

Fairbank Community Center



Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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Background

Year Built: 1959 Years Renovated: 1987, 1989

The Fairbank Community Center is a one-story facility located at 40 Fairbank Road. The center is made up of a senior center, an indoor swimming and diving pool, locker rooms, meeting rooms, a gymnasium with a stage, park and recreation department offices and school department administrative offices. Summer camp is held at the facility, and exterior areas include a gaga ball court, basketball courts, a volleyball court, an open field, concession stands and a picnic area.

There are four main entrances (one to the senior center, one to the gym, one to the school department offices and one to the pool) and they are all accessible. In addition, there are two multi-user men's and women's toilet rooms, two men's and women's locker and shower rooms, and two all-gender toilet rooms that are largely accessible.

The Atkinson Pool has less than 300 linear feet of pool wall and has a required accessible means of entry (a pool lift that was not able to be tested on the day of survey).

Two parking lots are provided for the community center. A northeast parking lot provides access to the school department office area and the senior center, and a south parking lot provides access to the exterior areas, pool and gym entrance. Both parking lots have the required number of accessible parking spaces and relatively minor accessibility issues.

Key Accessibility Issues

Parking Lots

Accessibility issues include slopes greater than allowed at accessible parking spaces and access aisle, lack of a van accessible parking space in the northeast parking lot, and parking signs that are located lower than allowed.

Exterior Ramp

At the door between the pool and the picnic area, there is a non-compliant wood ramp that is not securely attached. It is lacking proper handrails and does not allow for maneuvering clearance at the door. In addition, the slope of this ramp exceeds what is allowed.

Signage

Some designation and all egress signage lacks braille and raised characters. In addition, illuminated signs with the International Symbol of Accessibility (ISA) are not provided at the accessible exits, and directional signs indicating the location of the nearest accessible emergency exit are not provided at the inaccessible exit doors.

Doors

Accessibility issues include non-compliant door hardware at several doors and lack of maneuvering clearance at the secondary entrance door to the pool.

Service Counters

Three service counters are located higher than allowed.

Dining Surfaces

An accessible picnic table is not provided on the northeast side of the building. Two accessible picnic tables in the picnic area south of the pool are located so that the accessible portion of the table is not located on an accessible route.

Assembly Area

An accessible route is not provided to the stage in the gym.

Locker Rooms

Fairbank Community Center

Accessibility issues within the men's and women's locker rooms include coat hooks located higher than allowed, changing areas that lack required clear floor space and lack of compliant benches.

Toilet and Shower Rooms

Accessibility issues within toilet rooms include malfunctioning self-closing hinges at wheelchair accessible toilet compartments; mirrors, urinals, urinal flush controls, coat hooks and dispensers that are located higher than allowed; grab bars that are mounted lower than allowed; lack of insulated pipes at one sink in each toilet room; toilet flush controls that are not located on the open (transfer) side of the toilet; and toilet paper dispensers that are mounted above the side grab bar in accessible compartments. An accessible shower compartment is not provided in the women's locker room.

Drinking Fountains

Accessibility issues include lack of a drinking fountain for standing users in two locations, lack of a cane-detectable barrier skirt on the drinking fountain for standing users in one location, and lack of drinking fountains for seated users in two locations at the concession stands.

Sinks

The sink in the M. Van Houten Room and the teen room are located higher than 34 inches above the finished floor and lack knee and toe clearance.

Additional Accessibility Issues

- The cross slope at the entrance gate to the picnic area exceeds the amount allowed and the route does not prevent the accumulation of water.
- The route to the basketball courts requires patching.
- There is lack of an accessible route to a raised portion of the pre-school room.
- Bleachers located by the volleyball court and open field lack clear floor space alongside them for wheelchair accessible spaces.
- There is no accessible route to the gaga ball court.

Order of Magnitude Cost Estimates

- Renovate accessible parking spaces in two parking lots: \$3,380
- Install a temporary metal ramp to provide an accessible route between the picnic area and pool: \$2,800
- Provide compliant egress, designation and directional signage: \$11,088
- Provide compliant door hardware throughout and an automatic door opener to the secondary entrance to the pool: \$7,900
- Provide three accessible service counters: \$2,640
- Provide a platform lift to the stage: \$21,660
- Renovate pool locker room areas: \$7,166
- Provide one accessible picnic table by the northeast parking lot: \$1,400
- In the M. Van Houten Room and teen room, provide a sink with knee and toe clearance and with a top surface no higher than 34" above the finished floor: \$9,560
- Renovate toilet and shower rooms: \$30,336
- Renovate drinking fountains: \$17,190
- Provide an accessible route to the gaga ball court and provide accessible seating spaces alongside bleachers at the field and volleyball court: \$1,374
- Miscellaneous corrective actions (exterior accessible route, protruding objects, interior access route, operable parts, coat hooks, etc.): \$1,360





Total: \$117,854

Best Practice and Inclusive Design



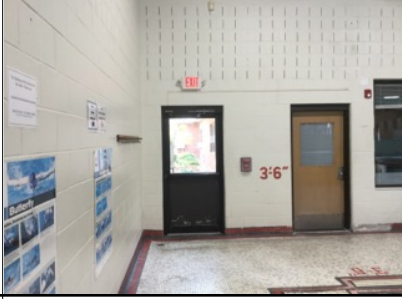
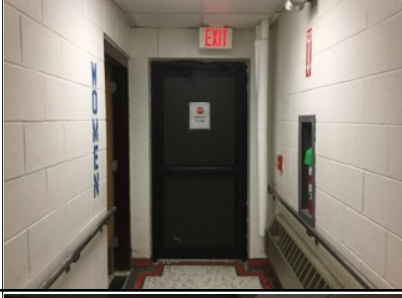

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- For children aged 3-4 years under the ADA the recommendations for reach ranges are between 20" and 36" high, and the blackboard in the pre-school room is located near the top of that reach range at 33" above the finished floor. Recommend providing a lower blackboard.
- Recommend providing an adjustable height podium in the senior center.
- Recommend applying glass manifestation to the large expanse of clear glass by the entrance to the pool, in order to make the glass visible, preventing injury through collision.






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Kids Summer Camp Entrance	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Does not prevent accumulation of water	10.7% -	Reduce cross slope to be no steeper than 1:50 (2.00%) and ensure that running slope is no greater than 1:50 (2.00%) at the gate. Repair surface so that it does not accumulate water. (Cost estimate for a 10' long by 4' wide asphalt route.)	1	400	\$400
2	Basketball Court Northeast Walkway	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Patch and repair asphalt surface.	1	160	\$160
Off-Street Parking Lot or Garage												
3	West Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%)	107 4 1 6.4%	Reduce running or cross slope at north accessible parking space to be no steeper than 1:50 (2.00%).	1	1440	\$1440
4	Parking Lot on Northeast Side	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%) Sign does not have the designation "Van Accessible" Sign bottom < 60" above finished grade	92 5 0 6.5% - 56"	Provide one van accessible space. Add the designation "Van Accessible" to the sign at the larger van accessible parking space. Reduce running or cross slope to be no steeper than 1:50 (2.00%). Locate signs with the bottom of the sign 60" min. above the ground.	1	1940 Labor	\$1940






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Exterior Ramp												
5	Route Between Pool and Picnic Table Area	1		Exterior Ramp	N/A		Running slope > 1:12 (8.3%) Handrails not provided at both sides if rise is > 6" Surface is not stable, firm, and slip-resistant	13.5% 7" -	Install a temporary metal ramp to provide an accessible route. (Cost is for a 7' perforated metal ramp with a 5' x 5' platform courtesy of Amramp.)	1	2800	\$2800
Emergency Exit												
6	Pool Egress With Step by the Gate	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- - -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
7	Pool Egress to Stepping Stone Path	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
8	Egress by Pool Locker Rooms to Senior Center Parking Lot	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464
9	Egress Through Sudbury Pines Room	1		Emergency Exit	N/A		Tactile sign not provided at exit Directional sign to accessible emergency exit not provided	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	464	\$464


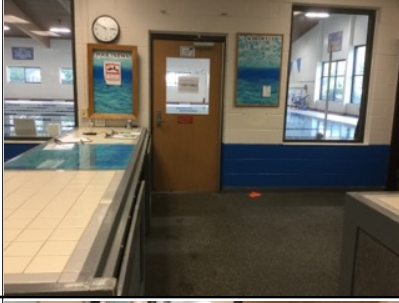
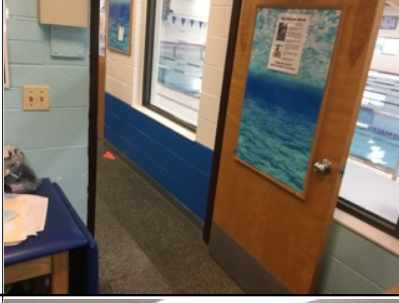


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10	Diving Pool Egress to Picnic Table Area	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
11	Egress Next to Gym/Stage	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)		Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
12	Gym/Stage Egress	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
13	Main Entrance to Pool	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	432	\$432
14	Egress Next to Toilet Rooms in the Senior Center	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	1	1116	\$1116




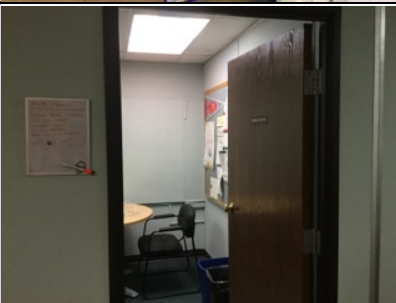

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Senior Center Main Exit and School Department Main Exit	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. Provide an illuminated sign with the International Symbol of Accessibility.	2	432	\$864
16	Egress Through Kitchen	1		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB) Maneuvering clearance(s) 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 an illuminated sign with the International Symbol of Accessibility. Relocate refrigerator to provide 12 inches clear on the latch side of the door,	1	1116 Labor	\$1116
Access to Goods and Services												
Interior Access Route												
17	Route to Gym/Stage	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	2	Secure mats.	1	Labor	\$0
18	Director of Student Services	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Secure carpet.	1	Labor	\$0
19	Human Resources	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Secure carpet.	1	Labor	\$0






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20	Pre-school Multipurpose Room	1		Interior Access Route	N/A		Accessible route not provided	2"	Provide a portable ramp at 2" level change.	1	500	\$500
Doors, Doorways, & Gates												
21	Secondary Entrance to Pool	1		Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided	-	Provide an automatic door opener.	1	3060	\$3060
22	Director's and First Aid Office by Pool	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
23	Teen Room	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
24	Business Office	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484



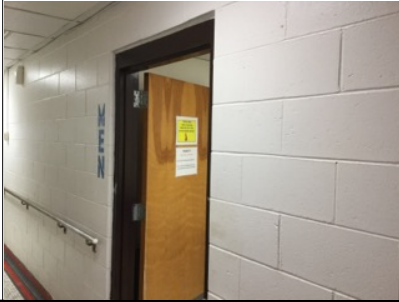
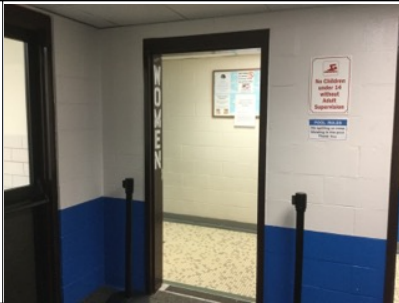

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Senior Center Volunteer Program Coordinator	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
26	Room 3 Game Room by Parks and Recreation	1		Doors, Doorways, & Gates	Meeting Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
27	Pre-school Room by Parks and Recreation	1		Doors, Doorways, & Gates	Classroom		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
28	Social Worker for District	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
29	Assistant Director of Student Services	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484





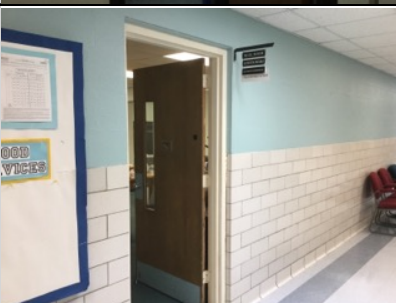
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30	Human Resources	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
31	Pool Entrance	1		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist Door requires > 5 lbs. of force to open	- 17 lbs	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Adjust closers so doors do not require more than 5 pounds of force to open.	1	484 Labor	\$484
32	Secondary Entrance to Pool	1		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	16 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
33	All Gender Toilet Room by Locker Rooms (West Side)	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	16 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
34	All Gender Toilet Room by Locker Rooms (East Side)	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	12 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Women's/ Girls' Toilet Room by Human Resources	1	30	Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
36	Men's/Boys' Toilet Room by Human Resources	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	17 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Signage												
37	Pool - Men's Locker Room	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
38	Pool - Women's Locker Room Access From the Reception	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
39	Women's Locker Room Entrance From Pool 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



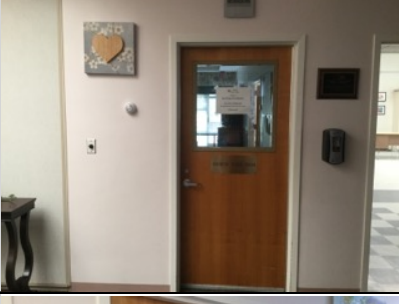


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40	Senior Center Secondary Entrance Next to Gym/Stage	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
41	Assistant Superintendent and Superintendent	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	2	232	\$464
42	Student Services	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
43	Social Worker for District	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
44	Business Office Clerk and Accounting	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



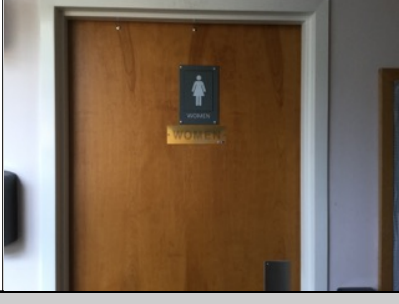


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45	Business Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
46	Human Resources	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign	- -	Provide text with raised characters duplicated in braille on sign.	1	232	\$232
47	Room 3 Game Room by Parks and Recreation	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
48	Senior Center Volunteer Program Coordinator	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
49	Women's/ Girls' Toilet Room by Human Resources	1	30	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



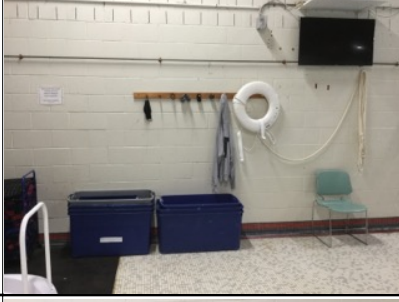


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	Men's/Boys' Toilet Room by Human Resources	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
51	Senior Center, M. Van Houten Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
52	Senior Center, Sudbury Pines Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
53	Senior Center, Administrative Coordinator	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
54	Senior Center, Program Coordinator	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232



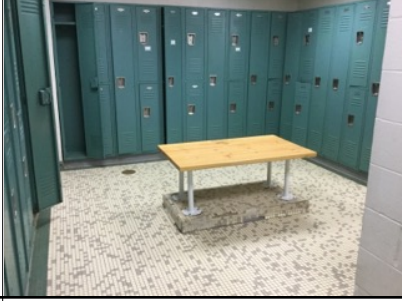
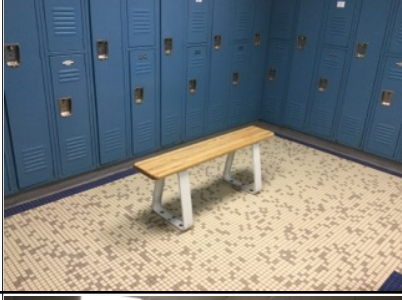

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
55	All Gender Toilet Room by Locker Rooms (West Side)	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
56	All Gender Toilet Room by Locker Rooms (East Side)	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	1	Labor	\$0
57	Senior Center, Women's and Men's Toilet Rooms	1		Signage	Designation		Sign not located on the latch side of the door	-	Locate sign at permanent rooms alongside the door on the latch side.	2	Labor	\$0
Service Counter												
58	Senior Center Main Reception	1		Service Counter	N/A		Counter > 36" high	42.5"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
59	Concession Stand at Kids Summer Camp (Interior of Fence)	Ext.		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880

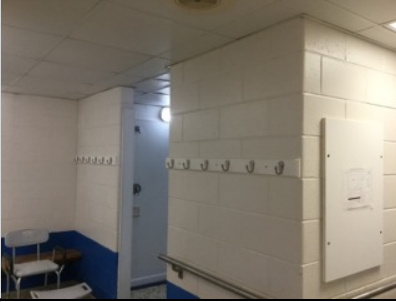
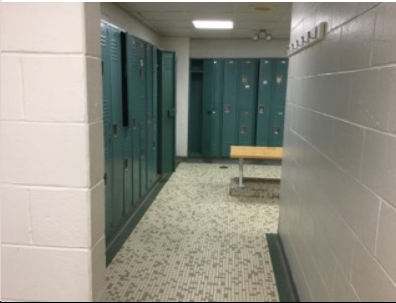



**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
60	Concession Stand (Exterior of Fence)	Ext.		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
Operable Parts												
61	Pool - Main Entrance	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	66"	Ensure that one of each type of form is located no higher than 48" above the finished floor.	1	Labor	\$0
62	Diving Pool Coat Hooks	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	69"	Provide one hook at 48" max. above the finished floor.	1	150	\$150
63	Swimming Pool Coat Hooks	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	62.5"	Provide one hook at 48" max. above the finished floor.	1	150	\$150
Children's Reach Ranges												
64	Pre-school Multipurpose Room	1		Children's Reach Ranges	N/A		Reach < 20" or > 36" (Ages 3 - 4)	66.25"	Provide one storage hook and shelf that is between 20" and 36" above the finished floor.	1	Labor	\$0





**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Assembly Area												
65	Gym/Stage	1		Assembly Area	N/A		Accessible route to stage not provided	-	Provide an interior lift to the stage.	1	21660	\$21660
Locker Room												
66	Pool - Women's Locker Room Changing Rooms	1		Locker Room	Women's		Room is < 78" x 72" Bench < 24" deep Bench < 48" long	46" 38.5" - -	Provide an accessible changing room that is 78" by 72" minimum. Provide a bench that is 24" deep and 48" long with room on the side to transfer.	1	5866	\$5866
67	Pool - Women's Locker Room	1		Locker Room	Women's		Back support not provided at bench Bench is not 17"-19" high Bench < 24" deep Bench < 48" long	- 22.5" 27" -	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Install a bench with the top of the seat between 17"- 19" above the finished floor. Provide a bench that is 24" deep and 48" long.	1	200	\$200
68	Pool - Men's Locker Room	1		Locker Room	Men's		Back support not provided at bench Bench < 24" deep Bench < 48" long	- 9" -	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer. Provide a bench that is 24" deep and 48" long.	1	200	\$200
69	Pool - Men's Locker Room	1		Locker Room	Men's		Hook > 48" high	58"	Locate one hook no higher than 48" above the finished floor.	1	150	\$150






**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
70	Pool - Men's Showers and Women's Showers	1		Locker Room	Men's		Hook > 48" high	62.5"	Locate one hook no higher than 48" above the finished floor.	2	150	\$300
71	Pool - Women's Locker Room	1		Locker Room	Women's		Hook > 48" high	68"	Locate one hook no higher than 48" above the finished floor.	1	150	\$150
72	Pool - Women's Locker Room Changing Rooms	1		Locker Room	Women's		Hook > 48" high	66.25"	Locate one hook no higher than 48" above the finished floor.	1	150	\$150
73	Pool - Women's Locker Room	1		Locker Room	Women's		Hook > 48" high	66.25"	Locate one hook no higher than 48" above the finished floor.	1	150	\$150
Picnic Tables												
74	Picnic Table Next to Northeast Parking Lot Accessible Parking by Street	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided Picnic table not on an accessible route	- -	Provide at least 1 picnic table in this area with toe and knee clearance. Ensure that the picnic table is connected to an accessible route.	1	1400	\$1400

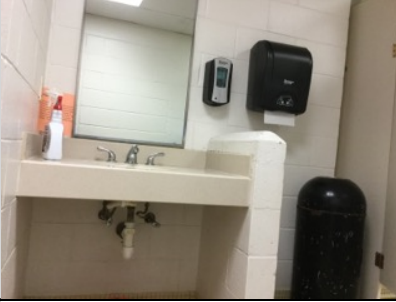




**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
75	Picnic Area	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the accessible space at the picnic tables are connected to an accessible route.	2	Labor	\$0
Kitchens and Kitchenettes												
76	Senior Center, M. Van Houten Room	1		Kitchens and Kitchenettes	Other		Knee/toe clearance not provided at sink Sink > 34" high	- 36.5"	Provide a sink with knee and toe clearance positioned for a forward approach. Ensure the sink is no higher than 34" above the finished floor.	1	4780	\$4780
Toilet & Bathing Rooms												
Overall Access												
77	Senior Center, Women's and Men's Toilet Rooms	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	-	\$0
78	All Gender Toilet Room (West Side)	1		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0




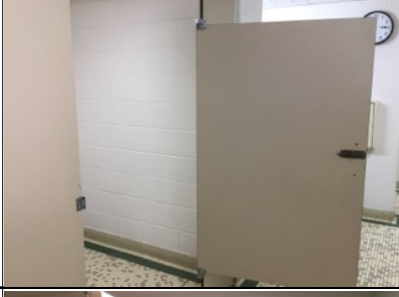

**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
79	Women's/ Girls' Toilet Room by Human Resources	1	30	Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory with knee and toe clearance.	1	92	\$92
80	All Gender Toilet Room by Locker Rooms (East Side)	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact at lavatory.	1	92	\$92
81	Pool - Men's Locker Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 46.25" 50", 52.5"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower soap and paper towel dispensers to 42" max. above the floor.	1	860	\$860
82	Pool - Women's Locker Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 46" 50", 52"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower soap and paper towel dispensers to 42" max. above the floor.	1	860	\$860
83	Senior Center, Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 44.25" 49.25", 54.5"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower sanitary napkin disposal bag dispenser and paper towel dispenser to 42" max. above the floor.	1	860	\$860






**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
84	All Gender Toilet Room by Locker Rooms (West Side)	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 48.8"	Insulate or otherwise configure pipes to prevent contact at lavatory. Lower paper towel dispenser to 42" max. above the floor.	1	348	\$348
85	Senior Center, Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 47.25"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower soap and paper towel dispensers to 42" max. above the floor.	1	604	\$604
86	Men's/Boys' Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 46"	Insulate or otherwise configure pipes to prevent contact at lavatory with knee and toe clearance. Lower soap dispenser to 42" max. above the floor.	1	445	\$445
Toilet Compartment												
87	All Gender Toilet Room by Locker Rooms (West Side)	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70 Labor	\$70
88	All Gender Toilet Room by Locker Rooms (East Side)	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70 Labor	\$70





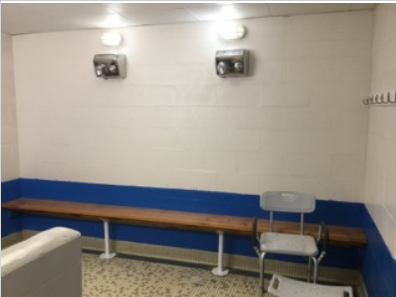
**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
89	Senior Center, Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- - 54.5"	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70 Labor	\$70
90	Pool - Men's Locker Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge Coat hook > 48"	- - 60.75"	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge. Lower coat hook so that it is no higher than 48".	1	220 Labor	\$220
91	Senior Center, Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge Coat hook > 48"	- - 55.25"	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge. Lower coat hook so that it is no higher than 48".	1	220 Labor	\$220
92	Pool - Women's Locker Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0
93	Men's/Boys' Toilet Room by Human Resources	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge	-	Repair hinge.	1	Labor	\$0


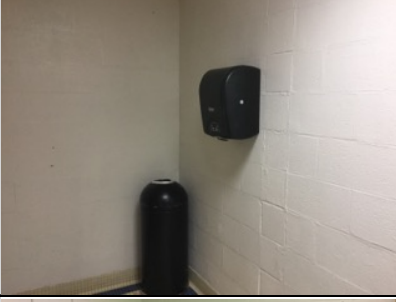


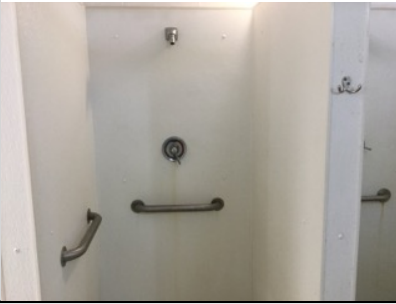
**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
94	Senior Center, Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser	30.5" - -	Locate side grab bar between 33"- 36" above the finished floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	1123	\$1123
95	Senior Center, Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	30.5" -	Locate side grab bar between 33"- 36" above the finished 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.	1	749	\$749
96	Pool - Women's Locker Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	374	\$374
97	All Gender Toilet Room by Locker Rooms (East Side)	1		Toilet Compartment	Accessible Compartment		Flush control not on open side Non-compliant toilet paper dispenser	- -	Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	630	\$630
98	All Gender Toilet Room by Locker Rooms (West Side)	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser	-	Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	256	\$256





**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
99	Pool - Men's Locker Room	1		Toilet Compartment	Accessible Compartment		Clearance at toilet < 72" clear depth (MAAB)	68"	Provide a wheelchair accessible compartment that is 60" wide and 72" deep.	1	6182	\$6182
100	Pool - Women's Locker Room	1		Toilet Compartment	Accessible Compartment		Coat hook > 48"	56"	Lower coat hook so that it is no higher than 48".	1	150	\$150
Urinal												
101	Men's/Boys' Toilet Room by Human Resources	1		Urinal	N/A		Rim > 17" high Clear floor space not provided at urinal	24.5" 29"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	3601	\$3601
102	All Gender Toilet Room by Locker Rooms (East Side)	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	25" 51"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	3622	\$3622
Dispensers												
103	Pool - Men's Locker Room	1		Dispensers	Hand Dryer		Controls > 42" high Clear floor space not provided at accessory	70" -	Relocate one hand dryer so the operable part is 42" max. above the finished floor and there is a 30" min. by 48" min. clear floor space.	1	256	\$256






**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
104	Pool - Women's Locker Room	1		Dispensers	Hand Dryer		Controls > 42" high Clear floor space not provided at accessory	70" -	Relocate one hand dryer so the operable part is 42" max. above the finished floor and there is a 30" min. by 48" min. clear floor space.	1	256	\$256
105	All Gender Toilet Room by Locker Rooms (East Side)	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	52.25" 9.5"	Relocate paper towel dispenser so the operable part is 42" max. above the finished floor, and out of the circulation path.	1	256	\$256
106	Men's/Boys' Toilet Room by Human Resources	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	43.75" -	Relocate paper towel dispenser so the operable part is 42" max. above the finished floor, and out of the circulation path.	1	353	\$353
107	Senior Center, Women's Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	49" -	Relocate paper towel dispenser so the operable part is 42" max. above the finished floor, and out of the circulation path.	1	256	\$256
Shower Compartment												
108	Pool - Women's Showers	1		Shower Compartment	Transfer Type		Accessible shower not provided		Provide at least one accessible transfer shower with compliant grab bars and a padded seat.	1	6072	\$6072
Toilet Rooms for Children												





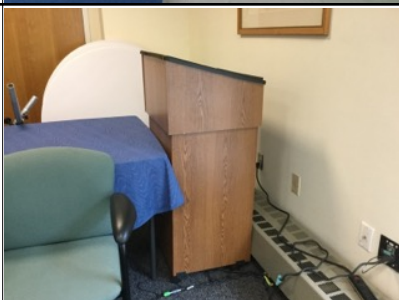
**Town of Sudbury
Fairbank Community Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment (Children)												
109	Men's/Boys' Toilet Room by Human Resources	1		Toilet Compartment (Children)	Accessible Compartment		Flush control not on open side Non-compliant toilet paper dispenser	- -	Provide the flush control on the open side of the toilet (transfer side), no higher than 44". Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars.	1	630	\$630
110	Women's/ Girls' Toilet Room by Human Resources	1	30	Toilet Compartment (Children)	Accessible Compartment		Non-compliant toilet paper dispenser Coat hook not within reach range	- 59.25"	Relocate toilet paper dispenser so that it is between 14"- 19" above the floor and between 7"- 9" in front of the toilet. Ensure dispensers and other devices are not mounted above grab bars. Lower hook so that it is no higher than 36" high for children ages 3-4.	1	406	\$406
Dispensers (Children)												
111	Men's/Boys' Toilet Room by Human Resources	1		Dispensers (Children)	Paper Towel Dispenser		Dispenser controls > 42" high Dispenser is a protruding object	49.5" 9.5"	Relocate paper towel dispenser so the operable part is 42" max. above the finished floor, and out of the circulation path.	1	353	\$353
Additional Access												
Drinking Fountains												
112	Meeting Room by Pool	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users.	1	4028	\$4028



**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
113	Senior Center, Drinking Fountain Next to Toilet Rooms	1		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Install a Hi-Lo drinking fountain.	1	4216	\$4216
114	Concession Stand	Ext.		Drinking Fountains	High		No drinking fountain provided for seated users	-	Provide an additional drinking fountain for seated users.	1	4028	\$4028
115	Drinking Fountain at Concession Stand (Interior of Fence)	Ext.		Drinking Fountains	High		No drinking fountain provided for seated users Standing height fountain does not have cane protection	- -	Provide an additional drinking fountain for seated users. Provide a cane-detectable barrier skirt under the high unit.	1	4918	\$4918
Sink												
116	Teen Room	1		Sink	Kitchenette		Toe and knee clearances not provided Rim or counter > 34"	- 36.5"	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate sink with the front of the rim or counter no higher than 34".	1	4780	\$4780
Play and Sport Areas												
Field												
117	Open Field	Ext.		Field	Soccer		Accessible spaces not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating on each side of the bleachers. (Cost estimate for two 3' x 4' asphalt areas.)	2	120	\$240

**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Court												
118	Volleyball Court	Ext.		Court	Volleyball		Accessible spaces are not provided at sidelines seating	-	Provide a 36" x 48" clear floor space at sidelines seating on each side of the bleachers. (Cost estimate for two 3' x 4' concrete areas.)	2	192	\$384
119	Gaga Ball Court	Ext.		Court			Court is not connected to an accessible route	-	Provide an accessible route to the court and an ADA compliant doorway to the court. (Cost estimate for a hinged doorway at court and 10' long 4' wide asphalt route to the court.)	1	750	\$750
Best Practice												
120	Pool - Main Entrance	1							This is a good example of a recessed floor mat.	1	-	\$0
121	Pre-school Multipurpose Room	1							For children aged 3-4 under the ADA the recommendations for reach ranges are between 20" and 36" high, and this blackboard is located near the top of that reach range at 33" above the finished floor. Recommend providing a lower blackboard.	1	-	\$0
122	Senior Center, Podium	1							Recommend providing an adjustable height podium.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
123	Kids Summer Camp Picnic Area	Ext.							This is a good example of an accessible picnic table.	1	-	\$0
124	Pool - Main Entrance	Ext.							Recommend applying glass manifestation to large expanse of clear glass, in order to make the glass visible, preventing injury through collision.	1	-	\$0