

Appendix B. Physical Environment Audit

This Appendix includes three sections from [KMA](#), the project team's physical environment experts:

1. A prioritization guide for the Sherborn Town government facilities requiring improvements, ranked by frequency of use ("traffic") and degree of inaccessibility
2. A detailed audit of Sherborn's Town public buildings considering accessibility codes and regulations
3. A detailed audit of Sherborn's Town public outdoor facilities considering accessibility codes and regulations

The Town of Sherborn has made progress removing structural barriers to programs, services, and activities in its facilities. Below is a table identifying the principal architectural barriers identified, recommended mitigations and draft implementation schedule. The information below is ordered chronologically by priority. For example, Town Hall and Lindquist Commons are listed first as it is one of the facilities with the highest public use. The issues listed in the Principal Barriers section for each building are also listed with the highest priority items at the top and follows the Department of Justice's priorities for accessibility which are applicable to local government facilities: 1) Accessible approach and entrance, 2) Access to goods and services, 3) Access to public toilet rooms, and 4) Access to other items.

BUILDINGS	OUTDOOR FACILITIES
Town Hall at 19 Washinton Street	Farm Pond Beach at 201 Lake Street
Library at 4 Sanger Street	Ward J. Parks Recreation Area on Cemetery Lane
Town House at 3 Sanger Street	William C. Jameson Park on Cemetery Lane
Public Works Building at 7 Butler Street	Laurel Farm Fields at 145 North Main Street
Police Station at 17 Washinton Street	Fessenden Fields at 218 Western Avenue
Fire Station at 22 North Main Street	Barber Reservation at Western Avenue
Pine Hill School at 4 Pine Hill Lane	Representative Sidewalks along Main, Washington, and Sanger Streets
Lindquist Commons at the Dover Sherborn Middle/High School (in Dover)	

Finding 1: Mitigation Priorities

A. Town Hall	Recommendations
	Due to the high traffic of Town Hall, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Priorities (Year 1)	KMA recommends prioritizing the ramp leading to the accessible entrance, the counter and desk inside the Assessor's Office, and toilet rooms due to their high visibility in the first year of mitigation
- Principal Barrier(s)	<ol style="list-style-type: none">1. The ramp leading to the accessible entrance has instances of slightly excessive running slopes and lacks edge protection along both sides2. Drinking fountains lack a fixture for standing users on most floors3. In the Assessor's Office, the counter is too high and the desk lacks knee/toe clearances4. Toilet rooms on all floors have accessible elements that are not mounted in the correct locations5. Tactile/braille signage is not provided throughout the building

B. Lindquist Commons	Recommendations
	Due to the high traffic of Lindquist Commons, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Priorities (Year 1)	KMA recommends prioritizing parking, toilet rooms, and the auditorium due to their high visibility in the first year of mitigation
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. Accessible parking spaces have excessive slopes and lack signs 2. The ramp leading to the front section of the auditorium (band room side) has excessive running slopes and lacks a compliant handrail along one side 3. The drinking fountain lacks protection on both sides and lacks a higher fixture for standing users 4. The Mudge Auditorium has double doors that are too narrow, stairs to the stage that lack handrails on both sides, and the lift to the stage lacks power-operated gates on both levels. Further, the seating is not compliant because: <ol style="list-style-type: none"> a. The required number of aisle seats (with no armrests or removable/folding armrests on the aisle side) is not provided b. The required number of wheelchair spaces is not provided – only one wheelchair space is provided along the mid-section. Therefore, wheelchair spaces are not dispersed vertically (front-to-back) at varying distances from the stage for an auditorium with over 300 seats c. The wheelchair spaces provided along the mid-section obstruct the aisle accessway between the row of seats 5. The ramp leading to the mid-section of the auditorium (cafeteria side) has excessive running slopes and lacks edge protection along one side 6. Both multi-user toilet rooms have accessible elements that are not mounted in the correct locations, including the toilet in the Men's toilet room which is not properly placed

C. Pine Hill School	Recommendations
	Due to the high traffic of Pine Hill School, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Priorities (Year 1)	KMA recommends prioritizing parking, the ramp leading to the accessible entrance, sinks inside classrooms, and toilet rooms due to their high visibility in the first year of mitigation
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. Accessible parking spaces nearest the main entrance have excessive slopes 2. The ramp leading to the main entrance has excessive running and cross slopes and lacks level landings 3. The main entrance has a threshold that is too high 4. The main office has a counter that is too high 5. Unlike the classrooms in Wing A, classrooms in Wing C have sinks that lack knee/toe clearances 6. The ramp inside the library has excessive running slopes 7. Most toilet rooms, including those dimensioned for children and inside the Nurse's Office, have accessible elements that are not mounted in the correct locations 8. An accessible route is not provided to the playground, the basketball court, the recreational field, and the shed

D. Town House	Recommendations
	Due to the high traffic of Town House, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Priorities (Year 1)	KMA recommends prioritizing the ramp and stairs leading to the accessible entrance, limited-use/limited-application elevator, toilet rooms, and the Great Hall due to their high visibility in the first year of mitigation
- Principal Barrier(s)	<ol style="list-style-type: none"> <li data-bbox="544 486 1875 551">1. The accessible parking space has excessive slopes and abrupt changes of level, and lacks an access aisle and sign indicating it is “van accessible” <li data-bbox="544 572 1875 638">2. The ramp leading to the accessible entrance has excessive running slopes, non-compliant handrails on both sides, and lacks edge protection along both sides <li data-bbox="544 659 1875 687">3. The stairs leading to the accessible entrance has non-compliant handrails on both sides <li data-bbox="544 708 1875 773">4. Both multi-user toilet rooms on the first floor have accessible elements that are not mounted in the correct locations <li data-bbox="544 794 1875 860">5. The limited-use/limited-application elevator has multiple instances of non-compliance, including lack of independent use <li data-bbox="544 881 1875 946">6. The Great Hall on the second floor lacks an accessible route to the stage and the stairs leading to the stage lack handrails on both sides. Also, the Great Hall lacks an assistive listening system

E. Library	Recommendations
	Due to the high traffic of the Public Library, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Priorities (Year 1)	KMA recommends prioritizing parking, the walkway leading to the accessible entrance, and toilet rooms due to their high visibility in the first year of mitigation
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. Accessible parking spaces have excessive slopes 2. The asphalt walkway between the accessible parking spaces and the accessible entrance has excessive slopes 3. Single-user toilet rooms on the first floor and multi-user toilet rooms on the second floor have a few accessible elements that are not mounted in the correct locations
F. Public Works Building	Recommendations
	Due to the building's use as a public meeting space, KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. Accessible parking spaces have abrupt changes of level 2. The entry door has an excessive deep recess on the push side 3. The single-user shower room has a couple of accessible elements that are not mounted in the correct locations, including the toilet which is not properly placed

G. Police Station	Recommendations
	KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. The walkway between the accessible parking and the public entrance has an abrupt change in level 2. The public entrance has a door landing with excessive slopes 3. The single-user toilet room in the lobby has a couple of accessible elements that are not mounted in the correct locations 4. The designated accessible cell has a non-compliant sink/toilet combination unit
H. Fire Station	Recommendations
	KMA recommends mitigating all the barriers identified in the audit report within 5 years
- Principal Barrier(s)	<ol style="list-style-type: none"> 1. Accessible parking spaces have excessive slopes and lack an access aisle and signs 2. The doorbell and emergency phone at the public entrance are too high 3. The single-user toilet room on the second floor has a threshold that is too high and a few accessible elements that are not mounted in the correct locations

Finding 2: Play Areas. KMA observed one mostly accessible playground at Ward J. Parks Recreation Area.

Recommendation 2A: KMA recommends mitigating all the barriers associated with the playground at Ward J. Parks Recreation Area identified in the audit report within the next two years, as it is the only playground in Town. KMA recommends prioritizing parking, the site amenities (such as picnic tables, benches, display, and little free library), and the portable toilet due to their high visibility.

Finding 3: Athletic/Recreation Areas. KMA did not observe any fully accessible athletic/recreational facilities in the Town of Sherborn. While accessible parking spaces were provided at Ward J. Parks Recreation Area, athletic/recreational facilities lacked the following accessible amenities:

- Accessible parking spaces at William C. Jameson Park, Laurel Farm Fields, and Fessenden Fields.
- Accessible route to at least one of each type of soccer field (7v7, 9v9, 11v11) at Laurel Farm Fields and Fessenden Fields.
- Accessible route to at least one of each type of baseball field (60', 50-70', 90') at William C. Jameson Park.
- Accessible route to the team/player seating and spectator seating serving sports activities at most athletic/recreational facilities.
- Accessible route to at least one lacrosse field at William C. Jameson Park and Laurel Farm Fields.
- Accessible route to tennis practice wall at Laurel Farm Fields.
- Accessible route to the tennis courts at William C. Jameson Park.
- Accessible route to the tennis and pickleball courts at Ward J. Parks Recreation Area.
- Accessible route to the skate park at Ward J. Parks Recreation Area.
- Accessible route to at least one of each of site amenity (benches, trash bins, kiosks, displays etc.) at most athletic/recreational facilities.
- Accessible route to an accessible portable toilet unit at most athletic/recreational facilities.

Recommendation 3A: Due to the high traffic of the athletic/recreational facilities, KMA recommends providing accessible facilities within the next three years. At least one of each type of facility (for example, soccer field, lacrosse field, baseball field, softball field, basketball court, tennis court, pickleball court, etc.) should be made accessible, with priority going to those with the highest use. Ensure that any modifications to existing sports fields are done in compliance with the 2010 ADA Standards, as well as 521 CMR. For sports fields with team/player seating (for example, dugouts in baseball/softball fields and benches along soccer and lacrosse fields) and with spectator seating, ensure that those amenities serving each designated accessible are also located on an accessible route.

Recommendation 3B: Prior to next season opening, KMA recommends reviewing the Town's portable toilet plans. Provide an accessible portable toilet at each location where they are provided and/or at each location where there are inaccessible toilet facilities. Ensure the accessible portable toilet is located on an accessible route and identified with the International Symbol of Accessibility.

Finding 4: Trails. KMA did not observe any accessible trails in the Town of Sherborn. KMA identified the following barriers at the Barber Reservation:

- A designated accessible parking space is not provided on the unpaved parking lot.
- An accessible route is not provided between the parking lot and the kiosk at the trailhead.
- An accessible route is not provided between the parking lot and the barn used for classes, workshops, and tours.

Recommendation 4A: KMA recommends mitigating all the barriers identified in the audit report within the next two years.

Recommendation 4B: KMA recommends reviewing the programs offered at the Barber Reservation identifying trails and site amenities that can be made accessible, beyond the accessible route between the parking lot and the trailhead, within the next two years. Prioritize trails and site amenities with the highest use.

Recommendation 4C: Since only one trail was identified as part of this review, KMA recommends reviewing whether there are any other trails provided in the Town of Sherborn. KMA recommends reviewing the Open Space Plan, which often includes an accessibility section. KMA recommends reviewing the trail inventory and accessibility within the next year.

Finding 5: Beach/Water Access. KMA did not observe any fully accessible beaches or water access points in the Town of Sherborn. KMA identified the following barriers at Farm Pond Beach:

- Farm Pond Beach, the only of this type of outdoor facility in Town, lacked accessible parking and accessible routes to the water – including the boat slips serving the Yacht Club –, to Cassell Memorial Overlook, and to the bathhouse, which were locked and not in operation during the audit.
- Farm Pond Beach has the only boat launch ramp in Town, which is not accessible.

Recommendation 5A: Within the next six months, KMA recommends the Town purchase a beach wheelchair for resident use. KMA recommends advertising the availability of the wheelchair on the Town's website and in physical locations (i.e. at Town Hall). Ensure staff is informed and aware of how to handle requests regarding the beach wheelchair.

Recommendation 5B: Prior to next season opening, KMA recommends mitigating all the barriers associated with accessible parking identified in the audit report, with a focus on current parking spaces serving multiple amenities at different locations (such as the boat launch ramp and beach, the overlook, and the bathhouse).

Recommendation 5C: Within the next two years, KMA recommends providing an accessible boat launch ramp for launching and retrieving trailered boats and other watercraft to and from the water.

Recommendation 5D: Within the next two years, KMA recommends providing an accessible route from the accessible parking space serving the boat ramp launch and the boat slips serving the Yacht Club.

Finding 6: Representative Sidewalks. While the Town of Sherborn has made many recent improvements to the public rights-of-way serving municipal facilities, KMA observed multiple instances of non-compliance on sidewalks along South Main Street and the section of Washington Street north of the Sherborn rotary, including but not limited to:

- The crosswalk at the intersection of Main Street and Washington Street, which lacks curb ramps on both ends.
- The crosswalk at the intersection of South Main Street and Village Way, which lacks curb ramps on both ends.
- The crosswalk at the intersection of North Main Street and Elliot Street, which lacks curb ramps on both ends.
- The intersections of North Main Street and Zion's Lane, which lacks curb ramps.
- On multiple driveways serving businesses along North Main Street, north of the railroad.

Recommendation 6A: KMA recommends the Town to continue making improvements to the public rights-of-way based on the highest use and in accordance with Open Space and Recreation Plan.

SHERBORN BUILDINGS AUDITS

KMA audited the following municipal facilities:

TOWN HALL.....	2
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TOWN HOUSE	17
PUBLIC WORKS BUILDING	25
POLICE STATION.....	28
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PINE HILL SCHOOL	36
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TOWN HALL

AUDITED ON: MARCH 26, 2025



Town Hall is located at 19 Washington Street. The site consists of a three-story building (including the basement), which includes public offices, public meeting rooms, and toilet rooms. All floors are connected by an elevator. Accessible, single- and multi-user toilet rooms are provided on all floors. The accessible entrance is located on the North side of the building and is connected to the accessible parking spaces via a ramp.

TOWN HALL

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	EV Charging Station The EV charging station lacks the required 30"x48" minimum clear floor space adjacent to it, @ 24" clear floor space, and has slopes >2%, @ 2.6%.	2010 ADAS 309.2 2010 ADAS 305.2		Provide the required clear floor space adjacent to the EV charging station. Unit Cost: \$1,000 ea. Quantity: 1	\$1,000
2.	Ramp to Accessible Entrance The running slope of the ramp is >8.3%, @ up to 9.2%. The edge protection curb or barrier does not prevent the passage of a 4" min. sphere, @ 8".	2010 ADAS 405.2 2010 ADAS 405.9.2	 	Repair non-compliant sections of the ramp. Unit Cost: \$25/SF Est. Quantity: 1250 SF Provide compliant edge protection at the ramp. Unit Cost: \$50/LF Est. Quantity: 65 LF	\$6,375

3.	Rear Entrance The threshold is $>\frac{1}{4}$ " high and $<\frac{1}{2}$ ", and is not beveled at 1:2. Directional signage is not provided at the non-accessible entrance.	2010 ADAS 404.2.5 2010 ADAS 216.6		Replace the threshold. Unit Cost: \$250 ea. Quantity: 1 Provide directional signage to the nearest accessible entrance. Unit Cost: \$150 ea. Quantity: 1	\$400
4.	Exit Signs (Basement) The headroom under the illuminated exit signs is <80 " of vertical clearance, @ 77".	2010 ADAS 307.4		Relocate the illuminated exit sign to provide the required headroom. Unit Cost: \$150 ea. Quantity: 4	\$600
5.	Assessor's Office 102 (First Floor) The accessible portion of the counter is >36 " AFF, @ 42". The dining/work surface lacks the required knee/toe clearances, @ 24 1/2".	2010 ADAS 904.4.1 2010 ADAS 902.2		Provide a 36" wide lower portion of the counter at 36" AFF max. Unit Cost: \$750 ea. Quantity: 1 Provide at least one dining/ work surface, and no less than 5% of the total number of dining/ work surface, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Quantity: 1	\$1,000

6.	Interior Stairwells (Typical) The element protrudes >4" into the circulation space, @ up to 9".	2010 ADAS 307.2		Install a cane detectable object below the element. Unit Cost: \$250 ea. Quantity: 6	\$1,500
7.	Drinking Fountains A drinking fountain for seated persons is not provided. <i>Observed on the basement and second floor.</i> The drinking fountain lacks the required knee/toe clearance, @26", and the required clear floor space adjacent to it, due to the excessively steep floor. <i>Observed in the basement.</i> The clear floor space of the drinking fountain is not centered for a forward approach. <i>Observed on the second floor.</i>	2010 ADAS 211.2 2010 ADAS 602.2	  	Add a drinking fountain for seating persons. Unit Cost: \$1,500 ea. Quantity: 2 Regrade the area adjacent to the drinking fountain. Unit Cost: \$1,000 ea. Quantity: 1 Raise the drinking fountain in the basement. Unit Cost: \$750 ea. Quantity: 1 Relocate the drinking fountain on the second floor to a location where provides the required centered clear floor space. Unit Cost: \$1,500 ea. Quantity: 1	\$6,250

8.	<p>Signage (Typical)</p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p>	2010 ADAS 703.4.2		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 20</p>	\$2,000
9.	<p>Second Floor Staff Room</p> <p>The sink and counters are >34" AFF, @ 36".</p>	2010 ADAS 804.3.2		<p>Lower the sink and counters to 34" AFF max.</p> <p>Unit Cost: \$3,000 ea.</p> <p>Quantity: 1</p>	\$3,000

10.	<p>Men's & Women's Single-user Toilet Room (Basement)</p> <p>The lavatory is mounted >34" AFF, @ 35".</p> <p>The pipes underneath the lavatory/sink are not insulated.</p> <p><i>Observed in the Men's only.</i></p> <p>The toilet lacks the required clearance around it, @ 50 ½", due to the lavatory.</p> <p>The toilet centerline is not 16"-18" from the nearest adjacent side wall, 18 ¾".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet, @ 11".</p> <p><i>Observed in the Men's only.</i></p> <p>The dispenser is located <12" above the grab bar, @ 9".</p> <p>The paper towel dispensers is mounted >48" AFF, @ 51".</p>	<p>2010 ADAS 606.3 2010 ADAS 606.5 2010 ADAS 604.3 2010 ADAS 604.2 2010 ADAS 604.7 2010 ADAS 609.3 2010 ADAS 308.3.1</p>	   	<p>Lower the lavatory. Unit Cost: \$750 ea. Quantity: 2</p> <p>Install insulation around the lavatory pipes. Unit Cost: \$100 ea. Quantity: 1</p> <p>Modify the lavatory. Unit Cost: \$750 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$500 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Remove the toilet paper dispenser above the grab bar. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2</p>	\$2,350
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11.	<p>Men's and Women's Single-user Toilet Rooms (First Floor)</p> <p>The walkway is <36" wide in the ante room leading to one of the toilet rooms.</p> <p>The bathroom lacks the required 30"x48" clear floor space beyond the swing of the door.</p> <p>The lavatory is mounted >34" AFF, @ 35 1/4".</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 43".</p> <p><i>Observed in Men's only.</i></p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet, @ 11".</p> <p>The dispenser is located <12" above the grab bar, @ 9".</p> <p>The dryers and dispensers are mounted >48" AFF, @ 50 1/2".</p> <p>The coat hook is >48" AFF, @ 62".</p> <p><i>Observed in Men's only.</i></p>	<p>2010 ADAS 403.5.1 2010 ADAS 603.2.3 2010 ADAS 606.3 2010 ADAS 603.3 2010 ADAS 604.7 2010 ADAS 609.3 2010 ADAS 308.3.1 2010 ADAS 604.8.3</p>	   	<p>Relocate the recycling bin and furniture. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reverse the swing of the door. Unit Cost: \$100 ea. Quantity: 2</p> <p>Lower the lavatory. Unit Cost: \$750 ea. Quantity: 2</p> <p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Remove the toilet paper dispenser above the grab bar. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the soap and paper towel dispensers. Unit Cost: \$50 ea. Quantity: 4</p> <p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1</p>	\$2,300
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12.	Men's & Women's Single-user Toilet Room (Second Floor) <p>The door maneuvering clearance are not provided on both sides of the swing of the door.</p> <p>The lavatory is mounted >34" AFF, @ 34 1/2".</p> <p>The toilet lacks the required clearance around it, @ up to 47 1/2".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet, @ 11".</p> <p>The grab bars are not mounted 33"-36" AFF, measured to the top of the gripping surface, @ 37".</p> <p>The toilet paper dispenser is located <12" above the grab bar, @ 9".</p> <p>The paper towel dispenser is mounted >48" AFF, @ 51".</p> <p>The coat hook is >48" AFF, up to 65".</p>	2010 ADAS 404.2.4.1 2010 ADAS 606.3 2010 ADAS 604.3 2010 ADAS 604.7 2010 ADAS 609.3 2010 ADAS 308.3.1 2010 ADAS 604.8.3	 	Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 2 Lower and modify the lavatory. Unit Cost: \$750 ea. Quantity: 2 Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2 Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 4 Remove the toilet paper dispenser above the grab bar. Unit Cost: \$50 ea. Quantity: 2 Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2 Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2	\$7,100
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TOTAL FOR TOWN HALL:

\$33,875

LIBRARY

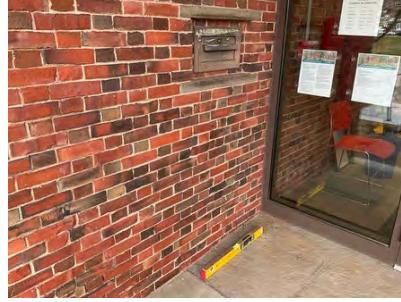
AUDITED ON: MARCH 26, 2025



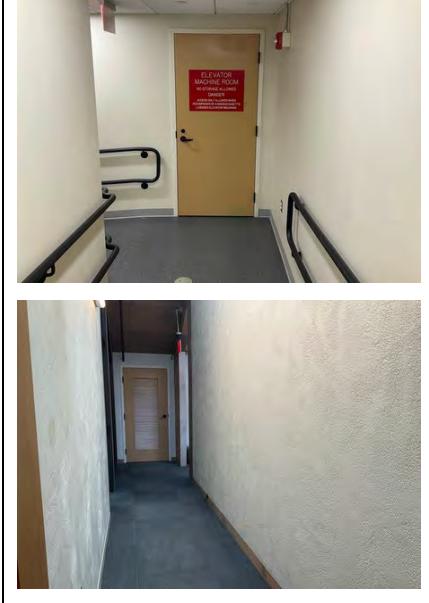
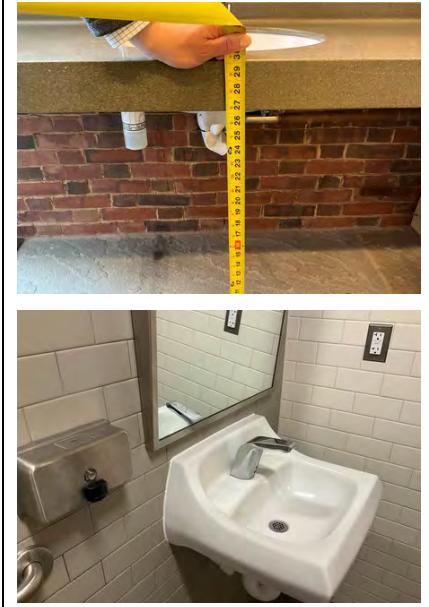
The Library is a two-story building located at 4 Sanger Street. Both floors are connected by an elevator. Accessible toilet rooms are provided on all floors. Accessible entrances are provided in front (off Sanger Street), on the West side of the building (to the first floor), and on the South side of the building (to the ground floor). Accessible parking spaces are provided along Sanger Street.

LIBRARY

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking along Sanger Street</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ up to 4.2%.</p>	2010 ADAS 502.4		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 3 (2 spaces, 1 aisle)</p>	\$3,000
2.	<p>Walkway Between Accessible Parking and Main Entrance</p> <p>The walkway has running slopes >5%, @ up to 7.6%, and is not treated as a ramp.</p> <p>The walkway has cross slopes >2%, @ up to 4.1%.</p>	2010 ADAS 403.3	 	<p>Regrade the walkway.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 200 SF</p>	\$5,000

3.	<p>Main Entrance (First Floor)</p> <p>The door lacks a level landing.</p> <p>The book return slot lacks the required 30"x48" minimum clear floor space adjacent to it.</p> <p>The operable parts of the element are not 15"-48" AFF, @ 50 1/2".</p>	<p>2010 ADAS 404.2.4.4</p> <p>2010 ADAS 305.3</p> <p>2010 ADAS 308.2.1</p>	  	<p>Regrade the door landing. Unit Cost: \$1,000 ea. Quantity: 1</p> <p>Further study required for the book return slot. Consider installing an alternative, accessible book drop near the entrance. Unit Cost: \$0</p>	\$1,000
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4.	Interior Stairs (Ground Floor – First Floor) <p>The handrail perimeter is not 4"-6 1/4" for a non-circular cross-section, @ 18".</p> <p><i>Observed in rear stairway to employee shop.</i></p>	2010 ADAS 505.7.2		<p>Install compliant handrails on both sides of the stair.</p> <p>Unit Cost: \$50/LF</p> <p>Quantity: 17 LF</p>	\$850
5.	Doors to Study Room (Second Floor) <p>The door is located in a recess >8" and the push side door maneuvering clearance is <48" perpendicular to the door for a front approach.</p>	2010 ADAS 404.2.4.3		<p>Relocate the pivot hinges.</p> <p>Unit Cost: \$500 ea.</p> <p>Quantity: 1</p>	\$500
6.	Tables at Lobby (First Floor) <p>The dining/work surface lacks the required knee/toe clearances.</p> <p>The dining/work surface is not 28"-34" AFF, @ 42".</p>	2010 ADAS 902.2 2010 ADAS 902.3		<p>Provide at least one dining/ work surface, and no less than 5% of the total number of dining/ work surface, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 1</p>	\$250

7.	<p>Signage (Typical)</p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p> <p><i>Observed in the basement/ground floor, first floor to basement staff work area, and second floor closet door.</i></p> <p><i>NOTE: During our audit, KMA noticed that the braille dots of certain braille signs were missing and/or falling off upon contact. It was not clear whether this condition was isolated or a malfunction of all signs throughout the building.</i></p>	2010 ADAS 703.4.2		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 5</p>	\$500
8.	<p>Single-User Toilet Rooms (First Floor)</p> <p>The lavatory lacks the required 27" high min. knee clearance, @ 26 $\frac{3}{4}$".</p> <p><i>Observed in toilet room #2 only.</i></p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 40 $\frac{1}{2}$".</p>	2010 ADAS 606.2 2010 ADAS 603.3		<p>Modify the lavatory.</p> <p>Unit Cost: \$750 ea.</p> <p>Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 2</p>	\$850

9.	<p>Single-User Toilet Room at Children's Room (First Floor)</p> <p>The baby changing station does not provide the required knee clearance. @ 26".</p>	2010 ADAS 902.2		<p>Raise the baby changing station. Unit Cost: \$50 ea. Quantity: 1</p>	\$50
10.	<p>Single-User Toilet Room (Second Floor)</p> <p>The threshold is $>\frac{1}{4}$" high and $<\frac{1}{2}$" and not beveled at 1:2, or the material transition is $>\frac{1}{4}$" high.</p> <p>The lavatory is mounted >34" AFF, @ 34 $\frac{1}{4}$".</p>	2010 ADAS 404.2.5 2010 ADAS 606.3		<p>Replace the threshold or material transition. Unit Cost: \$250 ea. Quantity: 1</p> <p>Modify the lavatory. Unit Cost: \$750 ea. Quantity: 1</p>	\$1,000

11.	<p>Men's & Women's Multi-user Toilet Rooms (Ground Floor)</p> <p>The lavatory is mounted >34" AFF, 34 ½".</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 41".</p> <p>Pull device are not provided on both sides of the stall door.</p> <p><i>Observed in Men's only.</i></p>	<p>2010 ADAS 606.3 2010 ADAS 603.3 2010 ADAS 604.8.1.2</p>		<p>Lower the lavatory. Unit Cost: \$750 ea. Quantity: 2</p> <p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install pull devices on both sides of the door, near the latch. Unit Cost: \$250 ea. Quantity: 1</p>	1,850
TOTAL FOR LIBRARY:					\$14,850

TOWN HOUSE

AUDITED ON: MARCH 26, 2025

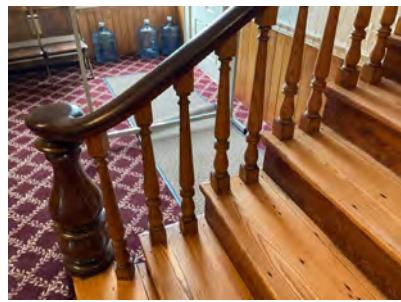


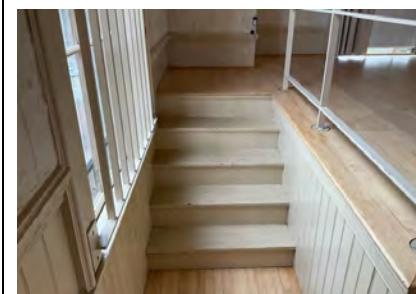
Town House is a two-story, historic building in 1858 and located at 3 Sanger Street. Accessible parking spaces are located on the parking lot in front of the building. The accessible entrance is located on the North side of the building and is connected to the accessible parking spaces via a ramp. A limited-use/limited application elevator connects both levels. Accessible, multi-user toilet rooms are provided on the first floor. The building and its grounds host public and private events.

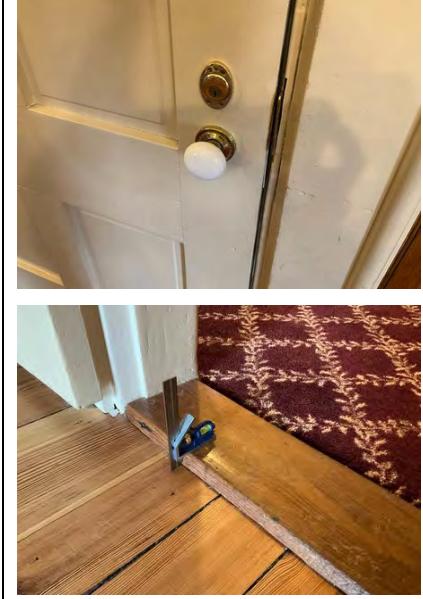
TOWN HOUSE

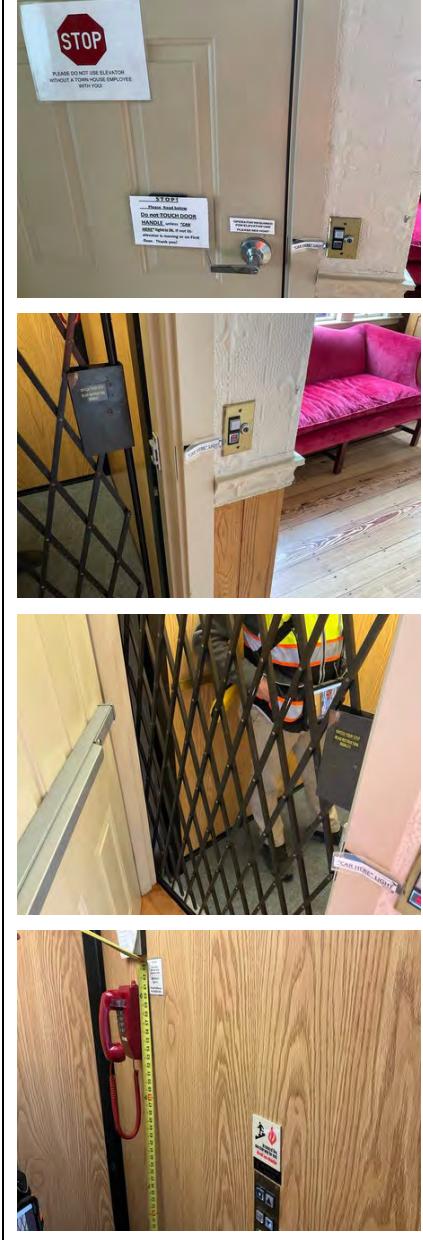
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ 3.7%.</p> <p>The designated accessible parking space and/or their associated access aisle has abrupt changes in level.</p> <p>There is an insufficient number of van accessible parking spaces. The existing accessible parking spaces do not meet the dimensional requirements for a van space.</p> <p>The access aisle is <60" wide, measured centerline to centerline.</p>	<p>2010 ADAS 502.4</p> <p>2010 ADAS 208.2.4</p> <p>2010 ADAS 502.3.1</p>	   	<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 2 (1 space, 1 aisle)</p> <p>Install a “van accessible” sign at 60" min. AFF, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 1</p>	\$3,100

2.	<p>Ramp and Stairs to Entrance</p> <p>The running slope of the ramp is >8.3%, @ 10%.</p> <p>The ramp is <36" wide measured between handrails, @ 33 1/2".</p> <p>The ramp has an abrupt transition to the adjacent floor/ground surface.</p> <p>The edge protection curb or barrier along the ramp does not prevent the passage of a 4" min. sphere.</p> <p>The ramp handrail perimeter is not 4"-6 1/4" for a non-circular cross-section, @ 8".</p> <p>The clear space between the ramp handrail and the adjacent surface is <1 1/2", @ 1/2".</p> <p>The ramp handrails do not return to a wall, guard, or landing surface.</p> <p>The stairs handrail perimeter is not 4"-6 1/4" for a non-circular cross-section, @ 8 1/2".</p> <p>The stair lacks the required handrail extensions at the top and bottom of the stair flight.</p>	<p>2010 ADAS 405.2</p> <p>2010 ADAS 405.5</p> <p>2010 ADAS 405.4</p> <p>2010 ADAS 405.9.2</p> <p>2010 ADAS 505.7.2</p> <p>2010 ADAS 505.5</p> <p>2010 ADAS 505.10.1</p> <p>2010 ADAS 505.7.2</p> <p>2010 ADAS 505.10.2 & 505.10.3</p>	   	<p>Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1</p> <p>Install compliant handrails on both sides of the stair. Unit Cost: \$50/LF Est. Quantity: 12 LF</p>	\$15,600
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3.	Entrance The threshold is $>1/2"$, @ 1".	2010 ADAS 404.2.5		Replace the threshold. Unit Cost: \$250 ea. Quantity: 1	\$250
4.	Stairway The handrails are not 34"-38" AFF, @ 32". The handrail perimeter is not 4"-6 1/4" for a non-circular cross-section, @ 11". The clear space between the handrail and the adjacent surface is $<11/2"$, @ 0", at a section of the handrail. The stair lacks the required handrail extensions at the bottom of the stair flight. The headroom under the element is $<80"$ of vertical clearance, @ 72".	2010 ADAS 505.4 2010 ADAS 505.7.2 2010 ADAS 505.5 2010 ADAS 505.10.3 2010 ADAS 307.4	  	Install compliant handrails on both sides of the stair. Unit Cost: \$50/LF Est. Quantity: 60 LF Further study required to retrofit the wall above the stairs to provide the required headroom. Unit Cost: \$0	\$3,000

5.	<p>Great Hall (Second Floor)</p> <p>Both stairs to the stage do not have handrails on both sides.</p> <p>The handrails do not return to a wall, guard, or landing surface.</p> <p>The performance area is not located on an accessible route.</p> <p>An assistive listening system is not provided.</p> <p>Signs informing patrons of the availability of the assistive listening system are not provided.</p>	<p>2010 ADAS 505.2</p> <p>2010 ADAS 505.10.2-3</p> <p>2010A DAS 206.2.6</p> <p>2010 ADAS 216.10</p>	 	<p>Install compliant handrails on both sides of the stair.</p> <p>Unit Cost: \$50 /LF</p> <p>Est. Quantity: 28 LF</p> <p>Provide an accessible route to the performance area.</p> <p>Unit Cost: \$5,000 ea.</p> <p>Quantity: 1</p> <p>Provide an assistive listening system.</p> <p>Unit Cost: \$10,000 ea.</p> <p>Quantity: 1</p> <p>Install tactile/Braille signage to inform patrons. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 1</p>	\$16,500
6.	<p>Kitchen (Second Floor)</p> <p>The sink and counters are >34" AFF, @ 36".</p> <p>The appliances lack the required 36"x48" clear floor space adjacent to it.</p>	<p>2010 ADAS 804.3.2</p> <p>2010 ADAS 804.6.1</p>	 	<p>Lower the sink and counters to 34" AFF max.</p> <p>Unit Cost: \$3,000 ea.</p> <p>Quantity: 1</p> <p>Modify the layout to provide the required centered approach to the appliances.</p> <p>Unit Cost: \$750 ea.</p> <p>Quantity: 1</p>	\$3,750

7.	<p>Doors (Typical)</p> <p>The door hardware requires tight grasping, pinching, or twisting of the wrist to operate.</p> <p>The threshold is >1/2", @ up to 1".</p>	2010 ADAS 404.2.7		<p>Replace the door hardware with lever type.</p> <p>Unit Cost: \$300</p> <p>Quantity: 12</p> <p>Replace the threshold.</p> <p>Unit Cost: \$250</p> <p>Quantity: 10</p>	\$6,100
8.	<p>Signage</p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p>	2010 ADAS 703.4.2		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100</p> <p>Quantity: 14</p>	\$1,400

9.	<p>Limited-Use/Limited Application (LU/LA) Elevator</p> <p>The LU/LA elevator is not independently operable, per sign.</p> <p>The sliding door does not reopen automatically when obstructed, and remains open for <20 seconds when activated.</p> <p>The LU/LA elevator door is not power-operated.</p> <p>The LU/LA elevator cab does not meet the minimum size dimensions, @ 50" x 36".</p> <p>In-car controls are not designated with raised characters and Braille.</p> <p>There are no audible signals which sound as the car passes or is about to stop at a floor.</p> <p>Emergency communication controls are mounted >54" AFF, @ 58 ½".</p> <p>There are no tactile/Braille signage mounted on both jambs of the LU/LA elevator hoistway entrances.</p>	<p>2010 ADAS 206.6</p> <p>2010 ADAS 408.3</p> <p>2010 ADAS 408.3.2.1</p> <p>2010 ADAS 408.3.2.2</p> <p>2010 ADAS 408.4.1</p> <p>2010 ADAS 408.4.7</p> <p>2010 ADAS 408.4.8</p> <p>2010 ADAS 408.2.2</p>		<p>Modernize the LU/LA elevator. Further study required to enlarge the dimensions of the elevator cab.</p> <p>Unit Cost: \$50,000</p> <p>Quantity: 1</p>	\$50,000
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10.	Men's and Women's Multi-User Toilet Room (First Floor) <p>The door maneuvering clearance are not provided on both sides of the swing of the door.</p> <p>The threshold is $>\frac{1}{4}$" high and $<\frac{1}{2}$" and not beveled at 1:2, or the material transition is $>\frac{1}{4}$" high.</p> <p>The pipes underneath the lavatory/sink are not insulated.</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 55".</p> <p>The stall door lacks the required maneuvering clearances.</p> <p>The side grab bar is <42" long, @ 36".</p> <p>The rear grab bar extends <12" from the centerline of the toilet, @ 6".</p> <p>The dryers and dispensers are mounted >48" AFF, @ 51".</p> <p>The toilet flush control is not located on the wide side of the toilet.</p> <p><i>Observed in Women's only.</i></p>	2010 ADAS 404.2.4.1 2010 ADAS 404.2.5 2010 ADAS 606.5 2010 ADAS 603.3 2010 ADAS 604.8.1.2 2010 ADAS 604.5.1 2010 ADAS 604.5.2 2010 ADAS 308.3.1 2010 ADAS 604.6	  	<p>Install an automatic door opener. Unit Cost: \$2,500 Quantity: 2</p> <p>Replace the threshold or material transition. Unit Cost: \$250 Quantity: 2</p> <p>Install insulation around the sink pipes. Unit Cost: \$100 Quantity: 2</p> <p>Lower the mirror. Unit Cost: \$50 Quantity: 2</p> <p>Relocate the stall door. Unit Cost: \$900 Quantity: 2</p> <p>Provide a 42" min. side grab bar located 12" from the interior corner of the wall. Unit Cost: \$50 Quantity: 2</p> <p>Relocate the rear grab bar. Unit Cost: \$50 Quantity: 2</p> <p>Relocate the dispenser. Unit Cost: \$50 Quantity: 2</p> <p>Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 Quantity: 1</p>	\$9,400
TOTAL FOR TOWN HOUSE:					\$109,100

PUBLIC WORKS BUILDING

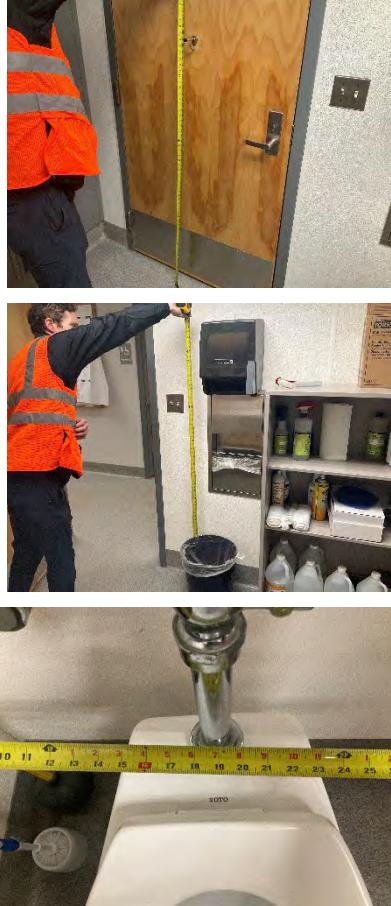
AUDITED ON: APRIL 16, 2025



Public Works Building is a one-story building located at 7 Butler Street. While the building is mostly used by Town staff, including administrative spaces as well as vehicles and maintenance garages, a public meeting room and accessible single-user toilet room is located near the building entrance. An accessible parking space is provided near the accessible entrance.

PUBLIC WORKS BUILDING

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The designated accessible parking space and/or their associated access aisle has abrupt changes in level.	2010 ADAS 502.4		Resurface the existing designated parking spaces and/or their associated access aisles. Unit Cost: \$150 ea. Quantity: 2 (1 space, 1 aisle)	\$300
1.	Entrance The door is located in a recess >8" @ 13 1/4" and the push side door maneuvering clearance is <48" perpendicular to the door for a front approach.	2010 ADAS 404.2.4.3		Install an automatic door opener. Unit Cost: \$2,500 ea. Quantity: 1	\$2,500

2.	<p>Single-user Toilet Room</p> <p>The coat hook is >48" AFF, @ up to 54".</p> <p>The paper towel dispenser is mounted >48" AFF, @ 50 1/2".</p> <p>The toilet centerline is not 16"-18" from the nearest adjacent side wall, @ 19", and the maneuvering clearance is obstructed by the bench.</p>	<p>2010 ADAS 604.8.3 2010 ADAS 308.2.1 2010 ADAS 604.2</p>		<p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$500 ea. Quantity: 1</p>	\$600
TOTAL FOR PUBLIC WORKS BUILDING:					\$3,400

POLICE STATION

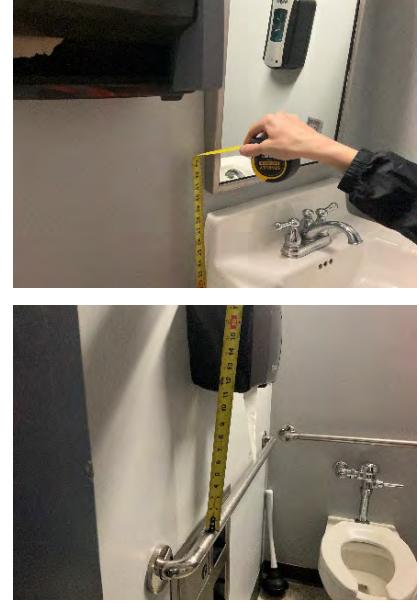
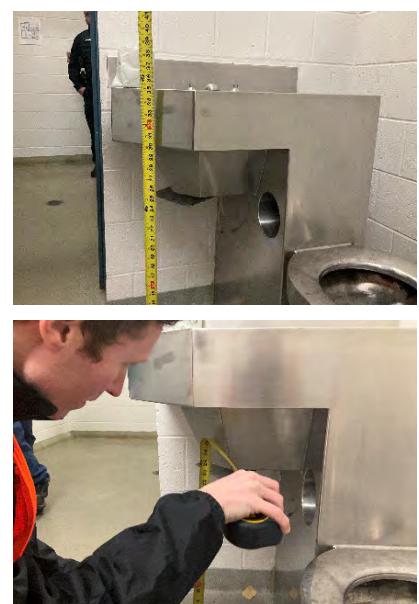
AUDITED ON: APRIL 16, 2025



The Police Station is a one-story building located at 17 Washington Street. Accessible parking spaces are located on the parking lot north of the building and directly adjacent to the accessible entrance. An accessible, single-user toilet room is provided in the lobby. Detention areas include the sallyport, booking, interrogation rooms, and detention cells (for male, female, and juvenile detainees).

POLICE STATION

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The walkway has abrupt changes of levels $>\frac{1}{4}$ " and $<\frac{1}{2}$ " and is not beveled 1:2 where two materials meet or due to areas of deterioration/material settlement, @ 1".	2010 ADAS 403.4		Regrade the concrete walkway to be flush with the asphalt driveway. Unit Cost: \$25/SF Quantity: 30 SF	\$750
2.	Public Entrance The door lacks a level landing, @ 3.5%.	2010 ADAS 404.2.4.4	 	Regrade the door landing. Unit Cost: \$1,000 ea. Quantity: 1	\$1,000

3.	<p>Single-User Toilet Room</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 41".</p> <p>The grab bar does not provide the required clearance due to the toilet paper dispenser <12" above the grab bar, @ 11".</p>	<p>2010 ADAS 603.3 2010 ADAS 609.3</p>		<p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	\$100
4.	<p>Detention Cell</p> <p>The lavatory/toilet unit lacks the required 27" high min. knee clearance, @ 24".</p>	<p>2010 ADAS 307.2</p>		<p>Replace the lavatory/toilet unit. Unit Cost: \$3,000 ea. Quantity: 1</p>	\$3,000

5.	Signage There is no tactile/Braille signage mounted on the latch side of the door.	2010 ADAS 703.4.2		Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Quantity: 3	\$300
TOTAL FOR POLICE STATION:					\$5,150

FIRE STATION

AUDITED ON: APRIL 16, 2025



The Fire Station is a two-story building located at 22 North Main Street. The building consists of an apparatus bay and sleeping quarters on the first floor and offices and a large training room on the second floor. Both floors are connected by an elevator. While toilet rooms are provided for the public on both floors, only the single-user toilet room on the second floor is accessible. Accessible parking spaces are provided near the public entrance.

FIRE STATION

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
6.	<p>Parking</p> <p>The accessible parking spaces lack signs indicating they are accessible.</p> <p>The designated van accessible space lacks signage indicating it is van accessible.</p> <p>The designated accessible parking space nearest the entrance lacks an associated access aisle.</p> <p>The designated accessible parking spaces and their associated access aisles along Cemetery Lane have slopes >2%, @ 5.8%, due to the catch basin within the parking space.</p>	<p>2010 ADAS 502.6</p> <p>2010 ADAS 502.3</p> <p>2010 ADAS 502.4</p>	  	<p>Install signs (including a “van accessible” sign) at 60” min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 2</p> <p>Stripe the pavement markings to provide an associated access aisle. Unit Cost: \$150 ea. Quantity: 1</p> <p>Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 2 (1 space, 1 aisle)</p>	\$3,350

7.	<p>Entrance</p> <p>The operable parts of the intercom are not 15"-48" AFF, @ 53".</p> <p>The operable parts of the emergency phone are not 15"-48" AFF, @ 51".</p>	2010 ADAS 308.2.1		<p>Relocate the intercom and the emergency phone.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 2</p>	\$300
8.	<p>Signage</p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p>	2010 ADAS 703.4.2		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 3</p>	\$300

9.	<p>Single-User Toilet Room</p> <p>The threshold is $>\frac{1}{4}$" high and $<\frac{1}{2}$" and not beveled at 1:2, or the material transition is $>\frac{1}{4}$" high.</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 41".</p> <p>The lavatory lacks the required 27" high min. knee clearance, @ 25".</p> <p>The toilet paper dispenser is not located 7"-9" from the front of the toilet, @ 13".</p>	<p>2010 ADAS 404.2.5 2010 ADAS 603.3 2010 ADAS 307.2 2010 ADAS 604.7</p>	  	<p>Replace the threshold or material transition. Unit Cost: \$250 ea. Quantity: 1</p> <p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 1</p> <p>Modify the lavatory. Unit Cost: \$750 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	\$1,100
TOTAL FOR FIRE STATION:					\$5,050

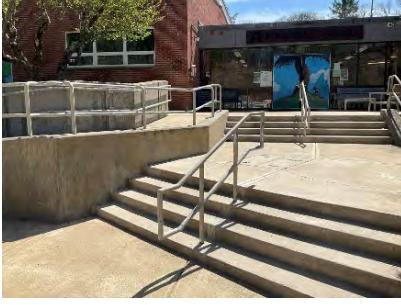
PINE HILL SCHOOL

AUDITED ON: APRIL 23, 2025



Pine Hill School is a K-5 school located at 4 Pine Hill Lane. The building consists of multiple wings, including classrooms (A and C wings), auditorium, cafeteria, and kitchen (B wing), library (D wing), and a gym and kindergarten classrooms (K wing). Accessible single- and multi-user toilet rooms in most wings. The accessible entrance is located on the North side of the building and is connected to the accessible parking spaces via a ramp.

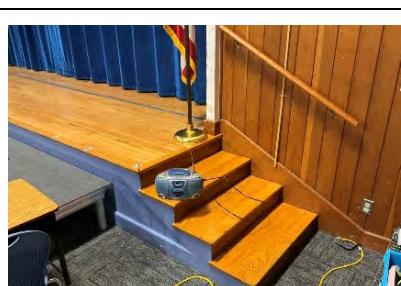
PINE HILL SCHOOL

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The designated accessible parking spaces and their associated access aisles have slopes >2%, @ up to 4%.	2010 ADAS 502.4		Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle)	\$3,000
2.	Entryway Stairs The stair does not have handrails on both sides.	2010 ADAS 505.2		Install compliant handrails on both sides of the stair. Unit Cost: \$50/LF Est. Quantity: 6 LF	\$300
3.	Entry Ramp The running slope of the ramp is >8.3%, @ up to 9%. The ramp lacks a landing at the change of direction. The cross slope is >2, @ up to 4.1%.	2010 ADAS 405.2 2010 ADAS 405.7 2010 ADAS 405.3		Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1	\$15,000

4.	<p>Entry Doors at Gymnasium</p> <p>The threshold is $> \frac{1}{2}$" high and not beveled at 1:2, @ $\frac{3}{4}$".</p>	2010 ADAS 404.2.5		<p>Replace the threshold. Unit Cost: \$250 ea. Quantity: 1</p>	\$250
5.	<p>Egress Doors</p> <p>The door lacks a level landing, @ up to 4.2%.</p> <p><i>Observed at Door #2, and #20-#29.</i></p> <p>The threshold is $> \frac{1}{2}$" high and not beveled at 1:2, @ up to 1".</p> <p><i>Observed at Door #2 and #16.</i></p> <p>The door landing has an abrupt transition to the adjacent floor/ground surface, @ $\frac{3}{4}$".</p> <p><i>Observed at Door #25.</i></p> <p>The walkway has running slopes $>5\%$ and is not treated as a ramp, @ 7.1%.</p> <p><i>Observed at Door #9 and #30.</i></p>	2010 ADAS 404.2.4.4 2010 ADAS 404.2.5 2010 ADAS 405.4 2010 ADAS 307.2 2010 ADAS 403.3	  	<p>Regrade the door landing. Unit Cost: \$1,000 ea. Quantity: 9</p> <p>Replace the threshold. Unit Cost: \$250 Quantity: 1</p> <p>Replace the transition. Unit Cost: \$250 ea. Quantity: 1</p> <p>Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 40 SF</p>	\$10,500

6.	<p>Playgrounds There is no accessible route to the play areas due to the wood fiber and/or lawn surface.</p>	<p>2010 ADAS 206.1 2010 ADAS 1008.2</p>		<p>Resurface the playground and provide at least one of each type of play area/component along an accessible route. Unit Cost: \$25/SF Est. Quantity: 2,000 SF</p>	\$50,000
7.	<p>Picnic Tables There is no accessible route to the picnic tables around the playgrounds.</p>	<p>2010 ADAS 206.1</p>		<p>Pave a walkway between the walkway leading to the playground and the picnic tables. Unit Cost: \$25/SF Est. Quantity: 100 SF</p>	\$2,500

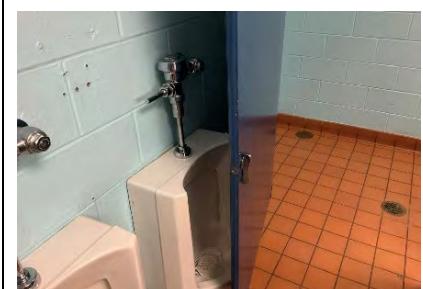
8.	<p>Basketball Court, Soccer Field and Shed</p> <p>An accessible route is not provided to the basketball court, the soccer field, or the shed.</p>	2010 ADAS 206.1		<p>Provide an accessible route between the walkway and the basketball court, one side of the soccer field, and to the entrance of the shed.</p> <p>Unit Cost: \$25/SF Est. Quantity: 150 SF</p>	\$3,750
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9.	Counter at Main Office and Learning Commons The service counter is >36" AFF, @ 40 1/4".	2010 ADAS 904.1		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$3,000 ea. Quantity: 1	\$3,000
10.	Ramp Inside Library The running slope of the ramp is >8.3%, @ 9.7%.	2010 ADAS 405.2		Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1	\$15,000
11.	Table Inside Library The table lacks the required 27" AFF min. knee clearance, @ 25 1/4".	2010 ADAS 902.2		Provide at least one table, and no less than 5% of the total number of tables and desks, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Quantity: 1	\$250
12.	Stairs to Stage inside Auditorium The stairs do not have handrails on both sides. The stairs lack the required handrail extensions at the top and bottom of the stair flight.	2010 ADAS 505.2 2010 ADAS 505.10.2		Install compliant handrails on both sides of the stairs. Unit cost: \$50/LF Est. Quantity: 18 LF	\$900

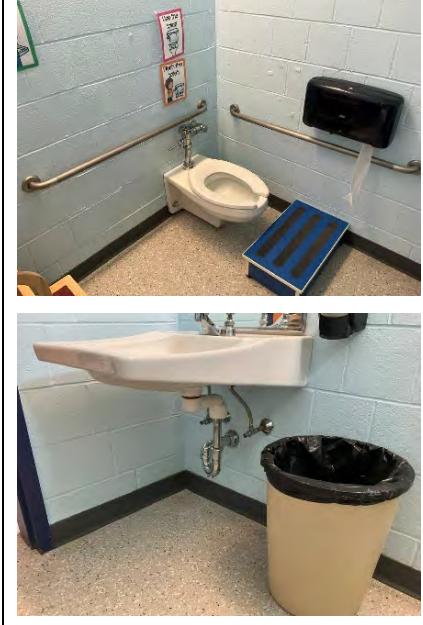
13.	<p>AED Cabinets</p> <p>The AED cabinet protrudes >4" into the circulation space, @ 7".</p> <p><i>Observed outside the nurse's office and outside the gymnasium.</i></p>	2010 ADAS 307.2		<p>Relocate the AED cabinet.</p> <p>Unit Cost: \$50 ea.</p> <p>Quantity: 2</p>	\$100
14.	<p>Sinks Inside Cafeteria and Classrooms (C Wing)</p> <p>The sink lacks the required knee/toe clearance for a forward approach.</p> <p>The sink and counters are >34" AFF, @ 34 1/2".</p> <p><i>Observed in Room 21 C only.</i></p>	<p>2010 ADAS 606.2</p> <p>2010 ADAS 606.3</p>	  	<p>Retrofit at least one sink in the cafeteria and each type of classroom.</p> <p>Unit Cost: \$750 ea.</p> <p>Quantity: 8</p>	\$6,000

15.	<p>Drinking Fountains</p> <p>There is no high drinking fountain for standing persons provided.</p> <p><i>Observed at drinking fountain near the main entrance.</i></p> <p>The drinking fountain protrudes >4" into the circulation space, @ up to 19 1/2".</p> <p><i>Observed at drinking fountains near the main entrance and outside of the gymnasium.</i></p>	<p>2010 ADAS 211.2</p> <p>2010 ADAS 307.2</p>		<p>Install a second drinking fountain for standing persons.</p> <p>Unit Cost: \$1,000 ea.</p> <p>Quantity: 1</p> <p>Install partition walls on both sides of the drinking fountains.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 2</p>	\$1,500
16.	<p>Signage</p> <p>There is no tactile/Braille signage mounted on the latch side of the door.</p>	2010 ADAS 703.4.2		<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p>	\$200

17.	<p>Boys' and Girl's Multi-user Toilet Room (C Wing)</p> <p>The grab bars are not mounted 18"-27" AFF, measured to the top of the gripping surface, @ 30 1/2".</p> <p>A pull device is not provided on both sides of the stall door.</p> <p>The toilet paper dispenser is located >7"-9" from the front of the toilet, @ up to 21".</p> <p>The door swings into the minimum required compartment area.</p> <p><i>Observed in Boys' only.</i></p> <p>The dispenser is located <12" above the grab bar, @ 4 1/2".</p>	<p>2010 ADAS 609.4 2010 ADAS 604.8.1.2 2010 ADAS 604.7 2010 ADAS 604.8.1.2 2010 ADAS 609.3</p>		<p>Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 4</p> <p>Install pull devices on both sides of the door, near the latch. Unit Cost: \$250 ea. Quantity: 2</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reverse the swing of the door. Unit Cost: \$100 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p>	\$1,000
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18.	<p>Men's and Women's Multi-user Toilet Room in Library (D Wing)</p> <p>The lavatory lacks clear floor space for a forward approach.</p> <p>The pipes underneath the lavatory are not insulated.</p> <p>The toilet centerline is not 16"-18" from the adjacent side wall, @ 24".</p> <p>The grab bars do not provide the required clearances, @ 1", due to the flush valve.</p> <p>The dispenser is located <12" above the grab bar, @ 4 1/2".</p> <p><i>Observed in the Women's only.</i></p> <p>The toilet paper dispenser is located <7"-9" from the front of the toilet.</p> <p>The stall door is obstructed by the urinal.</p> <p>The lavatory lacks the required 27" high min. knee clearance, @ 25".</p> <p>The lavatory lacks the required clear floor space for a forward approach.</p> <p><i>Observed in the Women's only.</i></p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 44".</p> <p>A pull device is not provided on both sides of the stall door.</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 8".</p> <p>The coat hook is >48" AFF, @ 54".</p>	<p>2010 ADAS 606.2 2010 ADAS 606.5 2010 ADAS 604.2 2010 ADAS 609.3 2010 ADAS 609.4 2010 ADAS 404.2.4 2010 ADAS 606.2 2010 ADAS 306.3 2010 ADAS 604.8.1.2 2010 ADAS 307.2 2010 ADAS 604.8.3</p>	   	<p>Install insulation around the sink pipes. Unit Cost: \$100 ea. Quantity: 1</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 2</p> <p>Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 4</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the urinal. Unit Cost: \$750 ea. Quantity: 1</p> <p>Modify the lavatory. Unit Cost: \$750 ea. Quantity: 2</p> <p>Install pull devices on both sides of the door, near the latch. Unit Cost: \$250 ea. Quantity: 2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p>	\$6,350
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19.	<p>Boys' and Girl's Multi-user Toilet Room (A Wing)</p> <p>The grab bars are not mounted 18"-27" AFF, measured to the top of the gripping surface, @ 29 1/2".</p> <p>A pull device is not provided on both sides of the stall door.</p> <p>The toilet paper dispenser is located >7"-9" from the front of the toilet, @ up to 15".</p> <p><i>Observed in Boy's only.</i></p> <p>The dispenser is located <12" above the grab bar, @ 7".</p> <p><i>Observed in the Women's Room only.</i></p> <p>The door swings into the minimum required compartment area.</p> <p><i>Observed in Boys Room only.</i></p> <p>The coat hook is >48" AFF, @ 53".</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 8".</p>	<p>2010 ADAS 609.4 2010 ADAS 604.8.1.2 2010 ADAS 604.7 2010 ADAS 609.3 2010 ADAS 604.8.3 2010 ADAS 307.2</p>	  	<p>Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 4</p> <p>Install pull devices on both sides of the door, near the latch. Unit Cost: \$250 ea. Quantity: 2</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reverse the swing of the door. Unit Cost: \$100 ea. Quantity: 1</p> <p>Provide a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 2</p>	\$1,100
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20.	<p>Kindergarten/Pre-K Single-user Children's Toilet Rooms (K Wing)</p> <p>The pipes underneath the lavatory are not insulated.</p> <p>The paper towel dispenser protrudes >4", @ 8".</p> <p>The grab bars do not provide the required clearances, @ 4", due to the toilet paper dispenser.</p>	<p>2010 ADAS 606.5 2010 ADAS 307.2 2010 ADAS 609.3</p>		<p>Install insulation around the sink pipes. Unit Cost: \$100 ea. Quantity: 4</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 4</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 4</p>	\$800
21.	<p>Single-user Toilet Room in Nurse's Office</p> <p>The grab bars are not mounted 18"-27" AFF, measured to the top of the gripping surface, @ 30 1/2".</p> <p>The grab bars do not provide the required clearances, @ 4 1/2", due to the toilet paper dispenser.</p> <p>The paper towel dispenser and shelving protrude >4", @ up to 6 1/2".</p>	<p>2010 ADAS 609.4 2010 ADAS 609.3 2010 ADAS 307.2</p>		<p>Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 4</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the shelving. Unit Cost: \$50 ea. Quantity: 1</p>	\$400

22.	<p>Gender-neutral Toilet Room near Gymnasium</p> <p>The grab bar is not mounted 33"-36" AFF, measured to the top of the gripping surface, @ 36 1/2".</p> <p>The feminine hygiene dispenser protrudes >4" into the toilet maneuvering clearance, @ 5".</p> <p>The paper towel dispenser protrudes >4" into the circulation space, @ 8".</p>	<p>2010 ADAS 309.4 2010 ADAS 307.2</p>	 	<p>Reposition the grab bars. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the feminine hygiene dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1</p>	\$200
TOTAL FOR PINE HILL SCHOOL:					\$122,100

LINDQUIST COMMONS

AUDITED ON: APRIL 23, 2025

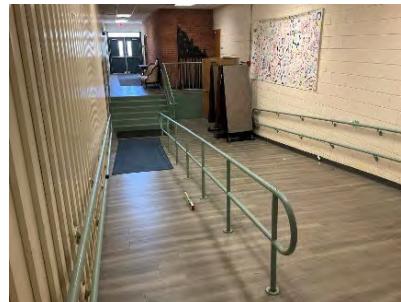


Lindquist Commons is a one-story building located at the Dover Sherborn Middle School/High School. The building consists of a large cafeteria and Mudge Auditorium, with a seating capacity of over 500 people. Accessible multi-user toilet rooms are provided near the entrance. Multiple accessible entrances are located on the South side of the building and are connected to the accessible parking spaces.

LINDQUIST COMMONS

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The accessible parking spaces lack signs indicating they are accessible.</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ 3.5%.</p>	<p>2010 ADAS 502.6</p> <p>2010 ADAS 502.4</p>	 	<p>Install signs at 60" min. AFF, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 2</p> <p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 1 (1 space)</p>	\$1,700
2.	<p>Drinking Fountain</p> <p>A drinking fountain for standing persons is not provided in the building.</p> <p>The drinking fountain protrudes into circulation space.</p>	<p>2010 ADAS 211.2</p> <p>2010 ADAS 307.2</p>		<p>Add a drinking fountain for standing persons.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 1</p> <p>Install partition walls on both sides of the drinking fountains.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 1</p>	\$1,750

3.	<p>Corridor</p> <p>Door vision light >43" AFF, @ 46".</p> <p>The display case and the fire extinguisher cabinet protrude >4" into the circulation space, @ up to 6 ½".</p>	<p>2010 ADAS 404.2.11</p> <p>2010 ADAS 307.2</p>	   	<p>Replace the door. Unit Cost: \$1,000 ea. Est. Quantity: 2</p> <p>Install a cane detectable object below the display. Unit Cost: \$250 ea. Quantity: 1</p> <p>Relocate the fire extinguisher cabinet. Unit Cost: \$50 ea. Quantity: 1</p>	\$2,300
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4.	<p>Stairs to Auditorium</p> <p>The stair lacks the required handrail extensions at the top and bottom of the stair flight.</p>	2010 ADAS 505.10.3		<p>Install compliant handrail extensions. Unit Cost: \$50/LF Est. Quantity: 5 LF</p>	\$250
5.	<p>Ramps to Auditorium</p> <p>The running slope of the ramp is >8.3%, @ up to 9.4%.</p> <p>The edge protection curb or barrier does not prevent the passage of a 4" min. sphere.</p>	2010 ADAS 405.2 2010 ADAS 405.9.2		<p>Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1</p>	\$15,000
6.	<p>Ramps to Auditorium</p> <p>The running slope of the ramp is >8.3%, @ 11%.</p> <p>Handrails are not continuous within the full length of the ramp run.</p>	2010 ADAS 405.2 2010 ADAS 505.3		<p>Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1</p>	\$15,000

7.	<p>Doors</p> <p>The door provides <32" clear width, @ 28".</p> <p><i>Observed in the Band Room and entrance to auditorium's front row seating.</i></p>	2010 ADAS 404.2.3		<p>Replace the door with a wider door.</p> <p>Unit Cost: \$1,000 ea.</p> <p>Quantity: 4</p>	\$4,000
8.	<p>Auditorium</p> <p>The lift door lacks power-operated gates on both levels.</p> <p>The stairs the stage do not have handrails on both sides.</p> <p>The required number of wheelchair spaces is not provided: 6 required, only 1 provided.</p> <p>Wheelchair spaces are not dispersed horizontally (side-to-side) and vertically (front-to-back) at varying distances from the stage for an assembly area with more than 300 seats.</p> <p>The wheelchair space provided along the mid-section obstructs the aisle accessway between the row of seats.</p> <p>The number of aisle seats (with no armrests or removable/folding armrests on the aisle side) is <5% of the total number of seats in the auditorium: 4 required, 2 provided.</p>	<p>2010 ADAS 410.6</p> <p>2010 ADAS 505.2</p> <p>2010 ADAS 221.2.1.1</p> <p>2010 ADAS 221.2.3.1 & 221.2.3.2</p> <p>2010 ADAS 221.4</p>	  	<p>Replace the lift door/gate.</p> <p>Unit Cost: \$2,000 ea.</p> <p>Quantity: 2</p> <p>Install compliant handrails on both sides of the stairs.</p> <p>Unit Cost: \$50/LF</p> <p>Quantity: 12 LF</p> <p>Further design study is required to provide additional wheelchair and companion spaces and meet the minimum required dispersion.</p> <p>Unit Cost: \$50,000 ea.</p> <p>Quantity: 1</p> <p>Replace the armrest on the aisle seat with a folding or retractable armrest on the aisle side of the seat.</p> <p>Unit Cost: \$250 ea.</p> <p>Quantity: 2</p>	\$53,100

9.	<p>Men's and Women's Multi-User Toilet Rooms</p> <p>The bottom of the reflective surface of the mirror is >40" AFF, @ 40 ½".</p> <p>The toilet centerline is not 16"-18" from the nearest adjacent side wall, @ 18 ¾".</p> <p><i>Observed in Men's only.</i></p> <p>The toilet stall door lacks a pull device on both sides of the door.</p> <p>The coat hooks are mounted >48" AFF, @ 53".</p> <p>The accessible stall doors lack a self-closing device.</p> <p>The door maneuvering clearance are not provided on both sides of the swing of the door, due to the feminine hygiene dispenser.</p> <p><i>Observed in Women's only.</i></p> <p>The toilet paper dispenser is <1 ½" below the grab bar, @ 1".</p>	<p>2010 ADAS 603.3</p> <p>2010 ADAS 604.2</p> <p>2010 ADAS 604.8.1.2</p> <p>2010 ADAS 604.8.3</p> <p>2010 ADAS 604.8.1.2</p> <p>2010 ADAS 404.2.3</p> <p>2010 ADAS 609.3</p>	  	<p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 2</p> <p>Reposition the toilet. Unit Cost: \$1,500 ea. Quantity: 1</p> <p>Install a door pull on both sides of the stall door. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a self-closing door. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the feminine hygiene dispenser. Unit Cost: \$50 ea. Quantity: 1</p> <p>Relocate the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2</p>	\$2,050
TOTAL FOR LINDQUIST COMMONS:					\$95,150

SHERBORN OUTDOOR FACILITIES AUDITS

KMA audited the following municipal facilities:

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WARD J. PARKS RECREATION AREA	6
WILLIAM C. JAMESON PARK	10
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FARM POND BEACH

AUDITED ON: APRIL 16, 2025



Farm Pond Beach is located at 201 Lake Street. The site consists of recreational amenities along Farm Pond, including a beach, a boat launch ramp, boat piers, Cassell Memorial Overlook, and a bathhouse, which was locked and not in operation during the audit. All amenities are completely inaccessible. Parking for public use is located in the parking lot off Lake Street; designated accessible parking spaces are provided in the parking lot as well as near the boat launch ramp.

FARM POND BEACH

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking Serving Boat Ramp/Beach</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ 4.8%.</p> <p>The designated van accessible space lacks signage indicating it is van accessible.</p>	2010 ADAS 502.4 2010 ADAS 502.6 2010 ADAS 208.2.4		Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 2 (1 space, 1 aisle) Install a sign at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	<p>Parking Serving Overlook</p> <p>The designated accessible parking space and/or their associated access aisle has abrupt changes in level.</p> <p>The designated van parking space and/or its associated access aisle do not meet the minimum dimensional requirements.</p> <p>The designated van accessible space lacks signage indicating it is van accessible.</p>	2010 ADAS 502.4 2010 ADAS 502.6		Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 2 (1 space, 1 aisle) Install a sign at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
3.	<p>Boat Launch Ramp</p> <p>An accessible boat launch ramp is not provided.</p>	2010 ADAS 206.2.10		Provide an accessible boat launch ramp. Further study required. Unit Cost: \$25/SF Est. Quantity: 1,000 SF	\$25,000

4.	<p>Access to Boat Slips</p> <p>There is no accessible route to the boat slips due to the surface condition and excessive slopes and the lack of a compliant gangway.</p>	2010 ADAS 206.1	   	<p>Provide an accessible route between the accessible parking space and boat slips. Additional study required.</p> <p>Unit Cost: \$25/SF Est. Quantity: 640 SF</p>	\$16,000
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5.	Access to Water's Edge There is no accessible route to the water due to the surface condition and excessive slopes.	2010 ADAS 206.1	 	Provide an accessible route between the accessible parking space and the beach. Additional study required. Unit Cost: \$25/SF Est. Quantity: 1,200 SF	\$30,000
TOTAL FOR FARM POND BEACH:					\$77,200

WARD J. PARKS RECREATION AREA

AUDITED ON: APRIL 16, 2025



Ward J. Parks Recreation Area is located on Cemetery Lane. The site consists of a large parking lot serving a playground, a skate park, and basketball courts. The playground was renovated recently and is mostly accessible. Four designated accessible parking spaces are provided in multiple locations of the parking lot, including a van accessible parking space near the playground.

WARD J. PARKS RECREATION AREA

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking (Along Cemetery Lane)</p> <p>The designated van accessible space lacks signage indicating it is van accessible.</p> <p>The designated van accessible access aisle is <96" wide, measured centerline to centerline, @ 89".</p>	<p>2010 ADAS 208.2.4</p> <p>2010 ADAS 502.2</p>		<p>Install a "van accessible" sign at 60" min. AFF, measured to the bottom of the sign.</p> <p>Unit Cost: \$100 ea.</p> <p>Quantity: 1</p> <p>Restripe the pavement markings in the access aisle.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 1</p>	\$250
2.	<p>Parking (Near Skate Park)</p> <p>The designated accessible parking space and/or their associated access aisle has abrupt changes in level.</p>	2010 ADAS 502.4		<p>Resurface the existing designated parking spaces and/or their associated access aisles.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 2</p>	\$300
3.	<p>Parking (Near Playground)</p> <p>The designated accessible parking spaces and their associated access aisles lack a stable, firm, and slip resistant surface.</p> <p>The access aisle is not striped to discourage parking.</p>	<p>2010 ADAS 502.4</p> <p>2010 ADAS 502.3.3</p>		<p>Resurface the existing designated parking spaces and/or their associated access aisles.</p> <p>Unit Cost: \$150 ea.</p> <p>Quantity: 2 (1 space, 1 aisle)</p>	\$300

4.	<p>Skate Park</p> <p>The skate park is not along an accessible route due to the grass along the parking lot.</p>	2010 ADAS 206.1		<p>Provide an accessible route between the stripped area on the parking lot and the skate park.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 25 SF</p>	\$625
5.	<p>Basketball Courts</p> <p>The skate park is not along an accessible route due to the grass along the parking lot.</p>	2010 ADAS 206.1		<p>Provide an accessible route between the parking lot and the basketball courts. This mitigation may require stripping the parking space directly in front of the gate opening.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 25 SF</p>	\$625

6.	<p>Site Amenities Some site amenities (i.e., picnic tables, park kiosk, little free library) are not located along an accessible route due to the grass surface.</p>	2010 ADAS 206.1		<p>Provide at least one of each type of amenity along an accessible route. Unit Cost: \$25/SF Est. Quantity: 100 SF</p>	\$2,500
TOTAL FOR WARD J. PARKS RECREATION AREA:					\$4,600

WILLIAM C. JAMESON PARK

AUDITED ON: APRIL 16, 2025



William C. Jameson Park is located on Cemetery Lane, directly across from Ward J. Parks Recreation Area. The site consists of four baseball fields, four lacrosse fields, and five tennis and pickleball courts. While the larger baseball field includes a concession stand, bleachers and dugouts, two other baseball fields have bleachers only. None of the athletic fields or courts are located on an accessible route. One designated accessible parking space is provided in an excessively steep area off Pine Hill Lane.

WILLIAM C. JAMESON PARK

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The designated accessible parking spaces and their associated access aisles have slopes >2%, @ 7.6%.</p> <p>The access aisle is not striped to discourage parking.</p>	2010 ADAS 502.4 2010 ADAS 502.3.3		<p>Regrade and restripe the existing designated parking spaces and their associated access aisles.</p> <p>Unit Cost: \$1,500 ea.</p> <p>Quantity: 2 (1 space, 1 aisle)</p>	\$3,000
2.	<p>Concession Stand</p> <p>The concession stand is not along an accessible route due to the grass and gravel.</p> <p>The height of the counter surface measured >36", @ 42".</p>	2010 ADAS 206.1 2010 ADAS 902	 	<p>Provide an accessible route to the concession stand. The accessible route may be combined with the accessible route connecting the bleachers serving baseball field #1.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 150 SF</p> <p>Lower a 36" wide portion of the counter to 36" max. AFF.</p> <p>Unit Cost: \$750 ea.</p> <p>Quantity: 1</p>	\$4,500

3.	<p>Baseball and Lacrosse Fields</p> <p>None of sports fields provide an accessible route connecting elements and spaces within areas of sports activities, including an:</p> <ul style="list-style-type: none"> • Accessible route from the accessible parking spaces to both types of sports fields. • Accessible route to team player seating areas (i.e., dugouts serving the baseball fields). • Accessible route to spectator seating (i.e., benches and bleachers serving the baseball fields). 	2010 ADAS 206.1	   	<p>Provide an accessible route between the accessible parking space and at least one of each type of sports fields. The accessible route may be shared between sports fields. Provide at least one of each type of sports fields along an accessible route, including an accessible route to all of the field's elements and spaces within areas of sports activities. For bleachers, provide the required number of wheelchair spaces and at least one companion seat per wheelchair space.</p> <p>Unit Cost: \$25/SF Est. Quantity: 4,000 SF</p>	\$100,000
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4.	<p>Tennis Courts The tennis courts are not along an accessible route due to the grass and gravel.</p>	2010 ADAS 206.1		<p>Provide an accessible route to the tennis courts between court #4 and the practice wall. Unit Cost: \$25/SF Est. Quantity: 320 SF</p>	\$8,000
5.	<p>Portable Toilet Unit The portable toilet unit is not along an accessible route due to the grass and gravel.</p>	2010 ADAS 206.1		<p>Provide an accessible route to the portable toilet unit. Unit Cost: \$25/SF Est. Quantity: 100 SF</p>	\$2,500
TOTAL FOR WILLIAM C. JAMESON PARK:					\$118,000

LAUREL FARM FIELDS

AUDITED ON: APRIL 16, 2025



Laurel Farm Fields are located at 145 North Main Street. The site consists of an unpaved parking lot serving 10 soccer and lacrosse fields and a recently built tennis practice wall. None of the athletic fields are located on an accessible route.

LAUREL FARM FIELDS

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking (Main Parking Lot) The surface of the parking lot is not stable, firm, and slip resistant due to the grass and gravel surface.	2010 ADAS 502.4	 	Pave and stripe a portion of the parking lot to add one van accessible parking space and one accessible parking space, including their associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 3 (2 spaces, 1 aisle)	\$4,500
2.	Parking (Along Field #10) The surface of the parking lot is not stable, firm, and slip resistant due to the grass and gravel surface.	2010 ADAS 502.4		Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space, 1 aisle)	\$3,000

3.	<p>Soccer and Lacrosse Fields</p> <p>None of the soccer and lacrosse fields provide an accessible route connecting elements and spaces within areas of sports activities.</p>	2010 ADAS 206.1		<p>Provide an accessible route between both accessible parking spaces and one of each type of soccer and lacrosse fields they serve. If team benches are provided, the accessible route must also connect the team benches along the sidelines of the designated accessible fields.</p> <p>Unit Cost: \$25/SF Est. Quantity: 1,000 SF</p>	\$25,000
4.	<p>Tennis Practice Wall</p> <p>The tennis practice wall is not along an accessible route due to the grass and gravel.</p>	2010 ADAS 206.1		<p>Provide at least one of each type of amenity along an accessible route.</p> <p>Unit Cost: \$25/SF Est. Quantity: 2,000 SF</p>	\$50,000

5.	<p>Site Amenities</p> <p>Some site amenities (i.e., picnic tables, trash cans, and the storage shed) are not located along an accessible route due to the grass surface.</p>	2010 ADAS 206.1	  	<p>Provide at least one of each type of amenity along an accessible route.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 200 SF</p>	\$5,000
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6.	Portable Toilet Unit The portable toilet unit is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the portable toilet unit. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$2,500
TOTAL FOR LAUREL FARM FIELDS:					\$90,000

FESSENDEN FIELDS

AUDITED ON: APRIL 16, 2025



Fessenden Fields is located at 218 Western Avenue. The site consists of an unpaved parking lot serving two soccer fields, which are not located on an accessible route.

FESSENDEN FIELDS

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>The surface of the parking lot is not stable, firm, and slip resistant due to the grass and gravel surface.</p>	2010 ADAS 502.4		<p>Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated access aisle.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Quantity: 2 (1 space, 1 aisle)</p>	\$3,000
2.	<p>Soccer Fields</p> <p>None of the soccer fields provide an accessible route connecting elements and spaces within areas of sports activities, including an:</p> <ul style="list-style-type: none"> Accessible route from the accessible parking space to the fields. Accessible route to team player seating areas (team benches along the sidelines of the soccer field). 	2010 ADAS 206.1	 	<p>Provide an accessible route between the accessible parking space and both soccer fields. The accessible route may be shared between field #1 (11v11) and field #2 (9v9) and must connect the team benches along the sidelines of the soccer field.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 1,000 SF</p>	\$25,000

3.	First Aid Kiosk The kiosk with an automated external defibrillator is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the trailhead kiosk. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$2,500
4.	Portable Toilet Unit The portable toilet unit is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the portable toilet unit. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$2,500
TOTAL FOR FESSENDEN FIELDS:					\$33,000

BARBER RESERVATION

AUDITED ON: APRIL 16, 2025



Barber Reservation is located on Western Avenue. The site consists of a small, unpaved parking lot serving a 200-acre town conservation land with multiple hiking trails connecting a variety of habitats. A small barn used during tours and other programs hosted on the property is not located on an accessible route.

BARBER RESERVATION

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	<p>Parking</p> <p>There is an insufficient number of accessible parking spaces.</p> <p>There are no accessible van spaces provided, or their associated access aisles.</p> <p>The surface of the parking lot is not stable, firm, and slip resistant due to the gravel or sand surface.</p>	<p>2010 ADAS 208.2</p> <p>2010 ADAS 502.2</p> <p>2010 ADAS 502.4</p>	 	<p>Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated sign (containing the designation “van accessible”) and access aisle.</p> <p>Unit Cost: \$1,500 per space or aisle</p> <p>Quantity: 2 (1 space, 1 aisle)</p>	\$3,000
2.	<p>Trailhead Kiosk</p> <p>The kiosk with information about the property, including maps, is not along an accessible route due to the grass, gravel, or mulch.</p>	2010 ADAS 206.1		<p>Provide an accessible route to the trailhead kiosk.</p> <p>Unit Cost: \$25/SF</p> <p>Est. Quantity: 450 SF</p>	\$11,250

3.	Access to Barn The barn is not located along an accessible route due to the grass surface.	2010 ADAS 206.1	  	Provide an accessible route to the entrance of the barn. Unit Cost: \$25/SF Est. Quantity: 200 SF	\$5,000
TOTAL FOR BARBER RESERVATION:					\$19,250

REPRESENTATIVE SIDEWALKS

AUDITED ON: APRIL 16, 2025



Representative sidewalks along Town Center area were audited, including those along Sanger Street, Washington Street (between Sanger Street and Main Street), South Main Street (between Sawing Street and Washington Street), and North Main Street (between Washington Street and Elliot Street). Most municipal buildings are connected to recently altered and mostly accessible public rights-of-way.

REPRESENTATIVE SIDEWALKS

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Sidewalk Along Sanger Street (North of Parking at Library) The walkway has running slopes >5%, up to 8.2%.	2010 ADAS 403.3		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 150 SF	\$3,750
2.	Intersection of Main Street and Washington Street The crosswalk does not join an accessible route.	2010 ADAS 206.2.1		Install a curb ramp at the crosswalk. Unit Cost: \$2,500 ea. Quantity: 2	\$5,000
3.	Intersection of South Main Street and Village Way The crosswalk does not join an accessible route.	2010 ADAS 206.2.1		Install a curb ramp at the crosswalk. Unit Cost: \$2,500 ea. Quantity: 2	\$5,000

4.	Intersection of North Main Street and Zion's Lane The crosswalk does not join an accessible route.	2010 ADAS 206.2.1		Install a curb ramp at the crosswalk. Unit Cost: \$2,500 ea. Quantity: 2	\$5,000
5.	Pedestrian Signal (In Front of C&L Plaza) The pedestrian signal lacks the required clear floor space adjacent to it.	2010 ADAS 206.2.1		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 20 SF	\$500
6.	Intersection of North Main Street and Elliot Street The crosswalk does not join an accessible route.	2010 ADAS 206.2.1		Install a curb ramp at the crosswalk. Unit Cost: \$2,500 ea. Quantity: 2	\$5,000

7.	<p>Sidewalk Along North Main Street, North of Railroad</p> <p>The sidewalk along the western side of North Main Street (with mostly brick surface, except for sections in concrete connecting recently altered crosswalks):</p> <ul style="list-style-type: none"> • Lacks curb ramps at multiple driveways serving businesses, north of the railroad. • Have running slopes >5%, @ up to 10.6%. 	<p>2010 ADAS 206.2.1 2010 ADAS 403.3</p>		<p>Install a curb ramp at the driveway. Further study required to prioritize alterations.</p> <p>Unit Cost: \$2,500 ea. Quantity: 10</p> <p>Regrade the walkway.</p> <p>Unit Cost: \$25/SF Est. Quantity: 200 SF</p>	\$30,000
TOTAL FOR REPRESENTATIVE SIDEWALKS:		\$54,250			