilet room. Other accessibility issues include paper towel dispensers mounted higher than the max. height allowed, lack of insulated pipes at the lavatories and shelves that protrude into the circulation path.

Additional Accessibility Issues

- Lack of compliant door hardware.
- Mats not securely attached.

Order of Magnitude Cost Estimates

- Provide compliant designation and egress signs: \$1,780
- Renovate toilet rooms in the main DPW building: \$26,866
- Miscellaneous corrective actions (widen door, door hardware, etc.): \$4,334

Total: \$32,980*

***Note:** Cost for restriping the parking lot is not included because the whole parking lot is going to be restriped.

Cost to provide accessible toilet rooms to the building located to the right of the DPW is not included. If members





of the public use the toilet rooms during, the toilet rooms need to be brought into compliance.

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 relocating the file cabinet located near the window at the Highway Division to provide a forward and parallel clear floor space at the window.





Town of Auburn
Department of Public Works - Highway Division

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	Employee		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	8 - -	Provide a van accessible space that is at least 132" wide with a marked 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. Add the designation "Van Accessible" to the sign.	1	0	\$0
Emergency Exit												
2	Entrance/ Exit From Conference Room	Ext.		Emergency Exit	N/A		Mat not securely attached	-	Secure the mat.	1	Labor	\$0
3	Exit/Entrance From Conference Room	1		Emergency Exit	N/A		Mat not securely attached Hardware not operable with a closed fist	- -	Secure the mat. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
Access to Goods and Services												
Means of Egress												
4	Entrance/ Exit From Conference Room	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	884	\$884





Town of Auburn
Department of Public Works - Highway Division

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
Doors, Doorways, & Gates												
6		1		Doors, Doorways, & Gates	Office		Clear width at door < 32" Hardware not operable with a closed fist	25.5" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	3366	\$3366
7	Men's 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.	1	484	\$484
Signage												
8	Women's Toilet Room & Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	2	232	\$464
Toilet & Bathing Rooms												





Town of Auburn
Department of Public Works - Highway Division

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
9	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide an accessible single-user toilet room.	1	24604	\$24604
Lavatory												
10	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92
Single-User Toilet												
11	Men's Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided	- -	Relocate the flush control to the open side. Provide one grab bar on the side wall of the toilet and one on the rear wall.	1	2170	\$2170
Best Practice												
Window												
12	Highway Division	1		Window	N/A				Recommend relocating file cabinet to provide a forward and parallel clear floor space at the window.	1	-	\$0





Town of Auburn
Department of Public Works - Sewer Division

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	Employee		Access aisle not provided Sign bottom < 60" above finished grade	- 53"	Provide a marked access aisle that is at least 96" wide. Locate sign with the bottom of the sign 60" above the ground.	1	0	\$0
Access to Goods and Services												
Interior Access Route												
2		1		Interior Access Route	N/A		Mat not securely attached	-	Secure the mat.	1	Labor	\$0
Doors, Doorways, & Gates												
3	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	-	\$0
4	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open Obstructed by protruding objects	- 15 lbs	Change the swing of the door to provide the required maneuvering clearance at the door. Adjust closer so door does not require more than 5 pounds of force to open. Relocate shelf to maintain the maneuvering clearance at the door.	1	-	\$0

Town of Auburn
Department of Public Works - Sewer Division

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
5	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	0	\$0
6	Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	0	\$0
Dining or Work Surfaces												
7	Meeting Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	0	\$0
Toilet & Bathing Rooms												
Overall Access												
8	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	-	\$0

Town of Auburn
Department of Public Works - Sewer Division

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
9	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Obstructed by protruding objects	- 46"	Insulate or otherwise configure pipes to prevent contact at the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Relocate shelf so it does not protrude into the circulation path.	1	-	\$0
10	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 46" 59"	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 the finished floor. Lower dispensers to 42" max. above the floor.	1	-	\$0
Urinal												
11	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	23.5"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	-	\$0
Dispensers												
12	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high	50"	Lower paper towel dispenser so the operable part is 42" max. above the finished floor.	1	-	\$0

Randall School Department Building



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Year Built: 1952

The Randall School Department Building is located at 5 West Street, south of and abutting Fire Station 1 and the Fire Safety Office. It is a two-story building with a first floor and basement level.

A parking lot is located on the east side of the building where an exterior ramp provides access to the main entrance and egress on the first floor, which is accessible. A staircase is the only method of access between floors. There are three additional egress doors including two at the basement level, none of which are accessible.

Areas open to the public including a main office, a meeting room and both men’s and women’s multi-user toilet rooms are all located on the first floor. There are no public programs on the basement level.

Key Accessibility Issues

Parking

Accessibility issues include an access aisle that is narrower than the minimum width required, lack of signs with the International Symbol of Accessibility (ISA) at two (2) accessible parking spaces, and lack of the designation “Van Accessible” on the sign located at the van accessible parking space.

Signage

Accessibility issues include lack of or noncompliant egress signage including lack of an illuminated International Symbol of Accessibility (ISA) sign at the accessible egress on the first floor, lack of egress signage with raised characters and braille, lack of compliant or misplaced designation signage, and lack of directional signage at inaccessible entrances indicating the location of the nearest accessible entrance.

Toilet Rooms

Accessibility issues include lack of an accessible compartment in both the men’s and women’s multi-user toilet rooms. Both multi-user toilet rooms also lack a lavatory with the minimum required knee and toe clearance, lack wrapped pipes at the lavatory, and have a mirror and soap dispenser positioned higher than the maximum height allowed.

Assembly Area

Accessibility issues include the lack of an assistive listening system and lack of a sign indicating that an assistive listening system is available in the meeting room.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space an assistive listening system must be provided. If an assistive listening system is present, a sign indicating its availability is required.

Additional Accessibility Issues

- Doors that require excessive opening force.
- Door hardware that requires tight grasping, pinching, or twisting of the wrist.
- Objects (defibrillators) that protrude into the interior access route.
- A service counter in the main office that is higher than the maximum height allowed.
- Lack of a work surface with the minimum required knee clearance in the conference room.

Order of Magnitude Cost Estimates

- Renovate parking: \$1,300
- Provide designation, egress and directional signage: \$4,026
- Renovate toilet rooms: \$17,138
- Provide an assistive listening system: \$1,214
- Miscellaneous corrective actions (including accessible door hardware, accessible service counter, accessible work surface, etc.): \$2,676





Total: \$26,354

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 adding contrasting strips at the edge of each step at the stairs leading to the main entrance and at the interior stairs.
- Recommend providing handrails at the stairs to the main entrance.
- Recommend providing handrails that are 34"- 38" high above the floor that extend horizontally above the landing for 12” min. beginning above the first and last riser nosing at the egress stairway to egress door two (2) in the basement.
- Recommend providing an adjustable height podium with toe and knee clearance positioned for a forward approach in the meeting room.






Town of Auburn
Randall School Department Building

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	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 < 60" wide at car/van space Sign not provided Sign does not have the designation "Van Accessible"	19 1 1 58" - -	Provide a marked access aisle that is at least 60" wide. Provide a sign at each of the two accessible parking spaces with the International Symbol of Accessibility (ISA) 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	1300	\$1300
Entrance												
2	Egress Door 2	Ext		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Emergency Exit												
3	Egress Door 4	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	Egress Door 2	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided Tactile exit sign not provided	-	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 the finished floor located on the latch side of the door.	2	232	\$464


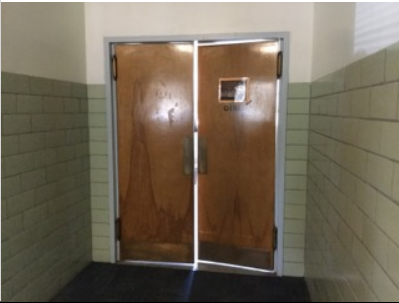

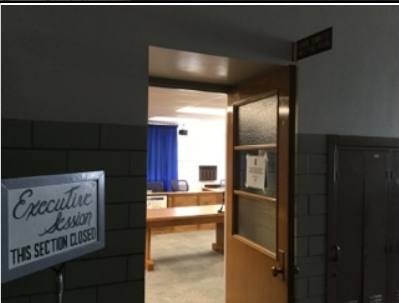

Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
5		1		Emergency Exit	N/A		Illuminated Int. Symbol of Acc. not provided (MAAB) Door requires > 15 lbs. of force to open Tactile exit sign not provided	- 22lbs	Provide an illuminated sign with the International Symbol of Accessibility (ISA). Adjust closers of exterior doors so doors do not require more than 15 pounds of force. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. Ensure tactile exit signs with raised characters and braille are provided at exit doors.	1	432	\$432	
Access to Goods and Services													
Means of Egress													
6	Main Entrance East Side	1		Means of Egress	N/A		Tactile exit sign not provided Door requires > 5 lbs. of force to open	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	232	\$232	
7	Egress Door 2	B		Means of Egress	N/A		Tactile exit sign not provided Door requires > 5 lbs. of force to open	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Adjust closers so doors do not require more than 5 pounds of force to open.	1	232		\$232
Interior Access Route													
8	Main Entrance East Side	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier 27" max. above the ground at the AED.	1	306	\$306	
9	Right Next to Entrance	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Provide a cane-detectable barrier 27" max. above the ground at the AED.	1	306		\$306





Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
10	Meeting Room	1		Doors, Doorways, & Gates	Meeting 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.	1	484	\$484
11	Men's and Boys' Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	7 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
12	Women's and Girls' Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	11 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
13	Supply Rooms 101 and 113	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	2	232	\$464
14	Men's and Boys' Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232

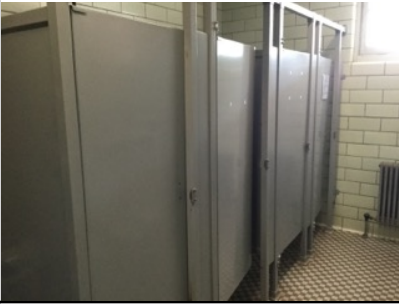



Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Custodian Room 109	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
16	Women's and Girls' Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
17	Main Office 102	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign.. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
18	Meeting Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Provide braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Service Counter												
19	Main Office	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880

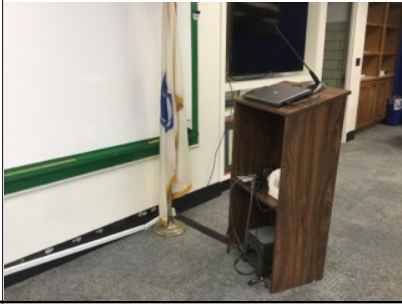
Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dining or Work Surfaces												
20	Meeting Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	700	\$700
Assembly Area												
21	Meeting 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 and a sign indicating the assistive listening system is available. (Cost based on a transmitter, receiver, ear speaker, neck loop and USB charger - Capacity: 50 or less and a sign.)	1	1446	\$1446
Toilet & Bathing Rooms												
Lavatory												
22	Men's and Boys' Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	23" - 48" 56"	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 the finished floor. Lower soap dispenser to 42" max. above the floor.	1	2387	\$2387
23	Women's and Girls' Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	23" - 48" 54"	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 the finished floor. Lower soap dispenser to 42" max. above the floor.	1	2387	\$2387

Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
24	Men's and Boys' Toilet Room	1		Toilet Compartment	Accessible Compartment		Clearance at toilet < 72" clear depth (MAAB)	- -	Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	6182	\$6182
25	Women's and Girls' Toilet Room	1		Toilet Compartment	Accessible Compartment		Clearance at toilet < 72" clear depth (MAAB)	-	Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	6182	\$6182
Best Practice												
Egress Stairway												
26	Egress Door 2	1		Egress Stairway	N/A				Recommend providing handrails that are 34"-38" high above the floor that extend horizontally above the landing for 12" min. beginning above the first and last riser nosing. Recommend adding contrasting strips at the edge of each step at the stairs leading to the main entrance and at the interior stairs.	1	-	\$0
Exterior Stairs												
27	Main Entrance East Side	Ext.		Exterior Stairs	N/A				Recommend providing handrails at exterior stairs.	2	-	\$0

Town of Auburn
Randall School Department Building

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Podium												
28	Meeting Room	1		Podium	N/A				Recommend providing an adjustable height podium with toe and knee clearance positioned for a forward approach.	1	-	\$0



Town of Auburn, Massachusetts

August 2020



School Buildings

Prepared by the



Institute for Human Centered Design

Bryn Mawr Elementary School



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Bryn Mawr Elementary School, located at 35 Swanson Road, serves approximately 299 students in grades K - 2. The school has a main accessible entrance on the north side accessed via a lift (Door #1) and 23 exits around the building including two accessible exits (Door #5 and #12).

Bryn Mawr Elementary School is a one story building with a basement connected by a set of interior stairs. An administration office, a cafeteria, a gymnasium, a technology room, a library and the nurse's office are located on the first floor. A reading room and a women's toilet room are located in the basement. Classrooms are located on both levels; there are two (2) special education classrooms on the first floor. Multi-user boys' and girls' toilet rooms are located on the first floor; there are additional single-user toilet rooms in Classrooms #109 and #118. The parking lot is located on the north and west sides of the building; there are two accessible parking spaces.

Key Accessibility Issues

Assembly Areas

Accessibility issues include lack of an accessible route to the stage in the cafeteria and lack of an accessible dining surface with knee and toe clearance at the cafeteria.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. It is not clear if an ALS is offered in the gymnasium/cafeteria. If an assistive listening system is present, a sign indicating its availability is required.

Classrooms

Accessibility issues include lack of accessible work surfaces (with knee clearance) at various classrooms, lack of knee and toe clearance at the sink (Room #110) and lack of the required maneuvering clearance at many of the doors due to the location of cabinets, stored items, trash cans, etc.

Signage

Accessibility issues include lack of compliant designation signage (with raised characters and braille), lack of tactile signage with (raised characters and braille) at the emergency exits, lack of compliant floor level designation signs and lack of illuminated exit signs with the International Symbol of Accessibility (ISA) at the accessible entrances/exits.

Toilet Rooms and Locker Rooms

Accessibility issues include lack of a compliant accessible toilet room (women's toilet room in the basement), and lack of compliant accessible toilet rooms in classrooms (Rooms #109 and #118). Other accessibility issues include lack of compliant lavatories and dispensers mounted higher than the max. height allow.

Playground

Accessibility issues include lack of an accessible route to and around the playground and to the 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.

Additional Accessibility Issues

- Lack of a compliant accessible parking space.
- Lack of drinking fountains for standing users.
- Lack of a compliant sink (Classroom #110).

Order of Magnitude Cost Estimates

- Provide an accessible route to the stage in the cafeteria (ramp): \$12,000
- Provide an accessible route to and around each play component in the playground (poured-in-place rubber): \$31,200

Bryn Mawr Elementary School

- Provide compliant signs (directional, designation and egress):
\$7,442
- Provide compliant work surfaces (with knee clearance):
\$2,100
- Provide a compliant sink (room #110): \$1,686
- Renovate toilet rooms: \$46,708
- Provide drinking fountains for standing users: \$8,056
- Miscellaneous corrective actions (parking, accessible route, compliant handrails, cane detectable barrier, door, etc.):
\$5,684



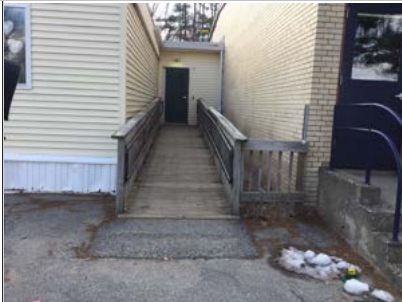

Total: \$114,876

Best Practice and Inclusive Design


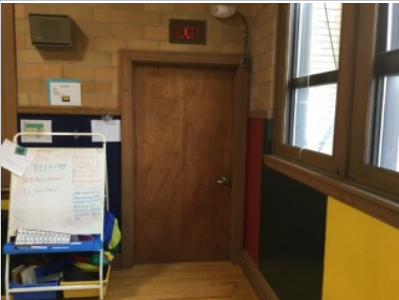



Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend providing a gate or some kind of barrier for safety (Exit #19).



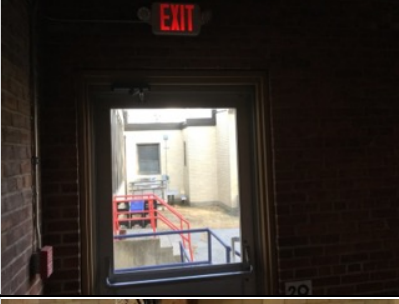
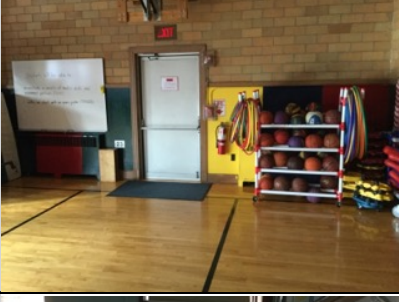

Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Door #22	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	-	Alter change in level to be 1/4" high max. (Cost for a 3x3 asphalt patch.)	1	160	\$160
Off-Street Parking Lot or Garage												
2	By Ramp to Door #5	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign not provided Sign does not have the designation "Van Accessible"	21 1 - - -	Provide a marked access aisle that is at least 96" wide. 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	800	\$800
Exterior Ramp												
3	Ramp to Door #12	Ext.		Exterior Ramp	N/A		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the bottom of ramp runs. (Cost based on welding 12" extensions on to both existing railings at the bottom of the ramp run.)	2	142	\$284
Exterior Stair												
4	Main Entrance	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. (Cost for two metal railing extensions.)	2	142	\$284


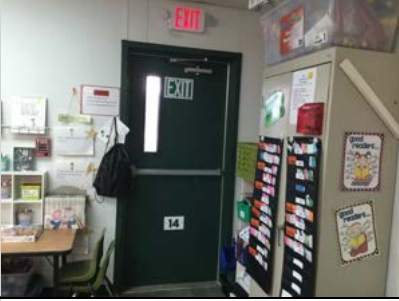



Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
5	Back Entrance and Book Exchange	Ext.		Entrance	Secondary Entrance		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Access to Goods and Services												
Means of Egress												
6	Cafeteria	1	126	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the nearest adjacent wall.	1	232	\$232
7		1	126	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
8	Exit #4	1	110	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
9	Technology Room - Exit #8	1	112	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232

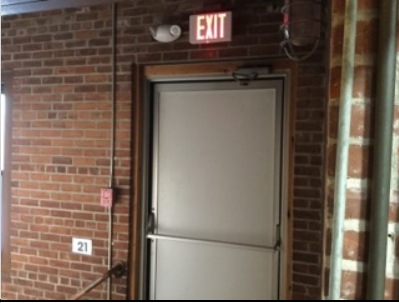
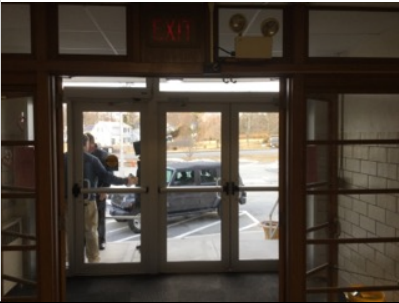


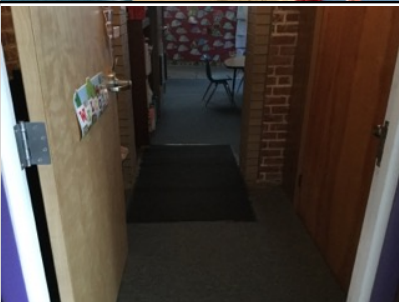
Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Exit #15	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
11	Classroom Near Exit #15 Egress to Stairs	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
12	Exit #20	1	126	Means of Egress	N/A		Tactile exit sign not provided Emergency exit not on an accessible route	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign 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	232	\$232
13	Gymnasium	1	126	Means of Egress	N/A		Tactile exit sign not provided Emergency exit not on an accessible route	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign 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	232	\$232
14	2nd Grade Classroom	1	107	Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided		Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Remove stored items to maintain the maneuvering clearance at the door.	1	232	\$232


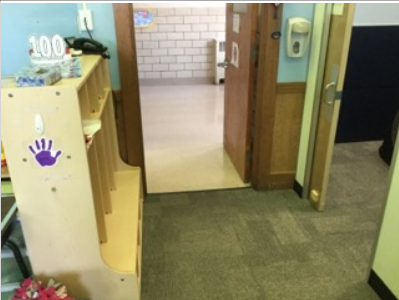
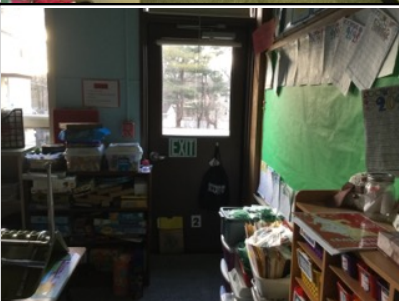


Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Classroom - Exit #13	1	116	Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Remove stored items to maintain the maneuvering clearance at the door.	1	232	\$232
16	Exit #14	1	117	Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Remove stored items to maintain the maneuvering clearance at the door.	1	232	\$232
17	Exit #6	1	110	Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Remove stored items to maintain the maneuvering clearance at the door.	1	232	\$232
18	Exit #5	1	109	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
19	Exit # 12 - To Ramp	1	117	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432






**Town of Auburn
Bryn Mawr Elementary School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Emergency Exit	1	126	Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232
21	Main Entrance	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
22	Exit #22	B		Means of Egress	N/A		Tactile exit sign not provided Emergency exit not on an accessible route		Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign 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	232	\$232
Interior Access Route												
23	Hallway	1		Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier.	1	306	\$306
24	Reading Room	1	B05	Interior Access Route	N/A		Mat not securely attached	-	Secure the mat.	1	Labor	\$0



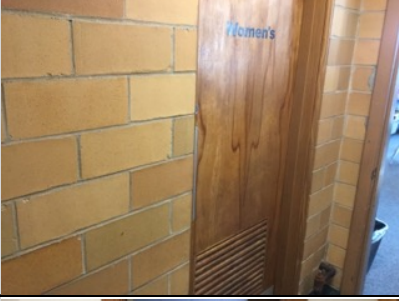


Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
25	Special Needs Classroom	1	109	Doors, Doorways, & Gates	Classroom		Clear width at door < 32" Hardware not operable with a closed fist	30" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	3850	\$3850
26	Special Needs Classroom	1	109	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Remove cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
27	Exit #2 - 2nd Grade Classroom	1	107	Doors, Doorways, & Gates	Assembly Space		Maneuvering clearance(s) not provided	-	Remove storage to maintain the maneuvering clearance at the door.	1	Labor	\$0
28	Hallway	1	116	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Remove stored items to maintain the maneuvering clearance at the door	1	Labor	\$0
29	Classroom Exit #13	1	116	Doors, Doorways, & Gates	Emergency Egress		Maneuvering clearance(s) not provided	-	Remove stored items to maintain the maneuvering clearance at the door	1	Labor	\$0




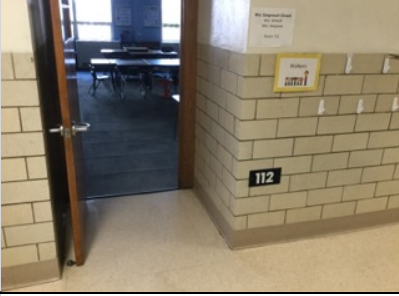

Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Women's Toilet Room	1	B04	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Door requires > 5 lbs. of force to open	-	Adjust closer so door does not require more than 5 pounds of force to open. Remove cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
31	Special Needs Classroom	1	109	Doors, Doorways, & Gates	Classroom		Maneuvering clearance not provided at recess > 6"	-	Install an automatic door opener or keep door open. Applies to all classrooms.	1	Labor	\$0
32	Boys' Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
33	Gymnasium	1	126	Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
34	Toilet Room	1	109	Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232






Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Boys' Toilet Room	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
36	Boys'/Girls' Toilet Room Near Room #121	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side. (Provide a sign with the International Symbol of Accessibility once an accessible toilet compartment is provided.)	1	232	
37	Women's Toilet Room	1	B04	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	<ul style="list-style-type: none">----	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side. After toilet room is made accessible, add the International Symbol of Accessibility (ISA).	1	232	\$232
38	Administration	1	101	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	<ul style="list-style-type: none">---	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
39	Nurse's Office	1	103	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	<ul style="list-style-type: none">---	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232






Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	First Grade Classroom	1	123	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
41	Library	1	122	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
42	2nd Grade Classroom	1	107	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
43	Technology Room	1	112	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
44	Classroom	1	116	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232





**Town of Auburn
Bryn Mawr Elementary School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dining or Work Surfaces												
45	Cafeteria	1	126	Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Top of dining/work surface < 28" or > 34"	- 26"	Ensure that at least one dining surface is accessible. Provide at least one dining surface with top between 28"- 34" above the floor and 27" clear height underneath.	1	700	\$700
46	Reading Room	1	B05	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Adjust work surface to ensure a 24" min. knee clearance is provided.	1	Labor	\$0
47	Reading Room	1	B05	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Adjust work surface to ensure a 24" min. knee clearance is provided.	1	Labor	\$0
48	Library	1	122	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	22"	Provide at least work surface with 24" min. knee and toe clearance.	1	700	\$700
49		1	109	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	22"	Adjust work surface to ensure a 24" min. knee clearance is provided.	1	Labor	\$0






Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	2nd Grade Classroom	1	107	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	20"	Adjust work surface to ensure a 24" min. knee clearance is provided.	1	Labor	\$0
51	Technology Room	1	112	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Adjust work surface to ensure a 24" min. knee clearance is provided.	1	Labor	\$0
52	Council Room	B	B05	Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	22.5"	Provide a work surface with tops between 28"-34" above the floor and 27" clear height underneath.	1	700	\$700
Assembly Area												
53	Cafeteria	1	126	Assembly Area			Accessible route to stage not provided	-	Provide an accessible route to the stage. (Cost estimate for a 30' long wood ramp.)	1	12000	\$12000
Toilet & Bathing Rooms												
Overall Access												
54	Toilet Room	1	109	Overall Access			Turning space not provided Toilet paper dispenser is not compliant		Remove examination table to maintain the required maneuvering clearance at the toilet. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet. (Cost to relocate the toilet paper dispenser.)	1	256	\$256





Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
55	Women's Toilet Room	1	B04	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
56	Boys' Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
Lavatory												
57	Toilet Room	1	109	Lavatory	N/A		Clear floor space not provided at lavatory Plumbing underneath is exposed	- -	Remove storage to maintain the required 30" min. by 48" min. clear floor space positioned for a forward approach at the lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	92	\$92
Dispensers												
58	Boys'/Girls' Toilet Room Near Room #121	1	Mmm	Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	-	Relocate paper towel dispenser out of the circulation path.	2	353	\$706
Toilet Rooms for Children												





Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet (Children)												
59	Classroom Single-User Toilet Room	1	118	Single-User Toilet (Children)	N/A		Clearance at toilet < 72" clear deep	-	Provide a new accessible single-user toilet room with a toilet that has clear floor space at the toilet that is 72" deep min.	1	24604	\$24604
60	Boys' Toilet Room	1	106	Single-User Toilet (Children)	N/A		Clearance at toilet < 72" clear deep Clearance at toilet < 60" clear wide	- -	Remove items to maintain the required 60" min. by 72" min. maneuvering clearance at the toilet.	1	Labor	\$0
Toilet Compartment (Children)												
61	Boys'/Girls' Toilet Room Near Room #121	1		Toilet Compartment (Children)	Ambulatory Compartment		Clearance at toilet < 60" clear width		Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	6182	\$6182
Lavatory (Children)												
62	Boys' Toilet Room	1	106	Lavatory (Children)	N/A		Lavatory rim or counter > 30" Exposed plumbing underneath	33" -	Relocate lavatory with the front of the rim or counter no higher than 30" above the finished floor. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	348	\$348
63	Boys' Toilet Room	1		Lavatory (Children)	N/A		Faucet not operable with a closed fist Exposed plumbing underneath	- -	Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	1078	\$1078

Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
64	Boys'/Girls' Toilet Room Near Room #121	1		Lavatory (Children)	N/A		Faucet not operable with a closed fist Exposed plumbing underneath	- -	Provide a faucet that can be operable with one hand and not require tight grasping, pinching or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	1078	\$1078
Additional Access												
Drinking Fountains												
65	Hallway - Near Room #106	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
66	Hallway	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.	1	4028	\$4028
Sinks for Children's Use												
67	Classroom	1	110	Sinks for Children's Use	Classroom		Knee or toe clearance not provided	15"	Provide at least one sink with 25" high knee and toe clearance positioned for a forward approach.	1	1686	\$1686
Play and Sport Areas												

Town of Auburn
Bryn Mawr Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
68	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. (Cost estimate for 100'x48" min. of stone dust path, \$3,200.) Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 2,000 sq. ft. of poured in place rubber surface, \$28,000.)	1	31200	\$31200
Best Practice												
Parking												
69	Parking North Side of School	Ext.		Parking	N/A				Recommend providing a 60" wide min. marked access aisle at the parking space.	1	-	\$0
Stairs												
70	Exits	Ext.		Stairs	N/A				Recommend providing extension at all the exterior stairs.	22	-	\$0
71	Door #19	Ext.		Stairs	N/A				Recommend providing a gate or some kind of barrier for safety.	1	-	\$0

Auburn High School



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Renovated: 2006

Auburn High School, located at 99 Auburn Street, serves approximately 700 students in Pre-K and grades 9-through 12. The High School offers a variety of subjects including computer science, English, social studies, physical education and courses in arts and music. It also has programs in foreign languages including Spanish, French and Italian. The school offers a variety of sports activities including football and basketball. The school also has a teaching preparation program for students with disabilities.

The Town of Auburn uses the school for Town Meetings, is also used as a voting location and is listed as an emergency shelter for the Town as well.

The High School has a main accessible entrance on the east side and a second accessible entrance on the west side of the building; there are nine (9) accessible exits including the two accessible entrances/exits.

Auburn High School is a three (3) story building connected by an elevator and three (3) sets of interior stairs. An auditorium, a presentation room, a conference room, a cafeteria, a bank, the nurse’s office and administration office with the reception area are located on the first floor. The gymnasium and the entrance to the balcony of the auditorium are located on the second floor and the Media Center is located on the third floor. Classrooms, multi-user boys’ and girls’ toilet rooms as well as single-user toilet rooms are located on all floors. There is a single-user all gender toilet room, a single-user toilet room in the nurse’s office and a staff single-user toilet room located on the first floor. Additional exterior men’s and women’s toilet rooms are located by the football field.

Exterior amenities include a football field, a baseball field, a softball field, tennis courts, a basketball court and a playground.

There are four different areas where visitors, students and staff can park. Accessible parking spaces are located near the playground (four accessible spaces), near the football field (four accessible spaces), and by Exit #8 (four accessible spaces). In addition to the parking lots there are two designated pick-up/drop-off areas located near the main entrance (east side) and by the entrance located on the second floor (Entrance #8 on the west side).

Key Accessibility Issues

Parking Lot

Accessibility issues include lack of marked access aisles and signs with the International Symbol of Accessibility (ISA) at front and rear drop-off areas, lack of the International Symbol of Accessibility (ISA) at the accessible parking spaces (by Exit #8), and lack of signs with the designation “Van Accessible” at the van accessible parking spaces.

Areas of Sport Activity

Accessibility issues include lack of accessible spaces at sideline seating, lack of accessible routes to all areas of sport activity including practice areas, entrance to third and first base bullpens and excessive change in level at the entrance to the soccer field.

Playground

Accessibility issues include lack of an accessible route to and around the play components in the playground, and lack of the min. width required at the gate to 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.

Assembly Areas

Accessibility issues include lack of the minimum number of designated aisle seats with retractable arm and identification sign

at the auditorium (1st floor) and lack of accessible seating at the gymnasium.

Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. It is not clear if ALS(s) are offered in the auditorium and/or gymnasium. If an assistive listening system is present, a sign indicating its availability is required.

Classrooms

Accessibility issues include lack of accessible work surfaces (with knee clearance) at various classrooms, lack of knee and toe clearance at the sink (Room 3059) and emergency shower pull cords mounted higher than the maximum allowed at some of the science classrooms. Other accessibility issues include lack of knee clearance at the stove and controls located on the back at the kitchen preparation classroom (Room 1008), lack of knee and toe clearance at the sink located in Dressing Room A (Room 1077) and lack of the minimum required maneuvering clearance at the doors due to the location of cabinets, trash cans, etc.

Signage

Accessibility issues include lack of floor level designation signs at the emergency exits, lack of compliant designation signs (with raised characters and braille), signs not located on the latch side of the door at some toilet rooms and lack of illuminated exit signs with the International Symbol of Accessibility (ISA).

Toilet Rooms and Locker Rooms

Accessibility issues include lack of the required alternate compartment in the girls’ multi-user toilet room (2nd floor), lack of knee clearance at the lavatories located in the multi-user toilet rooms (including the toilet rooms by the football field), lack of compliant controls at the transfer showers (girls’ and boys’ locker rooms) and lack of compliant benches (girls’ and boys’ locker rooms). Other accessibility issues include dispensers mounted higher than the max. height allowed, doors to the accessible compartments with a malfunctioning self-closing hinge (men’s toilet rooms on 1st and 3rd floors and women’s toilet room on 1st floor) and mirrors mounted higher than the max. height allowed

(toilet rooms by the football field). Also of concern is the fact that the only all gender single-user toilet room is not maintained in operable working condition.

Accessibility issues in the referee’s locker room include lack of a compliant transfer shower, lack of protected pipes at the lavatory and a paper towel dispenser mounted higher than the max. height allowed.

Additional Accessibility Issues

- Lack of a cane-detectable barrier at AED’s, drinking fountains for standing users and a TV monitor.
- Lack of a drinking fountain for standing users (3rd floor by the elevator).
- Lack of the required knee clearance at the drinking fountains for seated users (3rd floor by the elevator and by the lockers).
- Lack of a 30" min. by 48" min. clear floor space at each type of exercise machine (fitness room).
- Lack of an accessible route to at least one of the benches located near the playground.
- Lack of an accessible picnic table (by Door #1).

Order of Magnitude Cost Estimates

- Renovate accessible parking: \$3,100
- Provide exterior accessible routes to all areas of sport activity and amenities around the school: \$4,936
- Provide an accessible route to and around each play component in the playground (poured-in-place rubber): \$5,040
- Provide compliant signs (designation and egress): 8,296
- Provide aisle seats with retractable arm and identification sign: \$4,500
- Provide compliant work surfaces (with knee clearance): \$8,400
- Provide compliant sinks: \$6,752
- Renovate toilet, shower and locker rooms: \$20,342
- Provide a drinking fountain for standing users, relocate drinking fountain (3rd floor) and provide cane-detectable barrier skirts under the high drinking fountain units: \$8,024

- Miscellaneous corrective actions (protruding objects, accessible picnic table, clear floor space at sideline, door hardware, etc.): \$6,914

***Total: \$76,304**

***Note:** Cost to provide accessible seating in the gymnasium is not included.

Best Practice and Inclusive Design

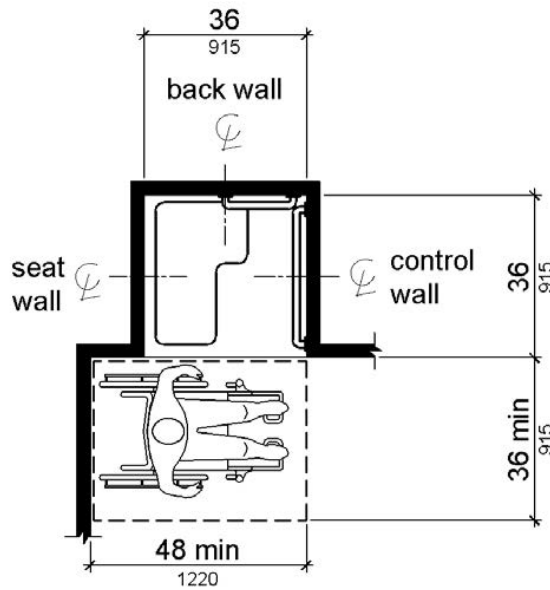
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend providing an adjustable table in the nurse’s office.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend providing a 4' wide min. stable, firm and slip resistant surface and reducing the excessive change in level at the second entrance to the soccer field.
- Recommend having a second shower curtain at the girls’ and boys’ accessible showers in the locker rooms to provide more privacy.
- Recommend relocating the information board located by the serving area to avoid glare.
- Having so much information around the designation sign makes it difficult to see the sign from afar. Recommend removing the excess of information (Room 1106 and 1122).

Auburn High School






- Even though the min. clear width at the hallway is more than 36" wide, recommend having the hallway clear at all times (by Room 1032).
- Recommend providing some benches with arms and backrests.
- Recommend providing detectable warnings at all crosswalks leading to the school.

Clear Floor Space at an Accessible Transfer Shower.








Note: inside finished dimensions measured at the center points of opposing sides




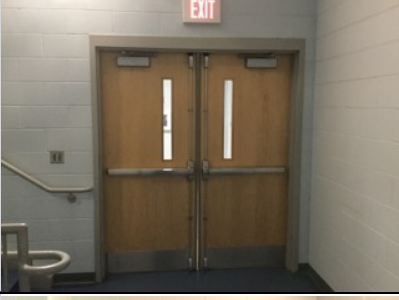

Town of Auburn
Auburn High School

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	Accessible Parking by Playground			Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	3 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
2	Parking by Door #8	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Sign not provided Sign does not have the designation "Van Accessible"	3 1 - -	Provide a sign with the International Symbol of Accessibility (ISA) at one car accessible space. Mount 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	500	\$500
3	Accessible Parking by Football Field			Off-Street Parking Lot or Garage	N/A		Sign does not have the designation "Van Accessible" Total # of designated accessible parking spaces	3 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
Passenger Loading Zones												
4	Drop-off Area by Door #1	Ext.		Passenger Loading Zones	N/A		Access aisle not provided Sign with ISA not provided (MAAB)	- -	Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	800	\$800
5	Crosswalk at Rear Drop-Off Area	Ext.		Passenger Loading Zones	N/A		Access aisle not provided Sign with ISA not provided (MAAB)	- -	Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	800	\$800






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Ramp												
6	Exterior Ramp - North Side	Ext.		Exterior Ramp			Not maintained in operable working condition	1"	Beveled the change in level at the top ramp landing to ensure is 1/2" max. (Cost based on a 4'x4' concrete patch.)	1	256	\$256
Access to Goods and Services												
Means of Egress												
7	Media Center	3		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
8	Exit #5	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
9	Exit #4	1	1032	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
10	Towards Parking Area	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432



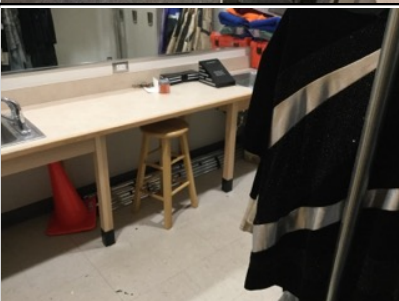

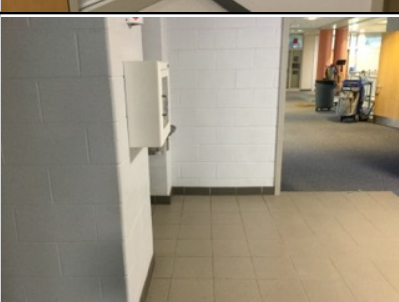
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Exit Across From Soccer Field	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
12	Exit #10	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
13	Gymnasium	2		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	2	432	\$864
14	Stair #2	2		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232
15	Stair #3	2		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232




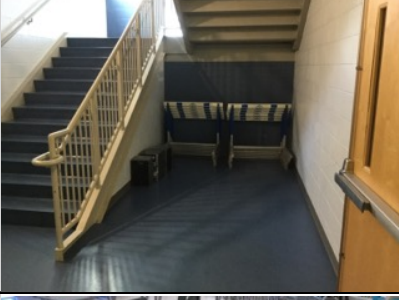

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Stair #1	3		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232
17	Stair #2	3		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232
18	Main Entrance	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
19	Secondary Entrance	2		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
20	Stair #1	2 A		Means of Egress	N/A		Floor level designation not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level.	1	232	\$232

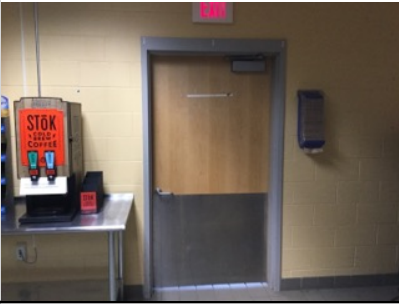


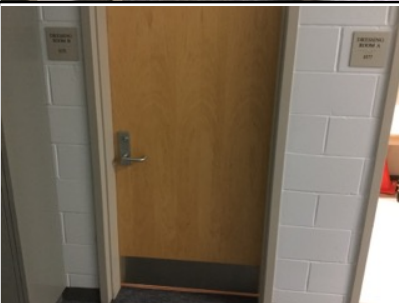
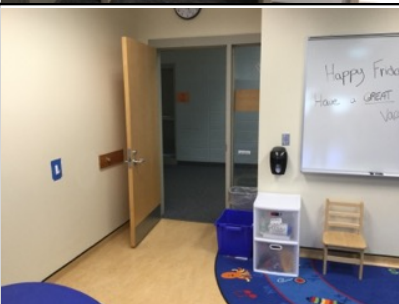
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Interior Access Route												
21	Towards Toilet Rooms	1		Interior Access Route	N/A		Route < 36" wide	-	Ensure that a clear width of 36" min. is maintained at the accessible route at all time.	1	Labor	\$0
22	Hallway Near Room 1083	1		Interior Access Route	N/A		Route < 36" wide	-	Remove furniture to ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
23	Dressing Room A	1	1077	Interior Access Route	N/A		Route < 36" wide	-	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
24	Nurse Suite	1	1106	Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate cabinet so it does not protrude into the circulation path.	1	256	\$256
25	Near Stair #2	2		Interior Access Route	N/A		Obstructed by protruding objects	7"	Relocate cabinet so it does not protrude into the circulation path.	1	256	\$256


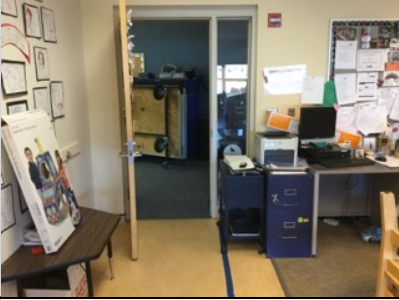

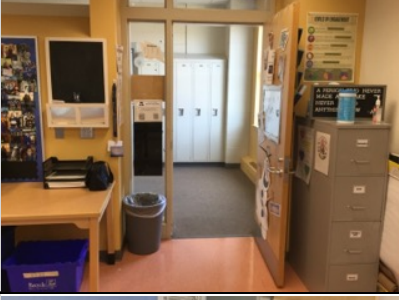

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Gymnasium	2		Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate cabinet so it does not protrude into the circulation path.	1	256	\$256
27	Hallway - Near Room 3038	3		Interior Access Route	N/A		Obstructed by protruding objects	6"	Provide a cane-detectable barrier.	1	306	\$306
28	Near Media Center	3		Interior Access Route	N/A		Obstructed by protruding objects	42"	Relocate AED so it does not protrude into the circulation path.	1	256	\$256
29	By Exit Towards Parking Area	1		Interior Access Route			Vertical clearance < 80" above finished floor		Provide a cane-detectable barrier underneath stair.	1	960	\$960
30	Classroom	2	2012	Interior Access Route	N/A		Mat not securely attached	-	Secure the mat.	1	Labor	\$0




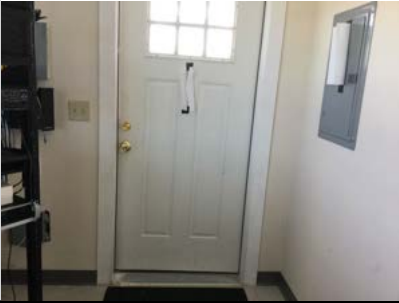
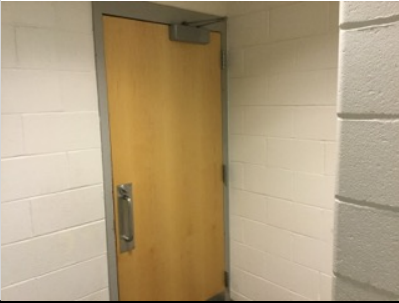
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
31	Serving Area	1	1002	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	-	Relocate table to maintain the maneuvering clearance at the door.	1	Labor	\$0
32	Guidance Office	1	1132	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0
33	Dressing Room A	1	1077	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	7.5"	Relocate cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
34	Dressing Room B	1	1078	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	10.5"	Relocate cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
35	Preschool	1	1105	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Remove storage bin to maintain the maneuvering clearance at the door.	1	Labor	\$0



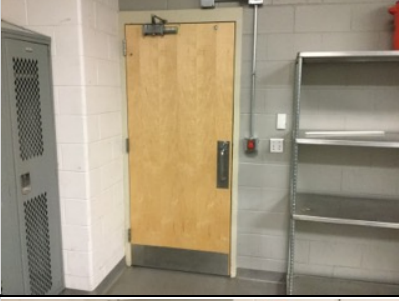
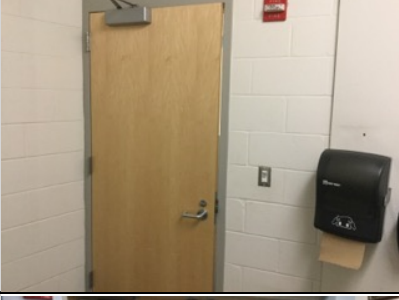

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	Preschool	1	1102	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Remove shelving to maintain the require maneuvering clearance at the door.	1	Labor	\$0
37	Preschool Room	1	1096	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
38	Science Classroom	3	3060	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate cabinet to maintain the maneuvering clearance at the door.	1	Labor	\$0
39	Science Classroom	3	3059	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0
40	Classroom	3	3040	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate trash can to maintain the maneuvering clearance at the door.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Classroom	3	3036	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate computers to maintain the maneuvering clearance at the door.	1	Labor	\$0
42	Classroom	3	3009	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	2"	Relocate trash to maintain the maneuvering clearance at the door.	1	Labor	\$0
43	Classroom	3	3004	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided	-	Relocate trash to maintain the maneuvering clearance at the door.	1	Labor	\$0
44	Press Box	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.	2	484	\$968
45	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	14 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
46	Girls' Locker Room	1		Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	10 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
47	Boys' Locker Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	14 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
48	Team Locker Room	1		Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	11 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
49	All Gender Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
50	Band Room	1	1191	Doors, Doorways, & Gates	Classroom		Door requires > 5 lbs. of force to open	11 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0



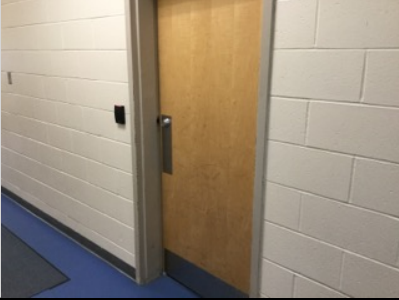


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
51	Auditorium - Balcony	2	2050	Doors, Doorways, & Gates			. Door requires > 5 lbs. of force to open	14 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
52	Boys' Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		. Door requires > 5 lbs. of force to open	13 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
53	Team Locker Room	2		Doors, Doorways, & Gates	Other		. Door requires > 5 lbs. of force to open	14 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
54	Women's Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		. Door requires > 5 lbs. of force to open	15 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
55	Media Center	3		Doors, Doorways, & Gates	Other		. Door requires > 5 lbs. of force to open	11 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0

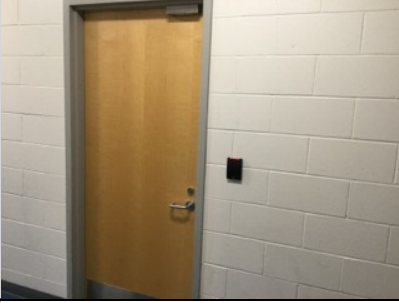




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
56	Boys' Toilet Room	3		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
57	Girls' Toilet Room by Elevator	3		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
58	Men's Single-User Toilet Room by Room 3039	3		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	13 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
59	Women's Single-User Toilet Room by Room 2071	2 A		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove stored items to provide 18" min. maneuvering clearance on pull-side of door.	1	Labor	\$0
60	Women's Single-User Toilet Room	2 A		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	16 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0




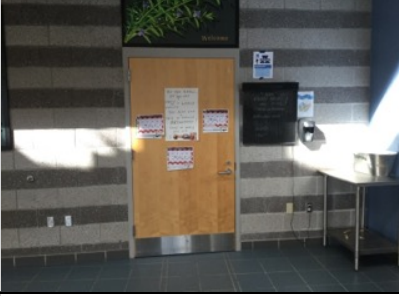

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
61	Men's Single-User Toilet Room	2 A		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	19 lbs.	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
62	Teacher Break Room	1	1004	Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
63	Team Locker Room	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
64	Presentation Room	1	1059	Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
65	Team Locker Room	2		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
66	Referees	2		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
67	Gymnasium	2	2029	Signage	Designation		Clear floor space is not provided	-	Relocate trash can to ensure that a 18" min. clear floor space is provided at the designation sign.	1	Labor	\$0
68	Men's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side.	1	232	\$232
69	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side.	1	232	\$232
70	Girls' Locker Room	1		Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side.	1	232	\$232





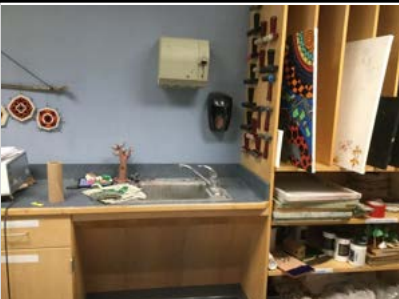
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
71	Boys' Locker Room	1		Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side.	1	232	\$232
72	Serving Area	1	1002	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
73	Serving Area	1	1002	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
74	Serving Area	1	1002	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
75	History Classroom	2	2006	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232






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76	Administratio n Office	1	1136	Signage	Designation		Braille not provided on sign	-	Provide braille on sign.	1	232	\$232
77	All Gender Toilet Room	1		Signage	Designation		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility.	1	232	\$232
78	Chorus	1	1079	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
79	Dressing Room A	1	1077	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
Service Counter												
80	Lobby	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880






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Exercise Machines												
81	Fitness Room	1	2018	Exercise Machines	N/A		Clear floor space is not provided		Ensure a 30" min. by 48" min. clear floor space is provided at each type of machine.	1	Labor	\$0
Operable Parts												
82	Serving Area	1	1002	Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	-	Relocate dispensing machine to ensure that operable parts are 48" max. above the finished floor.	1	Labor	\$0
83	Hallway	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	-	Ensure hook is mounted 48" max. above the finished floor.	1	Labor	\$0
84	Nurse Suite	1	1106	Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	60"	Relocate cabinet so that control is 48" max. above the finished floor. See ID #24 for cost.	1	-	\$0
85	Art Room	2 A		Operable Parts	Other		Side reach > 54"	64"	Relocate paper towel dispenser so that control is 48" above the finished floor.	1	256	\$256






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dining or Work Surfaces												
86	Classroom	2	2012	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible.	1	700	\$700
87	Spanish Classroom	2	2012	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible.	1	700	\$700
88	History Classroom	2	2006	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible.	1	700	\$700
89	Classroom	3	3064	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible.	1	700	\$700
90	Media Lab	3		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	26"	Ensure that at least one work surface is accessible with 27" min. knee clearance. (Adjust table footing to increase knee clearance.)	1	Labor	\$0





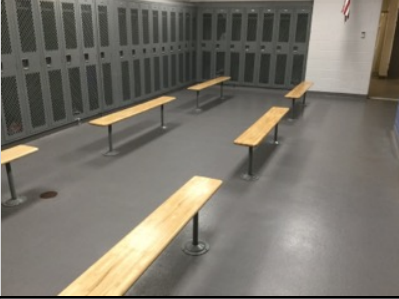
Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
91	Classroom	3	3009	Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided	-	Ensure that at least one work surface is accessible with knee and toe clearance.	1	700	\$700
92	Wood Tech	1	1032	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least one work surface with 27" min. knee and toe clearance positioned for a forward approach.	1	700	\$700
93	Science Classroom	3	3059	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	700	\$700
94	Computer Room	3		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25.5"	Provide at least one work surface with 27" min. knee and toe clearance.	1	700	\$700
95	Classroom	3		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26"	Provide at least one work surface with 27" min. knee and toe clearance.	1	700	\$700



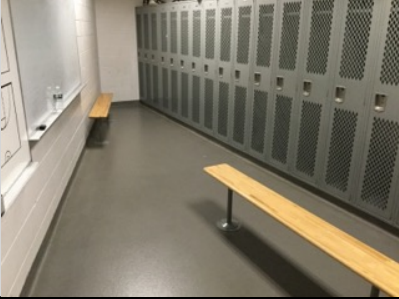


Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
96	Computer Room	3	3040	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25.5"	Provide at least one work surface with 27" min. knee and toe clearance.	1	700	\$700
97	Computer Room	3	3036	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26"	Provide at least one work surface with 27" min. knee and toe clearance.	1	700	\$700
98		1	1105	Dining or Work Surfaces	Work Surface		Top of dining/work surface < 26" or > 30"	22"	Ensure that at least one work surface is between 26"- 30" above the floor.	1	Labor	\$0
99		1	1105	Dining or Work Surfaces	Work Surface		Top of dining/work surface < 26" or > 30"	-	Ensure at least one work surface has a top between 26"*30" above the finished floor.	1	Labor	\$0
100	Preschool	1	1102	Dining or Work Surfaces	Work Surface		Top of dining/work surface < 26" or > 30"		Ensure that at least one work surface is between 26"- 30" above the floor.	1	Labor	\$0





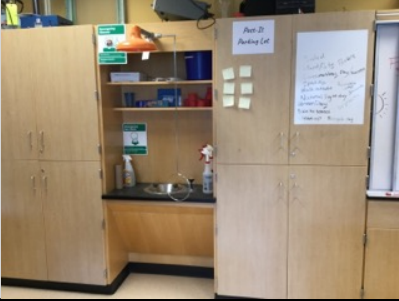
Town of Auburn
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
101	Preschool Room	1	1101	Dining or Work Surfaces	Work Surface		Top of dining/work surface < 28" or > 34"	-	Ensure that at least one work surface is between 26"- 30" above the floor.	1	Labor	\$0
Assembly Area												
102	Auditorium	1	1069	Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Designated aisle seats < 1% (MAAB)	491 6 -	At least 1% of the total number of aisle seats provided must be identified by a sign or marker and have folding or retractable armrests.	5	900	\$4500
103	Gymnasium	2		Assembly Area	N/A		Minimum # wheelchair spaces not provided	-	Ensure the required number of wheelchair spaces are provided.	1	-	\$0
Locker Room												
104	Girls' Locker Room	1		Locker Room	Women's		2% of lockers are not accessible	-	Provide at least 1 accessible locker. Ensure shelf and hook are mounted 48" max. above the finished floor.	1	Labor	\$0
105	Girls' Locker Room	1		Locker Room	Women's		Back support not provided at bench Bench < 24" deep	- 9.5"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	456	\$456




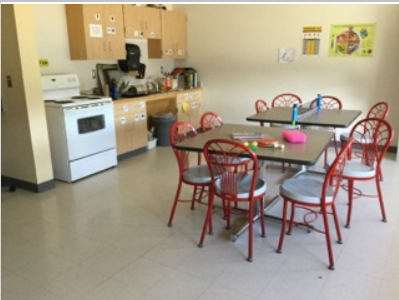
Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
106	Boys' Locker Room	1		Locker Room	Men's		Back support not provided at bench Bench < 24" deep	- 9.5"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	456	\$456
107	Team Locker Room	1		Locker Room	Men's		Back support not provided at bench Bench < 24" deep	- 9.5"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	456	\$456
108	Team Locker Room	2		Locker Room	N/A		Bench < 24" deep	9.5"	Provide a bench that is 24" deep.	1	200	\$200
109	Hallway Lockers	2 A		Locker Room	N/A		Storage > 48" high Hook > 48" high	62" 59"	Ensure that at least 5% of lockers are accessible, and no higher than 48 inches above the floor. Locate hook and storage shelf no higher than 48" above the finished floor.	1	Labor	\$0
Laboratory												
110	Science Lab	3	3064	Laboratory	Other		Non-compliant faucets	-	Install faucets that do not require tight grasping, pinching, or twisting of the wrist.	1	986	\$986






Town of Auburn
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
111	Lab	3	3060	Laboratory	Other		Non-compliant faucets	-	Install faucets that do not require tight grasping, pinching, or twisting of the wrist.	1	986	\$986
112	Science Lab	3	3064	Laboratory	Other		Top of dining/work surface < 28" or > 34"	36"	Provide a work surface with tops between 28" - 34" above the floor and 27" clear height underneath.	1	700	\$700
113	Lab	3	3060	Laboratory	Other		Emergency shower out of reach range	-	Lower the shower pull to 48" max.	1	Labor	\$0
114	Science Lab	3	3064	Laboratory	Other		Accessories > 48"	55.5"	Lower paper towel dispenser so the operable part is mounted 44" max. above the finished floor.	1	256	\$256
115	Science Lab	3	3064	Laboratory	Other		Accessible route obstructed by protruding object	-	Relocate emergency shower pull to maintain the accessible route to the sink.	1	Labor	\$0






Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
116	Lab	3	3004	Laboratory	Chemistry		Accessible route obstructed by protruding object	-	Relocate emergency shower pull to maintain the accessible route to the sink.	1	Labor	\$0
Picnic Tables												
117	Near Door #1	Ext.		Picnic Tables			Toe or knee clearance at tables not provided	-	Provide at least 1 dining surface (or ensure that 5% of dining surfaces) have toe and knee clearance.	1	1400	\$1400
Exterior Benches												
118	Playground	Ext.		Exterior Benches			Accessible route not provided to at least one bench		Provide an accessible route to at least one bench in this area. (Cost based on a 4' wide min. x 6' long asphalt path to bench.)	1	240	\$240
Kitchens and Kitchenettes												
119	Teaching Preparation Classroom	1	1008	Kitchens and Kitchenettes	Classrooms		Knee/toe clearance not provided at cooktop Control panels at cooktop not at front	- -	Provide a cooktop with knee and toe clearance positioned for a forward approach. Provide a cooktop with controls that do not require reaching across burners.	1	1000	\$1000
Toilet & Bathing Rooms												






Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
120	Girls' Toilet Room	2		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment.	1	3012	\$3012
121	Men's and Women's Toilet Room by Football Field	Ext.		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	-	\$0
122	Men's and Women's Toilet Room by Football Field	Ext.		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	-	\$0
Lavatory												
123	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided	-	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided.	1	Labor	\$0
124	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided	-	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided.	1	Labor	\$0



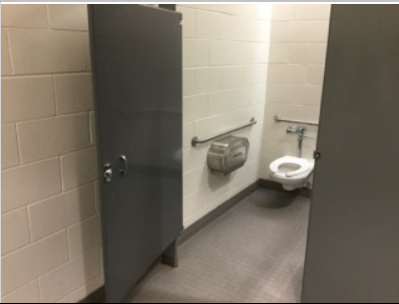
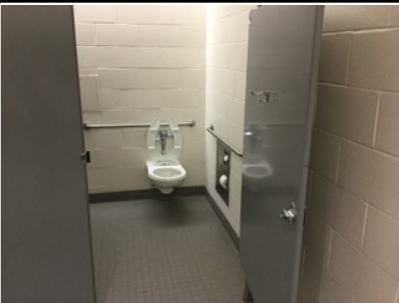

Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
125	Girls' Locker Room	1		Lavatory	N/A		Toe or knee clearances not provided	-	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided.	1	Labor	\$0
126	Boys' Locker Room	1		Lavatory	N/A		Toe or knee clearances not provided	-	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided.	1	Labor	\$0
127	Women's Toilet Room by Football Field	Ext.		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- 43"	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	256	\$256
128	Men's Toilet Room by Football Field	Ext.		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- 41.5"	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	256	\$256
129	Girls' Toilet Room by Elevator	3		Lavatory	N/A		Toe or knee clearances not provided Dispensers not within reach range	- 54"	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided. Lower dispensers to 42" max. above the floor.	1	256	\$256





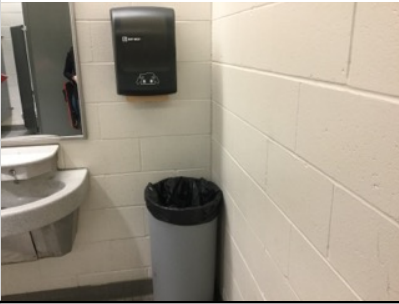
**Town of Auburn
Auburn High School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
130	Boys' Toilet Room	3		Lavatory	481		Toe or knee clearances not provided Dispensers not within reach range Dispenser acts as a protruding object	- 63" 10"	Remove panel to ensure the required 27" min. knee clearance positioned for a forward approach is provided. Relocate so the operable part of the paper towel and soap dispensers are 42" max. above the finished floor. Ensure paper towel dispenser does not protrude into the circulation path.	2	256	\$512
131	Nurse Suite - Toilet Room	1	1106	Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- -	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower paper towel dispensers to 42" max. above the floor.	1	348	\$348
132	Referees - Single-User Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- -	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower paper towel dispenser so the operable part is 42" max. above the finished floor.	1	348	\$348
133	All Gender Toilet Room	1		Lavatory	N/A		Not maintain in operable working condition		Remove all storage from toilet room to ensure the toilet room is maintain in operable working condition.	1	Labor	\$0
134	Men's Single-User Toilet Room	2 A		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	92	\$92






**Town of Auburn
Auburn High School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
135	Women's Single-User Toilet Room by Room 2071	2 A		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- -	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower paper towel dispenser to 42" max. above the floor.	1	348	\$348
Single-User Toilet												
136	All Gender Toilet Room	1		Single-User Toilet	N/A		Clearance at toilet < 72" clear depth	-	Ensure the 72" deep min. clear floor space is maintain at the toilet.	1	Labor	\$0
Toilet Compartment												
137	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
138	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
139	Boys' Toilet Room	3		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 65.5"	Repair hinge. Lower coat hook so that it is no higher than 48".	1	150	\$150






Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
140	Girls' Toilet Room by Elevator	3		Toilet Compartment	Accessible Compartment		Coat hook > 48"	55.5"	Lower coat hook so that it is no higher than 48".	1	150	\$150
Dispensers												
141	Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high	51"	Relocate paper towel dispenser so the operable part is 42" max. above the finished floor.	1	256	\$256
142	Team Locker Room - Single-User Toilet Room	2		Dispensers	Paper Towel Dispenser		Controls > 42" high	52"	Lower paper towel dispenser so the operable part is 42" max. above the finished floor.	1	256	\$256
143	Men's Single-User Toilet Room by Room 3039	3		Dispensers	Soap Dispenser		Controls > 42" high	56"	Lower paper towel and soap dispensers so the operable parts are 42" max. above the finished floor. Ensure paper towel dispenser does not protrude into the circulation path.	2	256	\$512
144	Men's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Clear floor space not provided at accessory	50" -	Relocate paper toilet dispenser so the operable part is 42" max. above the finished floor. Relocate trash can to maintain the required 30" min. by 48" min. clear floor space at the paper towel dispenser.	1	256	\$256






Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
145	Women's Toilet Room	3		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	54" 8"	Relocate paper toilet dispenser so the operable part is 42" max. above the finished floor. Ensure paper towel dispenser does not protrude into the circulation path.	1	256	\$256
Shower Compartment												
146	Referees - Shower Area	2		Shower Compartment	Transfer Type		Clear space at transfer shower > 48" x 36"	-	Locate shower seat on the opposite wall to ensure a 12" clear floor space is provided beyond the seat. Ensure controls are located opposite the seat. (See Sketch.)	1	6072	\$6072
147	Boys' Locker Room	1		Shower Compartment	Roll-In Type		Controls not adjacent to seat (roll-in type) Fixed shower head > 48"	29.7" -	Locate controls on the back wall adjacent to the seat wall located 27" max. from the seat wall. Provide a fixed shower head mounted 48" max. above the finished floor.	1	2719	\$2719
148	Girls' Locker Room	1		Shower Compartment	Roll-In Type		Controls not adjacent to seat (roll-in type) Fixed shower head > 48"	29.7" -	Locate controls on the back wall adjacent to the seat wall located 27" max. from the seat wall. Provide a fixed shower head mounted 48" max. above the finished floor.	1	2719	\$2719
Additional Access												
Drinking Fountains												
149	Near Elevator	3		Drinking Fountains	Low		No drinking fountain provided for standing users Knee or toe clearance not provided	- 24"	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain. Ensure a 27" knee clearance, is provided at the drinking fountain for seated users. (Cost based on a new Hi-Lo drinking fountain.)	1	4216	\$4216





Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
150	Hallway - Near Room 1105	1		Drinking Fountains	High		Standing height fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	890	\$890
151	Hallway	3		Drinking Fountains	High		Standing height fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	890	\$890
152	Hallway	3		Drinking Fountains	Low		Knee or toe clearance not provided	26"	Provide knee and toe clearance, 27" min. high at drinking fountain for seated users.	1	2028	\$2028
Sink												
153	Teaching Preparation Classroom	1	1008	Sink	Classroom		Clear floor space not provided at sink	-	Relocate trash can to ensure the 30" by 48" clear floor space positioned for a forward approach is maintained at the sink.	1	Labor	\$0
154	Science Classroom	3	3059	Sink	Classroom		Toe and knee clearances not provided Rim or counter > 34"	- 36"	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34".	1	3094	\$3094






Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
155	Dressing Room A	1	1077	Sink	Other		Toe and knee clearances not provided Exposed plumbing underneath sink	24" -	Ensure there is a 27" knee clearance positioned for a forward approach. Insulate or otherwise configure pipes at sink.	1	1686	\$1686
Play and Sport Areas												
Play Areas												
156	Playground Accessible Entrance	Ext.		Play Areas	N/A		Clear width at gate < 32"	19"	Repair the playground entry gate so that there is 32" min. clear width.	1	Labor	\$0
157	Playground	Ext.		Play Areas			Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 60 sq. ft. of poured in place rubber surface.)	1	5040	\$5040
Field												
158	Soccer Field Bleachers	Ext.		Field	Soccer		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating. (Cost based on an asphalt patch by bleachers.)	1	120	\$120
159	Soccer Field Entrance by Playground	Ext.		Field	Soccer		Field not connected to an accessible route	2"	Ensure change in level at the accessible route is no greater than ½"	1	Labor	\$0





Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
160	Softball Bullpen 3rd and First Base Base Sides	Ext.		Field	Softball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas and entrance to third and first base bullpens. (Cost estimate for a 4'x60' asphalt path to the third base bullpen entrance and a 4'x30' asphalt path to the first base bullpen entrance.)	1	3600	\$3600
161	First Base Bullpen	Ext.		Field	Baseball		No accessible route to all areas of sport activity	-	Provide an accessible route between all areas of sport activity. Provide an accessible route to the first base bullpen. (Cost estimate for a 48" wide min. x 15' asphalt route to bullpen.)	1	240	\$240
Court												
162	Shot-Put			Court	Shot-put		No accessible route between all areas of sport activity	-	Provide an accessible route between all areas of sport activity. (Cost estimate for a 4' wide min. by 15' asphalt route to edge of sport activity at shot-put.)	1	600	\$600
Best Practice												
Interior Access Route												
163	Near Room 1032	1		Interior Access Route	N/A				Even though the min. clear width is more than 36", recommend having the hallway clear at all time.	1	-	\$0





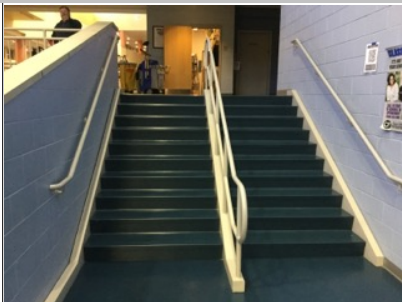
Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Benches												
164	Main Entrance	Ext.		Benches	N/A				Recommend providing some benches with arms and backrests.	1	-	\$0
Crosswalk												
165	Front Towards Door #2	Ext.		Crosswalk	N/A				Recommend providing detectable warnings on both sides of crosswalk.	2	-	\$0
166	Exit by Football Field			Crosswalk	N/A				Recommend providing detectable warnings on both sides of crosswalk.	1	-	\$0
167	Exit by Southbridge Street			Crosswalk	N/A				Recommend providing detectable warnings on both sides of crosswalk.	1	-	\$0
168	Crosswalk at Rear Drop-Off Area	Ext.		Crosswalk	N/A				Recommend providing detectable warnings on both sides of crosswalk.	1	-	\$0

Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
169	Auburn Street Entrance by McDonald's			Crosswalk	N/A				Recommend providing detectable warnings on both sides of crosswalk.	1	-	\$0
Examination Table												
170	Nurse Suite	1	1106	Examination Table	N/A				Recommend providing an adjustable examination table.	1	-	\$0
Exterior Access Route to Edge of Sport Activity												
171	Soccer Field Entrance by Baseball Field	Ext.		Exterior Access Route to Edge of Sport Activity	N/A				Recommend providing a 4' wide min. stable, firm and slip resistant surface and reducing 2" lip to gate at edge of sport activity.	1	-	\$0
Shower Compartment												
172	Girls' Locker Room and Boys' Locker Room	1		Shower Compartment	N/A				Recommend having a second shower curtain to provide more privacy.	2	-	\$0

Town of Auburn
Auburn High School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
173	Towards Toilet Rooms	1		Signage	N/A				Recommend providing a directional wayfinding sign here.	1	-	\$0
Signage												
174	Serving Area	1	1002	Signage	N/A				Recommend relocating board so as to avoid glare.	1	-	\$0
175	Guidance Suite	1	1122	Signage	N/A				Remove all stickers to ensure the designation sign is visible.	1	-	\$0
176	Nurse Suite	1	1106	Signage	N/A				Having so much information around the designation sign makes it difficult to see the sign from afar. Recommend removing the excess of information.	1	-	\$0
Stairs												
177	Towards B	2		Stairs	N/A				Recommend providing contrasting strips at each steps.	1	-	\$0

Auburn Middle School



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Renovated: 2015

Auburn Middle School is located at 9 West Street, and serves students from grade 6 through 8. The Middle School offers a variety of subjects and sport activities.

The Middle School has a main accessible entrance located on the east side, and a secondary accessible entrance on the west side of the building. There are fourteen (14) accessible exits including the two (2) accessible exits/entrances.

Auburn Middle School is a two (2) story building connected by an elevator and four (4) sets of interior stairs. The cafeteria (also used for school meetings), the gymnasium, the nurse's office, a special education classroom, band classrooms, science classrooms, and an art classroom are located on the first floor. The library is located on the second floor. Classrooms, multi-user toilet rooms as well as single-user toilet rooms are located on both floors. There is a single-user toilet room and a shower in the nurse's office. Boys' and girls' locker rooms are located on the first floor.

Exterior amenities include football and soccer fields, a baseball field, and a garden area. There are four different areas where visitors, students and staff can park. Accessible parking spaces are located near the main entrance (four accessible spaces), and near the football field (two accessible spaces).

Key Accessibility Issues

Classrooms

Accessibility issues include lack of accessible work surfaces (Rooms #125, #219 and #236) and emergency eyewash, emergency shower (Room #125), and dispensers mounted higher than the max. height allowed.

Assembly Area

Accessibility issues include lack of the minimum number of accessible wheelchair spaces in the gymnasium.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. It is not clear if an ALS is offered in the gymnasium. If an assistive listening system is present, a sign indicating its availability is required.

Signage

Accessibility issues include lack of the min. clear floor space at designation signs (Rooms #101 and #150), signs not located on the latch side of the door, lack of the International Symbol of Accessibility (ISA) at illuminated exit signs (Room #124 and girls' and boys' locker rooms), lack of tactile signage at emergency exits, and lack of a directional sign at the inaccessible entrance (Exit #21).

Toilet Rooms and Locker Rooms

Accessibility issues at the toilet rooms include dispensers mounted higher than the max. height allowed, lack of a self-closing door hinge (locker rooms) and dispensers that protrude into the circulation path.

Accessibility issues at the locker rooms include lack of accessible changing rooms (turning space and clear floor space adjacent to the bench), lack of back support at benches, and lack of compliant side grab bars in the transfer showers.

Additional Accessibility Issues

- Lack of a compliant access aisle at the accessible parking space.
- Lack of an accessible route to the garden shed and entrance.
- Lack of the min. 36" clear width accessible route at the band room due to the location of the furniture.
- Lack of maneuvering clearance at doors due to the location of furniture (nurse's office and Room #109).

Auburn Middle School

- Service counter at the serving area protrudes into the circulation path.
- Doors that require excessive opening force to open at various locations.

Order of Magnitude Cost Estimates

- Provide compliant signs (designation, egress and directional): \$2,802
- Provide compliant work surfaces (with knee clearance): \$1,400
- Renovate toilet, shower and locker rooms: \$24,246
- Miscellaneous corrective actions (parking lot, accessible routes, protruding objects, etc.): \$2,866

***Total: \$31,314**

***Note:**

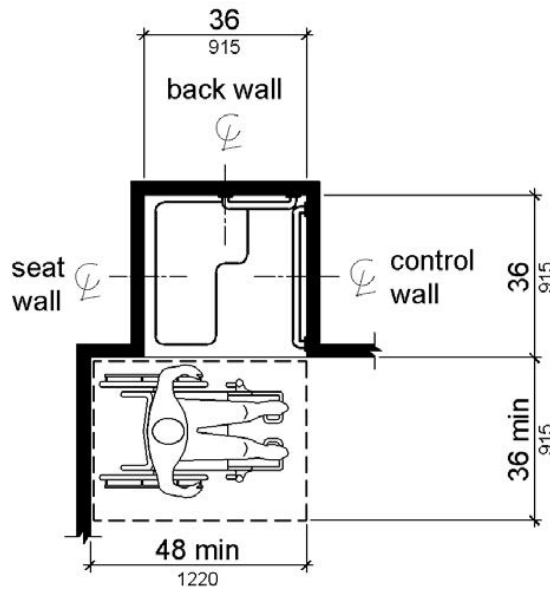
- Cost to provide accessible seating areas in the gymnasium is not included.
- Cost to renovate the showers in the boys’ and girls’ locker rooms is not included.

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 adjustable examination table in the nurse’s office.
- Recommend providing an adjustable podium with knee and toe clearance at the auditorium.

Clear Floor Space at an Accessible Transfer Shower.



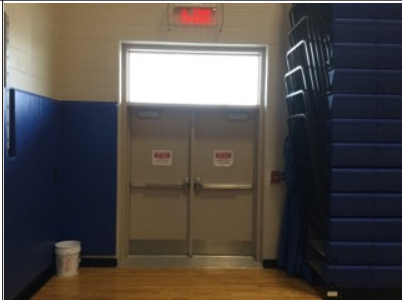
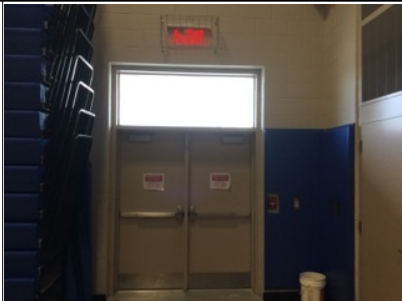



Note: inside finished dimensions measured at the center points of opposing sides






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Garden Entrance	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided from the existing walkway to the garden entrance. (Cost based on a 4' wide min. x 6' min. stone dust path connecting to the existing path.)	1	192	\$192
Off-Street Parking Lot or Garage												
2	Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Access aisle < 60" wide at car/van space	4 56"	Provide a marked access aisle that is at least 60" wide.	1	300	\$300
Entrance												
3	Garden Shed	Ext.		Entrance	N/A		Entrance not on an accessible route	24.8%	Provide an accessible route into the garden shed. (Cost based on a portable ramp to provide access with a maximum running slope of 8.33%.)	1	500	\$500
4	Exit #21	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346






Town of Auburn
Auburn Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Emergency Exit												
5	Exit #14	Ext.		Emergency Exit	N/A		Emergency exit not on an accessible route	-	Provide an asphalt walkway connecting the door landing to the existing walkway that is 4' wide min. by 6' min. (Cost based on an asphalt walkway.)	1	240	\$240
Access to Goods and Services												
Means of Egress												
6	Music Room	1	109	Means of Egress	N/A		Route < 36" wide	-	Ensure that a clear width of 36" min. is maintained at the accessible route by the emergency door.	1	Labor	\$0
7	Exit From Gymnasium To Parking	1	101	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
8	Gymnasium	1	101	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
9	Gymnasium	1	101	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Towards Parking	1	101	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
11	Corridor	1	109	Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
12	Library/Media Lab	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit doors. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
13	Classroom	1	124	Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
14	Girls' Locker Room	1	101	Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Boys' Locker Room	1	101.5	Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	200	\$200
16	Band Room	1	102	Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
17	Science Classroom	1	125	Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
Interior Access Route												
18	Serving Area	1	109	Interior Access Route	N/A		Route < 36" wide	-	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
19	Music Room	1	109	Interior Access Route	N/A		Route < 36" wide	-	Rearrange furniture to maintain the required 36" min. width at the accessible route.	1	Labor	\$0






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Music Room	1	105	Interior Access Route	N/A		Route < 36" wide	-	Rearrange furniture to maintain the required 36" min. width at the accessible route.	1	Labor	\$0
21	Main Hallway	1	101	Interior Access Route	N/A		Obstructed by protruding objects	-	Relocate AED cabinet so it does not protrude into the circulation path	1	256	\$256
22	Serving Area	1	109	Interior Access Route	N/A		Obstructed by protruding objects	-	Provide a cane-detectable barrier.	1	306	\$306
Doors, Doorways, & Gates												
23	Nurse	1	13	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the desk and chair to maintain the required maneuvering clearance at the door.	1	Labor	\$0
24	Girls' Locker Room	1	101	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0





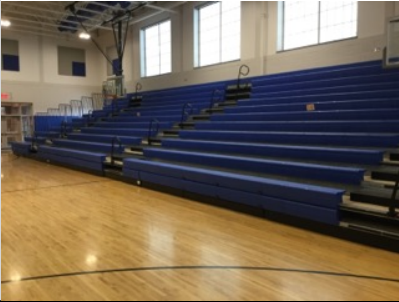
**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Boys' Locker Room	1	101.5	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	14 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
26	Guidance Office	1	110	Doors, Doorways, & Gates	Classroom		Door requires > 5 lbs. of force to open	16 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
27	Nurse Office	1	111	Doors, Doorways, & Gates	Other		Door requires > 5 lbs. of force to open	10 lbs	Adjust closer so door does not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
28	Gymnasium	1	101	Signage	Designation		Clear floor space is not provided	-	Ensure a 18" min. clear floor space centered on the tactile characters is provided at the designation sign.	1	Labor	\$0
29	Classroom	1	110.1	Signage	Designation		Clear floor space is not provided	-	Ensure a 18" min. clear floor space centered on the tactile characters is provided at the designation sign.	1	Labor	\$0






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Main Office	1	150	Signage	Designation		Clear floor space is not provided	-	Ensure a 18" min. clear floor space centered on the tactile characters is provided at the designation sign.	1	Labor	\$0
31	Girls' Locker Room	1	101	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
32	Nurse	1	111	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign alongside the door on the latch side.	1	Labor	\$0
33	Art Classroom	1	124	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign alongside the door on the latch side.	1	Labor	\$0
34	Classroom	1	137	Signage	Designation		Sign not located on the latch side of the door	-	Locate sign alongside the door on the latch side.	1	Labor	\$0


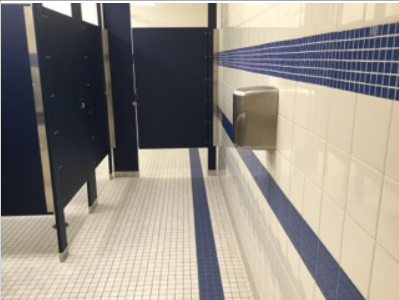



Town of Auburn
Auburn Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Operable Parts												
35	Computer Lab	2		Operable Parts	Other		Side reach > 54"	59"	Relocate soap dispenser so that control is 48" above the finished floor.	1	256	\$256
Dining or Work Surfaces												
36	Science	1	125	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	700	\$700
37	Library Computer Station	2		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Relocate at least one computer tower from underneath work station to provide clear space under the desk.	1	Labor	\$0
38	Classroom #236	2		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Adjust at least one work surface to provide 27" min. knee and toe clearance.	1	Labor	\$0
Assembly Area												
39	Gym	1	101	Assembly Area	N/A		Minimum # wheelchair spaces not provided	-	Provide the required number of wheelchair accessible spaces based on the seating count.	1	-	\$0






Town of Auburn
Auburn Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Laboratory												
40	Chemistry Lab	2	219	Laboratory	Chemistry		Knee or toe clearance not provided	26"	Provide at least work surface with 27" min. knee and toe clearance.	1	700	\$700
41	Science	1	125	Laboratory	Other		Emergency eyewash out of reach range	-	Provide one emergency eyewash within reach range.	1	560	\$560
42	Science	1	125	Laboratory	Other		Emergency shower out of reach range	66.5"	Lower the shower pull to 48" max.	1	Labor	\$0
43	Chemistry Lab	2		Laboratory	Chemistry		High storage above 48"	-	Relocate storage to ensure that 50% of storage is accessible.	1	Labor	\$0
44	Lab	1	124	Laboratory	Biology		Accessories > 48"	59"	Lower controls and operable parts to 48" max. above the floor.	1	256	\$256
Toilet & Bathing Rooms												






**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
45	Men's Toilet Room	1		Overall Access	Toilet Room		Obstructed by protruding objects	7"	Relocate hand dryer out of the circulation path.	1	353	\$353
46	Women's Toilet Room	1		Overall Access	Toilet Room		Obstructed by protruding objects	7"	Relocate hand dryer out of circulation path.	1	353	\$353
Lavatory												
47	Nurse Office	1		Lavatory	N/A		Clear floor space not provided at lavatory	-	Relocate paper towel dispenser to maintain the required clear floor space at the lavatory.	1	353	\$353
48	Girls' Locker Room	1	101	Lavatory	N/A		Dispensers not within reach range	58"	Lower soap dispenser to 42" max. above the floor.	1	353	\$353
49	Boys' Locker Room	1	101.5	Lavatory	N/A		Dispensers not within reach range	58"	Lower dispensers to 42" max. above the floor.	1	353	\$353






Town of Auburn
Auburn Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
50	Nurse Office	1		Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Remove furniture and other items to maintain the required 60" min. by 72" min. clear floor space at the toilet.	1	Labor	\$0
Toilet Compartment												
51	Boys' Locker Room	1	101.5	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
52	Girls' Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
53	Boys' Locker Room	1	101.5	Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
Dispensers												
54	Men's Toilet Room	1		Dispensers	Soap Dispenser		Controls > 42" high	56"	Relocate soap dispenser so that it is 42" max. above the finished floor.	1	353	\$353


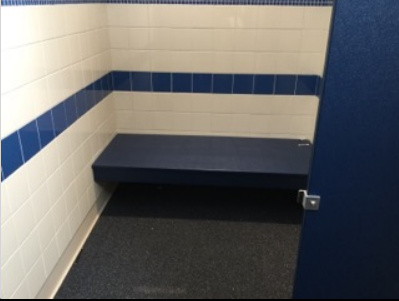
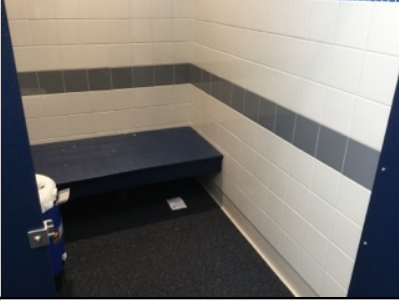


**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
55	Women's Toilet Room	1		Dispensers	Soap Dispenser		Controls > 42" high	56"	Relocate soap dispenser so that it 42" max. above the finished floor.	1	353	\$353
56	Boys' Toilet Room by Lab #219	2		Dispensers	Soap Dispenser		Controls > 42" high	57"	Relocate soap dispenser so that it 42" max. above the finished floor.	1	353	\$353
57	Girls' Toilet Room	2		Dispensers	Soap Dispenser		Controls > 42" high	52"	Relocate soap dispenser so that it 42" max. above the finished floor.	1	353	\$353
58	Girls' Locker Room	1	101.2	Dispensers	Hand Dryer		Dispenser acts as a protruding object	7"	Relocate dispenser out of the circulation path.	1	353	\$353
59	Boys' Locker Room	1	101.5	Dispensers	Hand Dryer		Dispenser acts as a protruding object	7"	Relocate dispenser out of the circulation path.	1	353	\$353



**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
60	Nurse Office	1	111.1	Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate hand dryer dispenser out of the circulation path.	1	353	\$353
61	Boys' Toilet Room by Lab #219	2		Dispensers	Hand Dryer		Dispenser acts as a protruding object	6"	Relocate hand dryer dispenser out of the circulation path.	1	353	\$353
62	Girls' Toilet Room	2		Dispensers	Hand Dryer		Dispenser acts as a protruding object	6"	Relocate hand dryer dispenser out of the circulation path.	1	353	\$353
Shower Compartment												
63	Nurse Office	1		Shower Compartment	Transfer Type		Clear space at transfer shower > 48" x 36"	-	Locate seat and grab bars opposite side to provide the required 48" parallel to the seat to transfer. Locate the shower head and controls on the opposite side.	1	6072	\$6072
64	Boys' Locker Room	1	101.5	Shower Compartment	Transfer Type		Grab bar non compliant	-	Grab bar at transfer shower is not compliant but it is usable.	1	-	\$0

**Town of Auburn
Auburn Middle School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
65	Girls' Locker Room	1	101	Shower Compartment	Transfer Type		Grab bar non compliant	-	Grab bar at transfer shower is not compliant but it is usable.	1	-	\$0
Changing Rooms												
66	Girls' Locker Room	1	101	Changing Rooms	Women's		Room is < 78" x 72" 30" clear not provided alongside bench Bench is not 17"-19" high Hook > 48" high	72"X60" - 10.5" 54"	Provide an accessible changing room that is 78" by 72" minimum. Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Install a bench with the top of the seat between 17"- 19" above the finished floor. Locate hook no higher than 48" above the finished floor.	1	6216	\$6216
67	Boys' Locker Room	1	101.5	Changing Rooms	Men's		Room is < 78" x 72" 30" clear not provided alongside bench Bench is not 17"-19" high Hook > 48" high	72"X60" - 10.5" 54"	Provide an accessible changing room that is 78" by 72" minimum. Provide a 30" min. by 48" min. clear space along the side of the bench so that wheelchair users can transfer. Install a bench with the top of the seat between 17"- 19" above the finished floor. Locate hook no higher than 48" above the finished floor.	1	6216	\$6216
68	Girls' Locker Room	1	101	Changing Rooms	Women's		Back support not provided at bench Bench < 24" deep	- 9.5"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	400	\$400
69	Boys' Locker Room	1	101.5	Changing Rooms	Men's		Back support not provided at bench Bench < 24" deep	- 9.5"	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep.	1	400	\$400
Best Practice												

Town of Auburn
Auburn Middle School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Examination Table												
70	Nurse Office	1	111.1	Examination Table	N/A			-	Recommend providing an adjustable examination table.	1	-	\$0
Podium												
71	Cafeteria	1	109	Podium	N/A				Recommend providing an adjustable podium with knee and toe clearance.	1	-	\$0

Pakachoag Elementary School



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/ tty

Background

Year Built: 1928

Pakachoag Elementary School is located at 110 Pakachoag Street, and provides a diverse curriculum for students in kindergarten through the second grade. The accessible main entrance is on the east side of the building, and there is an accessible egress on the west side of the school.

Parking is provided in a lot on the southwest side. Other exterior amenities include a playground, a soccer field and a baseball field. The building has a basement and two upper floors connected by an elevator and by staircases on the north and south sides.

The basement level includes a library, a music room and a technology room. The first floor has classrooms including a special needs classroom, a nurse’s office, a school office, a gymnasium with a stage, and an art room. The second floor has additional classrooms. Drinking fountains and both single and multi-user children’s toilet rooms are also located on the first and second floors.

Key Accessibility Issues

Playground

Accessibility issues include lack of an accessible route to and around the playground and lack of an accessible impact-attenuating surface to and around the 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.

Signage

Accessibility issues include lack of designation, directional and egress signs, including lack of two (2) illuminated International

Symbol of Accessibility (ISA) egress signs. There is also an inaccurate designation sign indicating that an inaccessible toilet room is accessible, and signage that is not located on the latch side of the door.

Doors

Accessibility issues include lack of 32” minimum clear width at doors, lack of the minimum required maneuvering clearance, and door hardware that requires tight grasping or pinching, or twisting of the wrist.

Toilet Rooms

Major accessibility issues at the toilet rooms include noncompliant single-user toilet rooms that lack the minimum required turning space (Rooms #105, #109 and #213), lack of an accessible toilet compartment (Rooms #117, #122, #208, #209, #215 and #220) lack of a lavatory with the minimum required knee and toe clearance (Rooms #117 and #122) and a toilet with a centerline that is farther than allowed from the side wall (Room #129).

Sinks

Accessibility issues include lack of a sink with toe and knee clearance in two (2) classrooms. There is also lack of the required clear floor space due to stored items and exposed plumbing at the sink in the nurse’s office.

Drinking Fountains

Accessibility issue include lack of drinking fountains for standing users on the first and second floors.

Area of Sport Activity

Accessibility issues include lack of an accessible route to the edge of sport activity at the baseball field.

Assembly Areas

Accessibility issues include lack of an assistive listening system in Classroom #216 and in the gymnasium. There is also lack of an accessible route to the gymnasium stage.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. It is not clear if assistive listening systems are offered in the auditorium and/or gymnasium. If an assistive listening system is present, a sign indicating its availability is required.

Additional Accessibility Issues

- Lack of a compliant van accessible parking space.
- Lack of a compliant access aisle and sign with the International Symbol of Accessibility (ISA) at the vehicle drop-off area by Exits #2 and #4.
- Lack of the required minimum knee and toe clearance at work surfaces in multiple rooms including the nurse’s office and at a picnic table near the playground.
- An AED protrudes into the exterior accessible route.

Order of Magnitude Cost Estimates

- Renovate toilet rooms: \$123,174
- Provide four (4) drinking fountains for standing users: \$16,832
- Provide knee clearance at two (2) classroom sinks: \$3,372
- Renovate doors: \$15,054
- Provide an accessible route to the gymnasium stage: \$12,067
- Provide an accessible route to and around the playground: \$9,600
- Provide an accessible route to and around elements in the playground (poured-in-place rubber): \$39,200
- Provide an accessible route to edge of sport activity at the baseball field: \$3,840
- Provide compliant signs: \$7,674
- Provide an assistive listening system: \$1,214
- Miscellaneous corrective actions (including accessible parking, drop off area, exterior routes, work surfaces, picnic table, etc.): \$5,848




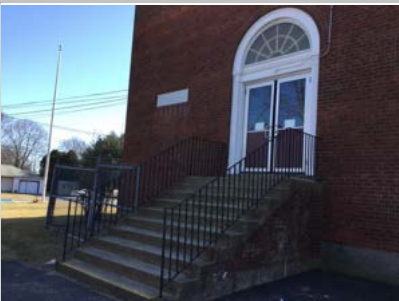
Total: \$237,875

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) in the playground. Over time, 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.
- Recommend adding contrasting strips at the edge of each step at all interior and exterior stairs.
- Recommend indicating which room the elevator opens in when the 1, 2 and 3 call buttons are used, and duplicating the information in braille at each call button.
- Recommend providing railing extensions at the bottom railings of exterior stairs.
- Recommend providing a gate at the top of stairs leading to door ten (10).
- Recommend providing an adjustable table in the nurse’s office.




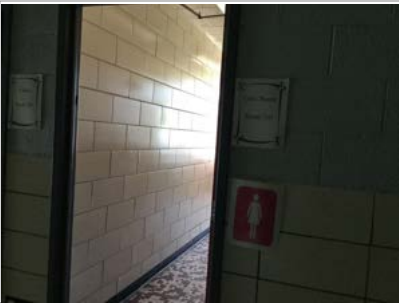
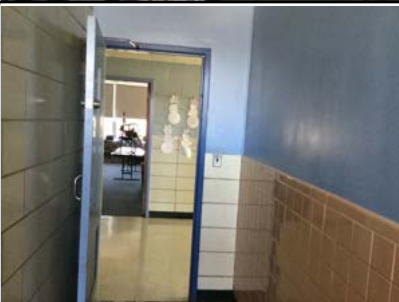
Town of Auburn
Pakachoag Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	By Exit #6	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	-	Provide a cane-detectable barrier 27" max. above the ground under the AED.	1	306	\$306
Off-Street Parking Lot or Garage												
2	Exit #6	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 Access aisle < 96" wide at van space Sign not provided Sign does not have the designation "Van Accessible"	37 - - - - -	Provide 1 compliant van accessible parking space with a marked access aisle and 1 compliant car accessible parking space with a marked access aisle. Provide a sign with the International Symbol of Accessibility (ISA) 60" max. to the bottom of the sign Add the designation "Van Accessible" to the sign at the van accessible space. Locate spaces on shortest route to the door 2 drop-off area.	1	1850	\$1850
Passenger Loading Zones												
3	Exit #2 Drop-Off	Ext.		Passenger Loading Zones	N/A		Vehicle pull-up space < 96" wide Sign with ISA not provided (MAAB)	77" -	Provide a vehicle pull-up space that is at least 96" wide. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the drop-off area. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	800	\$800
Entrance												
4	Exit #11	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Access to Goods and Services												




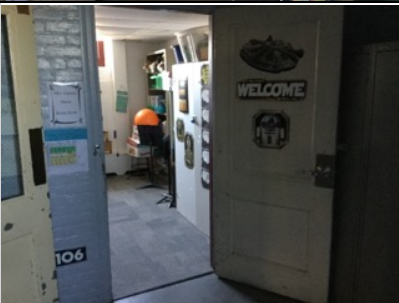

**Town of Auburn
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Exit #8	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
6	Exit #6	1	113	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 the finished floor located on the latch side of the door.	1	232	\$232
7	Exit by Room #122	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 the finished floor located on the latch side of the door.	1	232	\$232
8	Exit By Room #119	1	119	Means of Egress	N/A		Tactile exit sign not provided Maneuvering clearance(s) not provided	-	Provide a sign on the interior of the stairway enclosure indicating the floor level. Remove stored items to maintain the required maneuvering clearance at the door. Remove the obstruction.	1	232	\$232
9	Exit #2	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Exit #7	1		Means of Egress	N/A		Floor level designation not provided Maneuvering clearance(s) not provided	- -	Provide a sign on the interior of the stairway enclosure indicating the floor level. Remove stored items to maintain the required maneuvering clearance at the door. Remove the obstruction.	1	232	\$232
11	Main Entrance	1		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
12	Entrance/Exit	1	103	Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB)	-	Provide an illuminated sign with the International Symbol of Accessibility.	1	200	\$200
Doors, Doorways, & Gates												
13	Girls' Toilet Room	2	209	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32"	30"	Widen the door so that there is 32" min. clear width.	1	5292	\$5292
14	Boys' Toilet Room	2	208	Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Maneuvering clearance(s) not provided	29" 14"	Widen the door so that there is 32" min. clear width. Provide 18" min. maneuvering clearance on the pull side of the door or provide an automatic door opener.	1	3060	\$3060


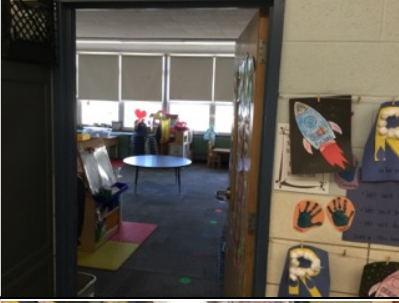
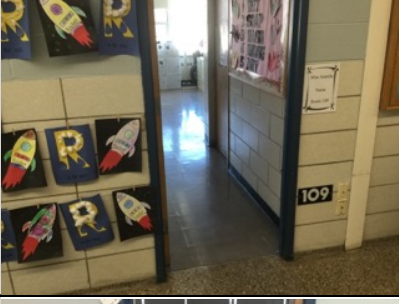
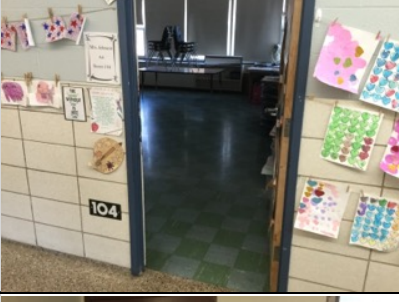

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Classroom	1	105	Doors, Doorways, & Gates	Classroom		Clear width at door < 32" Hardware not operable with a closed fist	21" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (See ID #52 for cost.)	1	-	\$0
16	Library	B	105	Doors, Doorways, & Gates	Other		If double-leaf door, neither compliant	28"	Ensure that at least one of the active leaves is at least 32" min. wide.	1	3366	\$3366
17	Nurse's Office	1	109	Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided		Change the swing of the door to ensure the min. maneuvering clearance is provided.	1	1884	\$1884
18	Music Room	B	106	Doors, Doorways, & Gates	Classroom		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
19	Classroom	2	225	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.	1	484	\$484






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20	Office	1	101	Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 11 lbs.	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Adjust closer so door does not require more than 5 pounds of force to open.	1	484	\$484
Signage												
21	Single-User Toilet Room	1	129	Signage	Designation				This toilet room is labeled as accessible but is not really accessible.	1	-	\$0
22	Nurse's Room - Toilet Room	1	109	Signage	Designation		Signage is not provided		Locate compliant signage alongside the door on the latch side.	1	232	\$232
23	Gymnasium	1		Signage	Designation		Signage is not provided		Locate compliant signage alongside the door on the latch side.	1	232	\$232
24	Office	1	101	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Classroom	1	105/106	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finish floor and the baseline of the highest tactile character is 60" max. above the finished floor.	2	232	\$464
26	Classroom	1	107/108	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	2	232	\$464
27	Nurse's Room	1	109	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign		Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
28	Art Room	1	104	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Provide braille on sign.	1	232	\$232
29	Classroom	1	112/113	Signage			Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign		Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	2	232	\$464


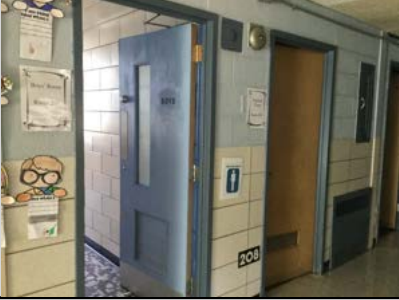



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Girls' Toilet Room	1	117	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
31	Special Needs Classroom	1	119	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
32	Boys' Toilet Room	1	122	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign alongside the door on the latch side.	1	232	\$232
33	Music Room	B	106	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign	- - -	Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232
34	Technology Room	B	107	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign		Provide text with raised characters duplicated in braille on sign. Mount sign so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Classroom	2	226	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
36	First Grade Classroom	2	216	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. Provide braille on sign.	1	232	\$232
37	Classroom Grade 1	2	201	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
38	Girls' Toilet Room	2	215	Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided	- -	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility once an accessible compartment is provided.	1	232	\$232
39	Boys' Toilet Room	2	220	Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided	- -	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Girls' Toilet Room	2	209	Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided	- -	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility once an accessible compartment is provided.	1	232	\$232
41	Boys' Toilet Room	2	208	Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not provided	- -	Provide text with raised characters duplicated in braille on sign. Provide a sign with the International Symbol of Accessibility once an accessible compartment is provided.	1	232	\$232
Dining or Work Surfaces												
42	Classroom	1	105	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	-	Adjust work surface to ensure a 26" min. knee clearance is provided.	1	Labor	\$0
43	Nurse's Room	1	109	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	23.5"	Provide a work surface with 26" min. knee and toe clearance.	1	700	\$700
44	Art Room	1	104	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26"	Adjust work surface to ensure a 26" min. knee clearance is provided.	1	Labor	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Classroom	1	112	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	21.5"	Adjust work surface to ensure a 26" min. knee clearance is provided.	1	Labor	\$0
46	Library	B	105	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	21"	Adjust work surface to ensure a 26" min. knee clearance is provided.	1	Labor	\$0
47	Technology Room	B	107	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	25"	Provide at least 1 work surface with 26" min. knee and toe clearance.	1	700	\$700
Assembly Area												
48	Assembly Area	1		Assembly Area			Accessible route to stage not provided		Provide a ramp to ensure an accessible route to the stage. (Cost estimate for a 30' long wood ramp.)	1	12067	\$12067
49	Classroom	2	216	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. (A portable system could also be used in the room with the stage if necessary.) (Cost for a transmitter, receiver, ear speaker, neck loop and USB charger - Capacity: 50 or less.)	1	1214	\$1214






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
50	Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided	-	Provide at least picnic table with toe and knee clearance.	1	1400	\$1400
Toilet & Bathing Rooms												
Overall Access												
51	Nurse	1	109	Overall Access	Toilet Room		Turning space not provided	-	Provide an accessible single-user toilet room.	1	24604	\$24604
52	Toilet Room	1	105	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide an accessible single-user toilet room.	1	24604	\$24604
53	Girls' Toilet Room	1	117	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182
54	Boys' Toilet Room	1	122	Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided	-	Provide one accessible wheelchair compartment.	1	6182	\$6182






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
55	Girls' Toilet Room	1	117	Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	- -	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.	1	1778	\$1778
56	Boys' Toilet Room	1	122	Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	- -	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.	1	1778	\$1778
57	Single-User Toilet Room	1	129	Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
Single-User Toilet												
58	Single-User Toilet Room	1	129	Single-User Toilet	N/A		Flush control not on open side Centerline < or > 18" (MAAB) Toilet paper dispenser is not compliant	- 19" -	Relocate the flush control to the open side. Relocate toilet so that the centerline is 18" from the side wall. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	3458	\$3458
Toilet Rooms for Children												






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet (Children)												
59	Single-User Toilet in Speech Classroom	2	213	Single-User Toilet (Children)	N/A		Clearance at toilet < 60" clear wide	-	Provide a new accessible single-user toilet room with a toilet that has clear floor space at the toilet that is 60" wide min.	1	24604	\$24604
Toilet Compartment (Children)												
60	Girls' Toilet Room	2	215	Toilet Compartment (Children)	Accessible Compartment		Clearance at toilet < 60" clear width	-	Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	6182	\$6182
61	Boys' Toilet Room	2	220	Toilet Compartment (Children)	Accessible Compartment		Clearance at toilet < 60" clear width	-	Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	6182	\$6182
62	Girls' Toilet Room	2	209	Toilet Compartment (Children)	Accessible Compartment		Clearance at toilet < 60" clear width	-	Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	6182	\$6182
63	Boys' Toilet Room	2	208	Toilet Compartment (Children)	Accessible Compartment		Clearance at toilet < 60" clear width	-	Provide a wheelchair accessible compartment that is 60" wide min. and 72" deep min.	1	6182	\$6182






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
64	Girls' Toilet Room	2	215	Toilet Compartment (Children)	Accessible Compartment		Coat hook not within reach range	68"	Lower hook so that it is no higher than 36" high for children ages 3-4/40" for children ages 5-8.	1	150	\$150
Lavatory (Children)												
65	Boys' Toilet Room	2	220	Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
66	Girls' Toilet Room	2	215	Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
67	Girls' Toilet Room	2	209	Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
68	Boys' Toilet Room	2	208	Lavatory (Children)	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
69	Girls' Toilet Room	2	209	Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	49"	Lower mirror so that the bottom surface is at 31" above finished floor.	1	256	\$256
70	Boys' Toilet Room	2	208	Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	49"	Lower mirror so that the bottom surface is at 31" above finished floor.	1	256	\$256
Dispensers (Children)												
71	Boys' Toilet Room	2	220	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	-	Relocate dispenser out of the circulation path.	1	256	\$256
72	Boys' Toilet Room	2	208	Dispensers (Children)	Paper Towel Dispenser		Dispenser is a protruding object	-	Relocate dispenser out of the circulation path.	1	256	\$256
Urinal (Children)												
73	Boys' Toilet Room	2	208	Urinal (Children)	N/A		Rim > 15" high (MAAB)	16.5"	Provide at least one urinal with the rim no higher than 15" above the finished floor.	1	3248	\$3248





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
74	Boys' Toilet Room	2	220	Urinal (Children)	N/A		Flush control is > 44" high or not properly located	47"	Mount flush control at 44" max. above the finished floor.	1	374	\$374
Additional Access												
Drinking Fountains												
75	Hallway	1	101	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	4028	\$4028
76	Hallway	1	103	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	4028	\$4028
77	Hallway by Room #225	2		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	4208	\$4208
78	Hallway by Room #213	2		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	4208	\$4208




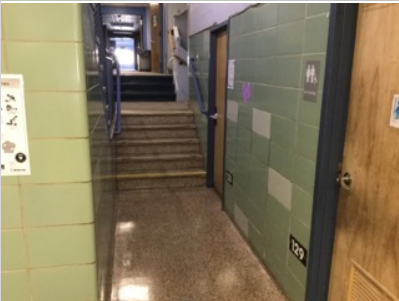

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Sink												
79	Nurse's Room	1	109	Sink	Other		Clear floor space not provided at sink Exposed plumbing underneath sink		Remove stored items to maintain the required 30" min. by 48" min. clear floor space positioned for a forward approach at the sink. Insulate or otherwise configure pipes at sink.	1	92	\$92
Sinks for Children's Use												
80	Classroom	1	105	Sinks for Children's Use	Classroom		Knee or toe clearance not provided	-	Provide a sink with 25" high knee and toe clearance positioned for a forward approach.	1	1686	\$1686
81	Classroom Grade 1	2	201	Sinks for Children's Use	Classroom		Knee or toe clearance not provided	-	Provide a sink with 25" high knee and toe clearance positioned for a forward approach.	1	1686	\$1686
Play and Sport Areas												
Play Areas												
82	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	<ul style="list-style-type: none">---	Install an accessible route to and around the playground. (Cost estimate for 48" wide min. x 300' stone dust path, \$9,600) Provide a compliant impact-attenuating surface to and around the play components. (Cost estimate for 2800 sq. ft. of poured in place rubber surface, \$39,200.)	1	48800	\$48800



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
83	Baseball Field	Ext.		Field	Baseball		No accessible route to all areas of sport activity	-	Install an accessible route between all areas of sport activity. (Cost estimate for a 48" wide min. x 120' long stone dust path from parking lot along tree line on first base side towards home plate, the edge of sport activity.)	1	3840	\$3840
Best Practice												
84	By Exit #11	Ext.							Recommend providing handrails on both sides of stairs.	1	-	\$0
Elevator Controls												
85		1		Elevator Controls	N/A				Recommend indicating which room the elevator opens in when the 1, 2 and 3 call buttons are used, and duplicating the information in braille at each call button.	1	-	\$0
Examination Table												
86	Nurse's Room	1	109	Examination Table	N/A				Recommend providing an adjustable table.	1	-	\$0

Town of Auburn
Pakachoag Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
87		1	130	Signage	N/A				Recommend providing a sign indicating the direction to the elevator.	1	-	\$0
Stair												
88	Exit #12	Ext.		Stair					Recommend providing two 12" metal rail extensions at the bottom of the staircase.	1	-	\$0
89	Exit #11	Ext.		Stair	N/A				Recommend providing two 12" metal rail extensions at the bottom of the staircase.	1	-	\$0
Stairs												
90		1	129	Stairs	N/A				Recommend adding contrasting strips at the edge of each step at stairs.	1	-	\$0
91	Exit #7	Ext.		Stairs	N/A				Recommend providing two 12" metal rail extensions at the bottom of the staircase.	2	-	\$0

Town of Auburn
Pakachoag Elementary School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
92	Exit #8	Ext.		Stairs	N/A				Recommend providing two 12" metal rail extensions at the bottom of the staircase.	2	-	\$0
93	Exit #10	Ext.		Stairs					Recommend providing a gate at the top of stairs to provide a measure of safety for children outside of the school.	1	-	\$0

Swanson Road Intermediate School



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Year Built: 1959 Years Renovated: 1972 and 2015

The Swanson Road Intermediate School is located at 10 Swanson Road. The school serves approximately 600 students in grades 3 through 5. In addition to a full curriculum, the school has a variety of outdoor amenities including a playground, a football field, and a baseball field.

Swanson Road Intermediate School has an accessible ramp at the main accessible entrance on the south side and three (3) accessible egress doors. The School building has a basement and two floors connected by an elevator and four (4) sets of interior stairs. There is also a courtyard. The basement has a gym and cafeteria. The first floor has a main office, a reading room and an interior ramp. The second floor has a relaxation room, music room and auditorium. Classrooms, multi-user boys' and girls' toilet rooms and single-user toilet rooms are located on all floors.

Accessible parking spaces are located near the playground on the east side of the school (one accessible space), and near the main entrance on the south side of the school (five accessible spaces). In addition, there is a designated pick-up/drop-off area located near the main entrance (south side).

Key Accessibility Issues

Parking and Drop-Off Area

Accessibility issues include lack of a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" at the van accessible parking space near the playground. Additional issues at the drop-off area include lack of a compliant marked access aisle and sign with the International Symbol of Accessibility (ISA).

Exterior Accessible Routes: Playground and Sports Fields

Accessibility issues include lack of an accessible route from the Emergency Exit #9 to and around the playground and to the play

components in the playground. There is also lack of an accessible route to the team seating and edge of sport activity at the soccer and baseball fields. (See Figure #1 for a possible accessible route to the sports fields.)

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.

Exterior Stairs

Accessibility issues with exterior stairs include handrails that do not extend 12" from the top and/or bottom of the stairs, handrails not provided on both sides of a stair, and handrails with a noncompliant cross section.

Signage

Accessibility issues include lack of compliant designation signs (with raised characters and braille), signs not located on the latch side of the door, and lack of illuminated exit signs with the International Symbol of Accessibility (ISA) at the exits near Room #103, near Room #208, and at the exit door by the cafeteria. Additional issues include lack of tactile exit signs (with raised characters and braille).

Toilet Rooms

Accessibility issues include lack of an ambulatory compartment in the boys' toilet room (second floor), and the rim or counter is higher than the maximum height allowed at the lavatories located in the multi-user toilet rooms. Other accessibility issues include dispensers mounted higher than the maximum height allowed, a malfunctioning self-closing hinge at the boys' toilet room on the second floor, and mirrors mounted higher than the maximum height allowed. Additional issues include noncompliant toilet paper dispensers at the boys' and girls' toilet rooms on the first floor, in the boys', girls', and staff toilet rooms in the basement, and flush controls not on the open / transfer side at the boys' toilet rooms on the first and second floors. There is also exposed plumbing underneath lavatories, and coat hooks in accessible compartments installed higher than the maximum height allowed.

Drinking Fountains

Accessibility issues include lack of six (6) drinking fountains for standing users.

Additional Accessibility Issues

- Lack of the required maneuvering clearance at doors.
- Door hardware that is not operable with a closed fist.
- Lack of 32” min. clear width at doors.
- Lack of a cane-detectable barrier underneath the stairs in the basement.
- Lack of the minimum required toe and knee clearance at a work surface in Classroom #9.
- Lack of an accessible route to the stage and lack of an assistive listening system in the auditorium.

Note: Where a sound system, microphone and/or speaker are integral to the use of the space, an assistive listening system (ALS) must be provided. It is not clear if an ALS is offered in the gymnasium. If an assistive listening system is present, a sign indicating its availability is required.

Order of Magnitude Cost Estimates

- Provide an accessible route from Emergency Exit #9 to the playground and all sports fields that is 4' wide min. with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%) : \$33,000
- Provide a stable, firm and slip resistant surface to and around elements in the playground (poured-in-place rubber): \$21,000
- Provide compliant staircase handrails: \$7,330
- Provide accessible door widths of at least 32” where required and accessible door hardware: \$10,120
- Renovate toilet rooms: \$22,827
- Provide compliant signs at entrances, exits, classrooms, etc.: \$17,502
- Provide a lift with 36” X 54” clear floor space and a new sill plate: \$21,660
- Provide an accessible route to the stage in the auditorium: \$12,067
- Provide six (6) drinking fountains for standing users: \$24,168

- Provide an assistive listening system in the auditorium: \$1,214
- Miscellaneous corrective actions (parking, access aisle at drop-off area, cane detectable barrier, work surface, etc.): \$3,360

Total: \$174,248*

***Note:** Cost not provided to renovate landings at interior ramp on Floor 1.

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). Over time, 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.
- Recommend adding contrasting strips at the edge of each step at both the interior and exterior stairs.
- Consider providing padded walls in the relaxation room.
- Keep door to Room #105 closed at all times to maintain the clear floor space at the elevator.
- Recommend removing a few chairs in the auditorium to provide wheelchair clear floor spaces.






Figure 1: Possible accessible asphalt route from door 9 to and around the playground, and to the team seating and the edge of sport activity at the baseball and soccer fields. (Based on 4’ wide min. x 825’ long asphalt route with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%)).







Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Path to Exit #14	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	3.4% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained at walkway in operable working condition.	1	400	\$400
2	Route to Baseball	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	12%	Reduce running slope to be no steeper than 1:20 (5.00%). (Cost of accessible route provided in ID #90.)	1	-	\$0
Off-Street Parking Lot or Garage												
3	By Ball Field	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated van accessible spaces Sign not provided Sign does not have the designation "Van Accessible"	1 - -	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	500	\$500
Passenger Loading Zones												
4	Loading Zone	Ext.		Passenger Loading Zones	N/A		Access aisle not provided Sign with ISA not provided (MAAB)	- -	Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. Provide a sign that includes the International Symbol of Accessibility (ISA) at the head of the space. Locate the sign so that the bottom is 60" min. above the ground and the top is 96" max. above the ground.	1	800	\$800






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Exterior Stair												
5	Main Entrance	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. (Cost based on welding three metal extensions on to existing metal railings. Note that one top railing does not need an extension.)	3	142	\$426
6	Exit #16	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair	-	Top: Ensure handrails extend horizontally above the landing for 12" min. at the middle railing.	1	142	\$142
7	Exit #16	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair Handrail not provided on both sides	- -	Bottom: Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. Provide a handrail on one side.	1	2362	\$2362
8	Exit #11	Ext.		Exterior Stair	N/A		Cross section of handrail is not compliant Handrail not provided on both sides	- -	Provide handrails with 1 1/4" - 2" circular cross sections or 4"- 6 1/4" non-circular cross sections. Provide a handrail on one side (Cost based on 2 15 foot wood handrails.)	2	660	\$1320
9	Exit #12	Ext.		Exterior Stair	N/A		Cross section of handrail is not compliant Handrail not provided on both sides	- -	Provide handrails with 1 1/4" - 2" circular cross sections or 4"- 6 1/4" non-circular cross sections. Provide a handrail on one side. (Cost based on two 20 foot wood handrails.)	2	880	\$1760






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
10	Classroom	1	109	Entrance	Other		International Symbol of Accessibility not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	346	\$346
Emergency Exit												
11	Exit #9	Ext.		Emergency Exit	N/A		Emergency exit not on an accessible route	-	Provide an accessible route to emergency exit. (Cost of accessible route provided in ID #90.)	1	-	\$0
Access to Goods and Services												
Means of Egress												
12	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 the finished floor located on the latch side of the door.	1	232	\$232
13	Exit #2 Next to Main Entrance	2	203	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 the finished floor located on the latch side of the door.	1	232	\$232




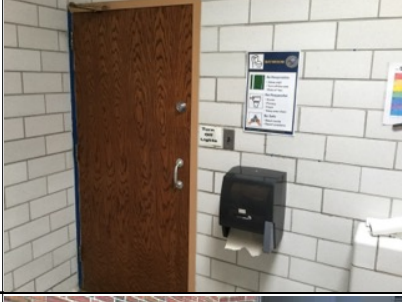

Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Auditorium	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 the finished floor located on the latch side of the door.	1	232	\$232
15	Gym	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 the finished floor located on the latch side of the door.	1	232	\$232
16	Close to Room #208	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 the finished floor located on the latch side of the door.	1	232	\$232
17	4th Grade	2	208	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 the finished floor located on the latch side of the door.	1	232	\$232
18	Music Room	2	210	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 the finished floor located on the latch side of the door.	1	232	\$232


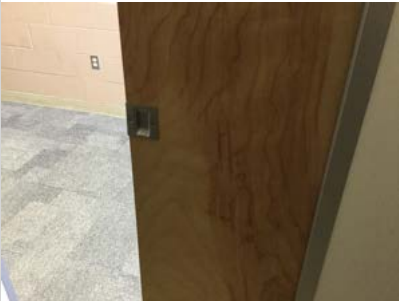



Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated exit sign with an illuminated sign with the International Symbol of Accessibility (ISA).	1	1116	\$1116
20	Exit Near Room #103	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	432	\$432
21	Cafeteria	B		Means of Egress	N/A		Illuminated ISA symbol not provided (MAAB) 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 the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	432	\$432
Doors, Doorways, & Gates												
22	Classroom	B	114	Doors, Doorways, & Gates	Other		Clear width at door < 32"	27"	Widen the door so that there is 32" min. clear width.	1	3366	\$3366
23	Classroom	2	203	Doors, Doorways, & Gates	Classroom		Clear width at door < 32" Hardware not operable with a closed fist	28" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	3850	\$3850






**Town of Auburn
Swanson Road Intermediate School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Doorway	2		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate chairs and table to maintain the maneuvering clearance at the door.	1	Labor	\$0
25	Hallway Next to Room #203	2	203	Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Relocate chairs and table to maintain the maneuvering clearance at the door.	1	Labor	\$0
26	Classroom	2	328	Doors, Doorways, & Gates	Classroom		Maneuvering clearance(s) not provided Hardware not operable with a closed fist	- -	Remove furniture to maintain maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
27	Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	12" - 10 lbs	Relocate the paper towel dispenser out of the pull-side maneuvering clearance at the door. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Adjust closers so doors do not require more than 5 pounds of force to open.	1	837	\$837
28	Exit #6	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.	1	484	\$484




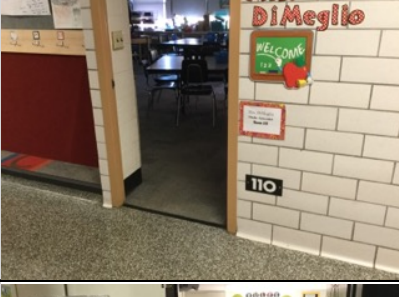

Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Exit #7	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.	2	484	\$968
30	Relaxation Room	2		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.	1	484	
31	Staff Toilet	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Ramps												
32	Ramp	1	109	Ramps	Interior		No top or bottom landing provided	-	Provide landing at top and bottom of ramp. (It may be technically infeasible to renovate the landings. Cost not provided.)	1	-	\$0
Stairways												
33	Exit #13	Ext.		Stairways	Egress		Handrail not provided on both sides Handrails have non-compliant cross section	- 5"	Provide handrail on one side. Provide handrails with 1 1/4" - 2" circular cross sections. (Cost based on two 15 foot wood handrails.)	2	660	\$1320






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Hallway Next to B114	B	B114	Stairways	Other		Vertical clearance < 80" above finished floor	-	Provide a cane-detectable barrier underneath stair.	1	960	\$960
Platform Lift or LULA Elevator												
35	Lift	2		Platform Lift or LULA Elevator	Interior		36" x 54" clear floor space not provided Clearance between platform and landing > 1 1/2"	- -	Providing a 36" by 54" clear floor space might be technically infeasible. Apply new sill plate where possible.	1	21660	\$21660
Elevator												
36	Lift	2		Elevator	Interior		Hoistway signs not on both jambs	-	Provide hoistway signs on both sides of jambs.	1	96	\$96
Signage												
37	Special Needs Toilet for Room #203	2		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
38	Auditorium	2		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Hallway	B		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
40	Classroom	B		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side. (Cost of classrooms signage provided in ID #47.)	1	-	\$0
41	Classroom	1	109	Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side. (Cost of classrooms signage provided in ID #47.)	1	-	\$0
42	Classroom	1	110	Signage	Designation		Raised characters not provided on sign Raised characters < 48" or > 60" above ground Braille not provided on sign Sign not located on the latch side of the door	- - - -	Provide text with raised characters duplicated in braille on sign. Mount signs so that the baseline of the lowest tactile character is 48" min. above finished floor and the baseline of the highest tactile character is 60" max. above the finished floor. Locate sign at permanent rooms alongside the door on the latch side. (Cost of classrooms signage provided in ID #47.)	1	-	\$0
43	4th Grade	2	208	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. (Cost of classrooms signage provided in ID #47.)	1	-	\$0



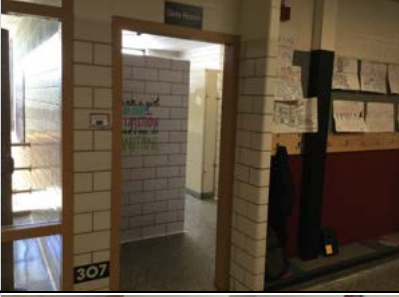


Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
44	Music Room	2	210	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign for Rooms #210 and #211. (Cost of classrooms signage provided in ID #47.)	2	-	\$0
45	Reading Room	1	105	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. (Cost of classrooms signage provided in ID #47.)	2	-	\$0
46	Third Grade	1	103	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. (Cost of classrooms signage provided in ID #47.)	1	-	\$0
47	Classroom	2	328	Signage	Directional		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign to all classrooms. (Cost based on accessible signs for 43 classrooms.)	45	232	\$10440
48	Relaxation Room	2	303	Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign. (Cost of classrooms signage provided in ID #47.)	1	-	\$0





Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
49	Staff Toilet	2	201	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
50	Classroom	2	203	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side. (Cost of classrooms signage provided in ID #47.)	1	-	\$0
51	Boys' Toilet Room	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign.. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
52	Girls' Toilet Room	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign.. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
53	Hallway Leading to Rooms #208 -211	2		Signage	Directional		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
54	Girls' Toilet Room	1	107	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
55	Boys' Toilet Room	1	106	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
56	Girls' Toilet Room	2	307	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
57	Boys' Toilet Room	2	306	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
Dining or Work Surfaces												
58	Classroom	1	109	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24"	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	700	\$700

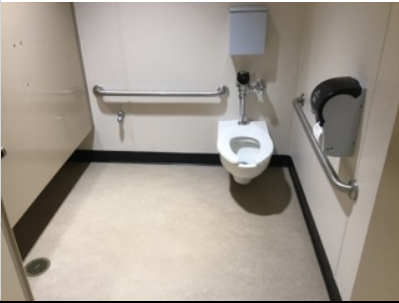




Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Assembly Area												
59	Auditorium	2		Assembly Area	N/A		Accessible route to stage not provided	-	Provide a ramp. (Cost estimate for a 30' long wood ramp).	1	12067	\$12067
60	Auditorium	2		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. If an ssistive listening system is provided, a sign indicating its availability is also required.	1	1214	\$1214
Exterior Benches												
61	Playground	Ext.		Exterior Benches	N/A		No accessible route to 20% of benches	-	Provide an accessible route to the bench near the playground. (Cost of accessible route provided in ID #90.)	1	-	\$0
Toilet & Bathing Rooms												
Overall Access												
62	Staff Toilet	2		Overall Access	Toilet Room		Turning space not provided	-	Remove bed to provide turning space.	1	Labor	\$0






**Town of Auburn
Swanson Road Intermediate School**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
63	Staff Toilet	2		Overall Access	Toilet Room		Dispensers not within reach range	51"	Lower dispensers to 42" max. above the floor.	1	353	\$353
64	Boys' Toilet Room	2	306	Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment.	1	3012	\$3012
Lavatory												
65	Staff Toilet	2		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	46.5" 63.5"	Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower soap and paper towel dispensers to 42" max. above the floor.	1	962	\$962
66	Staff Toilet	2		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	42" 50"	Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower soap and paper towel dispenser to 42" max. above the floor.	1	962	\$962
Single-User Toilet												
67	Staff Toilet	2		Single-User Toilet	N/A		Side grab bar < 54" from back wall Rear grab bar < 24" from toilet centerline	- -	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Relocate rear grab bar to extend 24" min. from the centerline of the toilet.	2	396	\$792






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
68	Girls' Toilet Room	B		Toilet Compartment	Accessible Compartment		Dispensers not within reach range Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	- 24.5" -	Locate trash dispenser within reach range below the grab bar. Locate grab bar between 33"- 36" above the floor. Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure toilet paper dispenser and other devices are not mounted above grab bars.	4	256	\$1024
69	Boys' Toilet Room	B		Toilet Compartment	Accessible Compartment		Rear grab bar < 24" from toilet centerline	36"	Relocate rear grab bar to extend 24" from the centerline of the toilet. Relocate side grab bar to extend 12" from the rear wall.	2	256	\$512
70	Boys' Toilet Room	B		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	256	\$256
71	Staff Toilet	2		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser Dispenser located above grab bar	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet./Replace dispenser as it does not allow continuous paper flow. Relocate soap dispensers and trash receptacle from above the grab bar but not in the clear floor space.	3	353	\$1059
Toilet Rooms for Children												
Toilet Compartment (Children)												
72	Girls' Toilet Room	2	307	Toilet Compartment (Children)	Accessible Compartment		Dispenser located above grab bar Side or rear grab bar not provided Centerline < 15" or > 18" (Ages 9 - 12)	- - 14"	Relocate trash dispenser 1.5" minimum underneath the grab bar. Provide one grab bar on the side wall of the water closet. Relocate toilet so that the centerline is between 15" and 18" from the side wall.	1	4977	\$4977






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
73	Boys' Toilet Room	2		Toilet Compartment (Children)	Accessible Compartment		Exposed plumbing underneath Door with malfunctioning self-closing hinge Side or rear grab bar < 25" or > 27" high (Ages 9 - 12) Flush control not on open side Non-compliant toilet paper dispenser	- 34" - -	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Repair self-closing hinge. Relocate grab bar to 25"- 27" above the floor. Provide the flush control on the open side of the toilet (transfer side), no higher than 44". Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet, and not mounted above the grab bar.	1	954	\$954
74	Girls' Toilet Room	1	107	Toilet Compartment (Children)	Accessible Compartment		Dispensers not within reach range Non-compliant toilet paper dispenser	- -	Lower trash dispenser to be mounted under the grab bar, but not in the clear floor space. Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	2	353	\$706
75	Boys' Toilet Room	1	106	Toilet Compartment (Children)	Accessible Compartment		Side or rear grab bar < 42" long Flush control not on open side Non-compliant toilet paper dispenser	36" - -	Provide a side/rear wall grab bar that is 42" long located 6" max. from the interior corner. Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars. Provide the flush control on the open side of the toilet (transfer side), no higher than 44".	1	1625	\$1625
Lavatory (Children)												
76	Boys' Toilet Room	1	106	Lavatory (Children)	N/A		Dispenser controls > 42" high Exposed plumbing underneath	55.5" -	Relocate so the operable part of the soap dispenser at the accessible lavatory is 42" max. above the finished floor. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	445	\$445
77	Girls' Toilet Room	2	307	Lavatory (Children)	N/A		Lavatory rim or counter > 30" Dispensers not within reach range Mirror above lavatory w/reflective surface > 31"	34" 51" 45"	Relocate lavatory with the front of the rim or counter no higher than 30" above the finished floor. Lower dispensers to 42" max. above the finished floor. Lower mirror so that the bottom surface is at 31" above the finished floor.	1	1059	\$1059






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
78	Girls' Toilet Room	1	107	Lavatory (Children)	N/A		Lavatory rim or counter > 30" Exposed plumbing underneath Dispensers not within reach range Mirror above lavatory w/reflective surface > 31"	34.5" - 52" 45"	Lower dispensers to 42" max. above the floor. Relocate lavatory with the front of the rim or counter no higher than 30" above the finished floor. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 31" above finished floor.	1	957	\$957
79	Boys' Toilet Room	2		Lavatory (Children)	N/A		Exposed plumbing underneath Dispensers not within reach range	- -	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower soap and paper towel dispensers to 42" max. above finished floor.	1	798	\$798
80	Boys' Toilet Room	2		Lavatory (Children)	N/A		Mirror above lavatory w/reflective surface > 31"	48"	Lower mirror so that the bottom surface is at 31" above finished floor.	1	256	\$256
Dispensers (Children)												
81	Girls' Toilet Room	1	107	Dispensers (Children)	Hand Dryer		Dispenser controls > 42" high	45"	Relocate paper towel dispensers and hand dryer is 42" max. above the finished floor.	2	353	\$706
82	Boys' Toilet Room	1	106	Dispensers (Children)	Paper Towel Dispenser		Dispenser controls > 42" high Dispenser is a protruding object	51" 10"	Relocate so the operable part of the paper towel dispenser is 42" max. above the finished floor. Relocate dispenser out of the circulation path.	2	353	\$706






Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
83	Girls' Toilet Room	2	307	Dispensers (Children)	Hand Dryer		Dispenser is a protruding object	10"	Provide a cane-detectable barrier under the hand dryer 27" max. above finished floor.	1	353	\$353
Additional Access												
Drinking Fountains												
84	Hallway	2		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
85	Hallway	B		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
86	Hallway	B		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
87	Hallway Near Room #207	2		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028

Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
88	Hallway	1	107	Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
89	Hallway	2		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028
Play and Sport Areas												
Play Areas												
90	Exit #9 Landing	Ext.		Play Areas	N/A		Accessible route not provided to playground	-	Install an accessible route to and around the playground and to sports fields. (See Figure 1 in the report narrative). Cost based on 4' wide min. x 825' long asphalt route with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%).	1	33000	\$33000
91	Playground Towards Baseball	Ext.		Play Areas	N/A		Accessible route not provided to playground Running slope > 1:20 (5%)	- -	Install an accessible route 48" wide min. to and around the playground with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%). (Cost of accessible route provided in ID #90.)	1	-	\$0
92	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Surface not stable, firm, and slip-resistant	- -	Install an accessible route to and around the play components in the playground. (Cost estimate for 1,500 sq. ft. of poured-in-place rubber surface.)	1	21000	\$21000

Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
93	Playground	Ext.		Play Areas	N/A		Accessible route not provided to play components	-	Provide a compliant impact-attenuating surface to and around the play components. (Cost of compliant playground surface provided in ID #92.)	1	-	\$0
Field												
94	Soccer Team Seating	Ext.		Field	Soccer		Accessible spaces not provided at team seating Accessible route not provided	- -	Provide a 36" x 48" clear floor space at team seating. Ensure an accessible route is provided to bench at team seating. (Cost of accessible route provided in ID #90.)	1	-	\$0
95	Baseball Team Seating	Ext.		Field	Baseball		No accessible route to 20% of benches Field not connected to an accessible route	- -	Provide an accessible route to bench in this area. Provide an accessible route to the field/ edge of sport activity. (Cost of accessible route provided in ID #90.)	1	-	\$0
Best Practice												
96	Auditorium	2			N/A			-	Recommend removing a few chairs to provide wheelchair accessible spaces in the auditorium.	1	-	\$0
97	Relaxation Room	2	303		N/A			-	Recommend providing padded walls.	1	-	\$0

Town of Auburn
Swanson Road Intermediate School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Elevator / Door												
98	Elevator	1	105	Elevator / Door	N/A			-	Keep door closed at all times to maintain the clear floor space at the elevator.	1	-	\$0
Stairs												
99	Stairway to Second Floor	2		Stairs	N/A			-	Recommend contrasting strips at the edge of each interior and exterior step.	1	-	\$0



Town of Auburn, Massachusetts

August 2020



Outdoor Facilities

Prepared by the



Institute for Human Centered Design

Boyce Street Tot Lot



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Boyce Street Tot Lot is a 1.6-acre park located at approximately 129 Boyce Street. Amenities include parking, picnic tables and a children’s playground.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and around the playground, and to each of the play components in the playground. There is also lack of an accessible route to a picnic table near 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.

Additional Accessibility Issues

- Lack of a van accessible parking space with marked access aisle and sign.
- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around the playground and to a picnic table: \$9,120
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$4,900
- Miscellaneous corrective actions (accessible picnic table, parking, etc.): \$3,250





Total: \$17,270

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in the picnic area and connected to an accessible route.

Town of Auburn
Boyce Street Tot Lot

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 Access aisle not provided Sign not provided	4 - - -	Provide a van accessible parking space at least 96" wide with a marked access aisle at least 96" wide.(An 11' wide min. space with a 5' wide min. marked access aisle is also permitted.) Provide a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" with the bottom of the sign 60" min. and the top 96" max. above the ground.	1	1850	\$1850
Access to Goods and Services												
Picnic Tables												
2	Playground Picnic Area North Side	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 top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table connected to a 48" wide min. x 15' long stone dust path accessible route.)	1	1880	\$1880
3	Playground Picnic Area North Side	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route. (Relocate picnic table to an accessible route.)	1	Labor	\$0
Play and Sport Areas												
Play Areas												
4	Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Install an accessible route around the playground. (Cost estimate for a 48" wide min. 240' long stone dust path around the perimeter of the playground.)	1	7680	\$7680

Town of Auburn
Boyce Street Tot Lot

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components. (Cost estimate for 350 sq. ft. of poured in place rubber surface from the 60" wide min. to an under the swing set, climbing apparatus and all other play components.)	1	4900	\$4900
6	Playground	Ext.		Play Areas	N/A		No compliant transfer system	23"	Adjust transfer platform to a height of between 11 and 18 inches.	1	Labor	\$0
7	Playground Picnic Area North Side	Ext.		Play Areas	N/A		Not connected to an accessible route Surface not stable, firm, and slip-resistant	- -	Provide an accessible route to play areas. Repair surface and ensure that surface is firm, stable and slip-resistant. (Cost based on a resurfaced 48" wide min. x 30' long stone dust path from the parking lot to the playground entry with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%)).	1	960	\$960
Best Practice												
Picnic Table												
8	Playground Picnic Area North Side	Ext.		Picnic Table	N/A				Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in this area connected to an accessible route.	1	-	\$0

Franklin Park



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Franklin Park is a 2.1-acre park located at approximately 15 Franklin Street, with Franklin Street to the east and Boyce Street to the west. Amenities include parking, a bike rack, a basketball court, a baseball field, baseball player and fan seating, a concession stand, a children’s playground and picnic tables.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and around the playground, and to each of the play components in the playground. There is also lack of an accessible route to most of the other park amenities including to the concession stand, basketball court, baseball field, the baseball field fan seating, the baseball field dugouts, the bike rack, trash receptacles and to the picnic tables.

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.

Additional Accessibility Issues

- Lack of a van accessible parking space with marked access aisle and sign.
- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around the playground, to the basketball court, the baseball field and to other park amenities: \$32,640
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$22,400
- Miscellaneous corrective actions (accessible picnic table, service counter, parking, etc.): \$4,370

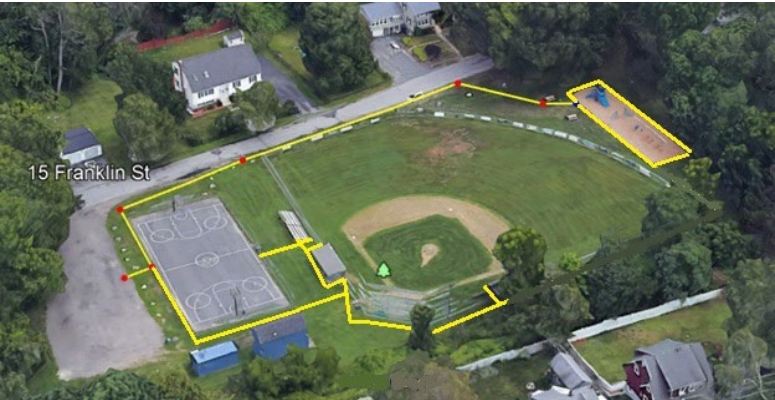
Total: \$59,410

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in the picnic area and connected to an accessible route.
- Recommend providing an accessible portable toilet on an accessible route.





Figure 1: The yellow line shows the approximate location of the suggested accessible route connecting park amenities including the parking area to and around the playground, the edge of sport activity at the basketball court and baseball field, the first and third base dugouts, the bleachers, the concession stand, the bike rack and a picnic table.








Town of Auburn
Franklin Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	North End of Park From Parking Lot Towards Playground	Ext		Exterior Access Route	Walkway		Not provided from all site arrival points	-	Provide a walkway 48" wide min. with a max. running slope of 1:20 (5.00%) and max. cross slope of 1:50 (2.00%) from the parking lot parallel to the road and connecting to the playground, picnic tables, basketball court, concession stand, seating and all other park amenities. See Figure 1 in report narrative. (Cost for an accessible route connecting ALL park amenities.)	1	32640	\$32640
2	Concession Stand	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	3.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on a concrete patch.)	1	240	\$240
3	Route to Concession Stand and Baseball Field	Ext		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided.Provide a 48" wide min. walkway from the parking lot to the concession stand. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	-	\$0
4	Route From Concession Stand to Baseball Field Player and Fan Seating	Ext		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. Provide a 48" wide min. walkway from the concession stand to the team seating dugouts and fan seating bleacher at the baseball field. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	-	\$0
Off-Street Parking Lot or Garage												
5	Parking Lot 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 Access aisle not provided Sign not provided	12 - - - -	Provide a van accessible parking space 96" wide min. with a marked access aisle that is at least 96" wide. (An 11' wide min. space with a 5' wide min. access aisle are also permitted.) Provide a sign the International Symbol of Accessibility (ISA) and the designation "Van Accessible" with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	1850	\$1850




Town of Auburn
Franklin Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Access to Goods and Services												
Service Counter												
6	Concessions Stand	Ext		Service Counter	N/A		Counter > 36" high	39"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Picnic Tables												
7	By Playground	Ext		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	26" -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the picnic table is connected to an accessible route. See Figure 1 showing the accessible route to an accessible picnic table in this area once an accessible picnic table is provided. (Shown cost is for the accessible picnic table. Accessible route cost in ID #1.)	1	1400	\$1400
Bike Racks												
8	By Playground	Ext		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route. Reposition bike rack to an accessible route if necessary. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	Labor	\$0
Trash / Recycling												
9	East of Playground	Ext		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route. Reposition trash containers to an accessible route. (Cost for accessible route included in ID #1.)	1	Labor	\$0
Play and Sport Areas												

Town of Auburn
Franklin Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play Areas												
10	Playground	Ext		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components. (Cost estimate for 200 sq. ft. of poured in place rubber surface.)	1	22400	\$22400
11	Playground	Ext		Play Areas	N/A		Not connected to an accessible route	3"	Provide an accessible route to play areas.(When accessible route connects to play ground, lower a 48" wide min. section of the playground border to 1/2" max.) (Cost for accessible route included in ID #1.)	1	Labor	\$0
Field												
12	Baseball Field Dugout by 3rd Base	Ext		Field	Baseball		Accessible spaces are not provided at team seating	28'	Provide a 36" x 48" clear floor space at team seating on at least one end of bench. (Reposition bench.)	1	Labor	\$0
13	Baseball Field Dugout by 1st Base	Ext		Field	Baseball		Accessible spaces are not provided at team seating	33"	Provide a 36" x 48" clear floor space at team seating on at least one end of bench. (Reposition bench.)	1	Labor	\$0
14	Baseball Bleachers	Ext		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines fan seating (bleacher). See Figure 1 in report narrative. (Cost for stone dust surface alongside bleachers is included in the accessible route cost shown in ID #1.)	1	-	\$0

Town of Auburn
Franklin Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Baseball Field Entrance by Home Plate	Ext		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the baseball field entrance/boundary of sport activity. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	-	\$0
Court												
16	Basketball Court Entrance - South Side	Ext		Court	Basketball		Not connected to accessible route	-	Provide an accessible route to the south side entrance to the basketball court. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	-	\$0
17	Basketball Court Entrance - North Side	Ext		Court	Basketball		Not connected to accessible route	-	Provide an accessible route from the parking lot to the basketball court north entrance. See Figure 1 in report narrative. (Cost for accessible route included in ID #1.)	1	-	\$0

Lemansky Park



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Lemansky Park is located on 24 acres at 417 Oxford Street. The park has a variety of amenities including two (2) basketball courts with lights, three (3) tennis courts, a concession stand, a bike rack, a baseball field with lights, a softball field with lights, a track surrounding a soccer field, a skateboard park, a children's playground, benches, public toilet rooms, an accessible portable toilet, an exterior ramp, a bike repair station, parking and a practice field.

Note: IHCD team was told that the skateboard park may soon be converted into a dog park.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and around the playground, and to each of the play components in the playground. There is also lack of an accessible route to many of the other park amenities including to the concession stand, basketball court, the baseball field boundary of sport activity, the baseball field dugouts and bleachers, the softball field boundary of sport activity, the softball field dugouts and bleachers, a bike rack, benches, and trash receptacles.

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.

Toilet Rooms

Accessibility issues at the men's and women's toilet rooms include lack of side and rear grab bars, lack of wrapped plumbing at the lavatory, paper towel and soap dispensers mounted higher than the maximum height allowed, lack of signage with raised characters and braille and signage not mounted on the latch side of the door, lack of an audible and visible alarm and lack of door hardware that does not require tight grasping, pinching or twisting of the wrist. Also, the women's toilet room has a flush control that

is not on the open or transfer side, the men's toilet room has a urinal mounted higher than the maximum height allowed, and the accessible portable toilet has a toilet paper dispenser that is mounted above the grab bar.

Additional Accessibility Issues

- Lack of a van accessible parking space with marked access aisle and sign in the parking area by the baseball field.
- Lack of an accessible picnic table near the playground.
- Lack of an accessible service counter.
- A defibrillator protrudes into the accessible route.
- Lack of railing extensions that extend 12" at the landing of the exterior ramp from the parking area to the tennis courts.
- A cross slope greater than the maximum allowed at the ramp landing.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around the playground: \$10,560
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$56,000
- Provide an accessible route to the concession stand, boundary of sport activity and to the player dugout and fan bleacher seating at the baseball field: \$13,200
- Provide an accessible route to the boundary of sport activity and to the player dugout and fan bleacher seating at the softball field: \$22,800
- Provide accessible routes to other park amenities including the basketball court, benches, etc.: \$3,592
- Renovate toilet rooms: \$7,394
- Miscellaneous corrective actions (parking, accessible picnic table, accessible service counter, exterior ramp railing extensions, etc.): \$4,934

Total: \$118,480

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.

Figure 1: The yellow line shows the approximate suggested location of an accessible route connecting the parking lot, concession stand, the baseball bleachers and dugouts, and the boundary of sport activity at the baseball field.

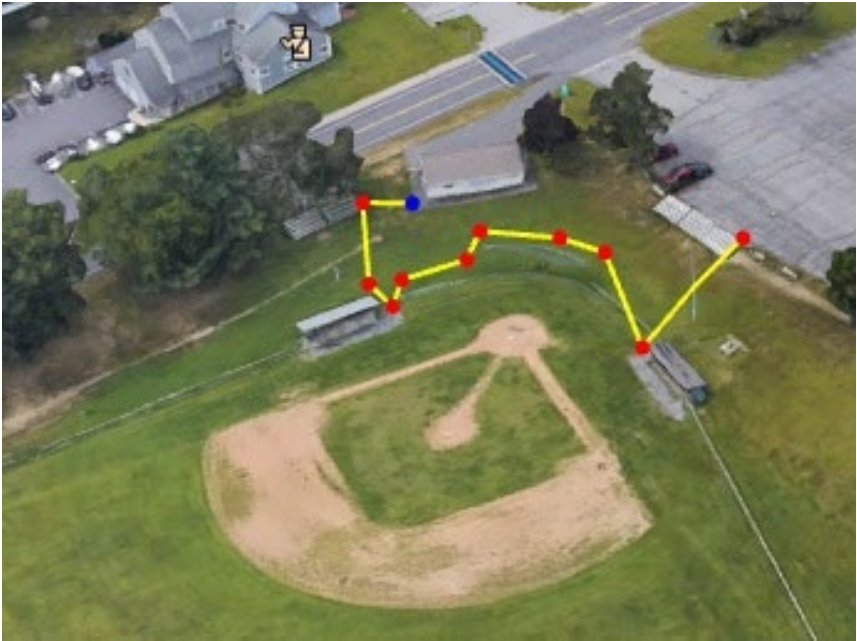












Figure 2: The yellow line shows the approximate suggested location of an accessible route connecting the accessible route at the baseball field shown in Figure 1 to the softball field, the softball field bleachers, dugouts, and the boundary of sport activity at the softball field.








Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	North Side of Concessions	Ext		Exterior Access Route	Exterior		Route obstructed by protruding objects	-	Provide a cane-detectable barrier 27" max. above the ground under the defibrillator.	1	306	\$306
2	Route to Track From Parking Lot	Ext		Exterior Access Route	Exterior		Surface openings > 1/2"	4.5"	Repair surface opening. (Cost based on a 8' wide x 2' deep asphalt patch.)	1	160	\$160
3	Concessions	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	4.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	240	\$240
4	Route to Track From Parking Lot	Ext		Exterior Access Route	Exterior		Level changes > 1/4"	-	Alter change in level to be 1/4" high max. (Cost based on an asphalt patch.)	1	160	\$160
5	Entrance to Playground	Ext		Exterior Access Route	Exterior		Level changes > 1/4" Accessible route not provided	1.25" -	Alter change in level to be 1/4" high max. Ensure an accessible route is provided. (Cost based on a 48" wide min. x 6' asphalt route from parking area to gate.)	1	240	\$240





Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Entrance to Basketball Court	Ext		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the basketball court entrance. (Cost based on a 48" wide min. x 6' long asphalt route.)	1	240	\$240
Off-Street Parking Lot or Garage												
7	Parking Lot by Baseball Field	Ext		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	- - - -	Provide one van accessible parking space at least 96" wide with a marked access aisle at least 60" wide. (An 11' space with a 5' access aisle is also permitted.) Provide a sign with the International Symbol of accessibility and the designation "Van Accessible" with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	1850	\$1850
Access to Goods and Services												
Doors, Doorways, & Gates												
8	Women's Toilet Room	Ext		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the obstruction to provide maneuvering clearance. (Relocate trash can.)	1	Labor	\$0
9	Men's Toilet Room	Ext		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Remove the obstruction. Relocate trash can to provide maneuvering clearance.	1	Labor	\$0
10	Men's and Women's Toilet Rooms	Ext		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance at door > 1:50 (2.00%) (MAAB)	7.2%	Alter so that the slope in all directions is no greater than 1:50 (2.00%).	2	200	\$400





Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Men's and Women's Toilet Room	Ext		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.	2	484	\$968
Ramps												
12	Ramp to Tennis Courts From Parking Lot by Playground	Ext		Ramps	Exterior		Handrails do not extend 12" past top & bottom Landing has a slope > 1:50 (2.00%) (MAAB)	- 4.6%	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. Alter so that the slope in all directions is no greater than 1:50 (2.00%). (Cost based on leveling 25' sq. at top and bottom landing and for welding four 12" min. extensions on to top and bottom of the existing railings.)	1	498	\$498
13	Ramp to Tennis Courts From Parking Lot by Playground	Ext		Ramps	Exterior		Surface not stable, firm, and slip-resistant	-	Clean off sand and debris from route to ramp.	1	Labor	
Signage												
14	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	232	\$464
Service Counter												
15	Concessions	Ext		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground.	1	880	\$880





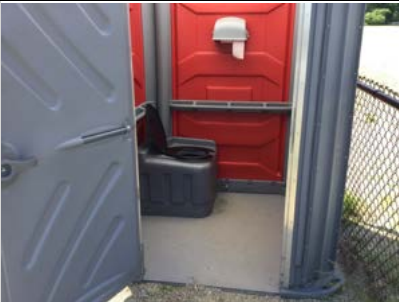
Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
16	South of Playground	Ext		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
Benches												
17	Playground - North Side	Ext		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Relocate one bench on an accessible route by new stone dust path around playground once it is completed.)	1	Labor	\$0
18	South of Basketball Court	Ext		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area.	1	240	\$240
Bike Racks												
19	North of Concessions	Ext		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route. (Relocate bike rack.)	1	Labor	\$0






Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Trash / Recycling												
20	Parking Lot by Playground	Ext		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route. (Relocate.)	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
21	Women's Toilet Room	Ext		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
22	Men's Toilet Room	Ext		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
Lavatory												
23	Men's and Women's Toilet Room	Ext		Lavatory	N/A		Exposed plumbing underneath Dispenser acts as a protruding object Dispensers not within reach range	- -	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Relocate paper towel dispenser out of circulation path or provide a cane-detectible barrier under the dispenser 27" max. above the floor Lower paper towel and soap dispensers to 42" max. above the floor.	2	604	\$1208





Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
24	Women's Toilet Room	Ext		Single-User Toilet	N/A		Flush control not on open side Grab bar not provided Non-compliant toilet cover dispenser	- - -	Relocate the flush control to the open side. Provide one grab bar on the side wall of the toilet and one on the rear wall. Relocate toilet cover dispenser so the operable parts are no higher than 42" on the side of the toilet, positioned below the grab bar per MAAB.	1	1528	\$1528
25	Men's Toilet Room	Ext		Single-User Toilet	N/A		Grab bar not provided Non-compliant toilet paper dispenser	- -	Provide one grab bar on the side wall of the toilet and one on the rear wall. Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet and positioned below the grab bar per MAAB.	1	1154	\$1154
Urinal												
26	Men's Toilet Room	Ext		Urinal	N/A		Rim > 17" high	-	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
Portable Toilet												
27	Near Playground - Northwest Corner	Ext		Portable Toilet	N/A		Not located on an accessible route	-	Locate portable toilet on an accessible route. (Place toilet along the stone dust path around the exterior of the playground when it is complete or elsewhere that is on an accessible route.)	1	Labor	\$0
28	Near Playground - Northwest Corner	Ext		Portable Toilet	N/A		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet, and below the grab bar (MAAB).	1	256	\$256

Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play and Sport Areas												
Play Areas												
29	Rocketland Playground	Ext		Play Areas	N/A		Accessible route not provided around playground	-	Install an accessible route around the playground. (Cost estimate for a 48" wide min. x 330' long stone dust path around the exterior of the playground) (Cost based on a 48" wide min. x 330' long stone dust path around the exterior of the playground.)	1	10560	\$10560
30	Playground	Ext		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components. (Cost estimate for 4,000 sq. ft. of poured in place rubber surface.)	1	56000	\$56000
31	Entrance to Playground	Ext		Play Areas	N/A		Not connected to an accessible route	-	Provide an accessible route to play areas. (Cost based on a 48" wide min. x 6' stone dust route from new route to gate to playground entry.)	1	192	\$192
Field												
32	Bleachers - West of Softball Field	Ext		Field	Softball		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" firm, stable and slip resistant clear floor space at each of the three bleachers at the softball field. (Cost included in ID #39. See Figure 2 in narrative.)	3	-	\$0
33	Bleachers - West of Baseball Field	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. Provide a 48" wide min. asphalt route to first and third base side bleachers with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%). (Cost included in ID #38. See Figure 1 in narrative.)	2	-	\$0

Town of Auburn
Lemansky Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Track/Soccer Field	Ext		Field	Soccer		Not connected to an accessible-route	-	Provide an accessible route to the bench. (Cost estimate for a 48" wide min. x 6' asphalt route.)	1	240	\$240
35	Route From Concessions to Baseball Field	Ext		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide an accessible route to the field. Install an accessible route between all areas of sports activity. (Provide a 48" min. wide accessible asphalt route connecting parking, a bench by the parking lot, both team seating dugouts, both bleachers and the boundary of sport activity. See Figure 1 in narrative.) (Cost based on a 48" wide min. x 330' long asphalt route.)	1	13200	\$13200
36	Softball Field	Ext		Field	Softball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Install an accessible route from the accessible route at the baseball field to the boundary of sport activity at the softball field and to both softball field dugouts and each of the bleachers at the softball field. (Cost estimate for a 48" wide min. 570' asphalt route with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%). See Figure 2 in narrative.)	1	22800	\$22800
Bleachers												
37	Baseball Field	Ext		Bleachers	N/A		Min. # of designated wheelchair spaces not provided Seats not connected by accessible route	- 6"	Provide an accessible wheelchair space alongside bleachers. Provide an accessible route to the seating area (bleachers and bench). (Cost for an accessible route from the parking lot to the bleachers and bench and a 36" min. x 48" min. stable, firm and slip resistant clear floor space by the bleachers.)	1	240	\$240

Route 12 Memorials



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Route 12 Memorials

Background

There are four memorials on Route 12 honoring veterans. They are located at Rt. 12 at Church Street, Rt. 12 at Prospect Street, Rt. 12 at Water Street, and at Rt. 12 at Route 20.

Key Accessibility Issues

Exterior Access Routes

Church Street:

Accessibility issues include lack of an accessible route to the memorial. (A parking lot to the west of the memorial is private and gated, and a parking lot across the street and south of the memorial at the Department of Public Works is not on an accessible route.)

Prospect Street:

Accessibility issues include lack of an accessible route to some of the memorial markers.

Water Street:

There are no major accessibility issues at the memorial at Water Street. (Note: The parking lot adjacent to the memorial is operated by a local golf driving range.)

Route 20:

The Route 20 memorial is a drive-by memorial that is not designed for visitors. As a result, no accessibility modifications are required.

Order of Magnitude Cost Estimates

- Provide an accessible route to the Prospect Street memorial markers: \$1200

TOTAL: \$1,200

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.

Church Street:

If Auburn uses the DPW as a parking lot for the Church Street memorial, IHCD recommends providing a cross walk from the DPW to the memorial and a curb cut on the memorial side of Church Street. If the DPW lot is not used for memorial parking, IHCD recommends providing one van accessible parking space at the north side of Church Street at the memorial.





Prospect Street:

Recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in each of the seating areas.






Water Street:

Recommend providing one compliant van accessible parking space with a marked access aisle and sign with the International Symbol of Accessibility and the designation "Van Accessible" on the border of the memorial at the driving range parking lot. IHCD also recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in each of the seating areas.

Town of Auburn
Route 12 Memorials

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Route 12 at Prospect Street Memorial Markers	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the memorial markers that is 48" wide min. with a max. cross slope of 1:50 (2:00%) and max. running slope of 1:20 (5.00%). (Cost based on a 48" wide x 30' long asphalt route.)	1	1200	\$1200
2	Route 12 at Route 20	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	This is a drive-by memorial that is not designed for visitors to stop and inspect the facility. As a result, no accessibility modifications are required.	1	-	\$0
Best Practice												
Bench												
3	Route 12 at Water Street Bench	Ext.		Bench	N/A				Recommend providing a 36"x48" clear floor space by at least one bench in each area.	1	-	\$0
4	Route 12 at Prospect Street Bench	Ext.		Bench	N/A				Recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in this area.	1	-	\$0

Town of Auburn
Route 12 Memorials

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Route 12 at Prospect Street Bench	Ext.		3ench	N/A				Recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in this area.	1	-	\$0
6	Route 12 at Water Street Bench	Ext.		3ench	N/A				Recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in this area.	1	-	\$0
7	Route 12 at Water Street Bench	Ext.		3ench	N/A				Recommend providing a 36" x 48" clear space adjacent to at least one (1) bench in this area.	1	-	\$0
Parking												
8	Route 12 at Church Street	Ext.		Parking	N/A				Recommend providing one (1) van accessible parking space that is connected by an accessible route to the existing walkway on the north side of Church Street by the memorial. (At present there is no accessible route to the park.)	1	-	\$0
9	Route 12 at Water Street Driving Range Parking Lot by Memorial	Ext.		Parking	N/A				Recommend providing one compliant van accessible parking space with a marked access aisle and sign with the International Symbol of Accessibility and the designation "Van Accessible" on the border of the memorial at the driving range parking lot.	1	-	\$0

Pakachoag Golf Course



Town of Auburn ADA Transition Plan

August 2020



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Background

Year Built: 1932

The Pakachoag Golf Course is located at 15 Upland Street. It is a nine (9) hole public golf course with parking across Upland Street, a pro shop that includes tables for dining, a deck, a driving range and both men’s and women’s single-user toilet rooms. There are also portable toilets, one located in the parking area and one located at hole two (2) on the golf course. Pull carts and motorized golf carts are available for rental, and the carts can be driven to every hole. At present, due to the Covid-19 pandemic, motorized golf carts may be used by a single rider only, or by a group of family members living in the same house, and no other course services are being provided.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include excessive running and cross slopes on the approach to the pro shop entry.

Toilet Rooms

Accessibility issues include lack of the required minimum turning space in both the women’s and men’s pro shop single-user toilet rooms. The women’s toilet room lavatory interferes with the pull-side maneuvering clearance at the exit door and has exposed plumbing. The women’s toilet room also lacks a rear grab bar, has a mirror mounted higher than the maximum height allowed, and has a flush control that is not on the open or transfer side. The men’s toilet room has door hardware that requires tight grasping, pinching, or twisting of the wrist and additional accessibility issues.* Also, both portable toilets lack the required minimum clear floor space (60” min. x 72” min.).

***Note:** It is required that one single-user toilet room in a cluster is accessible. IHCD recommends that the women’s single-user toilet room be made accessible, and that both single-user toilet rooms have accessible signage that says, “Toilet Room” but that does not specify gender. When complete, both single-user toilet rooms will be available to all gender identities, and what is now

the women’s single-user toilet room will be the accessible single-user toilet room.

Additional Accessibility Issues

- Lack of a van accessible marked access aisle between the accessible parking spaces in the parking lot.
- The door at the pro shop entry and the door from the pro shop to the deck have thresholds higher than the maximum height allowed.
- Lack of or noncompliant egress and designation signage, and signage not located on the latch side of the door.
- A service counter higher than the maximum height allowed and a defibrillator mounted higher than the maximum height allowed in the pro shop.
- Lack of an accessible dining surface in the pro shop and on the deck off of the pro shop.
- Lack of closed risers at the stairs from the pro shop deck.

Order of Magnitude Cost Estimates

- Renovate toilet rooms: \$28,148
- Provide an accessible dining surface in the pro shop and on the pro shop deck: \$2,500
- Miscellaneous corrective actions (exterior accessible routes, door thresholds, parking, service counter, close stair risers, accessible dining surfaces, signage, etc.): \$4,016

Total: \$34,664*

***Note:** Cost for an accessible portable toilet is not included because Auburn rents portable toilets each year for approximately 8 months a year. Make sure the accessible portable toilets that are rented in the future have a minimum clear floor space of 60” x 72”.





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.






Pakachoag Golf Course

- Recommend, at the stairs on the pro shop deck, altering so the handrails are 34"- 38" high above the ground with handrails that have a 1 1/4" - 2" circular cross section extending 12" min. beyond the bottom nosing.





Town of Auburn
Pakachoag Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Pro Shop Entrance	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	3.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). (Cost based on adding asphalt to correct slope.)	1	240	\$240
2	Pro Shop Entrance	Ext		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	8.0%	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding 7'x7' of concrete to reduce running slope.)	1	784	\$784
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 Access aisle not provided	45 1 1 -	Provide a marked van accessible access aisle that is at least 96" wide.	1	300	\$300
Entrance												
4	Pro Shop Entrance	Ext		Entrance	Main Entrance		Mat not securely attached Threshold > 3/4" high	- 1.5"	Secure the mat. Alter threshold to be 3/4" high max.	1	150	\$150





Town of Auburn
Pakachoag Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Emergency Exit												
5	Door to Pro Shop Deck	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Directional sign to accessible emergency exit not provided	- -	Provide a sign with raised characters ad braille at the emergency exit. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
6	Pro Shop	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Illuminated International Symbol of Acc. not provided (MAAB)	- -	Provide a sign with raised characters ad braille at the emergency exit. Provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	432	\$432
Access to Goods and Services												
Doors, Doorways, & Gates												
7	Door to Pro Shop Deck	1		Doors, Doorways, & Gates	Other		Clear width at door < 32" If double-leaf doors, neither compliant Threshold > 3/4" high	22.5" - 1.5"	Ensure that the door has a clear width of 32 inches. (The closed door could not be opened.) Alter the threshold to be 3/4" high max.	1	150	\$150
8	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Provide an automatic door opener. (The lavatory obstructs the pull side maneuvering clearance at the toilet room exit door.)	1	3060	\$3060
9	Men's 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.	1	484	\$484





**Town of Auburn
Pakachoag Golf Course**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Stairways												
10	Pro Shop Patio	Ext		Stairways	Exterior		Stair has open risers	-	Ensure stairs have closed risers. (Cost based on closed wooden open risers.)	1	128	\$128
Signage												
11	Men's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide a sing that has text with raised characters duplicated in braille and the words 'Toilet Room' or 'All Gender' mounted on the latch side of the door. (The current men's toilet room has many accessibility issues. Address them by making the women's toilet room accessible and designating both single-user toilet rooms as "Toilet Room" or "All Gender".	1	232	\$232
Service Counter												
12	Pro Shop Counter	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Operable Parts												
13	Pro Shop	1		Operable Parts	N/A		Side reach > 54"	64"	Relocate AED so that controls are between 15" - 48" above the finished floor.	1	256	\$256

Town of Auburn
Pakachoag Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
14	Pro Shop	1		Picnic Tables	N/A		Number of accessible seating spaces Top of picnic table < 28" or > 34	- 42"	Provide at least one table with top between 28"-34" above the ground and 27" clear height underneath. (Cost based on a new dining surface.)	1	1100	\$1100
15	Pro Shop Deck	1		Picnic Tables	N/A		30" clear width not provided Toe or knee clearance at table not provided	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
Toilet & Bathing Rooms												
Overall Access												
16	Women's Toilet Room	1		Overall Access	Toilet Room		Raised characters not provided Braille not provided Sign not located on the latch side of the door International Symbol of Acc. not provided	-	Once the women's single-user toilet room is made accessible, provide a sign with raised characters and braille, the International Symbol of Accessibility (ISA) and the words 'Toilet Room' or 'All Gender' mounted on the latch side of the door.	1	232	\$232
Lavatory												
17	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 42.75"	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 the finished floor. (Cost included in renovation costs to make the women's single-user toilet room accessible.)	1	-	\$0

Town of Auburn
Pakachoag Golf Course

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Single-User Toilet												
18	Women's Toilet Room	1		Single-User Toilet	N/A		Turning space not provided Flush control not on open side Grab bar not provided	- -	Renovate toilet room to provide turning space. (Cabinet reduces room depth to 66", 72" min. is required.) Relocate the flush control to the open side. Provide one grab bar on the side wall of the toilet and one on the rear wall.	1	24604	\$24604
Portable Toilet												
19	Portable Toilet - Hole 2	Ext		Portable Toilet	N/A		Accessible portable toilets not provided	-	Provide a portable toilet with a minimum clear floor space of 60" x 72". (Cost for an accessible portable toilet is not included because Auburn rents portable toilets each year/)	1	-	\$0
20	Portable Toilet in Parking Lot	Ext		Portable Toilet	N/A		Item mounted over grab bar (MAAB) Accessible portable toilets not provided	-	Provide a portable toilet with a minimum clear floor space of 60" x 72". (Cost for an accessible portable toilet is not included because Auburn rents portable toilets each year.)	1	-	\$0
Best Practice												
Stairs												
21	Pro Shop Patio	Ext		Stairs	N/A				Recommend, at the stairs on the pro=shop deck, altering so the handrails are 34"- 38" high above the ground with handrails that have a 1 1/4" - 2" circular cross section extending 12" min. beyond the bottom nosing.	1	-	\$0

Dr. Arthur and Dr. Martha Pappas Recreation Complex



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Dr. Arthur and Dr. Martha Pappas Recreation Complex is located at 203A Pakachoag Street. The complex spans an approximately twenty-acre site.

Amenities include five (5) parking locations with accessible parking spaces, two (2) baseball fields, a softball field, a soccer field, a picnic pavilion with picnic tables, a hiking trail, a performance pavilion, a concession stand, accessible multi-user men’s and women’s toilet rooms and an accessible playground. Additional amenities include lighting at the Camosse Baseball Field, audio speakers at the performance pavilion, a Ping-Pong table, accessible dugouts, accessible fan bleacher seating, benches, an accessible portable toilet, a wayside, trash receptacles, bike racks and a barbeque grill.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include excessive running and cross slopes and changes in level and surface openings that are greater than the maximum allowed at multiple locations in the accessible routes connecting park amenities. There is also an object that protrudes into the accessible route (defibrillator), multiple detectable warnings that are not maintained in operable working condition, and some amenities that are not connected to an accessible route.

Toilet Rooms

Accessibility issues at the wheelchair accessible compartment in both the men’s and women’s multi-user toilet rooms include a toilet paper dispenser that is located above the grab bar, and a compartment door with a malfunctioning self-closing hinge. An accessible portable toilet also lacks the required minimum clear floor space (60” min. x 72” min.).

Additional Accessibility Issues

- Lack of a 96” wide min. access aisle at a van accessible parking space at a parking lot by Camosse Baseball Field.

- Lack of an accessible picnic table with toe and knee clearance at the picnic pavilion.

Order of Magnitude Cost Estimates

- Renovate and provide accessible routes to park amenities: \$8,714
- Miscellaneous corrective actions (parking, toilet rooms, picnic table, etc.): \$2,212

Total: \$10,926*


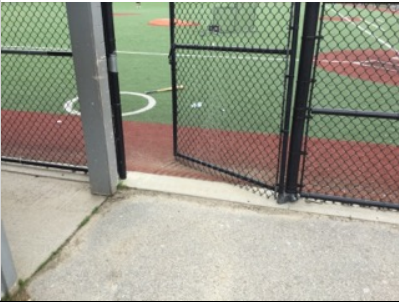



***Note:** Cost for an accessible portable toilet is not included because Auburn rents portable toilets each year for approximately 8 months a year. Make sure the accessible portable toilets that are rented in the future have a minimum clear floor space of 60” x 72”.

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 a sign with trail information including length, max. and min. running slope, etc. at the start of the outdoor trail. Recommend also providing trail information on the facility website.






Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Thompson Concession Stand AED	Ext.		Exterior Access Route	Walkway		Route obstructed by protruding objects	43.5"	Provide a cane-detectable barrier 27" max. above the ground below defibrillator.	1	306	\$306
2	Dugout to Camosse Field	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	1"	Repair surface opening. (Cost based on a concrete patch.)	1	256	\$256
3	Route to Soccer Field	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Level changes > 1/4"	6" 4"	Alter change in level to be 1/4" high max. (Cost based on a 4'x4' asphalt patch.)	1	160	\$160
4	Path to Softball Bleachers and Accessible Path to Bleachers	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Level changes > 1/4" Surface is not stable, firm, and slip-resistant	13.1 5" -	Reduce cross slope to be no steeper than 1:50 (2.00%). Alter change in level to be 1/4" high max. Repair surface. (Cost based on 30'x36" of asphalt to repair slopes and changes in level.)	1	900	\$900
5	Entrance to Trail	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	12.4%	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 6'x4' of asphalt to correct slope.)	1	240	\$240






Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Pappas Softball Team Seating	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on an asphalt patch.)	1	90	\$90
7	Path to Softball Bleachers and Accessible Path to Bleachers	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on an asphalt patch.)	1	90	\$90
8	Soccer Field	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Cost based on a 3'x3' concrete patch.)	1	144	\$144
9	Path to Softball Field	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectible warning.)	1	360	\$360
10	Access Route to Soccer Field	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectible warning.)	1	360	\$360





Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Walkway	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectable warning.)	1	360	\$360
12	Path to Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectable warning.)	1	360	\$360
13	Path to Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectable warning.)	1	360	\$360
14	Path to Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectable warning.)	1	360	\$360
15	Towards Camosse Field	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectable warning.)	1	360	\$360






Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Parking to Concession by Picnic Pavilion	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the detectable warning is maintained in operable working condition. (Cost based on replacing the detectible warning.)	1	360	\$360
17	Ping-Pong Behind Bleachers	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure a 48" wide min. accessible route is provided to the Ping-Pong area and to at least one bench. (Cost based on a 48" wide min. by 12' long concrete route.)	1	768	\$768
18	Near Ping-Pong	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure a 48" wide min. accessible route is provided to this amenity. (Cost based on a 48" wide min. by 6' long concrete route.)	1	384	\$384
19	Entrance to Trail	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided from existing path to bike rack and wayside. (Cost based on a 48" wide min. x 24' stone dust path leading to the bike rack and wayside.)	1	768	\$768
20	Barbecue at Concession Stand by Picnic Pavilion	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the grill. (Cost estimate for a 48" wide min. x 12' long stone dust pathway to the grill.)	1	576	\$576




Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
21	Camosse Baseball Field Parking	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle < 96" wide at van space	1 1 88"	Provide a marked access aisle that is at least 96" wide. (Re-stripe.)	1	300	\$300
Access to Goods and Services												
Picnic Tables												
22	Concession Stand Picnic Pavilion	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
Benches												
23	Pavilion Bench	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost based on a 48" wide min. x 6' concrete route to bench.)	1	384	\$384
24	Softball Bench	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost based on a 48" wide min. x 12' concrete route to bench.)	1	768	\$768
Toilet & Bathing Rooms												

Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
25	Women's Toilet Room at Concession Stand	Ext.		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
26	Men's Toilet Room at Concession Stand	Ext.		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
27	Women's Toilet Room at Concession Stand	Ext.		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet.	1	256	\$256
28	Men's Toilet Room at Concession Stand	Ext.		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet.	1	256	\$256
Portable Toilet												
29	Soccer Field Parking Portable toilet	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided	-	Provide a portable toilet with 60" min. turning radius. (Cost for an accessible portable toilet is not included because Auburn rents portable toilets each year for approximately 8 months a year.)	1	-	\$0
Play and Sport Areas												

Town of Auburn
Dr. Arthur & Dr. Martha Pappas Recreation Complex

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Bleachers												
30	Soccer Field Bleachers	Ext.		Bleachers	N/A		Seats not connected by accessible route	-	Provide an accessible route to the seating area (adjust gate to open 32" min clear).	1	Labor	\$0
Best Practice												
Exterior												
31	Stairs Between Baseball and Trail	Ext.		Exterior Stairs	N/A				Recommend providing sign with directional arrow at top of stairs indicating pathway leads to the outdoor trail.	1	-	\$0
Trailhead												
32	Entrance to Trail	Ext.		Trailhead	N/A				Recommend providing a sign with trail information including length, max. and min. running slope, etc. Recommend also providing trail information of facility website.	1	-	\$0

Gleason Park (Camp Gleason)



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

Year Built: 1942

Gleason Park (Camp Gleason) is located at 285 Central Street on a 15.7-acre site adjacent to Eddy Pond. It was built as a retreat by American Steel and Wire Company between 1939 to 1942. Amenities include a parking lot, picnic tables, a swing set, a hiking trail, which is not accessible and a beach. A building adjacent to the parking lot was locked on the day of the survey as was a building by Eddy Pond that houses toilet rooms. IHCD team was told that the building that contains toilet rooms is slated to be torn down.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route from the parking area to the park amenities including the swing set and picnic tables due to excessive running and cross slopes, excessive changes in level, and lack of a surface that is stable, firm and slip resistant. Also, the walkway to the entry door for the building adjacent to the parking lot has an excessive running and cross slope, and the landing at the entry door has an excessive cross slope.

Additional Accessibility Issues

- Lack of a van accessible parking space with a marked access aisle and a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible".
- Lack of an accessible picnic table.
- Lack of an accessible beach access route extending along the sand to the recreational water level at Eddy Pond.

Note: Auburn has closed the beach and has no plans to reopen it at this time. If the Town does consider reopening the beach in the future, an accessible beach access route would be required. Cost for the provision of an accessible beach access route is included in this narrative and the accompanying catalog.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around park amenities: \$3,320
- Provide an accessible beach access route to the recreational water level (beach mat): \$1909
- Miscellaneous corrective actions (parking, accessible picnic table, etc.): \$3,250






Total: \$8,479

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 signs on both sides of Central Street alerting visitors that they are approaching the entrance to the park.
- Recommend providing a 48" deep min. stable, firm and slip resistant surface such as stone dust under and around perimeter of the accessible picnic table once an accessible picnic table is provided.
- Recommend, since IHCD team was told the toilet room building will be torn down, providing an accessible portable toilet on an accessible route.
- Recommend providing a sign with trail information such as max. running and cross slopes, length and extent of accessibility. Recommend also providing this same information on the park website.





Town of Auburn
Gleason Park (Camp Gleason)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Building Entrance	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	3.0% 6.6%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on adding 12' of concrete to reduce slope.)	1	480	\$480
2	Northside of Building	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	3.0% 8.0%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). (Cost based on 4' x 12' of asphalt to correct slope.)	1	480	\$480
3	Northside of Building	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%) Accessible route not provided	8.4% 4.0% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%). Ensure an accessible route is provided. (Cost based on a 48" wide min. x 60' long stone dust path.)	1	1920	\$1920
4	Top of Stairs on Southside of Building	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	20.1%	Reduce running slope before stair landing to be no steeper than 1:20 (5%).	1	240	\$240
Beach Access Routes												
5	Northside of Building	Ext.		Beach Access Routes	Removable		Beach route not provided Surface is not firm and stable	- -	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the recreation water level (if lake, pond and reservoir beach). (Cost based on a 78" wide x 30' long beach mat.)	1	1909	\$1909

Town of Auburn
Gleason Park (Camp Gleason)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
6	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		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"	- - - - -	Provide a van accessible parking space 96" wide min. with a marked access aisle that is at least 96" wide.(An 11' min. space with a 5' min. access aisle is also permitted.) Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	1850	\$1850
Access to Goods and Services												
Doors, Doorways, & Gates												
7	Building Entrance	Ext.		Doors, Doorways, & Gates	N/A		Maneuvering clearance at door > 1:50 (2.00%) (MAAB)	5.5%	Alter so that the slope in all directions at the door landing is no greater than 1:50 (2.00%).	1	200	\$200
Picnic Tables												
8	East of Bottom of Stairs	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 top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	1400	\$1400
Play and Sport Areas												
Play Areas												
9	Northwest of Building	Ext.		Play Areas	N/A		Surface not stable, firm, and slip-resistant Accessible route not provided at play components	- -	Relocate swing set to an accessible route.	1	Labor	\$0
Best Practice												

Town of Auburn
Gleason Park (Camp Gleason)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Camp Entrance												
10	Entrance From Central Street	Ext.		Camp Entrance	N/A				Recommend providing signs on both sides of Central Street alerting visitors that they are approaching the entrance to the camp.	2	-	\$0
Entrance												
11	Entrance From Central Street	Ext.		Entrance	N/A				Recommend providing a sidewalk 48" wide min. on one side of camp entry road from Central Street.	1		\$0
Hiking Trail Trail Head												
12	Trail Entrance North of Building	Ext.		Hiking Trail Trail Head	N/A				Recommend providing a sign with trail information such as max. running and cross slope and extent of accessibility. Recommend also providing this same information of the camp web site.	1		\$0
Picnic Table												
13	East of Bottom of Stairs	Ext.		Picnic Table	N/A				Recommend providing a 48" deep min. stable, firm and slip resistant surface such as stone dust under and around perimeter of picnic table.	1	-	\$0

Goddard Park



Town of Auburn
ADA Transition Plan

August 2020



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Background

Year Built: 1970

Goddard Park is located at 357 Southbridge Street. It is behind and to the west of Auburn Fire Station, and borders Auburn Pond on its north side. The park honors rocketry pioneer Dr. Robert H. Goddard. Park amenities include parking shared with the fire station, walkways, benches, a picnic table and a model of one of Dr. Goddard's rockets.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space with a marked access aisle and sign with the International Symbol of Accessibility (ISA) and the designation, "Van Accessible".

Exterior Routes

Accessibility issues include lack of an accessible route connecting park amenities including an accessible route from the parking lot to the pathway in the park (a curb ramp is needed), and lack of accessible routes to a park bench and picnic table.

Additional Accessibility Issues

- Lack of an accessible picnic table.

Order of Magnitude Cost Estimates

- Renovate parking: \$1,850
- Renovate and provide accessible routes to park amenities: \$4,240
- Miscellaneous corrective actions (accessible picnic table, etc.): \$1,400





Total: \$7,490

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 a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table in the same area as the existing picnic table.

Town of Auburn
Goddard Park

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	West of Rocket	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide	27"	Ensure that a clear width of 36" min. is maintained at the accessible route. (Trim bush branches.)	1	Labor	\$0
2	West of Rocket	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide	20"	Ensure that a clear width of 36" min. is maintained at the accessible route. (Trim bush branches.)	1	Labor	\$0
Curb Ramp												
3	Parking Lot	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp that results in accessible route from the accessible parking space to the walkway at Goddard Park. (Cost estimate for a concrete curb ramp.)	1	2800	\$2800
Off-Street Parking Lot or Garage												
4	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	- - - -	Provide a van accessible parking space 96" inches with a marked access aisle that is at least 96" wide. (An 11' wide min. space and 60" wide min. access aisle is also permitted.) Provide a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible".	1	1850	\$1850
Access to Goods and Services												

Town of Auburn
Goddard Park

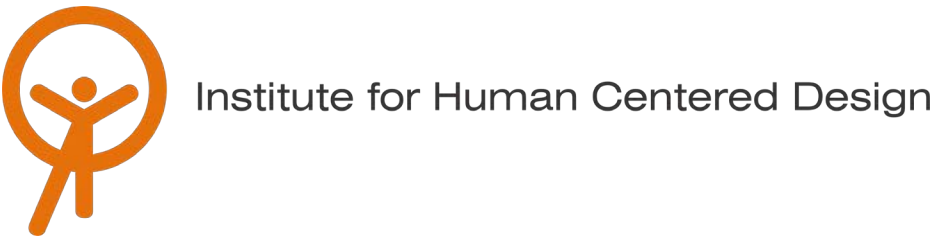
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
5	South of Rocket	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table connected to a 48" wide min. x 30' long asphalt accessible route.)	1	2600	\$2600
Benches												
6	Southwest of Rocket	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost based on a new 48" wide min. asphalt route to bench.)	1	240	\$240
Inclusive Design												
Sign												
7	East of Rocket	Ext.		Sign	N/A				Recommend lowering sign or duplicating sign information next to walkway 48" max. above the ground. Recommend insuring the use of a sanserif font and providing a high contrast color between the sign and the sign background.	1	-	\$0
Best Practice												
Picnic Table												
8	South of Rocket	Ext.		Picnic Table	N/A				Recommend providing a 48" wide min. stable, firm and slip resistant surface under and around an accessible picnic table once it is placed in this area connected to an accessible route.	1	-	\$0

Holstrom Field



Town of Auburn ADA Transition Plan

August 2020



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Background

Holstrom Field is a 1.6-acre property located off Southridge Street at the end of Holstrom Court. Amenities include parking, a Little League baseball or softball field, team seating and fan seating at a set of bleachers on the east side of the baseball field.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route from the parking lot to the team and fan seating, and to the boundary of sport activity at the baseball field.

Additional Accessibility Issues

- Lack of a van accessible parking space with marked access aisle and sign.
- Lack of a stable, firm and slip resistant 36" x 48" clear floor space at the sideline and fan seating.

Order of Magnitude Cost Estimates

- Provide an accessible route from the parking lot connecting all field amenities and providing an accessible clear floor space at the team and fan seating: \$10,560
- Miscellaneous corrective actions (parking, etc.): \$1,850





Total: \$12,410

Figure 1: The yellow line shows the approximate location of the suggested accessible route connecting the parking area to the team seating, the boundary of sport activity and the fan seating at the bleachers.



Note: Where the black “X” is located in the image, there is a gate that is sometimes locked by the water department. That entry point and road is not available to be part of an accessible route.

Town of Auburn
Holstrom 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	N/A		Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign not provided	- - - -	Provide a van accessible parking space 96" wide min. with a marked access aisle 96" wide min. (an 11' wide min. space with a 5' wide min. access aisle is also permitted.) Provide a sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible" with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground.	1	1850	\$1850
Play and Sport Areas												
Field												
2	Baseball Team Seating	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 sideline seating. Provide an accessible route to the team seating. (Cost for the stable, firm and slip resistant surface beside the team seating and for the accessible route to the team seating is included in ID #4.)	2	-	\$0
3	Baseball Sideline Seating at Bleachers	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. (Cost for the stable, firm and slip resistant surface beside the bleachers and for the accessible route to the fan seating is included in ID #4.)	1	-	\$0
4	Baseball Field and Amenities	Ext.		Field	Baseball		No accessible route to all areas of sport activity	- -	Install an accessible route between all areas of sports activity. (Provide an accessible route 48" wide min. with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%) connecting the parking area to the team seating, the boundary of sport activity and the fan seating at the bleachers.) (Cost based on a 48" wide x 330' long stone dust path.)	1	10560	\$10560

Julia Bancroft School Outdoor Recreation Areas



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Julia Bancroft School outdoor recreation areas are located at approximately 3 Vinal Street, just to the east of the Julia Bancroft School. The school is closed and is in the process of being sold to a developer for senior housing. The field and playground will be retained by the Town. Amenities include a parking lot, two (2) basketball hoops, a children’s playground and a softball field with two (2) fenced dugouts for team seating.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and around the playground, to each of the play components in the playground, and to the boundary of sport activity at the softball field including to the two (2) fenced dugout team seating 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 each play component and around the playground.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around the playground: \$4,992
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$28,896
- Provide an accessible route to the boundary of sport activity at the softball field including to the two (2) fenced team seating areas: \$6,400

Total: \$40,288

Note: The parking area was not surveyed.

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.
- Recommend providing benches with clear floor space at least one end at each of the two (2) fenced team seating areas.

Figure 1: The following figure uses yellow lines to show the approximate suggested location of an accessible route to and around the playground.

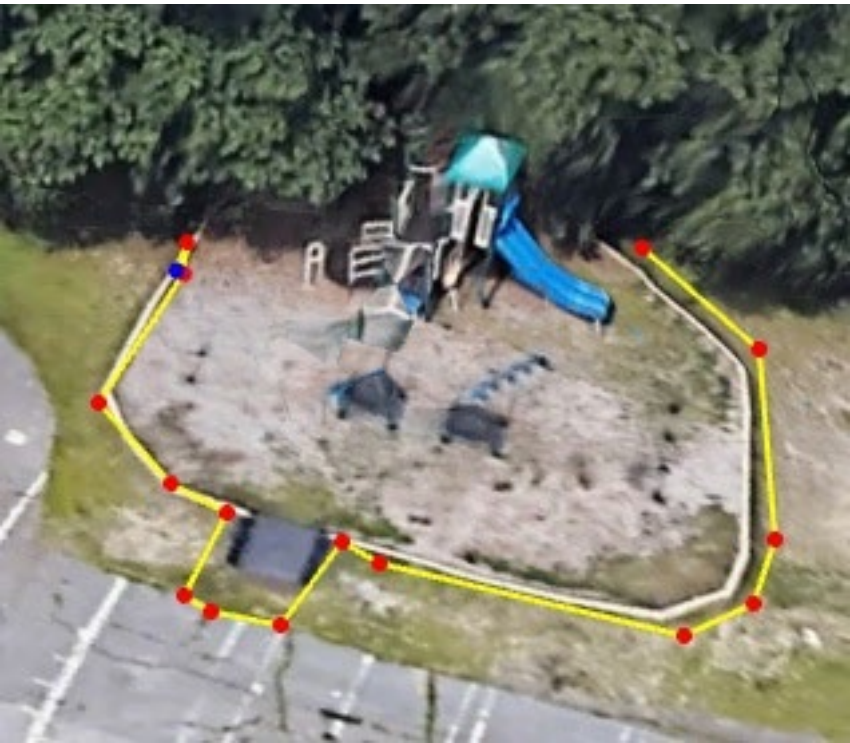







Figure 2: The following figure uses yellow lines to show the approximate suggested location of an accessible route to the boundary of sport activity at the softball field including to the two (2) fenced team seating areas.






Town of Auburn
Julia Bancroft School Outdoor Recreation Areas

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Play and Sport Areas												
Play Areas												
1	Playground - Northwest View	Ext.		Play Areas	N/A		Accessible route not provided around playground	-	Install an accessible route around the playground. (Cost estimate for 150' x 48" min. stone dust route around playground. See Figure 1 in narrative.)	1	4800	\$4800
2	Playground Entrance Ramp	Ext.		Play Areas	N/A		Accessible route not provided at play components	4"	Alter change in level to be 1/4" high max. (Correct when new compliant impact-attenuating surface is provided in playground).	1	Labor	\$0
3	Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components. (Cost estimate for 2,064 sq. ft. of poured in place rubber surface.)	1	28896	\$28896
4	Playground	Ext.		Play Areas	N/A		No compliant transfer system	22"	Ensure transfer platform is 11" min. and 18" max. above the ground.	1	Labor	\$0
5	Playground Entrance Brown and Black Path Surface	Ext.		Play Areas	N/A		Not connected to an accessible route	12.5%	Provide an accessible route to play areas Reduce slope of brown and black surface at entry to playground to 1:20 (5.00%) max. running slope.	1	Labor	\$0

Town of Auburn

Julia Bancroft School Outdoor Recreation Areas

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Playground Entrance Ramp	Ext.		Play Areas	N/A		Not connected to an accessible route Surface not stable, firm, and slip-resistant	- -	Provide an accessible route to play areas. (Cost based on 6'x48" min. of stone dust to create accessible path to the playground. See Figure 1 in narrative.)	1	192	\$192
Field												
7	Route to Softball Field by West Parking Lot	Ext.		Field	Softball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide an accessible route to the boundary of sport activity at the softball field and to the fenced team seating areas. See Figure 2 in the narrative. (Cost estimate for 48" wide min. x 200' long stone dust path with a max. running slope of 1:20 (5.00%) and a max. cross slope of 1:50 (2.00%).)	1	6400	\$6400
Best Practice												
Team Seating Area												
8	Softball Field Fenced Team Seating Areas	Ext.		Team Seating Area	N/A				Recommend providing benches at each of the two fenced team seating areas.	2	-	\$0

Mary D. Stone Elementary School Outdoor Recreation Areas



Town of Auburn ADA Transition Plan

August 2020



Institute for Human Centered Design

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Background

The Mary D. Stone Elementary School outdoor recreation areas are located at 104 Central Street Rear to the northwest of the Mary D. Stone Elementary School. The school is closed and is in the process of being sold to a developer for senior housing. The field and playground will be retained by the Town. Amenities include a parking lot, a children’s playground and a soccer field.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route to and around the playground, to each of the play components in the playground, and to the boundary of sport activity at the soccer field.

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.

Additional Accessibility Issues

- An access aisle at the van accessible parking space is narrower than the minimum width required, and lack of the designation “Van Accessible” on the sign with the International Symbol of Accessibility (ISA) at the van accessible parking space.
- Surface openings are greater than the ½” max. allowed at the drain cover in the parking lot.
- Deteriorated pavement in the parking lot.

Order of Magnitude Cost Estimates

- Provide an accessible route to and around park amenities: \$8,800
- Provide a compliant impact-attenuating surface under and around the play components in the playground (poured-in-place rubber): \$8,050
- Miscellaneous corrective actions (parking, surface openings at drain cover, etc.): \$3,534

Total: \$20,384*

***Note:** Pricing to resurface the parking lot is not provided.

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Over time, EWF requires continuous maintenance to ensure 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.



Figure 1: The following figure uses yellow lines to show the approximate suggested location of an accessible route to and around the playground and to the boundary of sport activity at the soccer field.



Town of Auburn
Mary D. Stone Elementary School Recreation Areas

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Parking Lot	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2"	2.5"	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. (Cost based on a new drain cover.)	1	2734	\$2734
Off-Street Parking Lot or Garage												
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	10 1 - -	Provide a marked access aisle that is at least 96" wide at the van accessible parking space (re-stripe). Add the designation "Van Accessible" to the sign located at the van accessible space.	1	800	\$800
3	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Surface not stable, firm, and slip-resistant	- - -	Repair surface. (Significant portions of the parking lot are deteriorated such that most of the parking area should be resurfaced.) Note: Pricing to resurface the parking lot is not provided.	1	-	\$0
Play and Sport Areas												
Play Areas												
4	Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components Surface not stable, firm, and slip-resistant	- -	Provide a compliant impact-attenuating surface under and around the play components that is 60" wide min. between play components. (Cost estimate for 575 sq. ft. of poured in place rubber surface.)	1	8050	\$8050

Town of Auburn
Mary D. Stone Elementary School Recreation Areas

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Playground	Ext.		Play Areas	N/A		No compliant transfer system	-	Remove plant at transfer platform.	1	Labor	\$0
6	Playground	Ext.		Play Areas	N/A		Not connected to an accessible route	-	Provide an accessible route. (Relocate trash can and provide an accessible route to and around the playground and to the boundary of the area of sport activity at the soccer field 48" wide min. with a 1:20 (5.00%) max. running slope and a 1:50 (2.00%) max. cross slope and a firm, stable and slip resistant surface.) Cost based on a 48" wide min. x 275 foot stone dust path. See Figure 1 in narrative.	1	8800	\$8800