

Executive Summary of Town Facilities - 27 November 2006
Town of Blackstone, Massachusetts
Introduction to Buildings and Facilities Evaluations

Since the passing of the ADA in 1992, the Town of Blackstone has demonstrated a commitment to the community and the spirit of the ADA. In the last 14 years the Town of Blackstone has constructed a new accessible Public Library, dedicated portions of the Town Administration Building to an accessible Senior Center, and maintained an open and accessible working environment. Improved accessibility at all Priority Levels has figured largely in ongoing maintenance, as well as other new projects. While not all structures evaluated meet every requirement of the ADA, most all public facilities are largely accessible.

The building and facilities evaluations are the result of walk-throughs and reviews of available documents for all the Town facilities listed. The work performed in support of this evaluation is general in nature and not intended to define the specific scope of the work required to meet any or all the ADA requirements.

Recommendations for structural changes to eliminate barriers are generally intended to provide full accessibility. Since full accessibility may result in undue administrative or financial burden, recommendations must be weighed and implemented as part of a program including both structural and non-structural methods of achieving program accessibility. Non-structural changes include options such as relocating programs to accessible rooms within a facility or to other accessible facilities. A thoughtful combination of structural and non structural changes will result in accessible facilities throughout the Town of Blackstone.

Probable construction costs are priced as if bid today. Prices include 15% general contractor's general conditions, overhead and profit and a 10% design contingency. Estimates do not include the cost of architectural or engineering services, construction administrative costs, owner's scope change contingencies or other monies. Projects are priced as if bid today and do not include escalation to accommodate proposed project schedules.

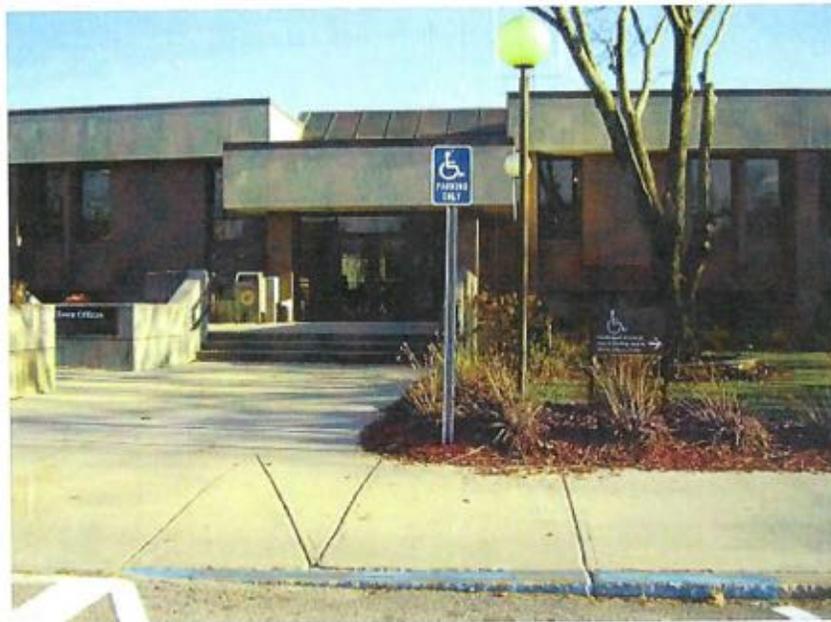
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The ADA states that Individuals with disabilities cannot be excluded from programs, activities, or services offered by a public entity because of inaccessible facilities. The ADA mandates that all public accommodations constructed after January 26, 1992 shall be accessible, and that a plan be developed to upgrade accessibility of all existing facilities.

An evaluation was conducted of all town buildings. The results of this evaluation is summarized below including descriptions of non-compliance issues, suggested remediation options, and associated cost estimates. Building Compliance Checklists and photos accompany evaluations where appropriate.

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Property: **Municipal Center -Town Administration and Senior Center**
Location: **Saint Paul Street, Blackstone**



Description of Facility:

The Municipal Center is a multi-level concrete and brick structure. Constructed in the late 70s, the structure is the site of the Town Administration, the Senior Center, and the Police and Fire Departments. The structure is largely unchanged since the 70s, there have been no significant renovations or structural changes. Since the Municipal Center was constructed, departments have been reconfigured and activities moved into or out of the building. The structure was formerly the home of the Public Library.

Function:

The portion of the structure addressed here houses the Town Administrative Offices and the Senior Center.

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- Programs: In addition to the day-to-day workings of the Town Administration, the Municipal Center is the site of many evening board meetings and related activities. The Senior Center is the location for a "Meals on Wheels" program as well as an eat-in program. Formal and informal activities are also available for seniors.
- Accessibility Issues: There are accessibility issues within this building at all Priority levels. Designed during the 70s, the structure was intended to be accessible, however the building falls short of current accessibility requirements. There is an elevator but it does not meet current requirements. Restroom were built with accessible stalls but with entry doors that do not provide adequate clearances. There is adequate accessible parking but access area striping is faded or inadequate and signage does not meet current requirements.
- TTY/TTD Assurance The Town of Blackstone has TTY devices at the police and fire station emergency numbers. It is recommended that a TTY/TTD be purchased and installed at the Office of the Town Administrator. Once installed, the town shall be familiar with the New England Telephone VOICE/TTY Relay Service System at 1-800-439-2370. All receptionists and town department heads should be trained in the use of a TTY. Also, all publications of telephone numbers for town employees or services should list the TTY number.
- Effective Communications The Town of Blackstone should make every effort to ensure that emergency alarm devices in all public areas are both visual and auditory. Emergency evacuations procedures should be developed for each facility which includes evacuation of people with disabilities. Information on emergency evacuation procedures should be provided to people verbally, in written format, or alternative format forms, as needed.

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ADA Compliance Option 1:	This option includes changes at all priority levels including minimal upgrades to the existing elevator. See the Building Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost 1:	\$40,000 as if Bid 1st Quarter 2007
ADA Compliance Option 2:	This option includes changes at all priority levels including a new ADA compliant elevator within a new shaft. See the Building Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost 2:	\$230,000 as if Bid 1st Quarter 2007
Proposed Completion Date:	This project is not currently scheduled.

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Accessible Entry at Rear of the Municipal Center



Sample of Existing Municipal Center Signage

Executive Summary of Town Facilities - 27 November 2006
Buildings
Town of Blackstone, Massachusetts

Property: **Municipal Center - Police and Fire Departments**
Location: **Saint Paul Street, Blackstone**



Description of Facility:

The Municipal Center is a multi-level concrete and brick structure. Constructed in the late 70s, the structure is the site of the Town Administration, the Senior Center, and the Police and Fire Departments. The structure is largely unchanged since the 70s, there have been no significant renovations or structural changes. Since the Municipal Center was constructed, departments have been reconfigured and activities moved into or out of the building. The structure was formerly the home of the Public Library.

Function:

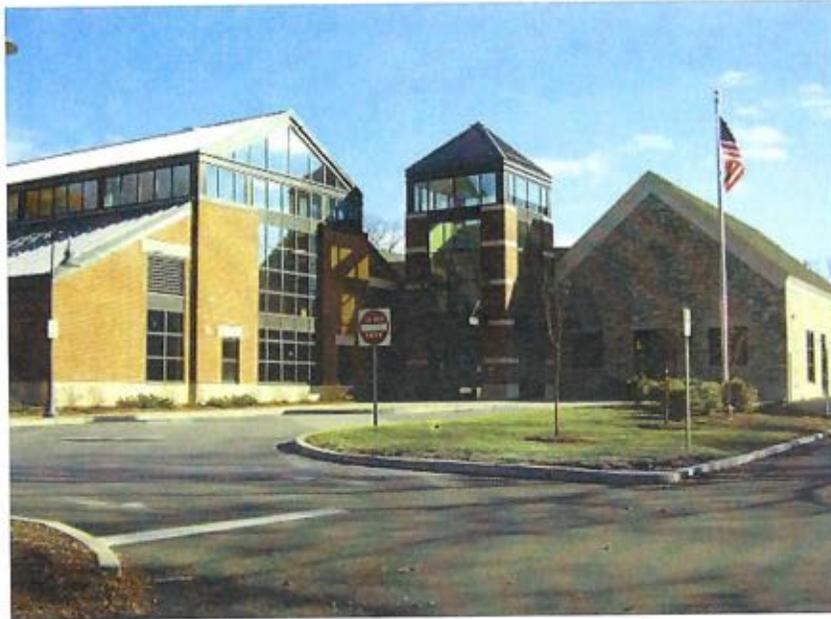
The portion of the structure addressed here houses the Police and Fire Departments.

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Programs:	The structure houses the day to day functions of the Blackstone Police and Fire Departments. The public has access to the upper level only where business is conducted with the police or fire chiefs, permits applications are taken, etc.
Accessibility Issues:	The significant accessibility issue is the front entry to the Police and Fire Departments. The entry is up nine risers from grade level.
ADA Compliance Option 1:	This option describes a non-structural alternate. See the Building Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost 1:	\$10,000 as if Bid 1st Quarter 2007
ADA Compliance Option 2:	This option includes a temporary ramp structure and other modifications. See the Building Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost 2:	\$54,000 as if Bid 1st Quarter 2007
ADA Compliance Option 3:	This option includes a permanent ramp structure consistent with the existing building's character and other modifications. See the Building Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost 3:	\$154,000 as if Bid 1st Quarter 2007
Proposed Completion Date:	This project is not currently scheduled.

Executive Summary of Town Facilities - 27 November 2006
Buildings
Town of Blackstone, Massachusetts

Property: **Blackstone Public Library**
Location: **Main Street, Blackstone**



Description of Facility: The Blackstone Public Library is a newly constructed ADA compliant facility.

Function: Public adult and children's lending library.

Programs: In addition to lending books, tapes, videos, CDs and DVDs, the library is the site of many programs for both adults and children. The library has a children's activity room and a meeting room. The Meeting room has a separate entrance and access to restroom facilities so that it may be used after normal library hours.

Accessibility Issues: There are no Priority 1 or 2 accessibility issues.

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ADA Compliance Options: See the Building Compliance Checklist for a detailed list of items and associated costs.

Estimated Project Cost: Priority 3 issues should be resolved during routine maintenance with no expenditure of capitol funds.

Proposed Completion Date: Not applicable

Executive Summary of Town Facilities - 27 November 2006
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Property: **Blackstone Historical Commission Museum**
Location: **Main Street, Blackstone**



Description of Facility: The Blackstone Historical Commission Museum is housed in a former residential building. Ramp and restroom facilities were built by volunteer organizations for the commission.

Function: The museum provides display and storage space for material relating to the history of the Town of Blackstone.

Programs: The building functions as a meeting place and workspace for commission members and a display area, where the public can view articles and displays relating to the history of the Town of Blackstone.

Accessibility Issues: While the significant accessibility issues have been addressed, the specific installations, the accessible parking, the ramp, and the accessible rest room do not meet the requirements for ADA compliance.

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ADA Compliance Options:	Modifications to the existing parking, ramp, and restroom will bring this structure in to closer alignment with ADA requirements.
Estimated Project Cost:	\$5,000 as if Bid 1st Quarter 2007 - Note: If performed by volunteer forces this work can be performed for a lower estimated cost.
Proposed Completion Date:	This work is not currently scheduled.

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Property: Corrosion Control Center
Location: Elm Street, Blackstone



Description of Facility: The Corrosion Control Center is a newly constructed water treatment and pumping station facility.

Function: The building is the site of water treatment equipment and the pumping station for well no. 6. There are also staff offices and workspace within the building.

Programs: No Town of Blackstone sponsored programs take place on this site.

Accessibility Issues: There are no significant Priority 1 or 2 accessibility issues that can not be addressed as part of routine maintenance.

ADA Compliance Options: See the Building Compliance Checklist for a detailed list of items and associated costs.

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Estimated Project Cost:	Issues should be resolved during routine maintenance with no expenditure of capitol funds.
Proposed Completion Date:	Not applicable

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

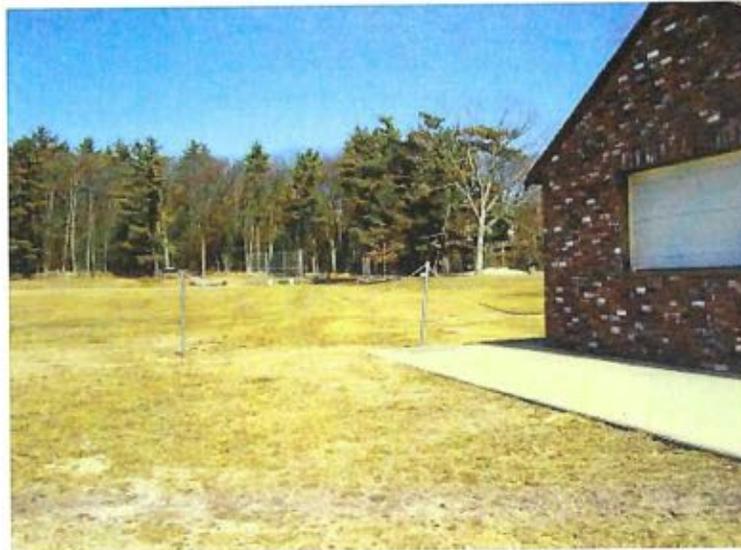
The ADA states that individuals with disabilities cannot be excluded from programs, activities, or services offered by a public entity because of inaccessible facilities. The ADA mandates that all public accommodations constructed after January 26, 1992 shall be accessible, and that a plan be developed to upgrade accessibility of all existing facilities.

An evaluation was conducted of parks and recreational facilities. The results of this evaluation are summarized below including descriptions of non-compliance issues, suggested remediation options, and associated cost estimates. Photos accompany evaluations where appropriate.

Estimates include costs associated with access to all fields and amenities. The intent of these studies is to make parks and recreation facilities fully accessible. Alternate means of achieving program accessibility, such as reassignment of services to an accessible location, is another option to meet the requirements of the ADA. The scope of structural changes could be modified to provide limited numbers of accessible fields and amenities, if scheduling and program requirements were coordinated to ensure that all programs were accessible to and usable by individuals with disabilities.

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

Property: Henry S. Goulet Ball Field
Location: Mendon Street, Blackstone



Description of Facility: The Henry S. Goulet Ball Field is the site of three baseball fields, two soccer fields, undesignated practice areas and open space. Amenities include bleachers for viewers, park benches, and a concession stand/toilet facility. There is a large gravel parking lot.

Function: Outdoor sports and activities.

Programs: The outdoor recreational facilities are available for use by Town residents for both organized and informal activities. Numerous activities are sponsored by the Department of Parks and Recreation.

Accessibility Issues: There are three main access issues at the outdoor recreational facilities. The first issue is accessible parking and access to fields, as the existing parking lots and informal walkways are not paved. The second issue regards viewing bleachers which do not accommodate individuals with disabilities. The third issue regards accessibility to the concession stand and the existing toilet facilities.

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Parks and Recreational Facilities
Town of Blackstone, Massachusetts

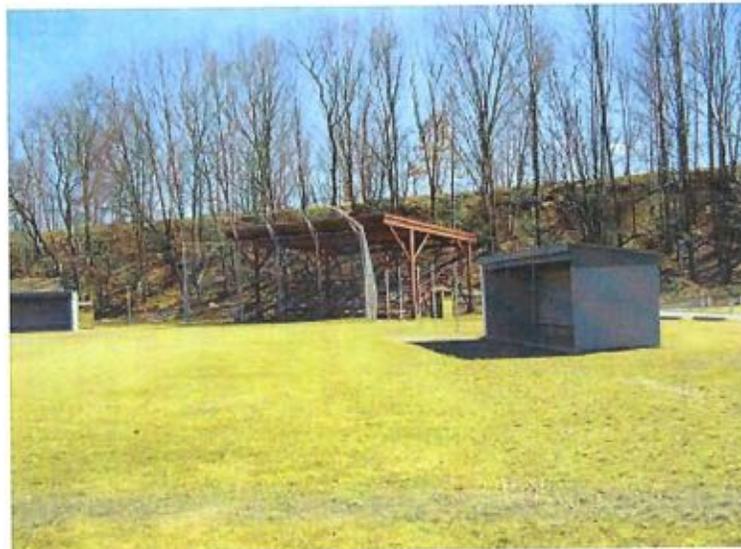
ADA Compliance Options: Proposed improvements to remove architectural barriers include a accessible parking areas, paved walkways to allow access to viewing areas, and paved areas adjacent to bleachers for viewers with disabilities. Additionally revisions to the concession stand/toilet facility will improve accessibility. See the Parks and Recreational Facilities Compliance Checklist for a detailed list of items and associated costs.

Estimated Project Cost: \$50,000, as if Bid 1st Quarter 2007

Proposed This project is not currently scheduled.

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

Property: Roosevelt Park
Location: St. Paul Street, Blackstone



Description of Facility: Roosevelt Park is the site of two lighted ball fields, a Little League field, two basketball courts, a horseshoe pit, a batting cage, an outdoor pavilion, two swing sets, and an accessible play area. Amenities include two concession stands, numerous bleachers, eleven park benches, six picnic tables and a toilet facility. There is a gravel parking area and after hours parking is available at the rear of the Municipal Center.

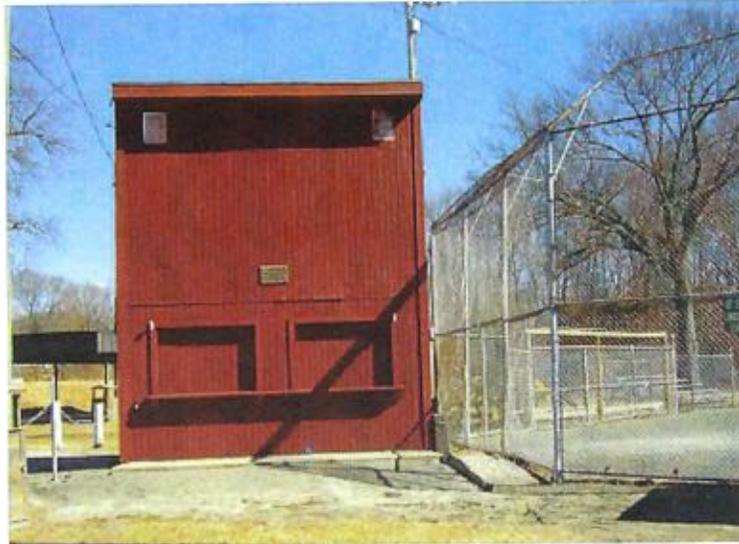
Function: Outdoor sports and activities.

Programs: The outdoor recreational facilities are available for use by Town residents for both organized and informal activities. Numerous activities are sponsored by the Department of Parks and Recreation.

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

Accessibility Issues:	There are three main access issues at the outdoor recreational facilities. The first issue is accessible parking and access to fields, as the existing parking lots and informal walkways are not paved. The second issue regards viewing bleachers which do not accommodate individuals with disabilities. The third issue regards accessibility to the concession stands and the existing toilet facilities.
ADA Compliance Options:	Proposed improvements to remove architectural barriers include a accessible parking areas, paved walkways to allow access to viewing areas, and paved areas adjacent to bleachers for viewers with disabilities. Additionally revisions to the concession stands and toilet facilities will improve accessibility. See the Parks and Recreational Facilities Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost:	\$60,000, as if Bid 1st Quarter 2007
Proposed Completion Date:	This project is not currently scheduled.

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts



Concession Stand at Roosevelt Park



Concession Stand at Roosevelt Park

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

Property: Terbesi Park
Location: Rathburn Street, Blackstone



Description of Facility: Terbesi Park is the site of two ball fields, a basketball court, a children's basketball court, a volleyball court, two swing sets, a jungle gym, two see-saws, a sandbox, a pavilion, several benches and 4 picnic tables. There is a partially paved, largely gravel parking area.

Function: Outdoor sports and activities.

Programs: The outdoor recreational facilities are available for use by Town residents for both organized and informal activities.

Accessibility Issues: There are two main access issues at the outdoor recreational facilities. The first issue is accessible parking and access to fields, as the existing parking lots and informal walkways are not paved. The second issue regards viewing as neither bleachers nor park benches accommodate individuals with disabilities.

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ADA Compliance Options: Proposed improvements to remove architectural barriers include a accessible parking areas, paved walkways to allow access to viewing areas and paved areas adjacent to bleachers and park benches for viewers with disabilities. See the Parks and Recreational Facilities Compliance Checklist for a detailed list of items and associated costs.

Estimated Project Cost: \$22,000, as if Bid 1st Quarter 2007

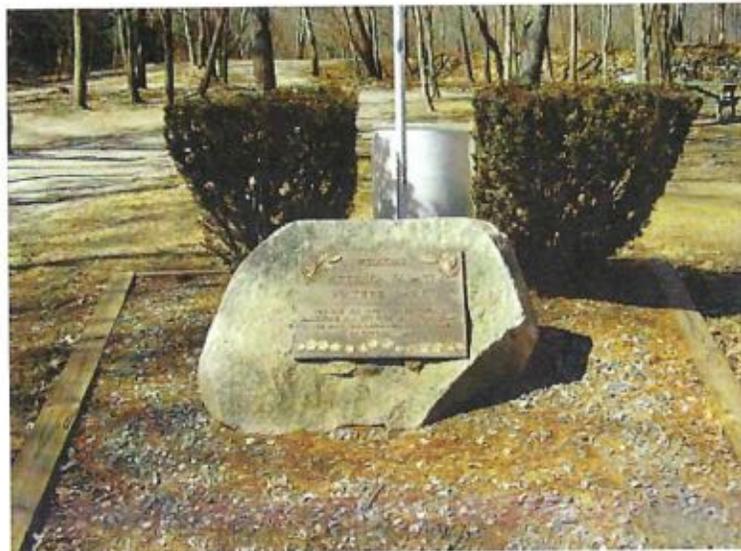
Proposed Completion Date: This project is not currently scheduled.



Pavilion at Terbesi Park

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

Property: Attilio Valati Nature Park
Location: Summer Street, Blackstone



Description of Facility: Attilio Valati Nature Park is located along the banks of a stream. There are two picnic tables, six park benches, and a dedication monument but no significant landscape development or amenities. Park benches are located to afford views of the stream.

Function: Viewing nature and picnicking.

Programs: No programs take place on this site.

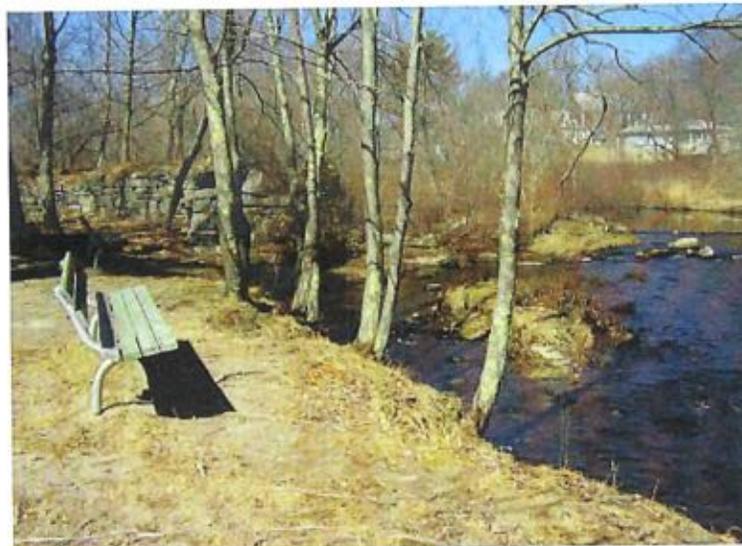
Accessibility Issues: There are two main access issues at the park. The first issue is accessible parking and nature, as the existing parking lots and informal walkways are not paved. The second issue regards viewing, as park benches do not accommodate individuals with disabilities.

Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts

ADA Compliance Options: Proposed improvements to remove architectural barriers include a accessible parking areas, paved walkways to allow access to nature and viewing areas and paved areas adjacent to park benches for viewers with disabilities. See the Parks and Recreational Facilities Compliance Checklist for a detailed list of items and associated costs.

Estimated Project Cost: \$12,000 as if Bid 1st Q 2007. These recommendations assume that the accessibility related improvements would be performed within the context of general upgrades to the park. The estimate does not address basic remedial work but only identifies the potential value of specific accessibility related improvements which would only account for a portion of a potentially larger project.

Proposed Completion Date: This project is not currently scheduled.



Stream side bench at the Attilio Valati Nature Park

**Executive Summary of Town Facilities - 27 November 2006
Parks and Recreational Facilities
Town of Blackstone, Massachusetts**

Property: Veterans Memorial Recreational Park
Location: Elm Street, Blackstone



Description of Facility: Veterans Memorial Recreational Park is the site of the "BMYSO Soccer Fields." The area of the park under consideration is enclosed by a chain link fence with one main access point. There is a gravel and stone parking lot. The site is currently under construction and not in use.

Function: Outdoor soccer practice and games.

Programs: Programs sponsored and organized by the "Blackstone Memorial Youth Soccer Organization."

Accessibility Issues: There are two main access issues at the outdoor recreational facilities. The first issue is accessible parking and access to fields, as the existing parking lots and informal walkways are not paved. The second issue regards viewing. Currently there are no bleachers or park benches to accommodate individuals with or individuals without disabilities.

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Parks and Recreational Facilities
Town of Blackstone, Massachusetts

ADA Compliance Options:	Proposed improvements to remove architectural barriers include a accessible parking areas, paved walkways to allow access to viewing areas and paved areas adjacent to future bleachers and/or park benches for viewers with disabilities. See the Parks and Recreational Facilities Compliance Checklist for a detailed list of items and associated costs.
Estimated Project Cost:	\$80,000 as if Bid 1st Q 2007. These recommendations assume that the accessibility related improvements would be performed within the context of general upgrades to the park. The estimate does not address basic work but only identifies the potential value of specific accessibility related improvements which would only account for a portion of a potentially larger project.
Proposed Completion Date:	This project is not currently scheduled.

Executive Summary of Town Facilities - 27 November 2006
Other Municipal Facilities
Town of Blackstone, Massachusetts

The ADA states that people with disabilities cannot be excluded from programs, activities, or services offered by a public entity because of inaccessible facilities. The ADA mandates that all public accommodations constructed after January 26, 1992 shall be accessible, and that a plan be developed to upgrade accessibility of all existing facilities.

The ADA provides relief from compliance guidelines in areas used only by employees as work areas. Areas that are used only as work areas shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the areas. The ADA guidelines do not require any areas used only as work areas be constructed to permit maneuvering within the work area or be constructed or equipped to be accessible.

Executive Summary of Town Facilities - 27 November 2006
Other Municipal Facilities
Town of Blackstone, Massachusetts

Property: Public Works Garages
Location: Elm Street, Blackstone



Description of Facility: The Public Works Garages consists of a several concrete and metal structures including outdoor storage areas. These structures have varying floor levels and, in general, do not comply with the ADA.

Function: The Town Garage is used to store and maintain town vehicles and equipment.

Programs: No Town of Blackstone sponsored programs take place on this site.

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Other Municipal Facilities
Town of Blackstone, Massachusetts

Accessibility Issues: Although no programs or activities take place at this site, the employees who work at the Town Garage do interact with the public on a regular basis. No interactions with the public occur at this site. Typically, interactions with the public take place either "on-site" or at the Municipal Center. For example, pre-bid meetings, bid openings, and associated negotiations all take place in meeting rooms at the Municipal Center. For another example, if a resident requested a curb cut permit, a Town Garage employee would meet that person on-site to review the installation and the associated paperwork would be executed either on-site or at the Municipal Center.

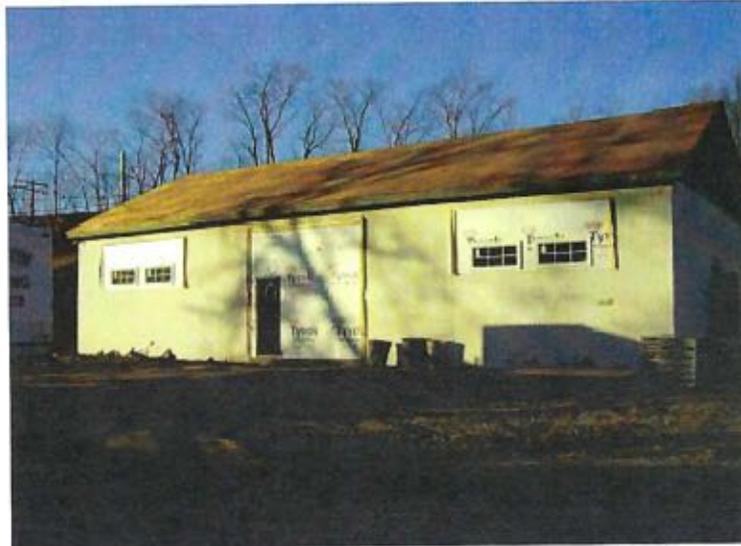
ADA Compliance: No work is recommended.

Estimated Project Cost: Not Applicable.

Proposed Completion Date: This work is not currently scheduled.

Executive Summary of Town Facilities - 27 November 2006
Other Municipal Facilities
Town of Blackstone, Massachusetts

Property: Old VFW Building
Location: Mill Street, Blackstone



Description of Facility: The Old VFW Building is a one story masonry building.

Function: The building is being rented to and renovated by the Polish Club for use as a function and meeting hall.

Programs: No Town of West Brookfield sponsored programs take place on this site.

Accessibility Issues: We visited the construction site and reviewed the schematic floor plans. While the drawings are not detailed, it is evident both from the drawings and conversations with a member of the Polish Club that the intent of the project is that it be fully accessible.

ADA Compliance: Since the Town of Blackstone will be the owner of the building and since the building may one day be used again by the Town, it is incumbent on the Town to ensure that the renovations meet the requirements of the ADA.

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Other Municipal Facilities
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Estimated Project Cost: The Town of Blackstone should ensure that the Building Department devote adequate staff time to review of this project. Complete ADA compliance should be a prerequisite for the COO.

Proposed Completion Date: This project is currently under construction.

Executive Summary of Town Facilities - 27 November 2006
Other Municipal Facilities
Town of Blackstone, Massachusetts

Property:	Streets and Sidewalks
Location:	Thought Out the Town
Description of Facility:	Blackstone is a suburban community. The majority of town streets do not have sidewalks. With the exception of a few neighborhoods located in the southeast corner of town, sidewalks occur only in the immediate downtown area.
Function:	Sidewalks serve to connect the commercial and residential properties along Main Street, as well as, along portions of St. Paul Street where the Municipal Center is located.
Programs:	<p>The Municipal Center and Roosevelt Park, Public Library, and the Historical Commission Museum are all located in the downtown area and are served by sidewalks. There are curb cuts or sloping driveways in the immediate vicinity of all of these locations. Programs at these sites are accessible via sidewalks.</p> <p>The balance of the other locations evaluated are all located away from the downtown and are suburban in nature, in that they are primarily accessed via vehicular and not pedestrian traffic.</p>
Accessibility Issues:	Curb cuts should be located at all major cross streets along Main Street, Route 122, as it is a bus route. Any and all new road construction projects should include ADA compliant curb cuts.
ADA Compliance:	Provide additional curb cuts throughout the town.
Estimated Project Cost:	Approximately \$1,000 to \$2,000 per location depending on condition of curbs and adjacent sidewalks.

The Town of Blackstone, Massachusetts
 Americans with Disabilities Act Transition Plan
 Building Compliance Checklist including Recommendations for Readily Achievable Barrier Removal and Cost Estimates

27 November 2006

Prepared for Center for Living and Working, Inc.

Prepared by Talevi and Haesche, LLC

Municipal Center - Town Administration and Senior Center							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Accessible Approach/Entrance - Priority 1							
Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)							
Is there a route of travel that does not require the use of stairs?	X		The accessible entrance is in the rear of the building adjacent to the Senior Center.				
Is the route of travel stable, firm and slip-resistant?	X		The route generally consists of asphalt paving or broom finished concrete.				
Is the route at least 36 inches wide?	X						
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X	The hallway inside the entrance door is also a stair hall. The stairs are located so as not to be detectable by an individual using a cane. The area under the stairs could be build out with a gwb faced partition or a length of detectable guardrail can be installed.				
			Revise area under stairs to be detectable	1	Location	\$1,000	\$1,000
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X		There are 3 curb cuts located at various points around the perimeter of the building. All these cuts have slopes equal to or less that 1:12 and flared sides which are in compliance.				
Ramps (ADAAG 4.8)							
Are the slopes of the ramps greater than 1:12 (8.33%)?		X	The accessible entry ramp adjacent to the Senior Center is in compliance.				
Do all ramps longer than 6 feet have railings on both sides?	X						
Are Railings sturdy, and between 34 and 38 inches high?	X		Rails are at 34"				
Is the width between railings at lease 36 inches?	X						

The Town of Blackstone, Massachusetts
 Americans with Disabilities Act Transition Plan
 Building Compliance Checklist including Recommendations for Readily Achievable Barrier Removal and Cost Estimates

27 November 2006

Prepared for Center for Living and Working, Inc.

Prepared by Talevi and Haesche, LLC

Municipal Center - Town Administration and Senior Center							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Are ramps non-slip?	X		The concrete is broom-finished. There exist some cracks that will eventually require repair.				This work should be included with Regular Maintenance
Is there a 5- foot-long landing at every 30-foot horizontal length of ramp, at the top and bottom of ramps and switch backs?	X						
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	X						
Does the ramp rise no more than 30 inches between landings?	X						
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces	Accessible						
1 to 25	1 space						
26 to 50	2 spaces						
51 to 75 spaces	3 spaces						
76 to 100	4 spaces	X	There are 7 accessible parking spaces of a total of roughly 94 to 104 parking spaces. 2 large accessible spaces are located in front of the building and 5 are located in the rear of the building adjacent to the accessible entrance. About 30 of the 94 spaces are informal parking in non paved areas. All 7 of the accessible spaces are located in paved areas adjacent to entrances.				

The Town of Blackstone, Massachusetts
 Americans with Disabilities Act Transition Plan
 Building Compliance Checklist Including Recommendations for Readily Achievable Barrier Removal and Cost Estimates

27 November 2006

Prepared for Center for Living and Working, Inc.

Prepared by Talevi and Haesche, LLC

Municipal Center - Town Administration and Senior Center								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?	X		The two spaces in the front of the building have adequate clearances to accommodate vans, however these spaces are not adjacent to the accessible entrance. In addition to the 7 accessible spaces, there are two additional van-accessible spaces in the rear of the building which are reserved for the Senior Center Vans.					
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>								
Are the access aisles part of the accessible route to the accessible entrance?		X	In general, the condition of the parking areas is poor, pavement is in need of resurfacing and restriping. The accessible route from parking to the accessible entrance needs to be better defined.					
Are the accessible spaces closest to the accessible entrance?		X	5 of 7 spaces are adjacent to the accessible entrance.					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X	2 accessible spaces are marked with signs, 5 are marked with worn pavement markings which should be renewed.					
			Resurface and Restripe the parking area adjacent to the Senior Center entrance and provide proper signage for 7 spaces.	1	Lump Sum	\$2,000		\$2,000
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X							
Entrance (ADAAG 4.13, 4.14)								
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	X		The rear entrance adjacent to the Senior Center is the accessible entrance.					
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?		X	In addition to the accessible entrance there are 3 entrances which are not accessible. Signage should be installed at each of these entrance locations as well as at the front sidewalk adjacent to walkways to entrances.					
			Provide custom directional signage at Accessible and Van-accessible parking	7	Each	\$100		\$700

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Prepared by Talevi and Haesche, LLC

Municipal Center - Town Administration and Senior Center								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Can the alternate accessible entrance be used independently?	X							
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X							
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?	X		Accessible doors are a pair of doors with one inactive leaf.					
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X							
If provided, are carpeting or mats a maximum of 1/2 inches high?	X		There is a recessed floor mat.					
Are edges securely installed to minimize tripping hazards?	X							
Is the door handle no higher than 48 inches and operable with a closed fist?		X	The doors hardware is pull type.					
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?		X	The accessible entrance door requires about 16 pounds of force to open.					
If the door has a closer, does it take at least 3 seconds to close?	X							
			Provide a power door opener at the accessible entry.	1	Location	\$5,000	\$5,000	
ACCESS TO PROGRAMS AND SERVICES - Priority 2								
Horizontal Circulation (ADAAG 4.3)								
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?		X	The accessible entrance is located at the rear of the building adjacent to the Senior Center. There is a U-shaped corridor which connects with the elevator and lower level lobby.					
Are all public spaces on an accessible route of travel?	X		Assuming the elevator is included in the accessible route.					

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is the accessible route to all public spaces at least 36 inches wide?	X		Corridors within the building are generous ranging from 5'-0" to 8'-8" wide.					
Is there a 5 foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X							
Doors (ADAAG 4.13)								
Do doors into public spaces have at lease a 32 inch clear opening?	X							
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?		X	The following doors into public spaces do not meet the 18" clear wall space: Doors 024, 025, 123, 128, and 129					
			Remove/replace and reverse Swing at Doors 024 (Women's Rm) & 128 (Women's Rm)	2	Leaves	\$1,500	\$3,000	
			Reconfigure partitions and remove and reinstall Doors 025 (Men's Rm) and Door 129 (Men's Rm)	2	Locations	\$2,500	\$5,000	
			Door 123 shall remain As Is - Since the stairs are rot on the Accessible Route.					
Can doors be opened without too much force (5 pounds maximum for interior doors)?	X		Interior doors tested averaged about 3 pounds of force required to open.					
Are door handles 48 inches high or less and operable with a closed fist?	X							
Are all threshold edges 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?	X							
Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)								
Are all aisles and pathways to programs and services at least 36 inches wide?	X							

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Is there a 5 foot circle or T-shape space for turning a wheelchair completely?	X						
Is carpeting low-pile, tightly woven, and securely attached along edges?	X						
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches off the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?		X	Two drinking fountains, one per floor, protrude about 19" into the hallway and the bottoms are located at 28 1/2" above the floor.				
			Provide a shelf or bracket under the plan area of the fountain. Shelf or bracket should be located not higher than 27" above the floor to allow the drinking fountain to be cane detectable. (Alternate: Provide new drinking fountains that meet ADA requirements.)	2	LOC	\$200	\$400
Emergency Egress (ADAAG 4.28)							
If emergency systems are provided, do they have both flashing lights and audible signals?	X						
Signage for Programs and Services (ADAAG 4.30)							
NOTE: different requirements apply to different types of signs.			A complete Signage package should be developed for both the interior and the exterior of the building.	1	Allowance \$0.25/GSF	\$4,000	\$4,000
If provided, do signs and room numbers designating permanent rooms and spaces where programs and services are provided comply with the appropriate requirements for such signage?		X					
Signs mounted with centerline 60 inches from floor?		X					
Mounted on wall adjacent to latch side of door, or as close as possible?		X					
Raised characters, sized between 5/8 and 2 inches high, with high contrast (for room numbers, rest rooms, exits).		X					

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Brailed text of the same information.		X						
If pictogram is used, it must be accompanied by raised characters and Braille.		X						
Directional and Informational Signage								
The following questions apply to directional and informational signs that fall under Priority 2.								
if mounted above 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?		X						
Do directional and informational signs comply with legibility requirements? (Building directories or temporary signs need not comply.)		X						
Controls (ADAAG 4.27)								
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?	X							
<i>Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>			In general, controls are located within the acceptable range. Controls are primarily activated by staff and the building is fully staffed in the event that a control is outside the reach of an individual with disabilities, staff are available to assist with activation of controls.					
Are they operable with a closed fist?	X							
Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2)								
Are the aisles between fixed seating (other than assembly area seating) at least 36 inches wide?	X		Seating is not fixed.					

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Municipal Center - Town Administration and Senior Center							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Are the spaces for wheelchair seating distributed throughout?	X		LAYOUTS can easily accommodate wheelchair seating.				
Are the tops of tables or counters between 28 and 34 inches high?	X						
Are knee spaces at accessible tables at least 27 inches high, 30 inches wide, and 19 inches deep?	X		Tables for petitioners as well as tables for selectmen and town officials do not provide the required clearances. New furnishings should be purchased for the Selectman's meeting room.				
			Provide new furnishings for the Selectman's Room - assume space for 8 officials and 6 petitioners.	1	Room	\$2,000	\$2,000
At each type of cashier counter, is there a portion of the main counter that is no more than 36 inches high?	NA						
Is there a portion of food-ordering counters that is no more than 36 inches high, or is there space at the side for passing items to customers who have difficulty reaching over a high counter?	X		The peninsula service counter at the Senior Center kitchen 36" high. While non-disabled individuals may pick up items at the window the procedure, in general, is that meals, snacks, etc. are delivered to tables by staff or volunteers that man the center on a daily basis.				
			The kitchen is not designed to be accessible. The use of the kitchen is restricted to staff and non-disabled volunteers.				
Vertical Circulation (ADAAG 4.1.3(5), 4.3)							
Are there ramps, lifts, or elevators to all public levels?	X						
On each level, if there are stairs between the entrance and elevator and essential public areas, is there an accessible alternate route?	X						
Stairs (ADAAG 4.9)							
<i>The following questions apply to stairs connecting levels NOT serviced by an elevator, ramp, or lift.</i>							
Do treads have non-slip surfaces?	X						

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Do stairs have continuous rails on both sides, with extensions beyond the top and bottom stairs?	X		Rebated wood rails do not meet the requirements for handrails. Since the elevator does not fully comply with the ADA, an optional upgrade would be to provide compliant rails at the stairs.	1	Flight at Rear Stairs	\$2,000	\$2,000	
				1	Flight at Front Stairs	\$2,500	\$2,500	
Elevators (ADAAG 4.10)			The existing elevator does not comply. The interior cab dimensions are 48" wide by 50" deep, neither dimension meets the required minimum. In order to bring this elevator into complete compliance the elevator will need to be removed and replaced including an enlarged shaft and pit.					
			The cost of a complete new elevator may be prohibitive at this time. In such case, the existing elevator should be upgraded to include as many compliant features as possible.					
Are there both visible and verbal or audible door opening/closing and floor indicators (one tone = up, two tones = down)?	X							
Are the call buttons in the hallway no higher than 42 inches?	X							
Do the controls inside the cab have raised and Braille lettering?		X	Raised lettering but no Braille.					
Is there a sign on both door jambs at every floor identifying the floor in raised and Braille letters?	X							
If an emergency intercom is provided, is it usable without voice communications?		X	An alarm button is available.					
Is the emergency intercom identified by Braille and raised letters?		X						
			OPTION 1:					
			Upgrade controls at the existing elevator to be in closer compliance with the requirements of the ADA	1	Allowance	\$10,000	\$10,000	
			OPTION 2:					
			Furnish and install a new elevator within an expanded shaft. Includes demolition, cut and patch, new masonry shaft and expanded pit, new elevator, patch and repair adjacent areas, electrical connections.	1	Allowance	\$200,000	\$200,000	

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Lifts (ADAAG4.2, 4.11)		NA						
USABILITY OF REST ROOMS - Priority 3								
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>								
Getting to the Rest Rooms (ADAAG 4.1)								
If rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?		X	The interior of the bathrooms meets accessibility requirements but the doors to all 4 public toilets do not meet the requirement for 18" of clear wall space. See Doors (ADAAG 4.13)					
Are there signs at inaccessible rest rooms that give directions to accessible ones?		X	Two inaccessible toilets are located within the Senior Center. Directional signage should be added at these locations. See Priority 2 for Signage.					
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)								
Is there tactile signage identifying rest rooms?		X	See Priority 2 for Signage					
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>								
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?		X						
Is the doorway at least 32 inches clear?	X							
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?	X							
Can doors be opened easily (5 pounds maximum force)?		X						

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Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? <i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>	X							
Is there a 36 inch wide path to all fixtures?	X							
Stalls (ADAAG 4.17)								
Is the stall door operable with a closed fist, inside and out?		X	Doors can not be opened with a closed fist. Provide new hardware at existing HC stall doors.	4	Locations	\$50	\$200	
Is there a wheelchair accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?	X							
In the accessible stall, are there grab bars behind and on the side wall nearest the toilet?	X							
Is the toilet seat 17 to 19 inches high?	X							
Lavatories (ADAAG 4.19, 4.24)								
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front?	X							
A minimum of 19 inches of the required depth may be under the lavatory.	X							
Is the lavatory rim no higher than 34 inches?	X							

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Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X						
Can the faucet be operated with one closed fist?	X						
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?			Soap dispensers are mounted too high and operate from the top. Provide new soap dispensers at toilet rooms.	4	Locations	\$50	\$200
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?	X						
ADDITIONAL ACCESS - Priority 4							
<i>When amenities such as drinking fountains and public telephones are provided, they should also be accessible to individuals with disabilities. When aural/oral communication is necessary for program access, the need of deaf and hard of hearing individuals must be addressed.</i>							
Drinking Fountains (ADAAG 4.15)							
Is there at least one fountain with clear floor space of at least 30 by 48 inches in front?	X						
Is there one fountain with its spout no higher than 36 inches from the ground, and another with a standard height spout (or a single hi-lo fountain)?		X	There are two fountains with spouts no higher than 36".				
Are controls mounted on the front or on the side near the front edge, and operable with one closed fist?	X						
Is each water fountain cane-detectable (Located within 27 inches of the floor or protruding into the circulation space less than 4 inches from the wall)?		X	Both fountains are located above 27" off the floor.				

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Telephones (ADAAG 4.31)								
If pay or public use phones are provided, is there clear floor space of at least 30 by 48 inches in front of at least one?	NA							
Is the highest operable part of the phone no higher than 48 inches (up to 54 inches if a side approach is possible)?	NA							
Does the phone protrude no more than 4 inches into the circulation space?	NA							
Does the phone have push-button controls?	NA							
Is the phone hearing-aid compatible?	NA							
Is the phone adapted with volume control?	NA							
Is the phone with volume control identified with appropriate signage?	NA							
If there are four or more public phones in the building, is one of the phones equipped with a text telephone (TT or TDD)?	NA							
Is the location of the text telephone identified by accessible signage bearing the International TDD symbol?	NA							
Active Listening Systems (ADAAG 4.13, 4.33.7)								
In assembly areas where audible communications are integrated to the use of the space, are assistive listening systems provided?	X		A public address system is located within the Selectman's Room.					

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TTY or TDD	X							
Probable Construction Cost, As if Bid 1st Quarter 2007				OPTION 1			\$38,000	
							Say	\$40,000
Probable Construction Cost, As if Bid 1st Quarter 2007				OPTION 2			\$228,000	
							Say	\$230,000

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Municipal Center - Police/Fire Departments								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
The Blackstone Police and Fire Departments are located within the Municipal Center. The upper level of the building houses the Police/Fire dispatch, the Police and Fire Chief's offices, the Police interrogation room, various offices, and employee only areas. Individuals needing to be interviewed or interrogated, make reports, or meet with the Police or Fire Chief or other officers would do so on the Upper Level. Use of the Lower Level is limited to Police employees, officers, suspects and prisoners and Fire Department employee areas.								
The Lower Levels of the Police and Fire Departments will not be considered in this study. Note however, that the lower portions of the building do not comply with the ADAAG. In the event, that the police need to detain or arrest a disabled individual there will need to be an alternate in place to accommodate such an individual. Such an alternate might include making use of Police facilities in a neighboring town that has an accessible facility.								
During my interviews with Town Officials and the Police Chief, officials alluded to the fact that the Town of Blackstone's long term goals included the construction of a new Safety Facility which would house the Police and Fire Departments. Once the new accessible facility was in place the space within the Municipal Center would be vacated. The space would likely be renovated to house additional town administrative services and the like. For this reason, the chief was reluctant to endorse accessibility modifications that involved significant construction. Therefore, we are proposing alternates to construction to alleviate any accessibility barriers encountered on the Upper Level of the Municipal Center.								
Accessible Approach/Entrance - Priority 1								
Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)								
Is there a route of travel that does not require the use of stairs?		X	The main entrance to the Police/Fire Departments is at the top of a set of concrete steps with 9 risers.					
Is the route of travel stable, firm and slip-resistant?		X	The platform at the top of the entry steps has a long crack traversing the line of travel which presents a tripping hazard.					
Is the route at least 36 inches wide?	X							
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X	The reception shelf in the lobby projects in to the space at a height of 3'-0" above the finished floor. This shelf can not be detected by a person using a cane.					
			Revise area under the shelf to be detectable. Install an additional shelf or brackets to make the area cane detectable.	1	Location	\$200		\$200
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X							
Ramps (ADAAG 4.8)		NA						
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)			Parking and Drop-off areas are addressed with the Municipal Center - Town Administration and Senior Center.					
Entrance (ADAAG 4.13, 4.14)								

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.		X	The rear entrance adjacent to the Senior Center is the accessible entrance. There needs to be clear signage posted which addresses access to the Police and Fire Departments 24 hours a day.				
			OPTION 1:	1	Lump Sum	\$5,000	\$5,000
			During normal working hours, when the Town Administration and Senior Centers are open, individuals with disabilities shall be directed to enter the building through the rear entry. Once within the building, additional signage shall direct Police and Fire department patrons to proceed to the Town Administrator's office where they will be escorted through the connecting door into the Police and/or Fire Departments. The door which connects the Town Administrator's Office and the Police and Fire Departments does not meet the requirement for 18" of clear wall space but it does have a clear opening of greater than 32". Since the individual will be escorted, the door can be opened by the escort.				
			Note: For details at the rear accessible entry see the Municipal Center Town Administration and Senior Center				
			Provide a series of directional/procedural signage directing patrons to the Police/Fire Departments at all grade level entry locations and within the building.				
			After hours, there is a dispatcher located in the area adjacent to the Police/Fire entry lobby. An intercom shall be installed and located at the bottom of the stairs to the lobby. Signage will direct disabled individuals to call the dispatcher, the dispatcher will arrange for someone to meet the disabled individual outside and if required escort that individual in to the building.				
			Provide procedural signage directing patrons to use the intercom to call the dispatcher after hours.				
			Provide and telephone or intercom system connecting a device to be located at the bottom of the stairs with the dispatcher. Provide a security camera to ensure that the dispatcher has a clear view of the area at the bottom of the entry stairs.				
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?		X	See Entrance Alternative described above				
Can the alternate accessible entrance be used independently?		X	No. The Option 1 accessibility plan will require the assistance of an escort during business hours and the intervention of the dispatcher or an officer after hours. Options 2 and 3 would allow the accessible route to be used independently.				

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Municipal Center - Police/Fire Departments							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X		See Entrance Alternative described above				
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?	X		See Entrance Alternative described above				
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X						
If provided, are carpeting or mats a maximum of 1/2 inches high?	NA						
Are edges securely installed to minimize tripping hazards?	NA						
Is the door handle no higher than 48 inches and operable with a closed fist?	NA						
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?	NA						
If the door has a closer, does it take at least 3 seconds to close?	NA						
			OPTION 2:				
			Assuming that the Police station will be relocated in the reasonably near future, provide a high quality temporary ramp structure and canopy to allow individuals with disabilities to gain access to the upper entry of the Police and Fire Departments. This estimate assumes a combination of wood and steel construction for the ramp and canopy structure including removal of portions of the concrete rail at the landing and repair of the entry level exterior slab.	1	LS	\$50,000	\$50,000

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			Option 3:				
			Provide a permanent ramp structure and cover to allow individuals with disabilities to gain access to the upper entry of the Police and Fire Departments. This estimate assumes a permanent cast in place concrete and brick ramp structure, rails, a steel canopy structure, removal and replacement of the existing broken entry slab, cutting and patching of the concrete rails and a new pair of fully ADA compliant entry doors.	1	LS	\$150,000	\$150,000
			Note: Options 2 and 3 include an estimated cost of construction including General Contractor's Overhead and Profit and a 15% design Contingency. Costs are as if Bid Today and do not include Architectural or Engineering costs, Owners Project Management costs, or Escalation.				
ACCESS TO PROGRAMS AND SERVICES - Priority 2							
Horizontal Circulation (ADAAG 4.3)			See Options 2 and 3 above.				
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?		X	The accessible entrance is located at the rear of the building adjacent to the Senior Center. There is a U-shaped corridor which connects with the elevator and lower level lobby.				
Are all public spaces on an accessible route of travel?	X		Once escorted into the Police and Fire Station all the public spaces are accessible except the Police Chief's office.				
Is the accessible route to all public spaces at least 36 inches wide?	X		Corridors within the Police/Fire Department are generous ranging from 5'-0" to 6'-9" wide.				
			There is a lot of clutter in the Police and Fire Departments, file cabinets are stored in hallways and open areas. In general, the path of travel and door ways need to be cleared of stored materials				
Is there a 5 foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X						
Doors (ADAAG 4.13)							
Do doors into public spaces have at least a 32 inch clear opening?	X						

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Municipal Center - Police/Fire Departments							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?		X	The following doors into public spaces do not meet the 18" clear wall space: Doors 144				
<i>Since the disabled individual will be escorted, this doors could be opened by the escort in the event the disabled individual were meeting with the Police Chief</i>			Door 144 opens into the Police Chief's office. It meets the minimum clear opening of 32" but has only 12" of clear wall space on the pull side. Per ADAAG Fig.25a Front Approaches - Swinging Doors if the door swing were to be reversed and a latch and closer provided the door could be made to comply.	1	Leaves	\$1,500	\$1,500
Can doors be opened without too much force (5 pounds maximum for interior doors)?	X		Interior doors tested averaged about 3 pounds of force required to open.				
Are door handles 48 inches high or less and operable with a closed fist?	X						
Are all threshold edges 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?	X						
Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)							
Are all aisles and pathways to programs and services at least 36 inches wide?	X						
Is there a 5 foot circle or T-shape space for turning a wheelchair completely?	X						
Is carpeting low-pile, tightly woven, and securely attached along edges?	X						
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches off the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?		X					
Emergency Egress (ADAAG 4.28)							
If emergency systems are provided, do they have both flashing lights and audible signals?	X						

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Prepared by Talevi and Haesche, LLC

Municipal Center - Police/Fire Departments							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Signage for Programs and Services (ADAAG 4.30)							
NOTE: different requirements apply to different types of signs.			A complete Signage package should be developed for both the interior and the exterior of the building.	1	Allowance	Allowance \$0.15/GSF	\$2,000
If provided, do signs and room numbers designating permanent rooms and spaces where programs and services are provided comply with the appropriate requirements for such signage?							
Signs mounted with centerline 60 inches from floor?							
Mounted on wall adjacent to latch side of door, or as close as possible?							
Raised characters, sized between 5/8 and 2 inches high, with high contrast (for room numbers, rest rooms, exits).							
Brailled text of the same information.							
If pictogram is used, it must be accompanied by raised characters and Braille.							
Directional and Informational Signage							
The following questions apply to directional and informational signs that fall under Priority 2.							
If mounted above 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?							
Do directional and informational signs comply with legibility requirements? (Building directories or temporary signs need not comply.)							

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Municipal Center - Police/Fire Departments							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Controls (ADAAG 4.27)							
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?	NA		Within the Police and Fire Departments use of controls is generally restricted to employees.				
<i>Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>							
Are they operable with a closed fist?	NA						
Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2) Not Applicable							
Vertical Circulation (ADAAG 4.1.3(5), 4.3) Not Applicable							
			Vertical Circulation is addressed with the Municipal Center - Town Administration and Senior Center.				
Stairs (ADAAG 4.9) Not Applicable							
<i>The following questions apply to stairs connecting levels NOT serviced by an elevator, ramp, or lift.</i>			The stairs within the Police and Fire Departments connect the Upper and Lower Levels - since the Lower Level is excluded from this study the stairs are not applicable.				
Elevators (ADAAG 4.10) Not Applicable							
			The Elevator is addressed with the Municipal Center - Town Administration and Senior Center.				
Lifts (ADAAG 4.2, 4.11) Not Applicable							

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Municipal Center - Police/Fire Departments									
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension		
USABILITY OF REST ROOMS - Priority 3									
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>			Restrooms located within the Police and Fire Department are for employees only.						
			Lower Level toilet facilities for prisoners or detainees are not accessible. The Lower Level is not being considered in this study. There will be an alternate procedure for handling disabled prisoners or detainees put in place as part of the Transition Plan.						
Getting to the Rest Rooms (ADAAG 4.1)				Not Applicable					
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)				Not Applicable					
Stalls (ADAAG 4.17)				Not Applicable					
Lavatories (ADAAG 4.19, 4.24)				Not Applicable					

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Municipal Center - Police/Fire Departments								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
ADDITIONAL ACCESS - Priority 4								
<i>When amenities such as drinking fountains and public telephones are provided, they should also be accessible to individuals with disabilities. When aural/oral communication is necessary for program access, the need of deaf and hard of hearing individuals must be addressed.</i>								
Drinking Fountains (ADAAG 4.15)			Not Applicable					
Telephones (ADAAG 4.31)			Not Applicable					
Active Listening Systems (ADAAG 4.13, 4.33.7)			Not Applicable					
Probable Construction Cost, As if Bid 1st Quarter 2007				OPTION 1				\$8,700
							Say	\$10,000
Probable Construction Cost, As if Bid 1st Quarter 2007				OPTION 1				\$53,700
							Say	\$54,000
Probable Construction Cost, As if Bid 1st Quarter 2007				OPTION 1				\$153,700
							Say	\$154,000

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
The Blackstone Library is newly designed and constructed, Architectural and Engineering documents reviewed all dated from 2002. In general, the building is accessible and welcoming. While we have found several items which are either not in complete compliance or subject to interpretation, we have found no items that are significant enough to merit the expenditure of additional funds. If available, funds for accessibility modifications would best be spent elsewhere in the Town of Blackstone.								
Accessible Approach/Entrance - Priority 1								
Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)								
Is there a route of travel that does not require the use of stairs?	X							
Is the route of travel stable, firm and slip-resistant?	X							
Is the route at least 36 inches wide?	X							
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?	X							
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X							
Ramps (ADAAG 4.8)								
Are the slopes of the ramps greater than 1:12 (8.33%)?		X						
Do all ramps longer than 6 feet have railings on both sides?	NA							
Are Railings sturdy, and between 34 and 38 inches high?	NA							
Is the width between railings at least 36 inches?	NA							
Are ramps non-slip?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is there a 5- foot-long landing at every 30-foot horizontal length of ramp, at the top and bottom of ramps and switch backs?	NA							
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	NA							
Does the ramp rise no more than 30 inches between landings?	NA							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)								
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):								
Total Spaces	Accessible							
1 to 25	1 space							
26 to 50	2 spaces	X	There are a total of 44 spaces - 2 of which are van-accessible.					
51 to 75 spaces	3 spaces							
76 to 100	4 spaces							
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?	X							
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>								
Are the access aisles part of the accessible route to the accessible entrance?	X							
Are the accessible spaces closest to the accessible entrance?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?	X							
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X							
Entrance (ADAAG 4.13, 4.14) - Main Entrance and Vestibule								
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	NA							
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?	NA							
Can the alternate accessible entrance be used independently?	NA							
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X							
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?	X							
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X							
If provided, are carpeting or mats a maximum of 1/2 inches high?	X							
Are edges securely installed to minimize tripping hazards?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is the door handle no higher than 48 inches and operable with a closed fist?	X							
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?	NA		Not applicable - 2 pairs of power operated doors are located at the main entry vestibule.					
If the door has a closer, does it take at least 3 seconds to close?	NA		Not applicable - 2 pairs of power operated doors are located at the main entry vestibule.					
Entrance (ADAAG 4.13, 4.14) - Meeting Room After-Hours Entry Vestibule 2								
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	NA							
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?	NA							
Can the alternate accessible entrance be used independently?	NA							
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X							
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?	X							
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X							
If provided, are carpeting or mats a maximum of 1/2 inches high?	X							
Are edges securely installed to minimize tripping hazards?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is the door handle no higher than 48 inches and operable with a closed fist?	X							
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?	X							
If the door has a closer, does it take at least 3 seconds to close?	X							
ACCESS TO PROGRAMS AND SERVICES - Priority 2								
Horizontal Circulation (ADAAG 4.3)								
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?	X							
Are all public spaces on an accessible route of travel?	X							
Is the accessible route to all public spaces at least 36 inches wide?	X							
Is there a 5 foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X							
Doors (ADAAG 4.13)								
Do doors into public spaces have at least a 32 inch clear opening?	X							
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?		X	The following doors into public spaces do not meet the 18" clear wall space: Doors 126 If this door has both a latch and a closer than the 12" of clear wall space will meet the requirements of ADAAG Fig.25a Front Approaches - Swinging Doors.					
	NA		The following doors into employee work area do not meet the 18" clear wall space: Doors 120, 122 and 119.					

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Blackstone Library							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Can doors be opened without too much force (5 pounds maximum for interior doors)?	X		Typical doors operate smoothly and require less than 5# of force to open.				
Are door handles 48 inches high or less and operable with a closed fist?	X						
Are all threshold edges 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?	X						
Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)							
Are all aisles and pathways to programs and services at least 36 inches wide?	X						
Is there a 5 foot circle or T-shape space for turning a wheelchair completely?	X						
Is carpeting low-pile, tightly woven, and securely attached along edges?	X						
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches off the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?	X		Bi-Level drinking fountains are not cane -detectable but are located within a niche that is off the main circulation.				
Emergency Egress (ADAAG 4.28)							
If emergency systems are provided, do they have both flashing lights and audible signals?	X						
Signage for Programs and Services (ADAAG 4.30)							
NOTE: different requirements apply to different types of signs.							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
If provided, do signs and room numbers designating permanent rooms and spaces where programs and services are provided comply with the appropriate requirements for such signage?								
Signs mounted with centerline 60 inches from floor?								
Mounted on wall adjacent to latch side of door, or as close as possible?								
Raised characters, sized between 5/8 and 2 inches high, with high contrast (for room numbers, rest rooms, exits).								
Brailled text of the same information.								
If pictogram is used, it must be accompanied by raised characters and Braille.								
Directional and Informational Signage								
<i>The following questions apply to directional and informational signs that fall under Priority 2.</i>								
If mounted above 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?		NA						
Do directional and informational signs comply with legibility requirements? (Building directories or temporary signs need not comply.)		NA						
Controls (ADAAG 4.27)								
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?		X						

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
<i>Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>								
Are they operable with a closed fist?	X							
Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2)								
Are the aisles between fixed seating (other than assembly area seating) at least 36 inches wide?								
Are the spaces for wheelchair seating distributed throughout?								
Are the tops of tables or counters between 28 and 34 inches high?								
Are knee spaces at accessible tables at least 27 inches high, 30 inches wide, and 19 inches deep?								
At each type of cashier counter, is there a portion of the main counter that is no more than 36 inches high?								
Is there a portion of food-ordering counters that is no more than 36 inches high, or is there space at the side for passing items to customers who have difficulty reaching over a high counter?								
Vertical Circulation (ADAAG 4.1.3(5), 4.3)				Not Applicable				
Stairs (ADAAG 4.9)				Not Applicable				
Elevators (ADAAG 4.10)				Not Applicable				

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Lifts (ADAAG 4.2, 4.11)			Not Applicable					
USABILITY OF REST ROOMS - Priority 3								
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>								
Getting to the Rest Rooms (ADAAG 4.1)								
If rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?	X							
Are there signs at inaccessible rest rooms that give directions to accessible ones?	NA		The only inaccessible bathroom is Toilet 119 which is located within the employee work area.					
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)								
Is there tactile signage identifying rest rooms?	X							
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>								
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?	X							
Is the doorway at least 32 inches clear?	X							
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?	X							
Can doors be opened easily (5 pounds maximum force)?		X	Bathroom doors require 10 to 15 pounds of force to open. Doors may be able to be adjusted to allow for easier opening.					This work should be included with Regular Maintenance
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
<i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>								
Is there a 36 inch wide path to all fixtures?	X							
Stalls (ADAAG 4.17)								
Is the stall door operable with a closed fist, inside and out?	X							
Is there a wheelchair accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?	X							
In the accessible stall, are there grab bars behind and on the side wall nearest the toilet?	X							
Is the toilet seat 17 to 19 inches high?	X							
Lavatories (ADAAG 4.19, 4.24)								
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front?	X							
A minimum of 19 inches of the required depth may be under the lavatory.	X							
Is the lavatory rim no higher than 34 inches?	X							
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X							

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Can the faucet be operated with one closed fist?	X							
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?	X							
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?	X							
ADDITIONAL ACCESS - Priority 4								
<i>When amenities such as drinking fountains and public telephones are provided, they should also be accessible to people with disabilities. When aural/oral communication is necessary for program access, the need of deaf and hard of hearing individuals</i>								
Drinking Fountains (ADAAG 4.15)								
Is there at least one fountain with clear floor space of at least 30 by 48 inches in front?	X							
Is there one fountain with its spout no higher than 36 inches from the ground, and another with a standard height spout (or a single hi-lo fountain)?	X							
Are controls mounted on the front or on the side near the front edge, and operable with one closed fist?	X							
Is each water fountain cane-detectable (Located within 27 inches of the floor or protruding into the circulation space less than 4 inches from the wall)?	X		Bi-Level drinking fountains are not cane -detectable but are located within a niche that is off the main circulation.					
Telephones (ADAAG 4.31)								

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Blackstone Library								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
If pay or public use phones are provided, is there clear floor space of at least 30 by 48 inches in front of at least one?	X							
Is the highest operable part of the phone no higher than 48 inches (up to 54 inches if a side approach is possible)?	X							
Does the phone protrude no more than 4 inches into the circulation space?	X							
Does the phone have push-button controls?	X							
Is the phone hearing-aid compatible?	X							
Is the phone adapted with volume control?	X							
Is the phone with volume control identified with appropriate signage?	X							
If there are four or more public phones in the building, is one of the phones equipped with a text telephone (TT or TDD)?		NA						
Is the location of the text telephone identified by accessible signage bearing the International TDD symbol?		NA						
Active Listening Systems (ADAAG 4.13, 4.33.7)								
In assembly areas where audible communications are integrated to the use of the space, are assistive listening systems provided?			A public address system is located within the Meeting Room.					
TTY or TDD								
							ESTIMATED CONSTRUCTION	\$0

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Blackstone Library										
Questions	Yes	No	Discussion/Possible Solutions/Alternatives				Quantity	Unit	Unit Cost	Extension
Probable Construction Cost, As if Bid 1st Quarter 2007									Say	\$0

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Blackstone Historical Commission Museum								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Accessible Approach/Entrance - Priority 1								
Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)								
Is there a route of travel that does not require the use of stairs?	X							
Is the route of travel stable, firm and slip-resistant?	X							
Is the route at least 36 inches wide?	X							
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?	X							
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X							
Ramps (ADAAG 4.8)								
Are the slopes of the ramps greater than 1:12 (8.33%)?		X	There is a pressure treated wood ramp which was build by a volunteer organization for the Historical Society. It does not fully comply with the requirements of the ADA. Some modifications can be made to bring this ramp closer to compliance with the ADA.					
			The ramp should be modified to add compliant hand railings and to revise the transition to grade at the bottom of the ramp.	1	LS	\$2,400	\$2,400	
Do all ramps longer than 6 feet have railings on both sides?		X						
Are Railings sturdy, and between 34 and 38 inches high?		X						
Is the width between railings at lease 36 inches?	X							

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Blackstone Historical Commission Museum

Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Are ramps non-slip?	X						
Is there a 5-foot-long landing at every 30-foot horizontal length of ramp, at the top and bottom of ramps and switch backs?		X	Landings at the top and bottom of the ramp are 5-foot-long. Landings at switchbacks are slightly shorter.				
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	X						
Does the ramp rise no more than 30 inches between landings?	X						
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces Accessible							
1 to 25 1 space	X		There are a total of less than 25 spaces - 1 of which is accessible. The accessible space is not wide enough for a Van Accessible space.				
26 to 50 2 spaces			Expand the existing space from 9' wide to 16' wide and ensure a 5' wide access aisle from the van to the bottom of the ramp. Provide striping and signage, as required.	1	LOCATION	\$1,250	\$1,250
51 to 75 spaces 3 spaces							
76 to 100 4 spaces							
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?		X					

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Prepared for Center for Living and Working, Inc.

Prepared by Talevi and

Blackstone Historical Commission Museum						
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>						
Are the access aisles part of the accessible route to the accessible entrance?	X					
Are the accessible spaces closest to the accessible entrance?	X					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X				
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X					
Entrance (ADAAG 4.13, 4.14)						
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	X					
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?	NA					
Can the alternate accessible entrance be used independently?	NA					
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X					
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?		X	There is only 13" of clearance to the right of the door.			
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X					

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Prepared by Talevi and Haesche, LLC

Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
If provided, are carpeting or mats a maximum of 1/2 inches high?	X						
Are edges securely installed to minimize tripping hazards?	X						
Is the door handle no higher than 48 inches and operable with a closed fist?		X	A lever handle should be installed on the door at the top of the ramp.	1	EA	\$250	\$250
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?	X						
If the door has a closer, does it take at least 3 seconds to close?	NA						
ACCESS TO PROGRAMS AND SERVICES - Priority 2							
Horizontal Circulation (ADAAG 4.3)							
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?	X						
Are all public spaces on an accessible route of travel?		X	Only the first floor is on the accessible route. The second floor is for the use of Historical Society members. If an individual with a disability, member or non-member desires access to materials or displays located on the second floor, a volunteer will bring that material to the first floor for viewing or study purposes.				
Is the accessible route to all public spaces at least 36 inches wide?	X						
Is there a 5 foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X						
Doors (ADAAG 4.13)							

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches off the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?	X						
Emergency Egress (ADAAG 4.28)							
If emergency systems are provided, do they have both flashing lights and audible signals?	X						
Signage for Programs and Services (ADAAG 4.30)							
NOTE: different requirements apply to different types of signs.			Although signage throughout the facility does not comply "to the letter" we are not recommending that this situation be rectified. This facility is a support facility and not a public destination by nature.				
If provided, do signs and room numbers designating permanent rooms and spaces where programs and services are provided comply with the appropriate requirements for such signage?		X					
Signs mounted with centerline 60 inches from floor?		X	Verify				
Mounted on wall adjacent to latch side of door, or as close as possible?		X	Verify				
Raised characters, sized between 5/8 and 2 inches high, with high contrast (for room numbers, rest rooms, exits).	X		Where signage occurs, it generally meets this requirement.				
Brailled text of the same information.		X	Verify				
If pictogram is used, it must be accompanied by raised characters and Braille.		X	Verify				
Directional and Informational Signage							

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Do doors into public spaces have at least a 32 inch clear opening?	X						
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?	X		Both the entry door and bathroom door have 18" of clearance on the pull side.				
Can doors be opened without too much force (5 pounds maximum for interior doors)?	X						
Are door handles 48 inches high or less and operable with a closed fist?		X	A lever handle should be installed on the bathroom door.	1	Each	\$250	\$250
Are all threshold edges 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?	X						
Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)							
Are all aisles and pathways to programs and services at least 36 inches wide?	X						
Is there a 5 foot circle or T-shape space for turning a wheelchair completely?	X						
Is carpeting low-pile, tightly woven, and securely attached along edges?		X	There is a 1" curved step down from the kitchen area to the rear center room adjacent to the toilet room. This room is not accessible from the other direction because the cased opening is only 29" wide.				
			Straighten the curve at the step in the kitchen floor and install a continuous 1' long ramp down in to the rear room.	1	Lump Sum	\$250	\$250
In circulation paths through public areas, are all obstacles cane-detectable (located within 27 inches off the floor or higher than 80 inches, or protruding less than 4 inches from the wall)?	X						
Emergency Egress (ADAAG 4.28)							

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
If emergency systems are provided, do they have both flashing lights and audible signals?		X	As this is a very small building, maintained by a volunteer organization, the installation of such a system would pose a hardship. The building is always manned when open by volunteers. Volunteers should be drilled in emergency procedures.				
Signage for Programs and Services (ADAAG 4.30)							
NOTE: different requirements apply to different types of signs.			A complete Signage package should be developed for both the interior and the exterior of the building.	1	Allowance	\$500	\$500
If provided, do signs and room numbers designating permanent rooms and spaces where programs and services are provided comply with the appropriate requirements for such signage?							
Signs mounted with centerline 60 inches from floor?		X					
Mounted on wall adjacent to latch side of door, or as close as possible?		X					
Raised characters, sized between 5/8 and 2 inches high, with high contrast (for room numbers, rest rooms, exits).		X					
Brailed text of the same information.		X					
If pictogram is used, it must be accompanied by raised characters and Braille.		X					
Directional and Informational Signage							
The following questions apply to directional and informational signs that fall under Priority 2.							
If mounted above 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?		NA					

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Do directional and informational signs comply with legibility requirements? (Building directories or temporary signs need not comply.)	NA						
Controls (ADAAG 4.27)							
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?	X						
<i>Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>							
Are they operable with a closed fist?	X						
Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2)	Not Applicable						
Vertical Circulation (ADAAG 4.1.3(5), 4.3)	Not Applicable						
Stairs (ADAAG 4.9)	Not Applicable						
Elevators (ADAAG 4.10)	Not Applicable						
Lifts (ADAAG 4.2, 4.11)	Not Applicable						
USABILITY OF REST ROOMS - Priority 3							
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>							
Getting to the Rest Rooms (ADAAG 4.1)							

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
if rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?		X	There is an "accessible" bathroom which was built by a volunteer organization for the Historical Society. It does not fully comply with the requirements of the ADA. Some modifications can be made to bring this bathroom closer to compliance with the ADA.				
			Revise the existing structure to address the items listed below and provide ADA compliant rest rooms. Scope shall include revisions to install grab bars behind and alongside accessible toilets, install mirrors, and install signage at restroom doors.	1	Rooms	\$500	\$500
Are there signs at inaccessible rest rooms that give directions to accessible ones?		X					
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)							
Is there tactile signage identifying rest rooms?		X					
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>							
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?		X					
Is the doorway at least 32 inches clear?	X		The door is 36" wide.				
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?	X						
Can doors be opened easily (5 pounds maximum force)?	X						
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? <i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>		X	No but the room is about 5'-6" wide and about 5'-9" long, clear.				
Is there a 36 inch wide path to all fixtures?		X					

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Stalls (ADAAG 4.17) Not Applicable							
Lavatories (ADAAG 4.19, 4.24)							
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front?		X					
A minimum of 19 inches of the required depth may be under the lavatory.	X						
Is the lavatory rim no higher than 34 inches?	X						
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X						
Can the faucet be operated with one closed fist?		X	There are small residential type lever handles.				See Getting To Rest Rooms (ADAAG 4.1)
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?	NA						
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?			There is no mirror in the rest room.				See Getting To Rest Rooms (ADAAG 4.1)
ADDITIONAL ACCESS - Priority 4							
<i>When amenities such as drinking fountains and public telephones are provided, they should also be accessible to individuals with disabilities. When aural/oral communication is necessary for program access, the need of deaf and hard of hearing individuals must be addressed.</i>							
Drinking Fountains (ADAAG 4.15) Not Applicable							
Telephones (ADAAG 4.31) Not Applicable							
Active Listening Systems (ADAAG 4.13, 4.33.7)							

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Blackstone Historical Commission Museum							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
In assembly areas where audible communications are integrated to the use of the space, are assistive listening systems provided?		X	The area is very small and can not support large gatherings. Larger presentations would be set in another facility such as the fully accessible Blackstone Public Library.				
TTY or TDD		X					
						ESTIMATED CONSTRUCTION COST	\$5,400
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$5,000

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
The Blackstone Corrosion Control Facility is newly designed and constructed, Architectural and Engineering documents reviewed all dated from 2003. In general, the lobby and toilet facilities are accessible. While we have found that the front entry is not in complete compliance or subject to interpretation, we have found no items that are significant enough to merit the expenditure of additional funds. If available, funds for accessibility modifications would best be spent elsewhere in the Town of Blackstone.							
Accessible Approach/Entrance - Priority 1							
Route of Travel (ADAAG 4.3, 4.4, 4.5, 4.7)							
Is there a route of travel that does not require the use of stairs?	X						
Is the route of travel stable, firm and slip-resistant?	X						
Is the route at least 36 inches wide?	X						
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?	X						
Do curbs on the route have curb cuts at drives, parking, and drop-offs?	X						
Ramps (ADAAG 4.8)							
Are the slopes of the ramps greater than 1:12 (8.33%)?		X					
Do all ramps longer than 6 feet have railings on both sides?	NA						
Are Railings sturdy, and between 34 and 38 inches high?	NA						
Is the width between railings at least 36 inches?	NA						
Are ramps non-slip?	X						

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Corrosion Control Facility								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is there a 5- foot-long landing at every 30-foot horizontal length of ramp, at the top and bottom of ramps and switch backs?	NA							
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	NA							
Does the ramp rise no more than 30 inches between landings?	NA							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)								
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):								
Total Spaces Accessible								
1 to 25 1 space	X		There are a total of +-13 spaces - 1 of which is accessible.					
26 to 50 2 spaces								
51 to 75 spaces 3 spaces								
76 to 100 4 spaces								
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?	X		There is a 12' space adjacent to a 4' wide striped access route for a total of 16' wide.					
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>								
Are the access aisles part of the accessible route to the accessible entrance?	X							

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Are the accessible spaces closest to the accessible entrance?	X						
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X	There is a sign designating the accessible space but it does not specifically read Van Accessible. Install a sign reading "Van Accessible" at the appropriate height.	1	EA	\$100	This work should be included with Regular Maintenance
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						
Entrance (ADAAG 4.13, 4.14) - Main Entrance and Vestibule							
If there are stairs at the main entrance, is there also a ramp or lift, or is there an alternative accessible entrance? Do not use a service entrance as the accessible entrance unless there is no other option.	NA						
Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?	NA						
Can the alternate accessible entrance be used independently?	NA						
Does the entrance have at least a 32 inch clear opening (for a double door, at least one 32 inch leaf)?	X						
Is there at least 18 inches of clear wall space on the pull side of the door next to the handle?		X	The main entry door does not comply as it does not have 18" of clear wall space on the exterior pull side. The interior push side has 12" of clear wall space and this will comply since the door has a latch and closer per the requirements of ADAAG Fig.25a Front Approaches - Swinging Doors.				

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
			Although this door does not comply "to the letter" we are not recommending that this situation be rectified. This facility is a support facility and not a public destination by nature. The building is new and there is 12" of space plus an additional 4" of stepped back brick. Although the brick is not flush with the entry, the brick only protrudes 4" beyond the face of the entry.				
Is the threshold edge 1/4 inch high or less, or if beveled, no more than 3/4 inch high?	X						
If provided, are carpeting or mats a maximum of 1/2 inches high?	X						
Are edges securely installed to minimize tripping hazards?		X	Loose mats with worn edges should be replaced to avoid a trip hazard.				This work should be included with Regular Maintenance
Is the door handle no higher than 48 inches and operable with a closed fist?	X						
Can doors be opened without too much force (exterior doors reserved; maximum of 5 pounds for interior doors)?	X						
If the door has a closer, does it take at least 3 seconds to close?	X						
ACCESS TO PROGRAMS AND SERVICES - Priority 2							
Horizontal Circulation (ADAAG 4.3)							
Does the accessible entrance provide direct access to the main floor, lobby, or elevator?	X						
Are all public spaces on an accessible route of travel?	X						
Is the accessible route to all public spaces at least 36 inches wide?	X						

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Corrosion Control Facility								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
Is there a 5 foot circle or a T-shaped space for a person using a wheelchair to reverse direction?	X							
Doors (ADAAG 4.13)								
Do doors into public spaces have at least a 32 inch clear opening?	X							
On the pull side of doors, next to the handle, is there at least 18 inches of clear wall space so that a person using a wheelchair or crutches can get near to open the door?	X							
Can doors be opened without too much force (5 pounds maximum for interior doors)?	X							
Are door handles 48 inches high or less and operable with a closed fist?	X							
Are all threshold edges 1/4 inch high or less, or if beveled edge, no more than 3/4 inch high?	X							
Rooms and Spaces (ADAAG 4.2, 4.4, 4.5)								
Are all aisles and pathways to programs and services at least 36 inches wide?	X		While there are no built items obstruction the aisles and pathways, there are furnishings in the main entry area as well as in the toilet rooms which obstruct paths, aisles and turning radii.					
			Items in the main entry area and accessible toilet rooms which obstruct aisles, paths and turning radii should be removed,					This work should be included with Regular Maintenance
Is there a 5 foot circle or T-shape space for turning a wheelchair completely?	X							
Is carpeting low-pile, tightly woven, and securely attached along edges?	X							

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Corrosion Control Facility								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
The following questions apply to directional and informational signs that fall under Priority 2.	NA							
if mounted above 80 inches, do they have letters at least 3 inches high, with high contrast, and non-glare finish?	NA							
Do directional and informational signs comply with legibility requirements? (Building directories or temporary signs need not comply.)	NA							
Controls (ADAAG 4.27)								
Are all controls that are available for use by the public (including electrical, mechanical, cabinet, game, and self-service controls) located at an accessible height?		X						
<i>Reach ranges: The maximum height for a side reach is 54 inches; for a forward reach, 48 inches. The minimum reachable height is 15 inches for a front approach and 9 inches for a side approach.</i>								
Are they operable with a closed fist?		X						
Seats, Tables, and Counters (ADAAG 4.2, 4.32, 7.2)				Not Applicable				
Vertical Circulation (ADAAG 4.1.3(5), 4.3)				Not Applicable				
Stairs (ADAAG 4.9)				Not Applicable				
Elevators (ADAAG 4.10)				Not Applicable				
Lifts (ADAAG 4.2, 4.11)				Not Applicable				
USABILITY OF REST ROOMS - Priority 3								

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>							
Getting to the Rest Rooms (ADAAG 4.1)							
If rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?	X		Note that employees are storing items within the restrooms. While the architectural layout provides adequate clearances, these clearances have been obstructed by stored objects. Accessible areas and routes should be kept free of all obstructions.				
			Items in the main entry area and accessible toilet rooms which obstruct aisles, paths and turning radii should be removed,				This work should be included with Regular Maintenance
Are there signs at inaccessible rest rooms that give directions to accessible ones?	NA						
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)							
Is there tactile signage identifying rest rooms?		X					
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>							
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?	X						
Is the doorway at least 32 inches clear?	X						
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?	X						
Can doors be opened easily (5 pounds maximum force)?		X	Bathroom doors require 10 to 15 pounds of force to open. Doors may be able to be adjusted to allow for easier opening.				This work should be included with Regular Maintenance

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? <i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>	X						
Is there a 36 inch wide path to all fixtures?	X						
Stalls (ADAAG 4.17)							
Is the stall door operable with a closed fist, inside and out?	X						
Is there a wheelchair accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?	X						
In the accessible stall, are there grab bars behind and on the side wall nearest the toilet?	X						
Is the toilet seat 17 to 19 inches high?	X						
Lavatories (ADAAG 4.19, 4.24)							
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front? <i>A minimum of 19 inches of the required depth may be under the lavatory.</i>	X						
Is the lavatory rim no higher than 34 inches?	X						

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Corrosion Control Facility							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X						
Can the faucet be operated with one closed fist?	X						
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?	X		Towel dispensers do not comply.				
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?	X						
ADDITIONAL ACCESS - Priority 4							
<i>When amenities such as drinking fountains and public telephones are provided, they should also be accessible to individuals with disabilities. When aural/oral communication is necessary for program access, the need of deaf and hard of hearing individuals must be addressed.</i>							
Drinking Fountains (ADAAG 4.15)			Not Applicable				
Telephones (ADAAG 4.31)			Not Applicable				
Active Listening Systems (ADAAG 4.13, 4.33.7)			Not Applicable				
						ESTIMATED CONSTRUCTION COST	\$0
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$0

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
HENRY S. GOULET BALL FIELD							
<p>The Henry S. Goulet Ball Field located on a site bounded by Lincoln and Mendon Streets, is adjacent to an elementary school. The elementary school is owned and operated by the Town of Millville and Blackstone and does not fall under the scope of this study. The park has three baseball fields and two soccer fields as well as undesignated practice areas and open space. In addition to fencing, backstops, goals, and bench space for players, amenities include bleachers for viewers, park benches, and a concession stand/toilet facility. There is a large gravel parking area with about 500 lf of "curbs", assuming an average of 8 to 10 linear feet per car, this lot can accommodate between 50 and 63 cars. There is additional parking on the adjacent school site, some of which is accessible.</p>							
Accessible Approach/Entrance - Priority 1							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces	Accessible	Total	Accessible Required				
1 to 25	1 space						
26 to 50	2 spaces						
51 to 75 spaces	3 spaces	50 to 63	3				
76 to 100	4 spaces						
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?			X	Due to the expansive nature of this site, we recommend that a total of three accessible parking areas be provided. Each area should be designed to accommodate two vehicles with one van accessible space per area. Note that the existing parking areas are gravel not paved surfaces, for this reason accessible parking areas are enlarged to provide accessible routes on either side of and between adjacent vehicles.			
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>				Provide one accessible parking area in the southwest corner of the gravel lot facing Mendon Street. Provide a second accessible parking area adjacent to the concession stand. Provide a third accessible parking area along the north edge of the elementary school parking area closer to the soccer fields. Each location will have one van accessible space.			

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
HENRY S. GOULET BALL FIELD continued:							
			Furnish and install 2 new 34' wide x 23' deep parking areas including paving for 1 accessible parking space and 1 van parking space including an accessible route in front of and alongside both vehicles, wheel stops, signage, parking space striping and appropriate markings.	2	Locations	\$3,500	\$7,000
			Modify the existing accessible parking area on the adjacent school property nearest to the soccer fields. This work includes striping, signage, and the addition of an accessible route in front of the parking spaces.	1	Locations	\$1,000	\$1,000
Are the access aisles part of the accessible route to the accessible entrance?		X					
Are the accessible spaces closest to the accessible entrance?		X					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X					
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						

Accessible Sites and Exterior Facilities (ADAAG 4.1.2)							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is there an accessible route which connects the accessible building, accessible facilities, elements, and accessible spaces on the site?		X					
Is the route of travel stable, firm and slip-resistant?		X	There are no accessible connections from the existing parking or proposed accessible parking areas to the concession/toilet facility, existing bleachers or potential accessible viewing areas. A system of paved walkways should be installed to allow access to the concession/toilet facility and each of the baseball and soccer fields. The grade changes are not so significant as to require ramps, however walkways with slopes no greater than 1' in 20' may need to double back on themselves to reach all the fields.				
			Provide a new accessible walkway including site preparation and grading, as required, to connect the proposed accessible parking areas with the concession/toilet facility and the baseball and soccer fields. Note this is an extensive site - distances have been roughly measured and estimates include an additional 15% to account for specific layouts and the possible need to "switch-back" to accommodate grade changes.	1,300	LF	\$25	\$32,500
HENRY S. GOULET BALL FIELD continued:							

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is the route at least 36 inches wide?		X					
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X					
Do curbs on the route have curb cuts at drives, parking, and drop-offs?		X					
Exterior Facilities (ADAAG 4.1.2)							
The concession/toilet facility includes a concession "kitchen" which is manned by volunteers and men's and women's accessible toilets. The counters at the concession stand are above 36".							
Is there a portion of food-ordering counters that is no more than 36 inches high, or is there space at the side for passing items to customers who have difficulty reaching over a high counter?		X	The pass thru window at the concession kitchen is above 36" high. While individuals without disabilities may pick up items at the window, individuals with disabilities are prevented from ordering and picking up items.				
			The kitchen is not designed to be accessible. The use of the kitchen is restricted to staff and volunteers.				
			Provide a 3'-0" wide portion of the window at a lowered height of 36". Include modification to the interior workspace, the stone counter and the exterior wall.	3	LF	\$400	\$1,200
USABILITY OF REST ROOMS - Priority 3							
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>							
Getting to the Rest Rooms (ADAAG 4.1)							
If rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?		X	The concession stand structure also houses two public rest rooms, within are enlarged stalls, both of which fall short of full ADA compliance. Although the structure appears to be relatively new the restrooms do not comply with the ADA. Modifications should be made to bring this structure in to compliance with the ADA.				
			Revise the existing structure to address the items listed below and provide ADA compliant rest rooms. Scope shall include revisions to entry door hardware and sill conditions including paving modifications as/ff required, remove 24" stall doors and install 32" or 36" stall doors with accessible hardware, install grab bars behind and alongside accessible toilets, install mirrors, lower one urinal so that the rim is not greater than 17" above the floor, and install signage at restroom doors.	2	Rooms	\$2,500	\$5,000
Are there signs at inaccessible rest rooms that give directions to accessible ones?	NA						

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
HENRY S. GOULET BALL FIELD continued:							
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)							
Is there tactile signage identifying rest rooms?		X	ADA compliant signs should be installed at the Men's, and Women's rest rooms.				See Getting To Rest Rooms (ADAAG 4.1)
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>							
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?		X					
Is the doorway at least 32 inches clear?	X	X	Entry doors to rest rooms are 36" wide. Stall doors are only 24" but adequate clearance is available to install larger stall doors in both the Men's and Women's rest rooms.				See Getting To Rest Rooms (ADAAG 4.1)
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?		X	Hardware should be revised to provide lever handles that allow doors to be opened with a closed fist.				See Getting To Rest Rooms (ADAAG 4.1)
Can doors be opened easily (5 pounds maximum force)?		X	Doors should be adjusted to open with a force of less than 5 pounds.				See Getting To Rest Rooms (ADAAG 4.1)
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? <i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>	X		Both rest rooms provide adequate maneuvering area outside stalls and at lavatories.				
Is there a 36 inch wide path to all fixtures?	X						
Stalls (ADAAG 4.17)							
Is the stall door operable with a closed fist, inside and out?		X					See Getting To Rest Rooms (ADAAG 4.1)
HENRY S. GOULET BALL FIELD continued:							

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is there a wheelchair accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?	X						
In the accessible stall, are there grab bars behind and on the side wall nearest the toilet?		X					See Getting To Rest Rooms (ADAAG 4.1)
Is the toilet seat 17 to 19 inches high?	X						
Lavatories (ADAAG 4.19, 4.24)							
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front?	X						
A minimum of 19 inches of the required depth may be under the lavatory.	X						
Is the lavatory rim no higher than 34 inches?	X						
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?	X						
Can the faucet be operated with one closed fist?	X						
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?	X						
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?			There are no mirrors in the rest rooms.				See Getting To Rest Rooms (ADAAG 4.1)

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
HENRY S. GOULET BALL FIELD continued:							
Assembly Seating (ADAAG 4.33)							
Bleachers - Whenever bleachers are supplied there must be an accessible seating area for wheelchairs. Spaces must be 60" long and 33" wide, level and on an accessible route of travel.							
Total Seating	Accessible		Note: Seating counts are based on 1 person for every 18" of bench seating.				
4 to 25 seats	1						
26 to 50 seats	2						
51 to 300 seats	4						
301 to 500 seats	6						
over 500	6 plus 1/100 over 500						
	Total	Accessible Required					
Outdoor Bleacher Seating for Sporting Events:	148	4	Outdoor Bleachers Seating for Sporting Events based on 1 person every 18" of bench seating at a typical bleacher +-75 linear feet of bleacher bench.				
Are accessible seating areas provided in adequate numbers adjacent to bleachers at outdoor sports viewing areas?		X	There are several bleachers for viewing baseball, these bleachers are located within the mowed fields. While bleachers are not located at every field - accessible viewing of all fields would provide the optimum situation.				
			Pave areas to provide accessible seating. Accessible seating areas shall be connected to accessible parking via accessible walkways. Area should be not less than 66" wide by 60" deep to allow seating for an individual in a wheelchair and a companion. If a seating area were to be provided at each team side of all fields, a total of 10 locations would be required.	10	LOC	\$300	\$3,000
				ESTIMATED CONSTRUCTION COST			\$49,700
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$50,000

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ROOSEVELT PARK							
The Roosevelt Park is located behind the Municipal Center on St. Paul Street. The park is the site of two lighted ball fields, a little league field, two basketball courts, a horseshoe pit, batting cage, concession stand, numerous bleachers, an outdoor pavilion, a swing sets, an accessible play area, eleven park benches and 6 picnic tables. The gravel parking area is about 410' long and varies in width, assuming an average of 8 to 10 linear feet per car plus additional cars parked along the fence line, this lot can accommodate between 50 and 70 cars. After hours parking is also available at the rear of the Municipal Center which is adjacent to an entry point at the west corner of the park. Accessible parking spaces are provided at the Municipal Center parking lot.							
Accessible Approach/Entrance - Priority 1							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
	Total	Accessible Required					
1 to 25 1 space							
26 to 50 2 spaces							
51 to 75 spaces 3 spaces	50 to 70	3					
76 to 100 4 spaces							
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?		X	Provide an accessible parking area to accommodate three vehicles in the southeast corner of the gravel lot facing the railroad tracks and the Blackstone Canal. Provide one van accessible space at this location.				
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>			Furnish and install a new 42' wide x 23' deep parking areas including paving for 2 accessible parking spaces and 1 van parking space including an accessible route in front of and alongside both vehicles, wheel stops, signage, parking space striping and appropriate markings.	1	Locations	\$4,000	\$4,000
Are the access aisles part of the accessible route to the accessible entrance?		X					
Are the accessible spaces closest to the accessible entrance?		X					

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ROOSEVELT PARK continued:							
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X					
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						

Accessible Sites and Exterior Facilities (ADAAG 4.1.2)							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is there an accessible route which connects the accessible building, accessible facilities, elements, and accessible spaces on the site?		X					
Is the route of travel stable, firm and slip-resistant?		X	There are no accessible connections from the existing parking or proposed accessible parking areas to the concession/toilet facility, playground, pavilion, existing bleachers or potential accessible viewing areas. A system of paved walkways should be installed to allow access to all the various facilities. This site is virtually flat and will require no ramps on grade.				
			Provide a new accessible walkway including site preparation and grading as required to connect the proposed accessible parking areas with various facilities. Walkway distances have been roughly measured and estimates include an additional 10% to account for specific layouts.	1,000	LF	\$25	\$25,000
			There is a minor grade change in the area of the concession stand some fill, regarding and new paving will be required to the left, right and in front of the concession window.	1	LUMP SUM	\$1,000	\$1,000
Is the route at least 36 inches wide?		X					
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X					
Do curbs on the route have curb cuts at drives, parking, and drop-offs?		X					
Exterior Facilities (ADAAG 4.1.2)							
The concession/toilet facility includes a concession "kitchen" which is manned by volunteers and men's and women's accessible toilets. The counters at the concession stand are above 36".							
Is there a portion of food-ordering counters that is no more than 36 inches high, or is there space at the side for passing items to customers who have difficulty reaching over a high counter?		X	The pass thru windows at each of the two concession stands is above 36" high. While individuals without disabilities may order and pick up items at the window, individuals with disabilities are prevented from ordering and picking up items.				
			The kitchen is not designed to be accessible. The use of the kitchen is restricted to staff and volunteers.				
ROOSEVELT PARK continued:							

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
			Provide a 3'-0" wide portion of the window at a lowered height of 36". Include modification to the interior workspace, the counter and the exterior wall.	2	LOC	\$900	\$1,800
USABILITY OF REST ROOMS - Priority 3							
<i>When restrooms are open to the public, they should be accessible to people with disabilities.</i>							
Getting to the Rest Rooms (ADAAG 4.1)							
If rest rooms are available to the public, is at least one rest room (either one for each sex, or unisex) fully accessible?		X	There is a freestanding rest room facility. The masonry structure is dated and would likely require extensive renovations to provide ADA compliant restrooms. Renovations should be made to bring this structure in to ADA compliance.				
			Renovations to the existing structure would be extensive and would impact non accessible toilets, as well as structural and non-structural components of the building. This scope recommended would result in a gut renovation and reconfiguration of both the men's and women's restrooms.	2	Rooms	\$12,500	\$25,000
Are there signs at inaccessible rest rooms that give directions to accessible ones?	NA						
Doorways and Passages (ADAAG 4.2, 4.13, 4.30)							
Is there tactile signage identifying rest rooms?		X	ADA compliant signs should be installed at the Men's and Women's rest rooms.	See Getting To Rest Rooms (ADAAG 4.1)			
<i>Mount signs on the wall, on the latch side of the door, complying with the requirements for permanent signage.</i>							
Are pictograms or symbols used to identify rest rooms, and if used, are raised characters and Braille included below them?		X					
Is the doorway at least 32 inches clear?		X	Entry doors to rest rooms are 36" wide. Stall doors are only 31" wide.	See Getting To Rest Rooms (ADAAG 4.1)			

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ROOSEVELT PARK continued:							
Are doors equipped with accessible handles (operable with a closed fist), 48 inches high or less?		X					
Can doors be opened easily (5 pounds maximum force)?		X					See Getting To Rest Rooms (ADAAG 4.1)
Does the entry configuration provide adequate maneuvering space for a person using a wheelchair? <i>A person using a wheelchair needs 36 inches of clear width for forward movement, and a 5 foot diameter or T-shaped clear space to make turns. A minimum distance of 48 inches clear of the door swing is needed between the two doors of an entry vestibule.</i>		X	The current Men's rest room does accommodate a turning 5' radius but, the Women's rest rooms does not.				See Getting To Rest Rooms (ADAAG 4.1)
Is there a 36 inch wide path to all fixtures?	X						
Stalls (ADAAG 4.17)							
Is the stall door operable with a closed fist, inside and out?		X					See Getting To Rest Rooms (ADAAG 4.1)
Is there a wheelchair accessible stall that has an area of at least 5 feet by 5 feet, clear of the door swing, OR is there a stall that is less accessible but that provides greater access than a typical stall (either 36 by 69 inches or 48 by 69 inches)?		X					
In the accessible stall, are there grab bars behind and on the side wall nearest the toilet?	X		Grab bar have been installed in the larger stalls in both the Men's and Women's restrooms, however other aspects of these installation do not comply with the ADA.				See Getting To Rest Rooms (ADAAG 4.1)
Is the toilet seat 17 to 19 inches high?	X		Toilet seats are 18" high. Rims at urinals are 21" high.				See Getting To Rest Rooms (ADAAG 4.1)

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ROOSEVELT PARK continued:							
Lavatories (ADAAG 4.19, 4.24)							
Does one lavatory have a 30 inch wide by 48 inch deep clear space in front?	X						
A minimum of 19 inches of the required depth may be under the lavatory.		X					See Getting To Rest Rooms (ADAAG 4.1)
Is the lavatory rim no higher than 34 inches?	X						
Is there at least 29 inches from the floor to the bottom of the lavatory apron (excluding pipes)?		X					See Getting To Rest Rooms (ADAAG 4.1)
Can the faucet be operated with one closed fist?		X					See Getting To Rest Rooms (ADAAG 4.1)
Are soap and other dispensers and hand dryers within reach ranges and usable with one closed fist?	X						
Is the mirror mounted with the bottom edge of the reflecting surface 40 inches high or lower?			There are no mirrors in the rest rooms.				See Getting To Rest Rooms (ADAAG 4.1)
Assembly Seating (ADAAG 4.33)							
Bleachers - Whenever bleachers are supplied there must be an accessible seating area for wheelchairs. Spaces must be 60" long and 33" wide, level and on an accessible route of travel.							
When seating Capacity exceeds 300, wheel chair spaces shall be provided in more than one location.			Note: Seating counts are based on 1 person for every 18" of bench seating.				
Total Seating	Accessible						
4 to 25 seats	1						
26 to 50 seats	2						
51 to 300 seats	4						
301 to 500 seats	6						
over 500	6 plus 1/100 over 500						

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Parks and Recreational Facilities								
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension	
ROOSEVELT PARK continued:								
		Total	Accessible Required					
Outdoor Bleacher Seating for Sporting Events:		393	6	Outdoor Bleachers Seating for Sporting Events based on 1 person every 18" of bench seating at a typical bleacher +-75 linear feet of bleacher bench.				
Are accessible seating areas provided in adequate numbers adjacent to bleachers at outdoor sports viewing areas?			X	There are several small bleachers for viewing baseball. These bleachers are located within the mowed fields. While bleachers are not located at every field, accessible viewing of all fields would provide the optimum situation.				
				There is a large elevated viewing structure located behind the main baseball backstop. This structure is older and in need of maintenance and repair. If/when it is repaired or replaced a fully accessible structure should be provided. In the interim, at grade seating needs to be provided for behind the main field backstop.				
				Pave areas to provide accessible seating. Accessible seating areas shall be connected to accessible parking via accessible walkways. Area should be not less than 66" wide by 60" deep to allow seating for an individual in a wheelchair and a companion. If a seating area were to be provided at each team side of all fields, a total of 6 locations would be required.	6	LOC	\$300	\$1,800

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ROOSEVELT PARK continued:							
Children's Play Areas:							
Does Playground Equipment meet the requirements for accessibility?		X	The current ADA requirements address only newly built or altered play areas, the existing play areas may remain, as is. When and if these play areas are altered, then the requirement for ADA compliance will apply.			No Work at the Play Areas is required at this time.	\$0
			The existing play area is equipped with both ground level and elevated components, however these may not be in the proper proportions to meet the ADA. Additionally, while the ground surfaces are soft, designed to limit injury from falls, they do not provide the "firm, stable, and slip resistant" surface required for wheelchair maneuvering. Total numbers of components are used to determine the requirement for ramps. Maneuvering space, forward and side reach, heights and clearances at entry points, transfer supports, etc. are some of the requirements for play area compliance with the ADA. Should any alterations or additions be made to these play areas, a detailed evaluation of the existing equipment as well as professional recommendations regarding the new component choices and layouts are strongly recommended				
						ESTIMATED CONSTRUCTION COST	\$58,600
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$60,000

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
TERBESI PARK							
Terbesi Park is located in a residential area along King Street. The park is the site of two ball fields, a basketball court, a children's basketball court, a volleyball court, two swing sets, a jungle gym, two see-saws, a sandbox, a pavilion, several benches and 4 picnic tables. There is a deteriorated obstacle course that is in need of repair or removal. The partially paved, largely gravel parking area is about 200' long and about 60' wide, assuming an average of 8 to 10 linear feet per car, this lot can accommodate between 40 and 50 cars.							
Accessible Approach/Entrance - Priority 1							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces	Accessible	Total	Accessible Required				
1 to 25	1 space						
26 to 50	2 spaces	40 to 50	2				
51 to 75 spaces	3 spaces						
76 to 100	4 spaces						
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?		X	Provide an accessible parking area adjacent to the pavilion and play area.				
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>			Furnish and install a new 34' wide x 23' deep parking areas including paving for 1 accessible parking space and 1 van parking space including an accessible route in front of and alongside both vehicles, wheel stops, signage, parking space striping and appropriate markings.	1	Locations	\$3,500	\$3,500
Are the access aisles part of the accessible route to the accessible entrance?		X					
Are the accessible spaces closest to the accessible entrance?		X					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X					
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
TERBESI PARK continued:							
Accessible Sites and Exterior Facilities (ADAAG 4.1.2)							
Is there an accessible route which connects the accessible building, accessible facilities, elements, and accessible spaces on the site?		X					
Is the route of travel stable, firm and slip-resistant?		X	There are no accessible connections from the existing parking or proposed accessible parking areas to the, playground, pavilion, existing bleachers or potential accessible viewing areas. A system of paved walkways should be installed to allow access to all the various facilities. This site slopes down to the east, one of the ball fields is at a lower elevation than the balance of the park.				
			Provide a new accessible walkway including site preparation and grading as required to connect the proposed accessible parking areas with the concession/toilet facility and the baseball and soccer fields. Note - distances have been roughly measured and estimates include an additional 15% to account for specific layouts and the possible need to "switch-back" to accommodate grade changes.	600	LF	\$25	\$15,000
Is the route at least 36 inches wide?		X					
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X					
Do curbs on the route have curb cuts at drives, parking, and drop-offs?		X					
Assembly Seating (ADAAG 4.33)							
Bleachers - Whenever bleachers are supplied there must be an accessible seating area for wheelchairs. Spaces must be 60" long and 33" wide, level and on an accessible route of travel.							
Total Seating			Note: Seating counts are based on 1 person for every 18" of bench seating.				
Accessible							
4 to 25 seats							
26 to 50 seats							
51 to 300 seats							
301 to 500 seats							
over 500							

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
TERBESI PARK continued:							
	Total	Accessible Required					
Outdoor Bleacher Seating for Sporting Events:	150	4	Outdoor Bleachers Seating for Sporting Events based on 1 person every 18" of bench seating at a typical bleacher ~75 linear feet of bleacher bench.				
Are accessible seating areas provided in adequate numbers adjacent to bleachers at outdoor sports viewing areas?		X	There are several small bleachers for viewing baseball. These bleachers are located within the mowed fields. While bleachers are not located at every field, accessible viewing of all fields would provide the optimum situation.				
			Pave areas to provide accessible seating. Accessible seating areas shall be connected to accessible parking via accessible walkways. Area should be not less than 66" wide by 60" deep to allow two seating for two wheelchairs. If a seating area were to be provided at each team side of all fields, a total of 6 locations would be required.	6	LOC	\$300	\$1,800
Picnic Areas:							
Are accessible picnic tables provided?		X	There are two picnic tables located within the park				
			Pave an area to provide an accessible picnic site. The accessible site areas shall be connected to accessible parking via accessible walkways. Area should be not less than 12' wide by 12' deep to allow for a 6' long accessible picnic table and access routes around the perimeter of the table.	1	LOC	\$2,000	\$2,000
Children's Play Areas:							
Does Playground Equipment meet the requirements for accessibility?		X	The current ADA requirements address only newly build or altered play areas, the existing play areas may remain, as is. When and if these play areas are altered, then the requirement for ADA compliance will apply.	No Work at the Play Areas is required at this time.			\$0
			The existing play area is equipped with both ground level and elevated components, however these may not be in the proper proportions to meet the ADA. Additionally, while the ground surfaces are soft, designed to limit injury from falls, they do not provide the "firm, stable, and slip resistant" surface required for wheelchair maneuvering. Total numbers of components are used to determine the requirement for ramps. Maneuvering space, forward and side reach, heights and clearances at entry points, transfer supports, etc. are some of the requirements for play area compliance with the ADA. Should any alterations or additions be made to these play areas, a detailed evaluation of the existing equipment as well as professional recommendations regarding the new component choices and layouts are strongly recommended				
				ESTIMATED CONSTRUCTION COST			\$22,300
Probable Construction Cost, As if Bid 1st Quarter 2007				Say			\$22,000

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ATTILIO VALATI NATURE PARK							
Attilio Valati Nature Park is a located on Summers Street along the banks of the stream. There are two picnic tables, six park benches, and a dedication monument but no significant landscape development or amenities. The drive/parking/turn around area is rutted dirt and does not appear to have been recently graveled or maintained. A few park benches are located to afford views of the stream. B222							
Accessible Approach/Entrance - Priority 1							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces	Accessible	Total	Accessible Required				
1 to 25	1 space	1 to 25	1				
26 to 50	2 spaces						
51 to 75 spaces	3 spaces						
76 to 100	4 spaces						
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?		X	The park is small and would likely not accommodate as many as 25 parking spaces were there an organized layout. Assuming that the drive/parking and turn around areas were newly graveled and maintained, there would be a need for some accessible parking.				
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>			Furnish and install a new 30' wide x 23' deep parking areas including paving for 1 accessible parking space and 1 van parking space including an accessible route in front of and alongside both vehicles, wheel stops, signage, parking space striping and appropriate markings.	1	Locations	\$3,500	\$3,500
Are the access aisles part of the accessible route to the accessible entrance?		X					
Are the accessible spaces closest to the accessible entrance?		X					

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ATTILIO VALATI NATURE PARK continued:							
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X					
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						

Accessible Sites and Exterior Facilities (ADAAG 4.1.2)							
Is there an accessible route which connects the accessible building, accessible facilities, elements, and accessible spaces on the site?		X					
Is the route of travel stable, firm and slip-resistant?		X	Nature and stream viewing and picnicking are activities currently unavailable to individuals with disabilities.				
			Provide a new accessible walkway including site preparation and grading as required to connect the proposed accessible parking areas with the streamside viewing areas and picnic areas. Note since there is no specific park layout - distances have been estimated and include an additional 15% to account for specific layouts and the possible need to "switch-back" to accommodate grade changes.	250	LF	\$25	\$6,250
Is the route at least 36 inches wide?		X					
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X					
Do curbs on the route have curb cuts at drives, parking, and drop-offs?		X					
Picnic Areas:							
Are accessible picnic tables provided?		X	There are two picnic tables located within the park				
			Pave an area to provide an accessible picnic site. The accessible site areas shall be connected to accessible parking via accessible walkways. Area should be not less than 12' wide by 12' deep to allow for a 6' long accessible picnic table and access routes around the perimeter of the table.	1	LOC	\$2,000	\$2,000

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Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
ATTILIO VALATI NATURE PARK continued:							
Viewing Areas:							
Are accessible seating areas provided in adequate numbers at viewing areas?		X	There are six park benches located within the park				
			Pave areas to provide accessible seating for nature viewing. Accessible seating areas shall be connected to accessible parking via accessible walkways. Area should be not less than 66" wide by 60" deep to allow two seating for an individual in a wheelchair and a companion.	2	LOC	\$300	\$600
				ESTIMATED CONSTRUCTION COST			\$12,350
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$12,000

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
VETERANS MEMORIAL RECREATIONAL PARK							
Veterans Memorial Recreational Park is a newly created park with the year 2000 on the dedication plaque. The park, a former gravel pit, will be the site of three soccer fields and two baseball fields. The park is currently under construction, as work is being performed on the sprinkler system. The area of the park under consideration is enclosed by a chain link fence with one main access point. There is a small shed type building ,a concession stand and no other facilities. There is a sign at the entry labeling the developed area the "BMYSO Soccer Fields." The parking lot is a combination of gravel and stone and is roughly graded. The gravel parking area is about 60' wide and about 1,200' long, assuming an average of 8 to 10 linear feet per car, this lot can accommodate between 240 and 300 cars.							
What follow are recommendations based on our observations at the site. The final plan for development should include be designed to provide full compliance with the ADA. These recommendations assume that the accessibility related improvements would be performed within the context of a larger project. The estimate does not address basic scope of work but only identifies the potential value of specific accessibility related improvements which would only account for a portion of a potentially larger construction project.							
Accessible Approach/Entrance - Priority 1							
Parking and Drop-off Areas (ADAAG 4.1.2(5)(b), 4.6)							
Are an adequate number of accessible parking spaces available (8 feet wide for a car plus 5 foot access aisle)? For guidance in determining the appropriate number to designate, the table below gives the ADAAG requirements for new construction and alterations (for lots with more than 100 spaces, refer to ADAAG):							
Total Spaces	Accessible	Total	Accessible Required				
1 to 25	1 space						
26 to 50	2 spaces						
51 to 75 spaces	3 spaces						
76 to 100	4 spaces	240 to 300	7				
Are 8 foot wide spaces, with minimum 8 foot wide access aisle, and 98 inches of vertical clearance available for lift-equipped vans?							
			X	Provide accessible parking for 7 vehicles one of which shall be van accessible. Since the parking area is not paved the areas shall include accessible routes in front of all vehicles and alongside each of the end vehicles.			
<i>NOTE: at least 1 of every 8 accessible spaces must be van-accessible (with a minimum of one van-accessible space in all cases).</i>							
				1	Location	\$10,000	\$10,000
Furnish and install a 100' wide x 23' deep parking areas including paving for 6 accessible parking spaces and 1 van accessible parking space including an accessible route in front of and alongside both vehicles, wheel stops, signage, parking space striping and appropriate markings.							

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
VETERANS MEMORIAL RECREATIONAL PARK continued:							
Are the access aisles part of the accessible route to the accessible entrance?		X					
Are the accessible spaces closest to the accessible entrance?		X					
Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		X					
Is there an enforcement procedure to ensure that accessible parking is used only by those who need it?	X						

Accessible Sites and Exterior Facilities (ADAAG 4.1.2)							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
Is there an accessible route which connects the accessible building, accessible facilities, elements, and accessible spaces on the site?		X					
Is the route of travel stable, firm and slip-resistant?		X	There are no accessible connections from the existing parking or proposed accessible parking areas to the soccer fields, baseball fields or potential accessible viewing areas. A system of paved walkways should be installed to allow access to each of the fields. There are no significant grade changes within the area of the fields.				
			Provide a new accessible walkway including site preparation and grading as required to connect the proposed accessible parking areas with the soccer and baseball fields. Note this is an extensive site - distances have been estimated and include an additional 10% to account for specific layouts. Basis for this estimate is 4 times the 600' length of the parking are plus 10%	2,640	LF	\$25	\$66,000
Is the route at least 36 inches wide?		X					
Can all objects protruding into the circulation paths be detected by a person with a visual disability using a cane?		X					
Do curbs on the route have curb cuts at drives, parking, and drop-offs?		X					

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Parks and Recreational Facilities							
Questions	Yes	No	Discussion/Possible Solutions/Alternatives	Quantity	Unit	Unit Cost	Extension
VETERANS MEMORIAL RECREATIONAL PARK continued:							
Assembly Seating (ADAAG 4.33)							
Bleachers - Whenever bleachers are supplied there must be an accessible seating area for wheelchairs. Spaces must be 60" long and 33" wide, level and on an accessible route of travel.							
Total Seating Accessible			Note: Seating counts are based on 1 person for every 18" of bench seating.				
4 to 25 seats 1							
26 to 50 seats 2							
	Total	Accessible Required					
Outdoor Bleacher Seating for Sporting Events:	0	0	Outdoor Bleachers Seating for Sporting Events based on 1 person every 18" of bench seating at a typical bleacher +-75 linear feet of bleacher bench.				
Are accessible seating areas provided in adequate numbers adjacent to bleachers at outdoor sports viewing areas?		X	Currently no bleachers are provided - if bleachers are to be provided in the future and two sets were provided per field the total would be 10 bleachers.				
			Pave areas to provide accessible seating. Accessible seating areas shall be connected to accessible parking via accessible walkways. Area should be not less than 66" wide by 60" deep to allow seating for an individual in a wheelchair and a companion. If a seating area were to be provided at each team side of all fields, a total of 18 locations would be required.	10	LOC	\$300	\$3,000
						ESTIMATED CONSTRUCTION COST	\$79,000
Probable Construction Cost, As if Bid 1st Quarter 2007						Say	\$80,000