



**ARCHITECTURE
+ ACCESSIBILITY**

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ACCESSIBILITY AUDITS

WAREHAM, MA

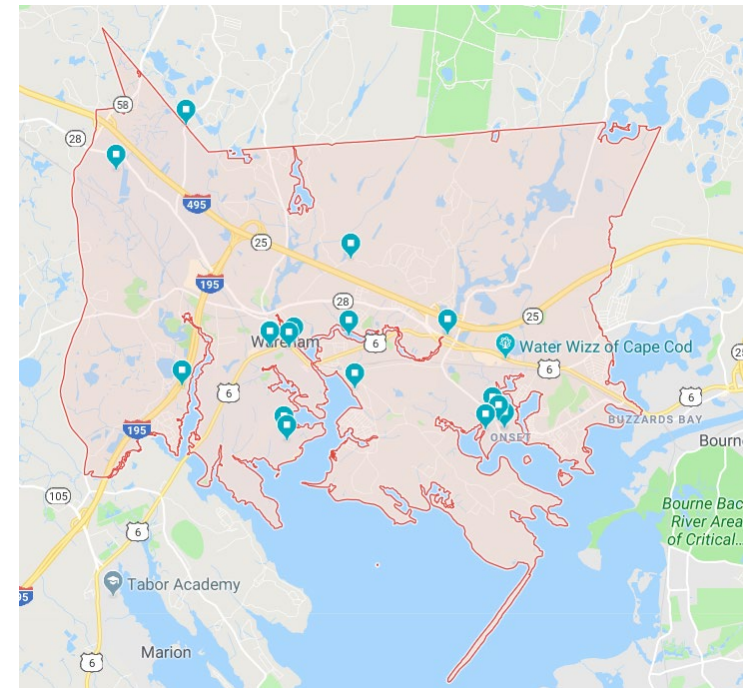


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KMA audited following municipal facilities:

Buildings	Town Wharf Complex	Water Facilities
Municipal Maintenance	Town Wharf	Besse Park Fishing Pier & Flag Pole
Police Station	Harbormaster Bldg.	Little Harbor Beach
Herring Run	Comfort Station - Onset Ave	Swifts Neck Boat Ramp
Tremont Nail Factory	Bandstand	Tempest Knob Boat Ramp
Multi-Service Center	Polling/Town Meeting	Play Areas/ Athletic Facilities
Town Hall (Offices, Meeting Hall)	Decas school	Basketball Courts Sylvester Gardens
Library	East Wareham School	Brown Memorial Courts
Police Seasonal Substation	High School	Carver Road Tennis Court/ Canoe Area
Spinney Library	Minot Forest School	Decas School Playground, Bleachers, & Press Box
Modular Recycling Building		East Wareham Playground
Trailer - 195 Visitor Center	Other Facilities:	Ellis Playground
	Merchants Way Comfort Station	Gateman Complex
	Police Memorial	Hammond School Playground
	Soldier's Monument & Flagpole	Indian Mound Playground
		Library Playground
		Lopes Playground and Basketball Courts
		Mill Street Gazebo, Pavilion, and Playground
		Minot Forest School Playground
		Oakdale Playground & Basketball Court
		Palmer Field
		ShangriLa Basketball Court & Playground
		Swift's Beach Playground and Basketball Court
		West Wareham School Playground
		Westfield Playground
		Weweantic (Lukey) Playground, Pavilion, and Basketball Court

Audits were performed based on the ADA Standards for Accessible Design and focused on typical and significant unique barriers and facility elements necessary to meet minimum ADA/504 program access requirements. These Program Access Audits provide the data necessary on which to develop and adopt mitigation strategies.

Exclusions: As a standard practice in access audits of existing facilities, KMA excludes certain elements from its scope:

- Confirmation of the presence of “slip resistance” of walking surfaces.
- Testing of structural strength of grab bars, audible & visual characteristics of alarm systems or assistive listening systems, elevator door and signal timing.
- Determination of the contrast, character height, or finish and contrast of tactile/Braille signage.

Recommendations for Mitigations. For each instance of non-compliance, the Report provides standard recommendation for barrier mitigation. Because the audit does not account for structural and other factors that may have a significant impact on the feasibility of standard mitigation strategies, it is assumed that further design study will be performed to determine a specific approach to mitigation. In most cases, there will be additional, alternative approaches for mitigation from the standard mitigation presented in the report.

Cost Opinion: Cost opinions will be provided for most barrier removal options. Cost opinions are for budget planning purposes only and do not represent actual or estimated construction costs. It is assumed that further

design/engineering study will be performed for all required barrier removal to determine actual construction costs that address specific conditions and the local market. Our audit does not account for structural and other factors that may have a significant impact on the cost of mitigations. Where additional design study is necessary to determine a feasible compliant mitigation, where possible, KMA will use a “ballpark” cost as a placeholder.

Construction Tolerances. Many federal accessibility regulations allow for the application of conventional industry tolerances for construction. For example, the ADAAG states, “all dimensions are subject to conventional building industry tolerances for field conditions.” However, KMA is unaware of any applicable document or standard where such tolerances are defined.

Program Access Report. This is an “access issues report” prepared as part a program access assessment with the intention of identifying conditions that may affect the access of individuals with disabilities to Town programs and services. It is not a detailed, comprehensive assessment of all potential elements that are not in compliance with the ADA.

Exceptions Report. This report is an exceptions report. KMA’s standard practice is to document instances of non-compliance only. Any specific existing conditions not mentioned in the report were:

- Outside the scope of the audit (See Exclusions), OR

- Audited and determined to be compliant, OR
- Not audited because other similar, representative elements were audited instead.

As a result, general patterns of compliance can be understood with confidence. However, there may be specific elements or areas that are not mentioned in the report that are not compliant and may require mitigation.

Unit Costs and Quantities. Where applicable, quantities are provided for individual compliance issues. In some cases, quantities are based on direct documentation and thus are absolute. In other cases, quantities may be based on observed patterns of compliance and thus are estimated.



Section 2: Buildings

KMA audited following buildings:

Municipal Maintenance
Police Station
Herring Run
Tremont Nail Factory
Multi-Service Center
Town Hall (Offices, Meeting Hall)
Library
Police Seasonal Substation
Spinney Library
Modular Recycling Building
Trailer - 195 Visitor Center



The Municipal Maintenance Building is a two-story structure. There is no elevator service to the second floor, which intended for public use. The ground level of the building contains the Municipal Maintenance Offices. There are no toilet rooms available for the public.



#	Issue	Mitigation	Photo	Cost
3.	Entry Vestibule <ul style="list-style-type: none"> Both doors of the entry vestibule lack the required min. 18" of maneuvering clearance on the latch pull side for a forward approach, @ 13 ½". There is <48" between the two vestibule doors in a series. The door maneuvering clearance has slopes >2%, @ up to 7.6%. The door thresholds are >1/2" AFF, @ up to 2 ½". The door hardware requires tight grasping, pinching, or twisting of the wrist to operate. 	Rebuild the entry vestibule. Unit Cost: \$15,000 Quantity: 1		\$15,000
4.	Transaction Counter The transaction counter is > 36" AFF, @ 46 ½".	Provide lowered counter or shelf. Unit Cost: \$250 Quantity: 1		\$250
MUNICIPAL MAINTENANCE TOTAL COST				\$18,550




Police Station

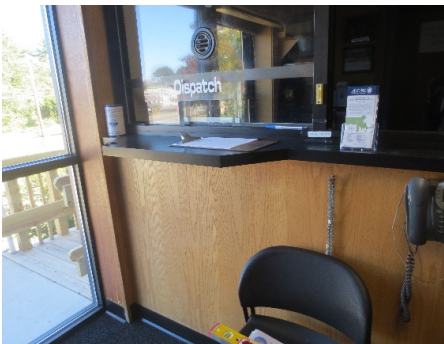

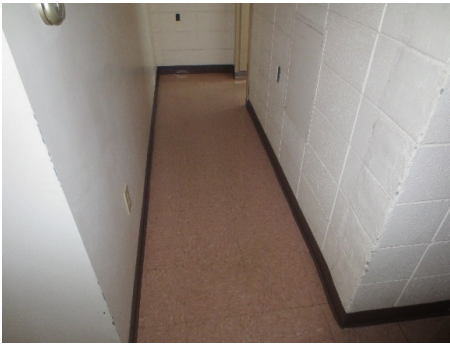




The Police Station is a two-story structure. The upper floor contains a reception area, holding cells, offices, and toilet rooms. The lower floor contains offices and interrogation rooms. There is no elevator service in the building.

#	Issue	Mitigation	Photo	Cost
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Police Station				
5.	Accessible Parking The designated accessible parking space and the associated access aisles have slope >2%, @ up to 3.8%.	Re-grade the parking spaces and their associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space + 1 aisle)		\$3,000
6.	Curb Ramp The bottom surface of the curb ramp is uneven/ broken.	Re-build the curb ramp. Unit Cost: \$1,250 ea. Quantity: 1		\$1,250




#	Issue	Mitigation	Photo	Cost
7.	Route from Curb Ramp to Entry Ramp <ul style="list-style-type: none"> The walkway has running slopes >5%, @ up to 6.5%. Portions of the walkway have cross slopes >2%, @ up to 6.9%. 	Re-grade the walkway. Unit Cost: \$75/sf Est. Quantity: 50 lf		\$3,750
8.	Entry Ramp <ul style="list-style-type: none"> The entry ramp has running slopes >8.3%, @ up to 9%. The bottom landing of the entry ramp has slopes >2%, @ 3.6%. The handrails lack the required extensions at the top and bottom. 	Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1		\$15,000
9.	Entry Stairs There are no handrail extensions on the top or bottom of the stairs.	Install compliant handrail extensions on both sides of the stairs. Unit Cost: \$50/lf Est. Quantity: 8 lf		\$400


#	Issue	Mitigation	Photo	Cost
10.	Transaction Counter <ul style="list-style-type: none"> The transaction counter is > 36" AFF, @ 46 1/4". The transaction counter protrudes >4" into the circulation space. 	Provide lowered counter or shelf. Unit Cost: \$250 Quantity: 1		\$250
		Install a cane detectable object below the counter. Unit Cost: \$750 ea. Quantity: 1		\$750
11.	Bathrooms <ul style="list-style-type: none"> The public, employee, women's, bathroom lacks the required footprint for an accessible bathroom. The women's single user toilet room is not located on a min. 36" wide accessible route, @ 35". 	Further design study required. Unit Cost: \$15,000 Quantity: 1	 	\$15,000

#	Issue	Mitigation	Photo	Cost
12.	Signage Permanent room sign is not mounted on the latch side of the door and lacks tactile/Braille elements.	Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 per sign Est. Quantity: 7		\$700
13.	Interior Door Hardware The door hardware requires tight grasping, pinching, or twisting of the wrist to operate.	Replace the door hardware with lever type. Unit cost: \$300 ea. Est. Quantity: 5		\$1,500

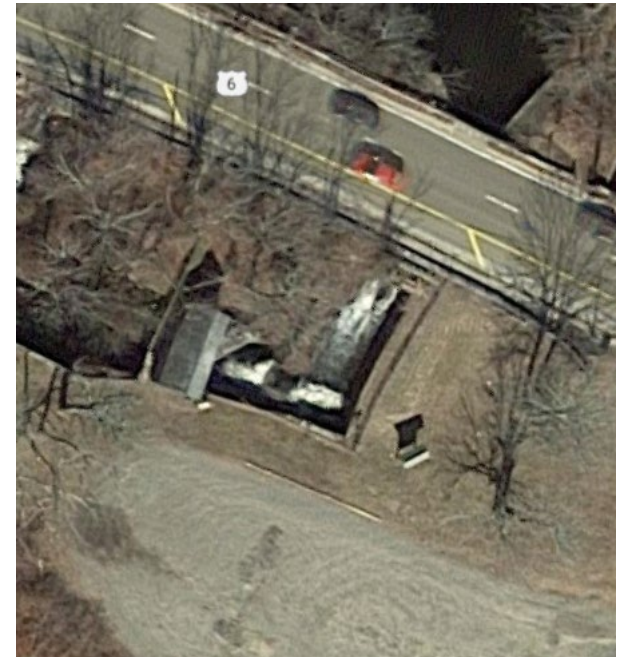
#	Issue	Mitigation	Photo	Cost
14.	<p>Men's Holding Cells</p> <ul style="list-style-type: none"> The men's holding cells are not accessible. For example, the doors lack the required 32" of clear width (@ 20") and the toilets are not located next to adjacent sidewalls. The door to the men's holding cell area lacks the required min. 54" deep maneuvering clearance for a latch side approach, @ 46". <p>Note: this door has both a latch and a closer.</p>	<p>Further design study required.</p> <p>Unit Cost: \$20,000</p> <p>Quantity: 1</p>		\$20,000

#	Issue	Mitigation	Photo	Cost
15.	Women's and Juvenile Holding Cells <ul style="list-style-type: none"> • The toilet CL's measured >18" from the adjacent sidewall, @ 19"-19 ½". • The toilet seats measures <17"-19" AFF, @ 15". • The sink lacks the required knee space for a forward approach, it is obstructed by the toilet. • The toilet lacks the required grab bars. • The telephone controls are located >48" AFF, @ 56". • The door viewing panel is >43" AFF to the bottom of the opening, @ 56". • The juvenile cell lacks the required min. 60" turning space and door maneuvering clearance due to the location of the bolted down bed. • The doors to the cells lack the required min. 54" deep maneuvering clearance for a latch side approach, @ 46". 	<p>Further design study required.</p> <p>Unit Cost: \$20,000</p> <p>Quantity: 1</p>		\$20,000

#	Issue	Mitigation	Photo	Cost
16.	Route to Offices The door to the offices lacks the required min. 18" of maneuvering clearance on the latch pull side for a forward approach.	Install an automatic door opener. Unit cost: \$2,500 ea. Quantity: 1		\$2,500
17.	Interrogation Room The interrogation room is not located on an accessible route, it is located on the lower level which requires the use of stairs.	Install an elevator or Relocate program to an accessible location Unit cost: \$0 ea. Quantity: 1		\$0
18.	Fingerprinting Room The fingerprinting machine lacks an adjacent 30"X48" clear floor space.	Relocate the fingerprinting machine. Unit Cost: \$250 Quantity: 1		\$250



#	Issue	Mitigation	Photo	Cost
19.	Flag Pole The flag pole is not located on an accessible route, due to the stairs.	No action necessary if flag is raised/lowered by municipal employees. Town to confirm. Unit Cost: \$0 Quantity: 1		\$0
POLICE STATION TOTAL COST				\$84,350

Herring Run






The Herring Run is located off of Cranberry Highway and consists of a single historic structure and unpaved parking lot.


#	Issue	Mitigation	Photo	Cost
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Herring Run				
1.	Accessible Parking No accessible parking spaces are provided.	Mark accessible spaces (including at least one van accessible space) and associated access aisles. Provide signage. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$600
2.	Building No accessible route is provided into the facility.	Additional study required. Options include: <ul style="list-style-type: none"> • Information kiosk • Accessible viewing platform Unit Cost: \$2,000 Quantity: 1		\$2,000
HERRING RUN TOTAL COST				\$2,600





The Tremont Nail Factory is a historic mill building complex located on Elm Street. Currently, the Freight Building is the only building in the complex used for Town events. The Freight Building is a single-story building with a large open space for hosting large groups. There are no toilet rooms in the Freight Building.



#	Issue	Mitigation	Photo	Cost
Tremont Nail Factory				
20.	Accessible Parking There no designated accessible parking spaces provided at the complex.	Further design study required. Unit Cost: \$1,000 Quantity: 1		\$1,000
21.	Freight Building Entrances <ul style="list-style-type: none"> The wooden ramp is not located on an accessible route, due to the grass surface. Additionally, the ramp has running slopes >8.3%, @ up to 12.6%, and cross slopes >2%, @ up to 2.6%. The handrails are not rounded and lack the required extensions. One entrance is inaccessible due to the stairs. The paved sloped walkway entry has running slopes >5%, @ up to 5.9%. 	Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1 Install compliant handrails and handrail extensions on both sides of the stairs. Unit Cost: \$50/lf Est. Quantity: 10 lf Provide directional signage at the two (2) inaccessible entrances (stairs and sloped walkway). Unit Cost: \$100 ea. Quantity: 2	 	\$15,000 \$500 \$200

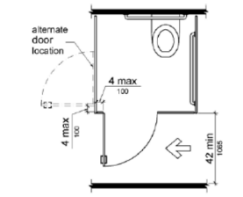
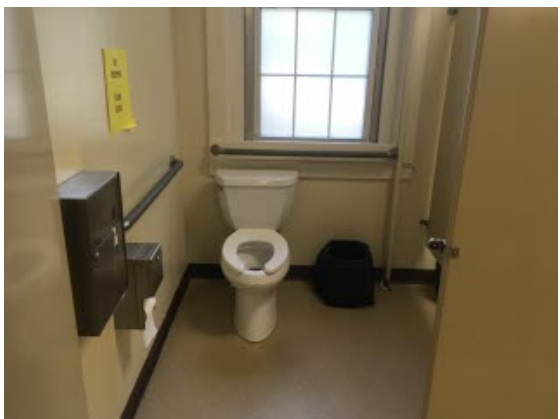

#	Issue	Mitigation	Photo	Cost
22.	Freight Building Flooring The flooring is uneven with vertical changes in level >1/4" at the control joints.	Re-grade the floor surface. Unit cost: \$30/sf Est. Quantity: 2,000		\$60,000
TREMONT NAIL TOTAL COST				\$76,700




The multi-service building is a three story (4 level) building. The first level contains the Council on Aging and the Senior Center. The second and third stories contain offices of the Harbormaster, the Shellfish Department, the Selectmen's Meeting Room and various School Department offices. All levels are connected by an elevator. There are accessible Men's & Women's toilet rooms in the Senior Center and on the second floor.

#	Issue	Mitigation	Photo	Cost
Multi-Service Building				
Exterior				
1.	Parking One of four designated accessible parking spaces lacks the required access aisle	Restripe a portion of the parking lot to add one (1) access aisle. Unit Cost: \$300 ea. Quantity: 1		\$300
2.	Entrances The inaccessible entrance lacks directional signage to the accessible entrance.	Provide directional signage. Unit Cost: \$100 ea. Est. Quantity: 1		\$100

#	Issue	Mitigation	Photo	Cost
3.	Ramp The upper section of the ramp has running slopes > 8.33%, @ up to 9.8%	Rebuild the ramp. Unit Cost: \$15,000 ea. Quantity: 1		\$15,000
Level 1				
4.	Men's Toilet Room In the accessible stall, the toilet flush control is not located on the wide side of the toilet.	Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 ea. Quantity: 1		\$1,500
Level 2				
5.	Men & Women's Toilet Room In the accessible stalls, the toilet flush control is not located on the wide side of the toilet.	Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 ea. Quantity: 2	No Image	\$3,000

#	Issue	Mitigation	Photo	Cost
6.	<p>Accessible Stall in Women's Toilet Room.</p> <p>The stall door is not located opposite the toilet, it opens in front of toilet.</p>  <p>Figure 604.8.1.2 Wheelchair Accessible Toilet Compartment Doors</p>	<p>Replace front partition wall and relocate door.</p> <p>Unit Cost: \$1,000 ea.</p> <p>Quantity: 1</p>		\$1,000
7.	<p>Café</p> <ul style="list-style-type: none"> The sink is > 34" AFF and lacks the required knee space below for a forward approach. The soap and paper towel dispensers are not located within an accessible reach range. 	<p>Modify counter and provide compliant sink.</p> <p>Unit Cost: \$1,000 ea.</p> <p>Quantity: 1</p> <p>Relocate the dispensers.</p> <p>Unit cost: \$150 ea.</p> <p>Quantity: 2</p>		<p>\$1,000</p> <p>\$300</p>



#	Issue	Mitigation	Photo	Cost
8.	Room 218 & 228 The transaction counters are > 36" AFF.	Provide lowered counter or shelf. Unit cost: \$250 ea. Quantity: 2		\$500
Multi-Service Building Total Cost				\$22,700






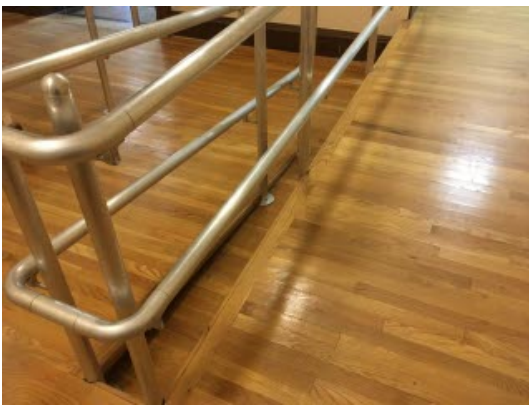
The Town Hall is a three-story (4 level) building. An elevator connects all stories. Two ramps connect the upper and lower levels of the 2nd story. The building contains various Town offices including, Town Administrator, Inspectional Services, Assessor, Treasurer, Planning & Community Development, and Town Clerk. There is an accessible Women's toilet room on the 2nd Floor and an accessible Men's toilet room on the 3rd Floor



#	Issue	Mitigation	Photo	Cost
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Town Hall

23.	Parking The van accessible parking space lacks signage indicating it is van accessible.	Install a van accessible parking sign. Unit cost: \$300 ea. Quantity: 1		\$300
24.	Entrances Inaccessible entrances lack directional signage to the accessible entrance.	Provide directional signage. Unit Cost: \$100 ea. Quantity: 2		\$200

#	Issue	Mitigation	Photo	Cost
25.	Transaction Counters Transaction counters are > 36" AFF. Adapted counters are not used as they are very heavy and do not stay open.	Provide lowered counter or shelf. Unit Cost: \$250 Est. Quantity: 5		\$1,250
26.	Signage Permanent room sign is not mounted on the latch side of the door and lacks tactile/Braille elements.	Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 ea. Est. Quantity: 18		\$1,800

#	Issue	Mitigation	Photo	Cost
27.	Toilet Rooms The inaccessible Men's (1 st & 2 nd Fl) and Women's (1 st & 3 rd Fl) toilet rooms: <ul style="list-style-type: none"> lack visual alarms lack directional signage to accessible toilet rooms. 	Install a visual/audible alarm in each toilet room. Unit cost: \$750 ea. Quantity: 4 Install directional signs. Unit cost: \$100 ea. Quantity: 4		\$3,000 \$400
28.	Ramps (2) The ramps lack edge protection.	Install edge protection. Unit Cost: \$10/lf Est. Quantity: 40 lf		\$400

#	Issue	Mitigation	Photo	Cost
29.	Drinking Fountains The “high” water fountain protrudes >4” into the circulation route.	Install a cane detectable object below the water fountain. Unit Cost: \$250 ea. Quantity: 1		\$250
30.	Auditorium The auditorium lacks an accessible route to the stage.	If the stage is used for public programs, install a platform lift. Unit cost: \$15,000 ea. Quantity: 1		\$15,000



#	Issue	Mitigation	Photo	Cost
31.	Doors Doors require > 5lbs force to open.	Adjust door closers. Unit Cost: \$0 Est. Quantity: 2		\$0
TOWN HALL TOTAL COST				\$22,600








The Library is a one-story building located at 59 Marion Rd. It has an interior patio. There are Men's, Women's and Children's toilet rooms.



#	Issue	Mitigation	Photo	Cost
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Library

1.	Accessible Parking <ul style="list-style-type: none"> A van accessible space is not provided – the access aisle is <8' wide, @ 48". The access aisle between the two designated accessible parking spaces < 5' wide @ 48". 	<p>Restripe a portion of the parking lot to add a van accessible parking space (including at least one van space), as well as the associated signs and access aisles.</p> <p>Unit Cost: \$300 ea.</p> <p>Est. Quantity: 3 (2 spaces + 1 access aisle)</p>		\$900
2.	Curb Ramp <p>The transition to the curb ramp is broken, uneven and has changes in level > ¼" that are not beveled at max. 1:2.</p>	<p>Repair the transition</p> <p>Unit cost: \$300</p> <p>Quantity: 1</p>		\$300

#	Issue	Mitigation	Photo	Cost
3.	Flag Pole The flag pole is not located on an accessible route.	No action necessary if flag is raised/lowered by municipal employees. Town to confirm. Unit Cost: \$0 Quantity: 1		\$0
4.	Walkway Walkway to entrance has a section that is broken, uneven and has changes in level > ¼" that are not beveled at max. 1:2.	Repair the walkway. Unit cost: \$300 Quantity: 1		\$300

#	Issue	Mitigation	Photo	Cost
5.	Transaction Counter The transaction counter is >36" AFF.	Provide lowered counter or shelf. Unit Cost: \$250 Quantity: 1		\$250
6.	Children's Toilet Room The toilet flush control is not located on the wide side of the toilet.	Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 ea. Quantity: 1		\$1,500
7.	Patio Doors All doors to the patio have changes in level > ½" AFF, @ 4"-7".	Provide an accessible route to the patio. Additional study required. Unit Cost: \$6,000 Quantity: 1		\$6,000

#	Issue	Mitigation	Photo	Cost
8.	Men's & Women's Room <ul style="list-style-type: none"> The grab bars are mounted <33"-36" AFF to the top of the gripping surface, @ 30". The rear grab bars are < 36" long, @ 24". The lavatory pipes are not insulated. 	<p>Re-position the side grab bars. Unit cost: \$150 ea. Quantity: 2</p> <p>Install a new 36" rear grab bar. Unit cost: \$150 ea. Quantity: 2</p> <p>Insulate the pipes. Unit cost. \$50 Quantity: 2</p>	 	<p>\$300</p> <p>\$300</p> <p>\$100</p>

#	Issue	Mitigation	Photo	Cost
9.	Women's Toilet Room The toilet flush control is not located on the wide side of the toilet.	Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 ea. Quantity: 1		\$1,500
LIBRARY TOTAL COST				\$11,450

Police Substation/Harbormaster Station


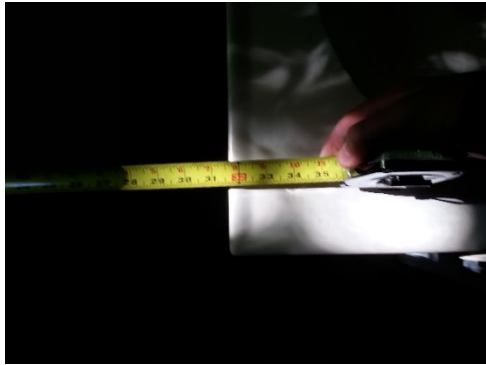


240 Onset Avenue is a two-story building. The building's upper level is accessed by the public off Onset Ave. The lower level is accessed by the staff parking lot and does not contain any areas open to the public.

#	Issue	Mitigation	Photo	Cost
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Police Substation/ Harbormaster Station



1.	Building Entrance <ul style="list-style-type: none"> The building entry door maneuvering clearance has slopes >2%, @ up to 2.8%. There is a change in level >1/2" at the entry threshold, @ 4". 	Re-grade the floor surface. Unit cost: \$30/sf Est. Quantity: 25 sf		\$750
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#	Issue	Mitigation	Photo	Cost
2.	Transaction Counter The counter height of the main service desk in the building is >36", @ 50" AFF.	Provide lowered counter or shelf. Unit Cost: \$250 Est. Quantity: 1		\$250
3.	Toilet Room The toilet room lacks the footprint and fixtures required for an accessible bathroom.	Build an accessible toilet room. Further design study required. Unit Cost: \$15,000 Quantity: 1		\$15,000
POLICE SUBSTATION TOTAL COST				\$16,000

Spinney Library



The Spinney Library is a two-story building located along Onset Avenue. There is one designated accessible parking space servicing the building located along the street parallel to the sidewalk.

#	Issue	Mitigation	Photo	Cost
Spinney Library				
1.	Accessible Route There is no accessible route from the accessible parking space to the walkway accessing the building.	Install a curb ramp. Unit Cost: \$1,250 ea. Quantity: 1		\$1,250
2.	Ramp The ramp lacks the required handrails on both sides.	Install compliant handrails and handrail extensions on both sides of the ramp. Unit Cost: \$50/lf Est. Quantity: 30 lf		\$1,500

#	Issue	Mitigation	Photo	Cost
3.	Microwave The microwave controls in the common-use space are >48" AFF, @ 63".	Lower the microwave. Unit Cost: \$200 Quantity: 1		\$200
4.	Computer Stations The knee space at the computer stations is <27" AFF, @ 22".	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
SPINNEY LIBRARY TOTAL COST				\$3,200

Modular Recycling Center





The Modular Recycling Center consists of a leased trailer, two sheds, and several dumpsters. The public comes to this location to recycle products such as glass, paper, computers, books, etc.

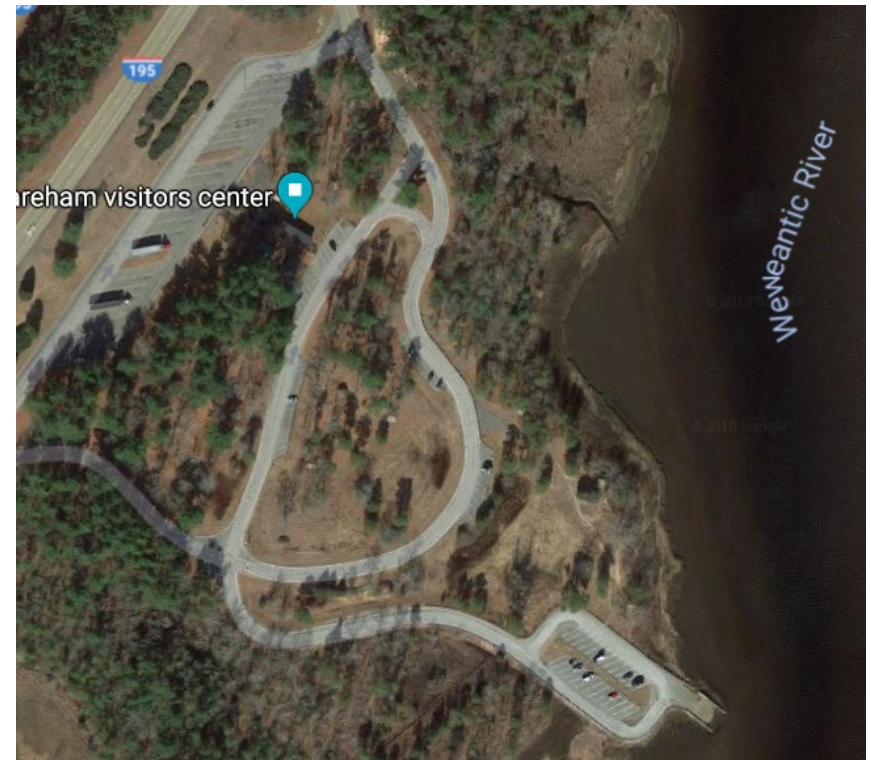
#	Issue	Mitigation	Photo	Cost
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Modular Recycling



32.	Recycle Bins <ul style="list-style-type: none"> The recycle bins are not located on an accessible route, due to the steps. The recycle bin openings are >48" AFF, @ 55" from the top step. 	Install ramps and raise the platforms. or develop/implement operational protocols and staff training to provide assistance. Unit Cost: \$0 Quantity: 1		\$0
33.	Trailer The trailer is not located on an accessible route, due to the steps.	Install a ramp. or develop/implement operational protocols and staff training to provide assistance. Unit Cost: \$0 Quantity: 1		\$0




#	Issue	Mitigation	Photo	Cost
34.	Buildings The book barn, fluorescent/mercury, swap shed, and surplus paint buildings are not on an accessible route, due to the steps.	Install ramps. or develop/implement operational protocols and staff training to provide assistance. Unit Cost: \$0 Quantity: 1		\$0
35.	Electronics/ Free Areas The electronics/free areas are not located on an accessible route, due to change in elevation and surface materials.	Install a walkway. or develop/implement operational protocols and staff training to provide assistance. Unit Cost: \$0 Quantity: 1		\$0
36.	Drop Off Area An accessible drop off area is not provided.	Install an accessible vehicular drop-off. or develop/implement operational protocols and staff training to provide assistance. Unit Cost: \$0 Quantity: 1	No Image	\$0
MODULAR RECYCLING TOTAL COST				\$0


Rt. 195 Visitor Center



The Visitor Center is on the east bound side of Rt. 195. There is an information office, picnic tables, and a boat ramp.

#	Issue	Mitigation	Photo	Cost
Route 195 Visitor Center				
1.	Route to Information Office The ramp and stair handrails lack the required extensions at the top and bottom.	Install compliant handrail extensions on both sides of the stairs. Unit Cost: \$50/lf Est. Quantity: 8 lf		\$400
2.	Information Office Entry The entry threshold is >1/2" AFF and not beveled at max. 1:2, @ 1 1/2" tall with two abrupt vertical changes in level.	Replace the threshold. Unit Cost: \$100 ea. Quantity: 1		\$100

#	Issue	Mitigation	Photo	Cost
3.	Transaction Counter The counter height is >36", @ 37 ¾" AFF.	Provide lowered counter or shelf. Unit Cost: \$250 Est. Quantity: 1		\$250
4.	Baby Changing Room <ul style="list-style-type: none"> The baby changing room is not located on a min. 32" wide accessible route, @ 27" wide between the transaction counter and the opposing wall. Note: the accessible route is permitted to be reduced to 32" for a maximum 24" depth. <ul style="list-style-type: none"> The baby changing room lacks the required min. 60" of turning space, due to the movable storage items. 	Widen the accessible route. Unit Cost: \$500 Quantity: 1 Relocate the storage items. Unit Cost: \$0 Quantity: 1	 	\$500 \$0

#	Issue	Mitigation	Photo	Cost
5.	Boat Ramp The parking lot at the boat ramp lacks accessible parking spaces.	Restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 6 (4 spaces + 2 access aisles)		\$1,800
ROUTE 195 VISITOR CENTER TOTAL COST				\$3,050

KMA audited following:

Town Wharf

Harbormaster Building



Comfort Station – Onset Ave



Bandstand







The Town Wharf is located off Onset Ave. It contains the Harbormaster office (and bathrooms), a ticket booth for Canal Cruises, a small boat pier/slips, and public parking.




#	Issue	Mitigation	Photo	Cost
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Town Wharf				
1.	Accessible Parking at Entrance <ul style="list-style-type: none"> One of the designated accessible parking spaces lacks an access aisle. One of the designated accessible parking spaces lacks a sign at the head of the space. 	<p>Restripe a portion of the parking lot to add a van accessible parking space, as well as the associated sign and access aisle.</p> <p>Unit Cost: \$300 ea.</p> <p>Quantity: 2 (1 space + 1 access aisle)</p> <p>Add a new van accessible sign to the existing designated accessible parking space.</p> <p>Unit Cost: \$100 per sign</p> <p>Quantity: 1</p>		<p>\$600</p> <p>\$100</p>
2.	Accessible Parking at Canal Cruises <p>The designated accessible parking space lacks an access aisle.</p>	<p>Restripe a portion of the parking lot to add a van accessible parking space, as well as the associated sign and access aisle.</p> <p>Unit Cost: \$300 ea.</p> <p>Quantity: 2 (1 space + 1 access aisle)</p>		<p>\$600</p>

#	Issue	Mitigation	Photo	Cost
3.	Grate Along Accessible Route (Onset Pier) Grates along the accessible routes from the designated accessible parking spaces has openings > ½".	Replace the grate cover with one that does not have openings >1/2" wide. Unit cost: \$250 Quantity: 2		\$500
4.	Finger Piers Several piers appeared to be seasonal and were not installed at the time of KMA's site visit.	Town to confirm.	No Image	TBD
5.	Canal Cruise Accessible Route The accessible route from the accessible parking space has excessive slopes in both directions, @ up to 9.7%.	Re-grade the walkway. Unit Cost: \$75/sf Est. Quantity: 25 sf.		\$1,875

#	Issue	Mitigation	Photo	Cost
6.	Onset Pier Ticket Counter The ticket counter is >36" AFF, @ 40 ½".	Provide lowered counter or shelf. Unit Cost: \$250 Quantity: 1		\$250
7.	Canal Cruises Ticket Counter <ul style="list-style-type: none"> The ticket counter is >36" AFF, @ 42 ½". The ticket counter lacks a level (no slopes >2%) adjacent 30"X48" clear floor space, @ up to 4.8% slopes. 	Provide lowered counter or shelf. Unit Cost: \$250 Quantity: 1 Regrade the pavement at the ticket counter. Unit Cost: \$75/sf Est. Quantity: 12 sf		\$250 \$900
8.	Bathhouse A new bathhouse is being planned for at the beach.	KMA understands plans for a new bathhouse are currently in progress. KMA requires more information on the proposed bathhouse in order to assess accessibility requirements. Additional study required. Unit Cost: \$5,000 Quantity: 1	No Image	\$5,000

#	Issue	Mitigation	Photo	Cost
9.	Accessible route to the beach An accessible route to the beach is not provided.	Provide an accessible route to the boat areas. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
10.	Accessible Route to Boat Areas There is no accessible route provided to the boat areas.	Provide an accessible route to the boat areas. Additional study required. Unit Cost: \$10,000 Quantity: 1		\$10,000

#	Issue	Mitigation	Photo	Cost
11.	Canal Cruise Boarding Ramp The boarding ramp has running slopes >8.3%, @ up to 32.6%.	Additional information is required as to the operator of the cruises. The obligation to provide access to the vessel is likely the responsibility of the operator.		TBD
12.	Gazebo The gazebo is not located on an accessible route, due to the 25" change in elevation (steps).	Install a ramp. Unit cost: \$3,000 Quantity: 1		\$3,000
13.	Flag Pole The flag pole is not located on an accessible route.	No action necessary if flag is raised/lowered by municipal employees. Town to confirm. Unit Cost: \$0 Quantity: 1		\$0
TOWN WHARF Area TOTAL COST				\$28,075



Harbormaster Building








The building is located at the south-end of the Town Wharf off Onset Avenue. There is one designated accessible parking space servicing the building.

#	Issue	Mitigation	Photo	Cost
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Harbormaster Building

1.	Parking The accessible parking space servicing the Harbormaster building has slopes >2%, @ up to 2.4%.	Re-grade the parking spaces and their associated access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space + 1 aisle)		\$3,000
2.	Route from Accessible Parking The accessible route from the accessible parking space to the building entrance is obstructed (speed bump) and contains excessive cross slopes.	Remove the barriers and re-grade the sloped walkway entry. Unit Cost: \$75/sf Est. Quantity: 20 lf		\$1,500

#	Issue	Mitigation	Photo	Cost
3.	Curb Ramp The curb ramp has running slopes >8.3%, @ up to 9.2%.	Re-build the curb ramp. Unit Cost: \$1,250 ea. Quantity: 1		\$1,250
4.	Thresholds The door thresholds are >1/2" AFF.	Replace the thresholds. Unit Cost: \$100 ea. Quantity: 3		\$300

#	Issue	Mitigation	Photo	Cost
5.	Men's & Women's Toilet Rooms <ul style="list-style-type: none"> The hand dryers protrude >4" into the circulation space. The centerlines of the toilets at the accessible stalls are >18", @ up to 20" from the side wall. The sink in the Women's restroom lacks the required 36" width for a forward approach into an alcove >24", @ 35 ½". 	<p>Relocate the hand dryers.</p> <p>Unit Cost: \$300 ea. Quantity: 2</p> <p>Relocate the toilet so the centerline is 18" from the side wall.</p> <p>Unit cost: \$1,500 ea. Quantity: 2</p> <p>Relocate the lavatory.</p> <p>Unit cost: \$500 ea. Quantity: 1</p>	 	<p>\$600</p> <p>\$3,000</p> <p>\$500</p>
6.	Harbormaster Office The Harbormaster's office lacks the accessible clear floor space to be able to maneuver throughout the office.	<p>Additional study required</p> <p>Unit cost: \$1,000 Quantity: 1</p>		<p>\$1,000</p>
HARBORMASTER BUILDING TOTAL COST				\$11,150

Bandstand, Onset



The Bandstand is an outdoor assembly area. There are two level viewing platforms and one wheelchair location in the front row of fixed seats.




#	Issue	Mitigation	Photo	Cost
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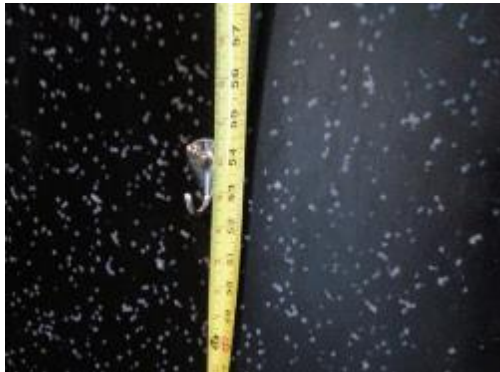

Bandstand				
1.	Accessible Parking The van accessible parking space lacks signage indicating it is van accessible.	Install a van accessible parking sign. Unit cost: \$100 ea. Quantity: 1		\$100
2.	Accessible Route The walkway has a running slope >5% and is not treated as a ramp, @ up to 8.2%.	Additional study required. Unit Cost: \$20,000 Quantity: 1		\$20,000
BANDSTAND TOTAL COST				\$20,100


Onset Ave Comfort Station



The Comfort Station is a single-story building located along Onset Ave, containing Men's, Women's, and Family toilet rooms.

#	Issue	Mitigation	Photo	Cost
Onset Ave Comfort Station				
1.	Accessible Parking The bottom edge of the accessible parking signs is mounted <60" AFF.	Re-install the signs at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 6		\$600 \$3,000
2.	Accessible Route There are excessive slopes along some of the walkways accessing the Comfort Station from the public sidewalk along Onset Ave, @ up to 13.9%.	Provide an accessible route to the Comfort Station from the public sidewalk. Additional study required. Note if the toilet rooms at the Harbormaster Office are open at the same hours as the comfort station, barrier mitigation of this route may not be required. Unit Cost: \$10,000 Quantity: 1		\$10,000
3.	Mirrors The reflective surface of the mirror is >40" AFF, @ 42 ½". This condition was observed in all the bathrooms.	Lower the mirror. Unit cost: \$500 ea. Quantity: 3		\$1,500

#	Issue	Mitigation	Photo	Cost
4.	Men's & Women's Toilet Rooms <ul style="list-style-type: none"> The doors to both the Men's and Women's restrooms lack the required min. 12" of maneuvering clearance on the latch push side for a forward approach, @ 3". The coat hooks in the accessible stalls are mounted >48" AFF, @ 54". 	<p>Install an automatic door opener. Unit cost: \$2,500 ea. Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p>	 	<p>\$5,000</p> <p>\$50</p>
5.	Men's Toilet Room The Men's restroom lacks the required tactile/braille signage at the latch side of the door.	<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 ea. Quantity: 1</p>		<p>\$100</p>

#	Issue	Mitigation	Photo	Cost
6.	Women's Toilet Room The centerline of the toilet in the Women's accessible stall is >18" from side wall, @ 19 ¼".	Reposition the toilet. Unit cost: \$1,500 ea. Quantity: 1		\$1,500
ONSET AVE COMFORT STATION TOTAL COST				\$21,750

Section 3: Polling Places/ Town Meeting Locations

KMA audited following polling/Town Meeting areas:

Decas School

East Wareham School



Hammond School

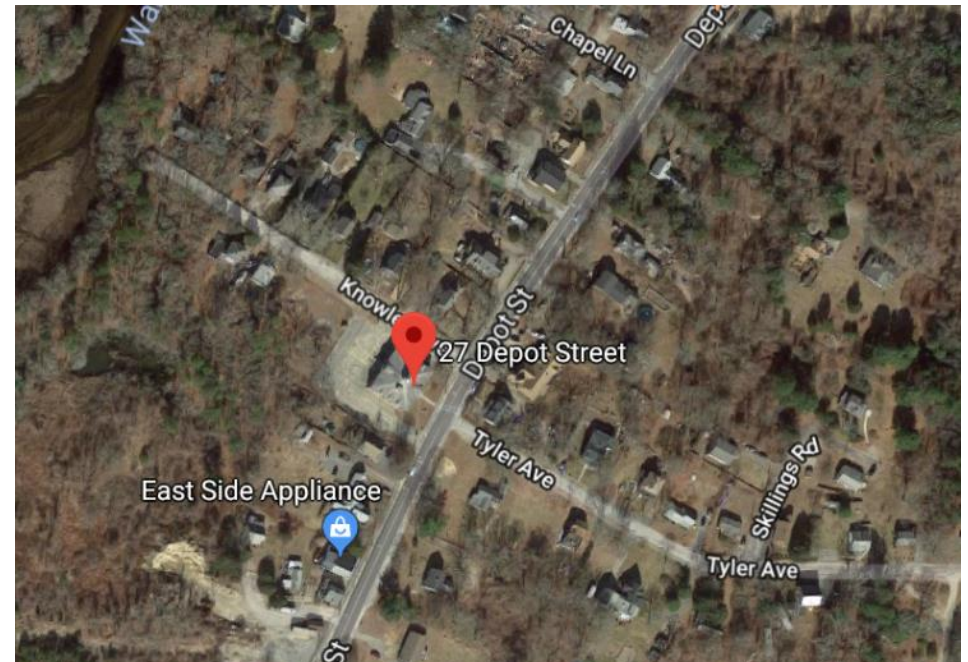
High School

Minot Forest School









The Decas School gymnasium is currently used as a location for the public to vote in town elections. KMA was informed that there are no public bathrooms available.

#	Issue	Mitigation	Photo	Cost
3.	Entry Door <ul style="list-style-type: none"> The entry door lacks the required min. 18" of maneuvering clearance on the latch pull side for a forward approach, @ 11". The entry door maneuvering clearance has slopes >2%, @ 2.8% on the exterior side. 	Install an automatic door opener. Unit cost: \$2,500 ea. Quantity: 1		\$2,500
4.	Entry Threshold The entry threshold is >1/2" AFF beveled at 1:2, @ 1".	Replace the thresholds. Unit Cost: \$100 ea. Quantity: 1		\$100
DECAS SCHOOL TOTAL COST				\$15,900



The East Wareham School is a vacant building that may someday be used for voting purposed. KMA was informed that voting would likely take place in the cafeteria located on the lowest level.

#	Issue	Mitigation	Photo	Cost
East Wareham School				
1.	Parking The parking lot lacks accessible parking spaces.	Restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$600
2.	Entrances <ul style="list-style-type: none"> Two of the three entrances are not accessible due to the stairs. The rear side entrance threshold is not beveled at 1:2. The rear side entrance ramp has an upper landing with slopes >2%, @ up to 6%, and a vertical change in level >1/4" AFF. 	Provide directional signage at the inaccessible entrances. Unit Cost: \$100 ea. Quantity: 2 Replace the threshold. Unit Cost: \$100 ea. Quantity: 1 Re-grade the landing surface. Unit cost: \$30/sf Est. Quantity: 25 sf	 	\$200 \$100 \$750



#	Issue	Mitigation	Photo	Cost
3.	Cafeteria Ramp <ul style="list-style-type: none"> The cafeteria ramp lacks the required handrails on both sides. The existing handrail is not mounted at a consistent height, it runs horizontal to the cafeteria floor. 	Install compliant handrails on both sides. Unit cost: \$50/lf Est. Quantity: 12 lf		\$600
4.	Men's & Women's Toilet Room <ul style="list-style-type: none"> The door lacks the required min. 18" of maneuvering clearance on the latch pull side for a forward approach, @ 7". There is <60" of clearance at the toilet, @ 58" to the adjacent lavatory. The lavatory lacks the required 30" wide knee clearance for a forward approach, @ 26". The bathroom lacks a visual alarm. 	Install an automatic door opener. Unit cost: \$2,500 ea. Quantity: 1 Install a new lavatory. Unit Cost: \$500 ea. Quantity: 1 Install a visual/audible alarm in each toilet room. Unit cost: \$750 ea. Quantity: 1	 	\$2,500 \$500 \$750



#	Issue	Mitigation	Photo	Cost
5.	Signage Permanent room sign is not mounted on the latch side of the door.	Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 per sign Est. Quantity: 4	No Image	\$400
EAST WAREHAM SCHOOL TOTAL COST				\$6,400

Hammond School






The site includes a two-story building currently used as the Wareham Boys & Girls Club and as a location for the public to vote in town elections. Street parking is available along the curb of Highland Avenue.




#	Issue	Mitigation	Photo	Cost
Hammond School				
1.	Entry Ramp <ul style="list-style-type: none"> The entry ramp that brings a visitor from the main walkway to the building entrance has a running slope >8.3%, @ 10.0%. The ramp handrails are mounted <34" above ramp surface. 	Rebuild the ramp. Unit Cost: \$7,500 Quantity: 1		\$7,500
2.	Transaction Counters The transaction counter is > 36" AFF, @ 50".	Provide lowered counter or shelf. Unit Cost: \$250 Est. Quantity: 1		\$250

#	Issue	Mitigation	Photo	Cost
3.	Staff Toilet Room (used for voting) <ul style="list-style-type: none"> The staff toilet room door lacks the 18" required maneuvering clearance on the pull-side latch. The paper towel dispenser protrudes >4" max. into the accessible route. The toilet centerline is >18" from the side wall, @ 19 ½". The bottom of the reflective surface of the mirror is mounted >40" AFF, @ 50". 	Install an automatic door opener. Unit Cost: \$2,500 Quantity: 1 Relocate the dispenser. Unit cost: \$150 ea. Quantity: 1 Reposition the toilet. Unit cost: \$1,500 ea. Quantity: 1 Lower the mirror. Unit cost: \$500 ea. Quantity: 1	 	\$2,500 \$150 \$1,500 \$500
HAMMOND SCHOOL TOTAL COST				\$12,400



The High School auditorium is used to host Town Meetings. The auditorium is located on the ground floor. There are two entrances available for town meeting events: the entrance near the front accessible parking lot and the side entrance nearest the auditorium.




#	Issue	Mitigation	Photo	Cost
		Est. Quantity: 1		
4.	Auditorium Seating The accessible seating is not dispersed/ integrated throughout the auditorium.	Additional study required. Unit Cost: \$10,000 Quantity: 1		\$10,000
5.	Drinking Fountains <ul style="list-style-type: none"> Drinking fountains along the route to the auditorium protrude >4" into the circulation space. Drinking fountains lack the required min. 27" AFF knee space below for a forward approach, @ 26 1/2". 	Relocate the drinking fountain to a location where it is not a protruding object and provides the required knee clearance. Unit Cost: \$1,500 ea. Quantity: 2		\$3,000
6.	Men's & Women's Multiuser Toilet Rooms <ul style="list-style-type: none"> The signage is mounted <48" AFF to the baseline of the lowest tactile character. The marble thresholds are not beveled at 1:2. The entry doors lack the required min. 12" of maneuvering clearance 	Relocate the signs. Unit Cost: \$50 ea. Quantity: 2 Replace the thresholds. Unit Cost: \$100. Ea. Quantity: 2 Install an automatic door opener. Unit cost: \$2,500 ea.		\$100 \$200 \$5,000




#	Issue	Mitigation	Photo	Cost
	<p>on the latch push side for a forward approach, @ 6".</p> <ul style="list-style-type: none"> The mirrors are mounted >40" AFF to the bottom of the reflective surface, @ 42 ½". The lavatory pipes are not insulated. The sidewall grab bars do not extend minimum 54" from the rear wall, @ 48". The sidewall grab bars are <34"-36" AFF to the top of the gripping surface, @ 31". The accessible toilet paper dispensers are mounted >7"-9" from the front edge of the toilet, @ 12". The coat hooks in the accessible stalls are mounted >48" AFF, @ 54". The hand dryers protrude >4" into the circulation space, @ 7". No visual alarms are provided in the bathrooms. 	<p>Quantity: 2 Lower the mirrors. Unit cost: \$500 ea. Quantity: 2 Insulate the pipes. Unit cost. \$50 Quantity: 2 Re-position the grab bars. Unit cost: \$150 ea. Quantity: 2 Relocate the toilet paper dispensers, the coat hooks, and the hand dryers. Unit Cost: \$100 ea. Quantity: 6</p> <p>Install a visual/audible alarm in each toilet room. Unit cost: \$750 ea. Quantity: 2</p>	  	<p>\$1,000</p> <p>\$100</p> <p>\$300</p> <p>\$600</p> <p>\$1,500</p> <p>HIGH SCHOOL TOTAL COST \$35,000</p>

Minot Forest School



The Minot Forest School gymnasium is used as a location for the public to vote in town elections. There is a direct entrance to the gymnasium that is used for voting. KMA understands there are plans to rebuild this school in the near future.

#	Issue	Mitigation	Photo	Cost
3.	Entry Door <ul style="list-style-type: none"> The entry door maneuvering clearance has slopes >2%, @ 3.7% on the exterior side. The entry threshold is >1/2" AFF beveled at 1:2, due to the 1" vertical change in level underneath the metal threshold. 	Install an automatic door opener. Unit cost: \$2,500 ea. Quantity: 1 Re-grade the landing surface. Unit cost: \$30/sf Est. Quantity: 25 sf		\$2,500 \$750
4.	Accessible Route to Bathrooms <ul style="list-style-type: none"> Neither leaf of the two sets of double doors provides the required min. 32" of clear width, @ 30" leaves. The route to the accessible unisex bathroom on the third floor requires the use of an inclined chair lift. 	Replace the double doors with at least one leaf that provides 32" of clear width. Unit Cost: \$500 Quantity: 2 Confirm the inclined lift is in working condition. Unit Cost: \$0 Quantity: 1		\$1,000 \$0
5.	Accessible Unisex Toilet Room Level 3 <ul style="list-style-type: none"> The entry door does not provide the required min. 32" of clear width, @ 31". The entry door lacks the required min. 18" of maneuvering clearance on the latch pull side for a forward approach, @ 7". 	Widen the doorway. Unit Cost: \$500 Quantity: 1 Install an automatic door opener: Unit Cost: \$2,500 Quantity: 1		\$500 \$2,500 \$100

#	Issue	Mitigation	Photo	Cost
	<ul style="list-style-type: none"> The signage is not tactile and not mounted on the latch side of the door. The door hardware requires tight grasping and twisting of the wrist to operate. The rear wall grab bar is mounted >12" from the sidewall, @ 13". The toilet seat is <17"-19" AFF, @ 15". The bottom of the reflective surface of the mirror is mounted >40" AFF, @ 52". The coat hook is >48" AFF, @ 56". The tampon dispenser controls are >48" AFF, @ 60". The paper towel dispenser is mounted >48" AFF, @ 54". 	<p>Install tactile/Braille signage on the latch side of the door. Coordinate with location and height requirements.</p> <p>Unit Cost: \$100 Quantity: 1</p> <p>Replace the door hardware with lever type.</p> <p>Unit cost: \$300 ea. Quantity: 1</p> <p>Re-position the rear grab bar.</p> <p>Unit cost: \$150 ea. Quantity: 1</p> <p>Replace the toilet.</p> <p>Unit cost: \$1,500 ea. Quantity: 1</p> <p>Lower the mirror.</p> <p>Unit cost: \$500 ea. Quantity: 1</p> <p>Lower the coat hook and dispensers.</p> <p>Unit cost: \$100 Quantity: 3</p>	  	<p>\$300</p> <p>\$150</p> <p>\$1,500</p> <p>\$500</p> <p>\$100</p>

#	Issue	Mitigation	Photo	Cost
6.	Lower Level Men's and Women's Toilet Rooms The toilet rooms lack the required footprint and accessible fixtures.	Provide directional signage at the inaccessible bathrooms. Unit Cost: \$100 ea. Quantity: 2		\$200
MINOT FOREST SCHOOL TOTAL COST				\$25,400

Section 4: Parks, Playgrounds, Athletic Fields, etc.

KMA audited following exterior areas:



Play Areas/ Athletic Facilities:		Water Facilities:
Basketball Courts Sylvester Gardens	Lopes Playground and Basketball Courts	Besse Park Fishing Pier & Flag Pole
Brown Memorial Courts	Mill Street Gazebo, Pavilion, and Playground	Little Harbor Beach
Carver Road Tennis Court/ Canoe Area	Minot Forest School Playground	Swifts Neck Boat Ramp
Decas School Playground, Bleachers, & Press Box	Oakdale Playground & Basketball Court	Tempest Knob Boat Ramp
East Wareham Playground	Palmer Field	
Ellis Playground	ShangriLa Basketball Court & Playground	Other Facilities:
Gateman Complex	Swift's Beach Playground and Basketball Court	Police Memorial
Hammond School Playground	West Wareham School Playground	Soldier's Monument & Flagpole
Indian Mound Playground	Westfield Playground	Onset Bluff Flagpole
Library Playground	Weweantic (Lukey) Playground, Pavilion, and Basketball Court	

Basketball Courts Sylvester Gardens



The site includes two basketball courts directly adjacent to the Wareham Town Multi-Service Center located at 48 Marion Rd. There is an adjacent parking lot that lacks accessible parking spaces. There is no accessible route from the parking area to the basketball courts.



#	Issue	Mitigation	Photo	Cost
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Basketball Courts Sylvester Gardens				
1.	Accessible Parking No designated accessible parking is provided.	Restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$600
2.	Accessible Route No accessible route is provided to the basketball courts.	Provide an accessible route to at least one basketball court and all common use elements. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
BASEKETBALL COURTS SYLVESTER GARDENS TOTAL COST				\$5,600

Brown Memorial Courts



The site includes a basketball court and two tennis courts located next to the parking lot on Highland Ave. There are two designated accessible parking spaces, however they lack access aisles and are not located on the shortest accessible route. Additionally, there is no accessible route provided to the courts.


#	Issue	Mitigation	Photo	Cost
Brown Memorial Courts				
1.	Parking <ul style="list-style-type: none"> The designated accessible parking spaces lack an associated access aisle. The existing designated accessible parking spaces are not located on the shortest accessible route to the accessible entrance, @ the furthest from the gate entrance to the courts. 	Relocate/ restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Quantity: 3 (2 spaces + 1 aisle)		\$900
2.	Accessible Route No accessible route is provided to the basketball courts or the tennis courts.	Provide an accessible route to the courts. Additional study required. Unit Cost: \$3,000 Quantity: 1		\$3,000
BROWN MEMORIAL COURTS TOTAL COST				\$3,900

Carver Road Tennis Court/Canoe Area



The tennis court and canoe area are located on Carver Rd. There is an unpaved parking area, one tennis court and a trail leading to Tremont Mill Pond. There are no designated accessible parking spaces provided.



#	Issue	Mitigation	Photo	Cost
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Carver Road Tennis Court/ Canoe Area				
1.	Parking No designated accessible parking is provided.	Restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$300 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$600
CARVER ROAD CANOE AREA/ TENNIS COURTS TOTAL COST				\$600

Decas School Playground, Bleachers, & Press Box



The playground, bleachers, and press box are located off Main Street at the Decas School. There is no accessible route provided from the accessible parking on the side of the school to the playground or athletic facilities. The playground lacks accessible play features. The bleachers lack accessible seating.

#	Issue	Mitigation	Photo	Cost
Decas School Playground, Bleachers, & Press Box				
1.	Accessible Route <ul style="list-style-type: none"> The accessible route from the accessible parking has cross slopes >2%, @ up to 4.6%. The playground entrance surface is broken/uneven. The playground, the bleachers, and the fields are not located on an accessible route due to the mulch/sand/grass surfaces. The playground lacks accessible elements and accessible routes between elements due to the mulch/sand surfaces. 	Provide an accessible route to the playground, the bleachers, and the fields. Additional study required. Unit Cost: \$15,000 Quantity: 1		\$15,000
2.	Press Box The press box is not located on an accessible route, due to the stairs and change in surface material.	Additional study required Unit Cost: \$20,000 Quantity: 1		\$20,000



#	Issue	Mitigation	Photo	Cost
3.	Accessible Seating A wheelchair space is not provided at the bleachers.	Provide an accessible space on an accessible route next to the bleachers. Unit cost: 75 sq/ft Est. Quantity: 25 sq/ft		\$1,875
DECAS SCHOOL PLAYGROUND, BLEACHERS, & PRESS BOX TOTAL COST				\$36,875

East Wareham Playground



The playground is located off Knowles Ave. There is no accessible route to the playground and the playground lacks accessible play features.



#	Issue	Mitigation	Photo	Cost
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East Wareham Playground				
1.	Accessible Route <ul style="list-style-type: none"> No accessible route is provided to the playground and the benches. The playground lacks accessible elements and accessible route between elements. 	Provide an accessible route to the playground and the benches. Additional study required. Unit Cost: \$10,000 Quantity: 1	 	\$10,000
EAST WAREHAM PLAYGROUND TOTAL COST				\$10,000

Ellis Playground



The playground is located along North Boulevard. There is no accessible route to the playground and the playground lacks accessible play features. Additionally, the seating area lacks an accessible space.

#	Issue	Mitigation	Photo	Cost
Ellis Playground				
1.	Accessible Route No accessible route is provided to the playground.	Provide an accessible route to the playground and all unique common use elements. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
2.	Playground The playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$3,000 Est. Quantity: 1	No Image	\$3,000
3.	Seating Picnic tables lack an accessible seating location.	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
ELLIS PLAYGROUND TOTAL COST				\$8,250

Hammond School Playground



The site includes a playground located at the Hammond School. The playground is not located on an accessible route and lacks accessible play features.




#	Issue	Mitigation	Photo	Cost
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Hammond School Playground				
1.	Accessible Route No accessible route is provided to the playground.	Provide an accessible route to the playground. Additional study required. Unit Cost: \$5,000 Quantity: 1	No Image	\$5,000
2.	Playground Playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1	No Image	\$5,000
HAMMOND SCHOOL PLAYGROUND TOTAL COST:				\$10,000

Indian Mound Playground





The playground is located off Shawnee Drive. There is an adjacent unpaved parking area that lacks accessible parking. There is no accessible route to the playground and the playground lacks accessible play features. Additionally, the seating area lacks an accessible space.


#	Issue	Mitigation	Photo	Cost
Indian Mound Playground				
1.	Parking No accessible parking is provided.	Pave a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as the associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$3,000
2.	Accessible Route <ul style="list-style-type: none"> No accessible path of travel is provided to the playground. The playground lacks accessible elements and accessible route between elements. 	Provide an accessible route to the playground. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
3.	Seating Picnic tables lack an accessible seating location.	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
INDIAN MOUND PLAYGROUND TOTAL COST				\$8,250

Library Playground



The playground is behind the Library at 59 Marion Rd. There is one designated accessible parking space located at the side of the library that lacks an access aisle and the required signage. The playground is not located on an accessible route and lacks accessible play features.




#	Issue	Mitigation	Photo	Cost
Library Playground				
1.	Parking <ul style="list-style-type: none"> The designated accessible parking space is not located on the shortest accessible route to the playground. The designated accessible parking space lacks an access aisle and the required signage. 	Relocate/ restripe a portion of the parking lot to add a van accessible parking space, as well as the associated sign and access aisle. Unit cost: \$300 ea. Quantity: 2 (1 space + 1 access aisle)		\$600
2.	Curb Ramp The slope of the flared sides of the curb ramp adjacent to the designated accessible parking space is > 10%, @ up to 14%.	See item # 1 above		\$0


#	Issue	Mitigation	Photo	Cost
3.	Playground The playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1		\$5,000
LIBRARY PLAYGROUND TOTAL COST				\$5,600

Lopes Playground & Basketball Court



The park contains an ‘adventure’ playground, basketball court and ball field. There is an unpaved parking lot that lacks accessible parking. The playground and athletic facilities are not located on an accessible route. Additionally, the playground lacks accessible play features. The seating area lacks accessible spaces.

#	Issue	Mitigation	Photo	Cost
Lopes Playground and Basketball Courts				
1.	Parking No accessible parking is provided.	Pave a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as the associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 3 (2 spaces + 1 access aisle)		\$4,500
2.	Accessible Route No accessible route is provided to pavilion, basketball court or ball field.	Install an accessible walkway. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
3.	Playground Playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1		\$5,000




#	Issue	Mitigation	Photo	Cost
4.	Seating Picnic tables lack an accessible seating location.	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
LOPES PLAYGROUND AND BASKETBALL COURTS TOTAL COST				\$14,750

Mill Street Gazebo, Pavilion, and Playground



The abandoned site is located on Mill Street. There is no parking provided at the site. The gazebo, pavilion, and playground are not located on an accessible route due to the excessive slopes, stairs, and changes in surface materials. The playground is a single tire climbing play device and it is not accessible.

#	Issue	Mitigation	Photo	Cost
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Mill Street Gazebo, Pavilion, and Playground				
1.	Accessible Route No accessible route is provided to the playground, the pavilion, or the gazebo due to excessive slopes, stairs, and changes in surface material.	Provide an accessible route to the playground, the pavilion, the gazebo, and all unique common use elements. Additional study required. Unit Cost: \$25,000 Quantity: 1	 	\$25,000
2.	Playground The playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1		\$5,000

#	Issue	Mitigation	Photo	Cost
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MILL STREET TOTAL COST				\$30,000
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Minot Forest Playground



The playground is located at the Minot Forest School. There is accessible parking provided at the school, but the designated accessible spaces lack the required access aisles and signage. There is a significant change in elevation between the parking area and the playground. The playground lacks accessible play features.

#	Issue	Mitigation	Photo	Cost
Minot Forest School Playground				
1.	Accessible Parking The accessible parking spaces serving the playground lack access aisles and the required signage.	Restripe a portion of the parking lot to add a van accessible parking space, as well as the associated sign and access aisle. Unit Cost: \$300 ea. Quantity: 2 (1 space + 1 access aisle)		\$600
2.	Accessible Route No accessible route is provided to the playground due to excessive slopes, stairs, and changes in surface material.	Provide an accessible route to the playground. Additional study required. Unit Cost: \$10,000 Quantity: 1		\$10,000
3.	Playground The playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$3,000 Est. Quantity: 1		\$3,000
MINOT FOREST SCHOOL PLAYGROUND TOTAL COST				\$13,600



Oakdale Playground & Basketball Court





The site includes a pavilion shelter with picnic tables, a playground, and a basketball court located off Apple St. There is a paved parking area adjacent to the site. The facility lacks an accessible route from the accessible parking and accessible common use elements.

#	Issue	Mitigation	Photo	Cost
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Oakdale Playground & Basketball Court


1.	Accessible Route from Parking The accessible route from the street to the playground has cross slopes >2% and areas of uneven paving surface.	Re-grade the walkway. Unit Cost: \$16 ln/ft Est. Quantity: 50 lf		\$3,750
2.	Accessible Route to Pavilion/ Basketball Court/ Playground No accessible route is provided to pavilion, basketball court or playground.	Provide an accessible route to each field and all unique common use elements. Additional study required. Unit Cost: \$7,000		\$7,000



#	Issue	Mitigation	Photo	Cost
3.	Playground The playground lacks accessible elements and accessible route between elements.	Provide an accessible route. Additional study required. Unit Cost: \$5,000		\$5,000
4.	Seating Picnic tables lack an accessible seating location.	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
OAKDALE PLAYGROUND & BASKETBALL COURTS TOTAL COST				\$16,000

Palmer Field



Palmer Field is entered from High Street. It has an unpaved parking lot, a baseball field, and portable toilets. The facility lacks accessible parking, routes, and common use elements.

#	Issue	Mitigation	Photo	Cost
Palmer Field				
1.	Accessible Parking No designated accessible parking is provided.	Pave a portion of the parking lot to add a van accessible parking space, as well as the associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 5 (3 spaces + 2 access aisles)		\$7,500
2.	Accessible Route No accessible route is provided to field and common use elements (dugouts, toilets, bleachers, etc).	Provide an accessible route to the field and each unique common use element. Additional study required. Unit Cost: \$5,000 Quantity: 1	 	\$5,000


#	Issue	Mitigation	Photo	Cost
3.	Accessible Seating A wheelchair space is not provided at the bleachers.	Provide an accessible space on an accessible route next to the bleachers. Unit cost: 75 sq/ft Est. Quantity: 25 sq/ft		\$1,875
4.	Bathrooms An accessible portable toilet is not provided.	Provide an accessible portable toilet. Unit cost: \$1,500 per season Quantity: 1		\$1,500
PALMER BASEBALL FIELD TOTAL COST				\$15,875

ShangriLa Basketball Court & Playground



The ShangriLa Basketball Court & Playground is located between Peaceful and Restful Lanes. There is one basketball court and one piece of ground level play equipment – a “whirl-a-round. Off-street parking is not available and there is not an accessible path of travel to the court.




#	Issue	Mitigation	Photo	Cost
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ShangriLa				
1.	Accessible Route <ul style="list-style-type: none"> No accessible path of travel is provided from the street. The playground lacks accessible elements and accessible route between elements. 	Provide an accessible route to the playground and basketball courts. Additional study required. Unit Cost: \$12,500 Quantity: 1		\$12,500
SHANGRILA TOTAL COST				\$12,500

Swifts Beach Playground & Basketball Court



Swifts Beach Playground & Basketball Court is located at Circle Drive and Pond Street. The facility lacks accessible parking, routes and common use elements.

#	Issue	Mitigation	Photo	Cost
Swift's Beach Playground and Basketball Court				
1.	Accessible Parking <ul style="list-style-type: none"> The designated accessible parking spaces lack the required access aisles. One of the accessible parking spaces lacks signage indicating it is accessible. 	Restripe a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit cost: \$300 ea. Quantity: 3 (2 spaces + 1 access aisle)		\$900
2.	Accessible Route No accessible route is provided to the basketball court or the playground.	Provide an accessible route to the basketball court and the playground. Additional study required. Unit Cost: \$5,000 Quantity: 1	 	\$5,000

#	Issue	Mitigation	Photo	Cost
3.	Playground The playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1		\$5,000
4.	Pavilion The Town noted a pavilion at this location, however KMA was not able to locate a pavilion during the site audit.	Town to confirm. Unit Cost: TBD Quantity: TBD	No Image	TBD
SWIFTS BEACH TOTAL COST				\$10,900

West Wareham Playground



The playground is located off Main Street at the West Wareham School. The facility lacks accessible routes and common use elements.




#	Issue	Mitigation	Photo	Cost
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West Wareham School Playground				
2.	Accessible Route <ul style="list-style-type: none"> No accessible route is provided to the playground and the benches. The playground lacks accessible elements and accessible route between elements. 	Provide an accessible route to the playground and the benches. Additional study required. Unit Cost: \$10,000 Quantity: 1	No Image	\$10,000
WEST WAREHAM PLAYGROUND TOTAL COST				\$10,000

Westfield Playground



Westfield Playground on Charlotte Furnace Rd. has an unpaved parking lot and three baseball fields. The facility lacks accessible parking, routes and common use elements.

#	Issue	Mitigation	Photo	Cost
Westfield Playground				
1.	Accessible Parking No designated accessible parking is provided.	Provide accessible parking spaces (including at least one van space), as well as their associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 5 (3 spaces + 2 access aisles)		\$7,500
2.	Accessible Route No accessible route is provided to the field and common use elements (picnic tables, toilets, etc.).	Provide an accessible route to at least one field and all common use elements. Additional study required. Unit Cost: \$10,000 Quantity: 1		\$10,000
3.	Bathrooms An accessible portable toilet is not provided.	Provide an accessible toilet. Unit cost: \$1,500 per season Quantity: 1		\$1,500
WESTFIELD PLAYGROUND TOTAL COST				\$19,000


Weweantic (Lukey) Playground, Pavilion, & Basketball Court




The site is located off Hathaway Street and includes a pavilion shelter with picnic tables, a playground, and a basketball court. The facility lacks accessible parking, routes and common use elements.

#	Issue	Mitigation	Photo	Cost
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Weweantic (Lukey) Playground, Pavilion, and Basketball Court

1.	Accessible Parking No accessible parking is provided.	Pave a portion of the parking lot to add a van accessible parking space, as well as the associated signs and access aisles. Unit Cost: \$1,500 ea. Est. Quantity: 2 (1 space + 1 access aisle)		\$3,000
2.	Accessible Route No accessible route is provided to pavilion, playground or basketball court.	Provide an accessible route to the pavilion, basketball court and the playground. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000

#	Issue	Mitigation	Photo	Cost
3.	Playground Playground lacks accessible elements and accessible route between elements.	Additional study required. Unit Cost: \$5,000 Est. Quantity: 1		\$5,000
4.	Seating Picnic tables lack an accessible seating location.	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit cost: \$250 ea. Est. Quantity: 1		\$250
WEWEANTIC PLAYGROUND, BASKETBALL COURT, & PAVILION TOTAL COST				\$13,250




Besse Park Fishing Pier & Flagpole



The site includes a park located at the intersection of Main St. and Sandwich Rd, with the fishing pier and flagpole at the north-side of the and an off-street parking lot on the south-side. The facility lacks accessible parking, routes and common use elements.

#	Issue	Mitigation	Photo	Cost
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Besse Park Fishing Pier & Flag Pole				
1.	Parking There are no accessible parking signs at the head of the designated accessible parking spaces provided.	Add new accessible signs to the two (2) existing designated accessible parking spaces. Note: one of these signs should indicate the van accessible parking space. Unit Cost: \$100 per sign Quantity: 2		\$200
2.	Curb Ramp The curb ramp between the accessible parking and the sidewalk along the waterfront lacks a level landing at the top of the ramp.	Rebuild the curb ramp and regrade the walkway so that there is a level landing at the top. Unit Cost: \$1,250 ea. Quantity: 1		\$1,250



#	Issue	Mitigation	Photo	Cost
3.	Accessible Route from Accessible Parking (along waterfront) There is no accessible route from the access aisle to the walkway along the waterfront.	Install a curb ramp. Unit Cost: \$1,250 ea. Quantity: 1		\$1,250
4.	Accessible Route There are excessive cross slopes along some of the walkways from the accessible parking to the fishing pier, @ up to 5.0%.	Regrade sections of the walkways. Unit cost: \$50/lf Est. Quantity: 50 lf		\$2,500
5.	Fishing Pier The fishing deck surface does not extend min. 12" beyond the inside face of the railing.	Extend the decking. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
BESSE PARK TOTAL COST				\$10,200


Little Harbor Beach



The Comfort Station and beach are located off Little Harbor Road. The facility lacks accessible parking, routes and common use elements.

#	Issue	Mitigation	Photo	Cost
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Little Harbor Beach				
1.	Accessible Route There is no accessible route to the beach.	Provide an accessible route to the beach. Additional study required. Unit Cost: \$6,000 Quantity: 1		\$6,000
2.	Accessible Parking <ul style="list-style-type: none"> The designated accessible parking spaces meet the dimensional requirements for a van accessible space. However, it is not designated as van accessible and does not have an access aisle. The designated accessible parking space has a slope >2%, @ up to 2.6%. 	Re-grade and re-stripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space + 1 access aisle) Install a van accessible sign at the existing designated accessible parking space. Unit Cost: \$100 per sign Quantity: 1		\$3,000 \$100


#	Issue	Mitigation	Photo	Cost
3.	Comfort Station The comfort station could not be accessed during the site visit, however it appears to lack any accessible elements.	Additional study required. Unit Cost: \$TBD Quantity: 1		TBD
LITTLE HARBOR BEACH TOTAL COST				\$9,100

Swifts Neck Boat Ramp



The site includes an off-street parking lot located at 15 Roby St accessing Swifts Beach and the boat ramp.

#	Issue	Mitigation	Photo	Cost
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Boat Ramp Swifts Neck				
1.	Accessible Parking The bottom edge of the accessible parking signs is mounted <60" AFF.	Re-install the signs at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1		\$100
SWIFTS NECK BOAT RAMP TOTAL COST				\$100

Tempest Knob Boat Ramp



The site includes a boat ramp and pier that are accessed from an off-street parking lot located along Oak St.


#	Issue	Mitigation	Photo	Cost
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Tempest Knob Boat Ramp				
1.	Accessible Route to Boat Ramp/ Dock The accessible route from the accessible parking to the boat ramp and the dock has excessive cross slopes >2%.	Provide an accessible route to the boat ramp and the dock. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
TEMPEST KNOB BOAT RAMP TOTAL COST				\$5,000



The memorial is located directly adjacent to the Wareham Town Multi-Service Center at 48 Marion Rd. The memorial is accessible from public sidewalks.

#	Issue	Mitigation	Photo	Cost
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Police Memorial				
1.	Accessible Route The accessible route to the memorial has excessive cross slopes and uneven surfaces.	Regrade the surface accessing the memorial and ensure that it is smooth. Unit Cost: \$75/sf Est. Quantity: 100 sf		\$7,500
POLICE MEMORIAL TOTAL COST				\$7,500

Soldier's Monument & Flagpole



The site includes a park at the intersection of Main St. and Gibbs Ave. with the Soldier's Memorial located in the center and the flagpole located at the far east corner of the site. No off-street parking that directly accesses the site is provided.

#	Issue	Mitigation	Photo	Cost
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Soldier's Monument & Flagpole				
1.	Accessible Route No accessible route is provided to the memorial.	Provide an accessible route to the memorial. Additional study required. Unit Cost: \$5,000 Quantity: 1		\$5,000
2.	Flag Pole The flag pole is not located on an accessible route.	No action necessary if flag is raised/lowered by municipal employees. Town to confirm. Unit Cost: \$0 Quantity: 1	No Image	\$0
SOLDIER'S MONUMENT TOTAL COST				\$5,000

Onset Center- Flag Pole



The flag pole is located on a pedestrian traffic island at the intersection of Onset, Highland and E. Central Avenues.

#	Issue	Mitigation	Photo	Cost
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Onset Center Flag Pole				
1.	Flag Pole The flag pole is not located on an accessible route.	No accessibility issues identified. Unit Cost: \$0 Quantity: 1		\$0
ONSET CENTER FLAG POLE TOTAL COST				\$0

Section 6: Intersections

KMA audited six (6) intersections in Onset Center, Main Street and Marion Street. The existing conditions of the curb ramps and crosswalks of five of the six intersections were either compliant or had very minor deviations from the ADA Standards. Conditions that did not fully conform included:

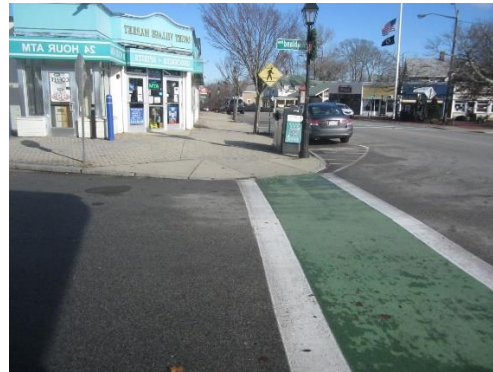
- Ramp cross slope > 2% (@ up to 2.4%)
- Landing at top of ramp is not level (@ up to 2.4%)
- Broken or uneven surfaces
- Changes in level > ½" (@ up to ¾")

The curb ramp on the North side of Marion Road at Viking drive is not functionally accessible due to the extreme slope – both running and cross slope.

197 Onset Ave This intersection has curb ramps with changes in level $> \frac{1}{2}$ " and areas where the surface is uneven.



227 Onset Ave This intersection contains a curb ramp with a top landing that is not level and another with some broken uneven surface.



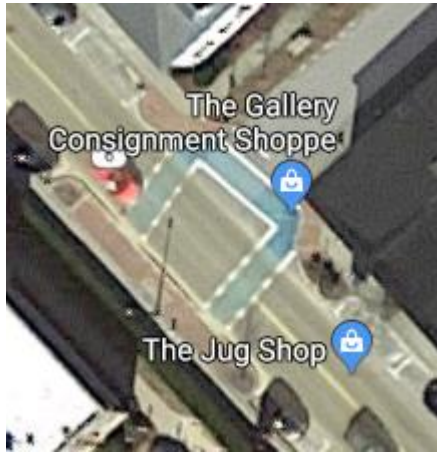
Marion Rd. at Drive to Library This intersection has curb ramps with some sections of broken and uneven surface.



Marion Rd. at Viking Drive One curb ramp at this intersection has a running slope > 8.33% (@16%) and cross-slope > 2% (@5%). The other curb ramp has some sections of broken and uneven surface



226 Main Street This intersection has one curb ramp with a change in level $> \frac{1}{2}$ " at one limited area.



169 Main Street This intersection has one curb ramp with a change in level $> \frac{1}{2}$ " at one limited area

