

Connolly Center (Armory)



City of Everett ADA Transition Plan

July 2018



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114
www.IHCDesign.org • info@IHCDesign.org
617-695-1225 voice/tty

Connolly Center (Armory)

Year Built: c. 1910

Background

The Edward G. Connolly Center is an armory located at 90 Chelsea Street. The center has two levels with two sets of stairs. There is no accessible route to the second level. There is one main entrance at the front of the building that is not accessible, and one accessible entrance with minor accessibility issues. There are toilet rooms on each level. The first floor contains a Veteran’s Affairs office, the Senior Center and a Council on Aging office, a meeting hall with a stage, and a kitchenette area.

The second floor contains Adult Learning Center office. The office is mainly used as a place for the public to sign up for the classes, but the classes themselves mostly take place somewhere else. If a participant is not able to make it upstairs to sign up, or for a class that happens to be held there, staff will meet them, downstairs, or hold the class downstairs or elsewhere.

Key Accessibility Issues

Exterior Routes

Sidewalks around of the armory have damage and improper curb ramps which are all missing detectable warnings.

Parking

A sign in front of the building directs people to accessible parking in the rear of the building. None of the access aisles are marked at these spaces. Given that only six spaces are provided for visitors, only one space must be compliant with a van accessible access aisle and a van accessible parking sign.

Doors

Some doors in the facility have thresholds that are too high/not beveled. Toilet room doors on the ground floor have improperly tensioned closers, requiring too much force to open.

Ramps and Stairways

The entrance ramp to the facility is improperly graded, is too narrow, and has non-compliant handrails on one side. Stairways on the inside of the facility also have non-compliant handrails.

Counters and Work Stations

The tables in the meeting hall counters lack knee and toe clearance to allow for accessible seating. The desk at the veteran’s service office lacks maneuvering space to allow for access to the surface.

Meeting Hall

The meeting hall has a kitchenette that has non-compliant counters due to excessive height and lack of knee and toe clearance. The stage in the meeting hall also lacks assistive listening devices.

Toilet Rooms

Multi-user men’s and women’s toilet rooms are located on level 1, and a gender neutral single-user toilet room on level 2. Toilet rooms are provided nearby the meeting hall, with additional men’s toilet rooms near the kitchenette and another near the main area. None of these toilet rooms have a compliant accessible toilet compartment. Other accessibility issues include lavatory mirrors located higher than 40 inches above the floor, exposed plumbing at all lavatories, and no accessible urinal provided with the rim at 17” high maximum.

Additional Accessibility Issues





- Noncompliant egress and designation signage.
- One of the drinking fountains provided is inset into the wall, meaning it cannot be used by seated users. Where drinking fountains are provided a compliant fountain for seated and standing users must be provided.

Order of Magnitude Cost Estimates



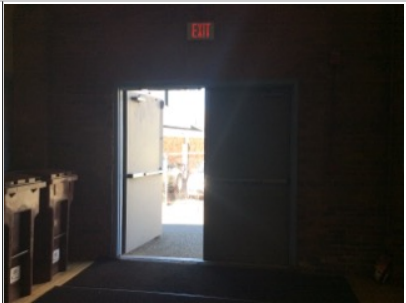

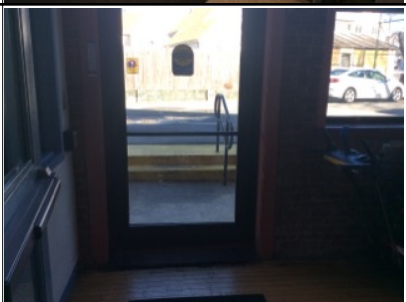
- Exterior route renovations: \$2,968
- Entrance accessibility and signage: \$1,778
- Emergency egress renovations: \$2,955
- Ramp renovations: \$9,933
- Stairway renovations: \$9,860
- Signage (egress, designation): \$928
- Accessible route to stage: \$2,800
- Assistive Listening Devices: \$9,865
- Toilet room renovations: \$14,727
- Drinking fountain renovations including a cane detectable barrier and a drinking fountain for seated users: \$2,459
- Miscellaneous corrective actions (protruding objects, door thresholds, counter, dinging and work surfaces, etc.): \$2,157

Total: \$ 60,430



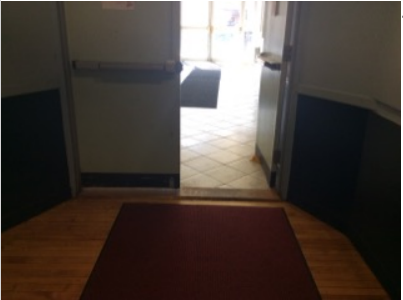


City of Everett
Connolly Center (Armory)

ID	Location	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Pedestrian Access Routes										
Walking Surface										
1	Chelsea St.	Walking Surface	Sidewalk		Level changes > 1/4"	2"	Provide a tree grate.	1	1454	\$1454
Curb Ramps and Blended Transitions										
Perpendicular Curb Ramp										
2	Chelsea Place	Perpendicular Curb Ramp	N/A		Transition from curb ramp to street is not flush Surface not stable, firm and slip-resistant Detectable warning not provided	1" - -	Ensure transition from curb ramp to street is flush or free of changes in level. Repair surface. Provide a detectable warning on the curb ramp.	1	548	\$548
3	Armory Entrance	Perpendicular Curb Ramp	N/A		Surface not stable, firm and slip-resistant Detectable warning not provided	- -	Repair surface. Provide a detectable warning on the curb ramp.	2	283	\$566
Off-Street Parking Lot or Garage										
Parking Lots										
4	Back Lot	Parking Lots	Vistor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign does not have the designation "Van Accessible" Sign < 60" above finished grade	6 4 0 - - 48"	Provide at least 1 van accessible space. Provide a marked access aisle that is at least 96" wide. Provide a van accessible sign and locate sign with the bottom of the sign 60" above the ground.	1	400 Labor	\$400



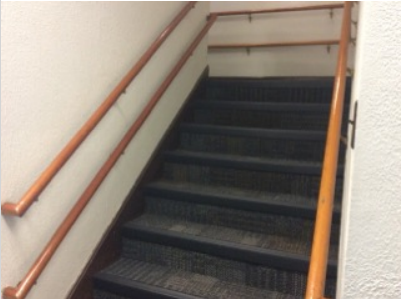
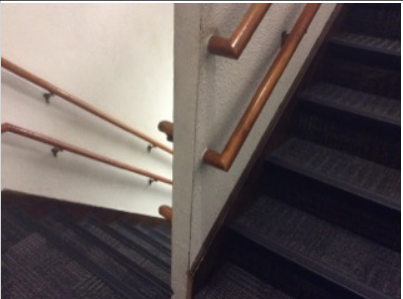
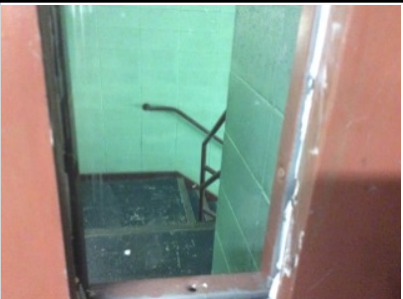
City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
A. Approach and Entrance												
E. Entrance												
5	Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route		Provide a directional sign indicating the location of the nearest accessible entrance.	1	173	\$173
6	Accessible Entrance	Ext.		Entrance	Secondary Entrance		Maneuvering clearance is not provided Threshold not beveled Threshold > 1/2" high	- - 2"	Provide an automatic door opener. Bevel threshold. Alter threshold to be 1/2" high max.	1	1605	\$1605
F. Emergency Exit												
7	Emergency Exit in Main Hall	1		Emergency Exit	N/A		Emergency exit not on an accessible route	-	Provide a directional sign indicating the location of the nearest emergency exit.	1	116	\$116
8	Accessible Exit	1		Emergency Exit	N/A		Maneuvering clearance(s) not provided Threshold > 1/2" high Threshold not beveled	- 1" -	Provide an automatic door opener. Ensure it's on stand-by power Alter threshold to be 1/2" high max. Bevel threshold.	1	1605	\$1605
9	Back Exit From Main Hall	1		Emergency Exit	N/A		Automatic door opener not operable	-	Repair or replace the door opener.	1	1350	\$1350






City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
B. Access to Goods and Services												
B. Interior Access Route												
10	Veterans Services Office	1		Interior Access Route	N/A		Route < 36" wide Obstructed by protruding objects	30" 6"	Ensure that a clear width of 36" min. is maintained at the accessible route. Replace the file folder with one that does not protrude into the circulation path.	1	Labor 128	\$128
11	Kitchen in Main Hall	1		Interior Access Route	N/A		Obstructed by protruding objects	22" -	Provide a cane detectable barrier at the drinking fountain.	1	439	\$439
C. Doors, Doorways, & Gates												
12	Main Hall to Main Entrance	1		Doors, Doorways, & Gates	Circulation		Threshold not beveled Threshold > 1/2" high	- 1"	Bevel threshold. Alter threshold to be 1/2" high max.	1	75	\$75
13	Women's Multi-User Toilet Room in Main Hall	1		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high Door requires > 5 lbs. of force to open	2" 15 lbs	Alter threshold to be 1/2" high max. Adjust closers so doors do not require more than 5 pounds of force to open.	1	75 Labor	\$75
14	Veterans Services Office	1		Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	10 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0

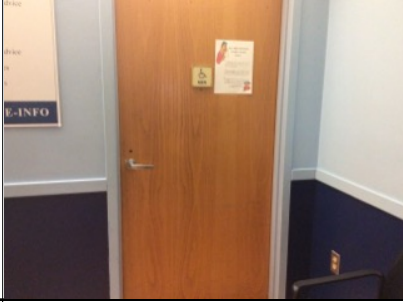




City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
D. Ramps												
15	Accessible Entrance	Ext.		Ramps	Other		Ramp < 48" wide Running slope >1:12 (8.33%) Handrails < 34" or > 38" above ramp surface. Edge protection < 4" high	44" 11% 32" -	Widen ramp so that the clear width is 48" min. Reduce running slope to be no steeper than 1:12 (8.33%). Alter so the handrails are 34"- 38" high above the floor. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface.	1	9833	\$9833
16	Accessible Entrance	Ext.		Ramps	Other		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	1	100	\$100
E. Stairways												
17	Stairs to Adult Learning Center Office	1		Stairways	Interior		Handrail height < 34" or > 38" Handrail height < 18" or > 20" (MAAB) Handrails do not extend 12" from stairs	32" 22" -	Alter so the handrails are 34"- 38" high above the floor. Alter so the handrails are 18"- 20" high above the floor. Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.	2	Labor 1510	\$3020
18	Stairs to Adult Learning Center Office	2		Stairways	Interior		Handrails do not extend 12" from stairs	-	At the bottom of the stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface or shall be continuous to the handrail of an adjacent stair flight.	2	400	\$800
19	Staircase 2	2		Stairways	Interior		Handrails have non-compliant cross section Handrails not continuous where required		Provide compliant handrail on this stair with a 1 1/4" - 2" circular cross section.	2	1110	\$2220





City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
H. Signage												
20	Accessible Exit	1		Signage	Egress		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	116	\$116
21	Emergency Exit in Main Hall	1		Signage	Egress		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	116	\$116
22	Veterans Services Office	1		Signage	Egress		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	116	\$116
23	Gender Neutral Toilet Room	2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	116 Labor	\$116
24	Men's Multi-User Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	116 Labor	\$116






City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
25	Men's Single-User Toilet Room by Kitchen	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	116 Labor	\$116
26	Women's Single-User Toilet Room by Kitchen	1		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	116 Labor	\$116
J. Service Counter												
27	Veterans Services Office	1		Service Counter	N/A		Maneuvering clearances not provided		Reconfigure the space so that there is adequate maneuvering clearance near the office desk.	1	Labor	\$0
28	Veterans Services Office	1		Service Counter	N/A		Counter > 36" high	41"	Provide a counter that is 36" max. above the ground or finish floor.	1	440	\$440
M. Dining or Work Surfaces												
29	Main Hall	1		Dining or Work Surfaces	Dining Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	10 26"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	350	\$350






City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	Main Hall	1		Dining or Work Surfaces	Work Surface		At least one or 5% accessible tables not provided Knee or toe clearance not provided	5 26"	Provide at least 1 dining or work surface with 27" min. knee and toe clearance.	1	350	\$350
N. Assembly Area												
31	Stage in Main Hall	1		Assembly Area	N/A		Accessible route to stage not provided	-	Provide an accessible route to the stage. Consider installing a ramp. (Cost estimate for a temporary metal ramp with handrails.)	1	2800	\$2800
32	Stage in Main Hall	1		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system. (Cost estimate is for a maximum capacity of 1200.)	1	9865	\$9865
T. Benches												
33	Main Entrance	Ext.		Benches	N/A		Running slope > 1:50 (2.00%)	8.7%	Ensure that 20% of benches have a running slope no greater than 1:50 (2.00%) around the bench and in the clear floor space.	1	300	\$300
C. Toilet & Bathing Rooms												






City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
A. Overall Access												
34	Gender Neutral Toilet Room	2		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Sign to accessible toilet not provided Audible and visible alarms not provided	- - -	Provide a directional sign indicating the location of the nearest accessible toilet or bathing room. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	426	\$426
35	Men's Multi-User Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Audible and visible alarms not provided	- - -	Provide one accessible wheelchair stall. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	3437	\$3437
36	Women's Multi-User Toilet Room in Main Hall	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Audible and visible alarms not provided	- -	Provide one accessible wheelchair stall. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	3437	\$3437
B. Lavatory												
37	Women's Multi-User Toilet Room in Main Hall	1		Lavatory	N/A		Lavatory rim or counter > 34" high Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	35" - 42"	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 finish floor.	1	174	\$174
38	Men's Multi-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 41"	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 finish floor.	1	174	\$174






City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Men's Single-User Toilet Room by Kitchen	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 42"	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 finish floor.	1	174	\$174
40	Women's Single-User Toilet Room by Kitchen	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 42"	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 finish floor.	1	174	\$174
C. Single-User Toilet												
41	Women's Single-User Toilet Room by Kitchen	1		Single-User Toilet	N/A		Flush control not on open side Side grab bar < 54" from back wall Side or rear grab bar < 33" or > 36" high Toilet paper dispenser is not compliant Toilet cover dispenser is not compliant Hook located > 48" high	- 47" 30" - 61"	Relocate the flush control to the open side. Mount grab bars to 33"- 36" above the floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Relocate toilet cover dispenser so the operable parts are no higher than 42" on the side of the toilet. Locate hook no higher than 48". Ensure no dispensers are mounted above the grab bars.	1	1096	\$1096
42	Men's Single-User Toilet Room by Kitchen	1		Single-User Toilet	N/A		Side grab bar < 54" from back wall Side or rear grab bar < 33" or > 36" high Toilet paper dispenser is not compliant	45" 30" -	Mount grab bars to 33"- 36" above the floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Ensure no dispensers are mounted above the grab bars.	1	481	\$481
E. Urinal												
43	Men's Multi-User Toilet Room	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	21" 51"	Provide at least one urinal with the rim no higher than 17" above the finish floor. Mount flush control at 44" max. above the finish floor.	1	1624	\$1624



City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
F. Dispensers												
44	Women's Multi-User Toilet Room in Main Hall	1		Dispensers	Soap Dispenser		Controls > 42" high	49"	Relocate so the control of the soap dispenser is 42" max. above the finish floor.	1	353	\$353
45	Men's Multi-User Toilet Room	1		Dispensers	Hand Dryer		Controls > 42" high Dispenser acts as a protruding object	51" 10"	Relocate so the control of the hand dryer is 42" max. above the finish floor and the dryer is out of the circulation path.	1	353	\$353
46	Men's Multi-User Toilet Room	1		Dispensers	Soap Dispenser		Controls > 42" high Dispenser acts as a protruding object	62" 4.5"	Relocate so the control of the soap dispenser is 42" max. above the finish floor and the dispenser is out of the circulation path.	1	353	\$353
47	Men's Multi-User Toilet Room	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	58" 10"	Relocate so the control of the paper towel dispenser is 42" max. above the finish floor and the dispenser is out of the circulation path.	1	353	\$353
48	Men's Single-User Toilet Room by Kitchen	1		Dispensers	Hand Dryer		Controls > 42" high Dispenser acts as a protruding object	54" 10"	Relocate so the control of the hand dryer is 42" max. above the finish floor and the dryer is out of the circulation path.	1	353	\$353

City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
49	Men's Single-User Toilet Room by Kitchen	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	47" 10"	Relocate so the control of the paper towel dispenser is 42" max. above the finish floor and the dispenser is out of the circulation path. Ensure no dispensers are mounted above grab bars.	1	353	\$353
50	Women's Multi-User Toilet Room in Main Hall	1		Dispensers	Hand Dryer		Controls > 42" high Dispenser acts as a protruding object	52" 10"	Relocate so the control of the hand dryer is 42" max. above the finish floor and the dryer is out of the circulation path.	1	353	\$353
51	Women's Multi-User Toilet Room in Main Hall	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	55"	Relocate so the paper towel dispenser is 42" max. above the finish floor. Relocate dispenser out of the circulation path.	1	353	\$353
52	Women's Single-User Toilet Room by Kitchen	1		Dispensers	Hand Dryer		Controls > 42" high Dispenser acts as a protruding object	54" 10"	Relocate so the operable part of the hand dryer is 42" max. above the finish floor. Relocate dispenser out of the circulation path.	1	353	\$353
53	Women's Single-User Toilet Room by Kitchen	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	47" 10"	Relocate so the control of the paper towel dispenser is 42" max. above the finish floor and the dispenser is out of the path of travel. Ensure no dispensers are mounted above grab bars.	1	353	\$353
E. Additional Access												

City of Everett
Connolly Center (Armory)

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
A. Drinking Fountains												
54	Kitchen in Main Hall	1		Drinking Fountains	High		Standing height fountain does not have cane protection	-	Provide a cane detectable barrier skirt under the high unit.	1	445	\$445
55	Main Hall	1		Drinking Fountains	High		Knee or toe clearance not provided Drinking fountain for seated users not provided.	-	Provide a drinking fountain for seated users.	1	2014	\$2014