

# Centerville Recreation Building



## ADA Transition Plan

July 2021



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## Background

The Centerville Recreation Building is located at 524 Main Street in Centerville. Originally a church and then a post office, it is currently a recreation building. According to reporting in *The Barnstable Patriot* regarding the building's use, "...it is host to a Summer Leisure Program, for students going into first through fifth grade, and runs for eight weeks in the summer, featuring activities such as arts and crafts, games, and outings such as mini golf and bowling. The building can also be rented out for use as a venue."

There is a parking lot on the east side of the building adjacent to the main entrance with 13 parking spaces and two (2) accessible spaces. One (1) parking space is designated van accessible. An additional 11 parking spaces are provided on the west side of the building including one (1) van accessible parking space. A softball field is located to the west of the building behind the rear parking lot, and the Centerville Playground is located down an incline to the south of the building.

**Note:** The Centerville Playground is the subject of a separate narrative report and survey catalog.

The building has a basement, a first floor and a second floor. There is a ramp leading to the accessible main entrance on the first floor on the east side of the building. There is an inaccessible egress on the east side of the building as well. There is also an accessible entrance to the basement on the west side of the building which leads to a lift that provides vertical access between the basement and first floor. In addition, there are two (2) inaccessible egresses on the west side of the building, one exiting from the basement level and the other exiting to an exterior set of stairs on the second floor. Two (2) interior staircases connect all floors, but there is no accessible vertical access to the second floor.

The basement has one (1) men's and one (1) women's multi-user toilet room and a large meeting room. The first floor has a men's

and women's single-user toilet room, a summer activities room and a kitchen. On the second floor there is one (1) meeting room, and one (1) classroom.

**Note:** If an accessible route is not provided to the second floor, relocate any programming that takes place on the second floor to the first floor, the basement or to another accessible location.

## Key Accessibility Issues

### Exterior Accessible Routes

Accessibility issues include walkways with running and cross slopes that are greater than allowed, excessive changes in level and surfaces that do not prevent the accumulation of water. There is also lack of a firm, stable and slip-resistant accessible route from the parking lot on the west side of the building to a softball field and to player seating on the first and third base sides of the softball field.

### Interior Accessible Routes

Accessibility issues include lack of accessible vertical access between the first and second floors and an interior ramp on the basement level with excessive running and cross slopes.

### Stairs

Accessibility issues include handrails with noncompliant cross sections on the egress stairs from the second floor. The handrails on the staircase from the first floor to the basement are mounted lower than the minimum height required and do not extend at least one tread length beyond the bottom riser.

### Signage

Accessibility issues include lack of directional signage from inaccessible entrances to the nearest accessible entrance, lack of signs from inaccessible egresses to the nearest accessible egress, and lack of designation and egress signs.

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### Toilet Rooms

Accessibility issues include dispensers that protrude into the circulation path and toilet paper dispenser mounted above the grab bar in all four (4) of the toilet rooms. The men's basement toilet room accessible compartment has a side grab bar that is mounted lower than the minimum allowed and a urinal that is mounted higher than allowed. The women's basement toilet room accessible compartment has a toilet that is positioned farther than allowed from the side wall, and exposed plumbing under the lavatory.

### Kitchen

Accessibility issues with the kitchen, if it is used by members of the public, include a sink that is mounted higher than the maximum height allowed. The sink also has exposed plumbing and lacks knee and toe clearance. A cooktop in the kitchen lacks knee and toe clearance and also lacks controls that don't require reaching across the burners. There is also a lack of a wall oven.

### Assembly Area

Accessibility issues include lack of an assistive listening system in the summer activities room on the first floor where a flat screen television is present.

**Note:** In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss.

### **Additional Accessibility Issues**

- The accessible parking identification sign on the east of the building is mounted higher than allowed, and the accessible parking space on the west side of the building lacks a sign with the designation, "Van Accessible".
- The ramp leading to the main entrance lacks continuous handrails.
- Door threshold are higher than the maximum height allowed.

### **Order of Magnitude Cost Estimates**

- Renovate and provide exterior accessible routes: \$4,112
- Renovate toilet rooms: \$9,152
- Renovate and provide compliant signage: \$4,404
- Provide an assistive listening system: \$1,214
- Miscellaneous corrective actions (parking, egress stair handrails, door thresholds, etc.): \$6,506

**\*Total: \$25,388**






**\*Note:** Cost to correct the excessive slopes at an interior basement ramp and for renovations to the kitchen sink and cooktop are not included.

### **Best Practice and Inclusive Design**



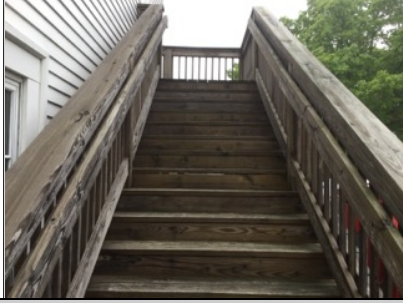


Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing color photos of the Vernon Coleman mural on the second floor at an accessible location in the building and on the Town's web site.
- Recommend providing contrasting color strips on all stair treads.






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Main Street	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	3.1%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	240	\$240
2	Route to Secondary East Facing Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	5.2% 10.9%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%).  (Cost based on a brick paver patch to reduce slope.)	1	416	\$416
3	Route to Secondary East Facing Entrance	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	10%	Reduce running slope to be no steeper than 1:20 (5%).  (Cost based on a brick paver patch to reduce slope.)	1	416	\$416
4	Main Street	Ext.		Exterior Access Route	Sidewalk		Surface is not stable, firm, and slip-resistant Does not prevent accumulation of water	- -	Repair surface.	1	160	\$160
<b>Off-Street Parking Lot or Garage</b>												
5	Parking Lot	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign top > 96" above finished grade	13 1 1 103"	Locate sign with the top of the sign 96" above the ground.	1	Labor	\$0

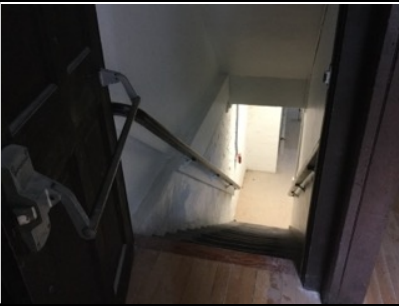




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	West Side Parking by Path to Softball Field	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	11 - 1 -	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
<b>Exterior Ramp</b>												
7	Right Egress Door (South Facing)	Ext.		Exterior Ramp	N/A		Handrails not continuous where required	-	Provide continuous handrails.  (Cost based on welding extensions on to existing pipe.)	1	284	\$284
<b>Exterior Stair</b>												
8	Egress Stair From Second Floor	Ext		Exterior Stair	N/A		Cross section of handrail is not compliant	-	Provide handrails with 1 1/4" - 2" circular cross sections.  (Cost based on two 30' metal handrails with a complaint cross section.)	1	4440	\$4440
<b>Entrance</b>												
9	Right Egress Door (South Facing)	Ext.		Entrance	Other		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
10	Rear Entrance/ Egress	1		Entrance	Secondary Entrance		International Symbol of Accessibility not provided Threshold > 3/4" high	- 1"	Provide a sign with the International Symbol of Accessibility (ISA). Alter threshold to be 3/4" high max.	1	496	\$496






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Emergency Exit</b>												
11	Egress Door	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
12	Egress Door	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
13	Rear Entrance/ Egress	1		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
14	Right Egress Door (South Facing)	B		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
15	Left Egress Door (South Facing)	B		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure that the sign has an illuminated sign with the International Symbol of Accessibility.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Route to Basement	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
17	Side Entrance/Egress	1		Emergency Exit	N/A		Directional sign to accessible emergency exit not provided	-	Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
18	Right Egress Door (South Facing)	B		Emergency Exit	N/A		Threshold > 3/4" high	3.75"	Alter the threshold to be 3/4" high max.	1	150	\$150
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
19	Summer Activities	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
20	Egress to Rear Parking	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Egress Route	1		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
22	Wall Painting on Second Floor	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
23	Main Entrance	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure that the sign has an illuminated sign with the International Symbol of Accessibility.	1	232	\$232
<b>Doors, Doorways, &amp; Gates</b>												
24	Side Entrance/ Egress	1		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	6.25"	Provide a temporary ramp.	1	500	\$500
25	Egress East Side	1		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	5.25"	Alter the threshold to be 1/2" high max.	1	150	\$150

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Ramps</b>												
26	Basement	B		Ramps	Interior		Running slope >1:12 (8.33%) Cross slope > 1:50 (2.00%)	16.5% 2.6%	Reduce running slope to be no steeper than 1:12 (8.33%). Reduce cross slope to be no steeper than 1:50 (2.00%).  (Repair to this ramp might be technically infeasible.)	1	-	\$0
<b>Stairways</b>												
27	Egress to Rear Parking	B		Stairways	Egress		Handrail height < 34" or > 38"	30"	Alter so the handrails are 34"- 38" high above the floor.	1	Labor	\$0
28	Route to Basement	B		Stairways	Other		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs	26" -	Alter so the handrails are 34"- 38" high above the floor. Bottom: Ensure handrails extend to one tread depth beyond the last riser.  (Cost for attaching extensions to wood end posts.)	1	332	\$332
<b>Signage</b>												
29	Toilet Room (Left Side)	1		Signage	Designation		Signage is not provided	-	Locate compliant signage alongside the door on the latch side.	1	232	\$232
30	Men's Toilet Room	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in Braille on sign.	1	232	\$232





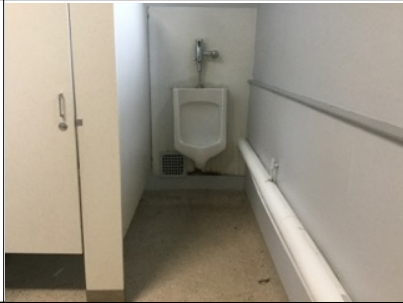


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Toilet Room (Right Side)	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
32	Men's Toilet Room	B		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
<b>Assembly Area</b>												
33	Summer Activities Room	1		Assembly Area	TV		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system.	1	1214	\$1214
<b>Kitchens and Kitchenettes</b>												
34	Summer Activities Room	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at sink Sink > 34" high Plumbing underneath is exposed	- 36" -	Provide a sink with knee and toe clearance positioned for a forward approach. Lower sink to be no higher than 34" positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact.  (Renovate if sink is used by members of the public.)	1	-	\$0
35	Summer Activities Room Kitchen	1		Kitchens and Kitchenettes	N/A		Knee/toe clearance not provided at cooktop Control panels at cooktop not at front Wall oven type not provided	- - -	Provide a cooktop with knee and toe clearance positioned for a forward approach. Provide a cooktop with controls that do not require reaching across burners. Ensure that a wall type oven is provided.  (Renovate if cooktop is used by members of the public.)	1	-	\$0
<b>Toilet &amp; Bathing Rooms</b>												






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Lavatory</b>												
36	Men's Toilet Room	B		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	92	\$92
<b>Single-User Toilet</b>												
37	Men's Toilet Room	B		Single-User Toilet	N/A		Side or rear grab bar < 33" or > 36" high Toilet paper dispenser is not compliant	31" -	Mount the side grab bar 33"- 36" above the floor. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet./Replace dispenser as it does not allow continuous paper flow.	1	609	\$609
38	Toilet Room (Right Side)	1		Single-User Toilet	N/A		Toilet paper dispenser is not compliant	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet./Replace dispenser as it does not allow continuous paper flow.	1	353	\$353
39	Toilet Room (Left Side)	1		Single-User Toilet	N/A		Toilet paper dispenser is not compliant	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet./Replace dispenser as it does not allow continuous paper flow.	1	353	\$353
<b>Toilet Compartment</b>												
40	Women's Toilet Room	B		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Women's Toilet Room	B		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet./Replace dispenser as it does not allow continuous paper flow.	1	353	\$353
42	Women's Toilet Room	B		Toilet Compartment	Accessible Compartment		Centerline < or > 18" (MAAB)	- 20"	Relocate toilet so the centerline is 18" from the side wall.	1	2828	\$2828
<b>Urinal</b>												
43	Men's Toilet Room	B		Urinal	N/A		Rim > 17" high	24"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
<b>Dispensers</b>												
44	Men's Toilet Room	B		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor.	1	306	\$306
45	Toilet Room (Left Side)	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	9"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor.	1	306	\$306

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
46	Toilet Room (Right Side)	1		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	10"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor.	1	306	\$306
47	Women's Toilet Room	B		Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object Plumbing underneath is exposed	9"	Relocate dispenser out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	398	\$398
<b>Play and Sport Areas</b>												
<b>Field</b>												
48	Softball Field Team Seating Third-Base Side	Ext.		Field	Softball		Accessible spaces not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route between the third-base side team seating and the boundary of sport activity at the softball field.  (Cost estimate for a 4' wide min. x 30' long stone dust path connecting the team seating and the boundary of sport activity.)	1	960	\$960
49	Softball Field and Team Seating First Base Side	Ext.		Field	Softball		Accessible spaces not provided at team seating Field not connected to an accessible route	- - -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the boundary of sport activity at the softball field.  (Cost estimate for a 4' wide min. x 60' long stone dust path connecting the existing path to the team seating and to the boundary of sport activity at the softball field.)	1	1920	\$1920
50	Softball Field Team Seating Third-Base Side	Ext.		Field	Softball		Field not maintained in operable working condition	-	Repair or replace bench for team seating on third-base side of softball field.	1	Labor	\$0
<b>Best Practice</b>												

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<b>Egress Stair</b>												
51	Egress to Rear Parking	B		Egress Stair	N/A				Best Practice: Recommend providing contrasting color strips on all stair treads.	1	-	\$0
<b>Stairs</b>												
52	Secondary East Facing Entrance	Ext.		Stairs	N/A				Recommend providing handrails on both sides of stairs that extend 12" min. past the top and bottom riser.	1	-	\$0
53	Egress Door	Ext.		Stairs	N/A				Recommend providing handrails on both sides of stairs that extend 12" min. past the top and bottom riser.	1	-	\$0
<b>Step</b>												
54	Main Entrance	Ext.		Step	N/A				Recommend contrasting color strip at edge of step by the main accessible entrance.	1	-	\$0
<b>Wall Painting</b>												
55	Wall Painting on Second Floor	2		Wall Painting	N/A					1		\$0