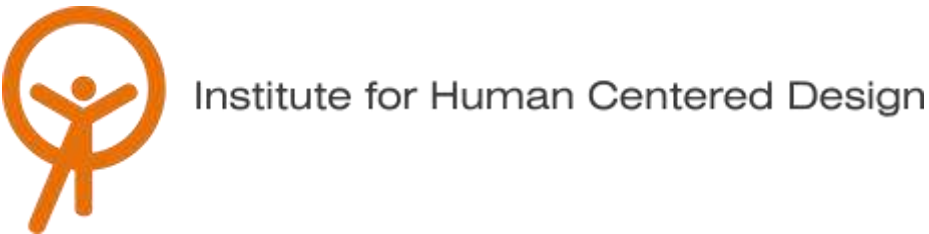


Memorial Stadium Field House



Town of Everett ADA Transition Plan

June 2018



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Memorial Stadium Field House

Year Built: 1929

Background

The Everett Memorial Stadium Field House, located at 34 Cabot Street, has severe barriers to accessibility. Relocating the program would be recommended, except that the Field House is located adjacent to the Stadium and there may not be another nearby City building where the program can be transferred.

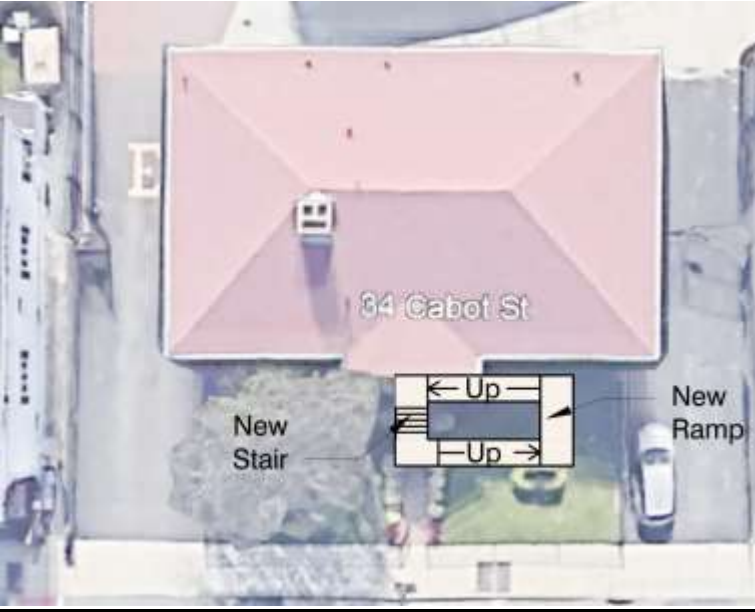
The High School football team and visiting team use the building as a locker room. Each locker room has a toilet room. On the home team side of the building, there is a first aid room and a stair to the basement, which contains a weight room and team meeting room.

There is no accessible entrance to the building, no accessible route between the building and the Stadium, and no accessible route between the first floor and basement due to stairs. No entrances or exits are on accessible routes. No parking is provided.

Key Accessibility Issues

Entrance

There is no accessible route to the main entrance.



Stairs

Interior and exterior stairs lack compliant handrails.

Locker Rooms

No accessible lockers or benches are provided.

Toilet Rooms

Two multi-user toilet rooms are provided in the building; one on the visitor's side and the other on the home team side. Neither toilet room has a wheelchair accessible toilet compartment. Knee clearance is not provided at either lavatory. Neither urinal in the home locker room is located at 17 inches max. above the finish floor.

Additional Accessibility Issues

- Noncompliant egress and designation signage throughout the building.
- Visible and audible alarms are not provided in many rooms.

Order of Magnitude Cost Estimates

- Correcting curb ramps and exterior routes: \$1,872

Memorial Stadium Field House





- Entrance route renovation (including entrance platform, pressure treated wood ramp and pressure treated wood stairs): \$5,851
- Emergency exit and egress route issues (door hardware and signage): \$2,538
- Limited Use Limited Access lift: \$110,000
- Signage (egress, designation): \$696
- Stair handrails: \$6,660
- 10 audible/visible fire alarms in rooms: \$3,460
- Toilet room renovations: \$10,384
- 5 accessible lockers and 2 accessible locker room benches: \$1,850
- Miscellaneous corrective actions (protruding objects, door hardware, etc.): \$1,082

Total: \$ 144,393




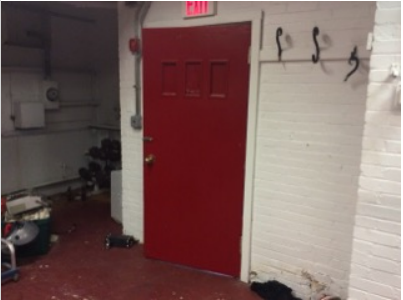
Universal Design Recommendations

- Consider providing a drinking fountain in the building.
- Consider providing detectable contrasting warnings for safety at stairs from the home and team locker rooms to the Stadium.




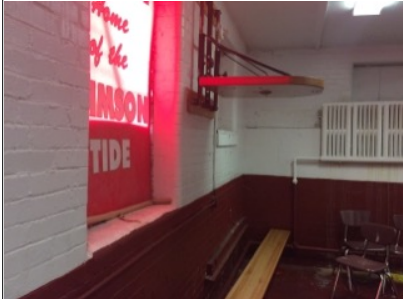

City of Everett
Memorial Stadium Field House

ID	Location	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Pedestrian Access Routes										
Walking Surface										
1	10 Cabot St.	Walking Surface	Sidewalk		Cross slope > 1:50 (2.00%) Level changes > 1/4"	5.6% 2"	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair sidewalk. Alter change in level to be 1/4" high max.	1	603	\$603
2	Cabot St.	Walking Surface	Sidewalk		Cross slope > 1:50 (2.00%) Surface not stable, firm and slip-resistant	11% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Repair surface.	1	703	\$703
3	20 Cabot St.	Walking Surface	Sidewalk		Level changes > 1/4"	2"	Repair sidewalk. Alter change in level to be 1/4" high max.	1	206	\$206
Curb Ramps and Blended Transitions										
Detectable Warnings										
4	Cabot St.	Detectable Warnings	Perpendicular		Detectable warnings not provided	-	Provide a detectable warning on curb ramp edge.	2	180	\$360





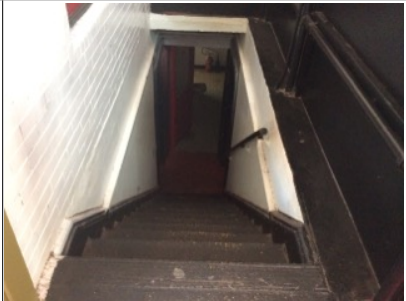
City of Everett
Memorial Stadium Field House

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Entrance												
5	Main Entrance	1 Ext.		Entrance	Main Entrance		Number of public accessible entrances < 60% Entrance not on an accessible route		Provide a switchback ramp to the side of the main entrance level with the first floor level. (Cost is for pressure treated wood ramp, pressure treated wood stairs and new concrete platform at door.)	1	5851 Labor	\$5851
Emergency Exit												
6	Home and Visiting Team Locker Room Exit	1		Emergency Exit	N/A		Number of accessible emergency exits < 60% Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	242	\$484
7	Team Meeting Room	B		Emergency Exit	N/A		Emergency exit not on an accessible route Hardware not operable with a closed fist		Provide a directional sign indicating the location of the nearest emergency exit. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	358	\$358
8	Weight Room Exit	B		Emergency Exit			Emergency exit not on an accessible route Hardware not operable with a closed fist		Provide a directional sign indicating the location of the nearest emergency exit. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2	358	\$716
Access to Goods and Services												


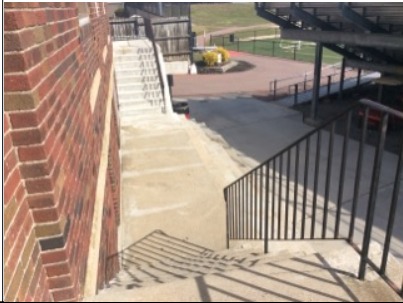
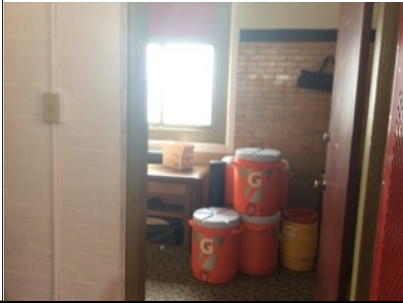


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
9	Home Locker Room Exit	1		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided		Ensure illuminated exit signs are provided at exits and exit doors. Ensure tactile exit signs with raised characters and braille are provided at exit doors leading to enclosed stairways. Mount signs between 48"-60" above finish floor located on the latch side of the door.	2	216	\$432
10	Home Locker Room Exit	1		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided		Ensure illuminated exit signs are provided at exits and exit doors. Ensure tactile exit signs with raised characters and braille are provided at exit doors leading to enclosed stairways. Mount signs between 48"-60" above finish floor located on the latch side of the door.	2	216	\$432
11	Team Meeting Room	B		Means of Egress	N/A		Tactile exit sign not provided		Ensure tactile exit signs with raised characters and braille are provided at exit doors leading to enclosed stairways. Mount signs between 48"-60" above finish floor located on the latch side of the door.	1	116	\$116
Interior Access Route												
12	Team Meeting Room	B		Interior Access Route	N/A		Obstructed by protruding objects	30"	Remove punching bag support if not in use. Otherwise, provide a cane detectable barrier.	1	Labor / 153	\$153
13	Weight Room	B		Interior Access Route	N/A		Obstructed by protruding objects		Relocate weight to ensure bar is not projecting into the circulation path.	1	Labor	\$0


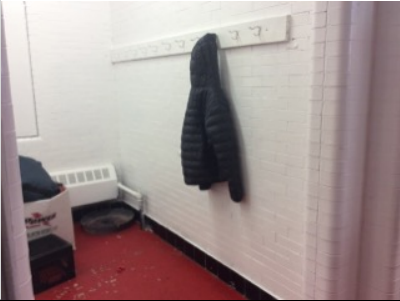


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
14	Home Locker Room (Old Shower Room)	1		Doors, Doorways, & Gates	N/A		Threshold not beveled Threshold > 1/2" high	- 1"	Bevel threshold. Alter threshold to be 1/2" high max.	1	75	\$75
15	Home Locker Room First Aid Room	1		Doors, Doorways, & Gates	Office		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
16	Visitor Locker Room	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
17	Weight Room	B		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist		Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	242	\$242
Stairways												
18	Stair to Lower Level From Home Locker Room	1		Stairways	Interior		Not connected to an accessible route		Ensure the basement and exit to the Stadium are on an accessible route. Provide a 3 stop Limited Use/Limited Access Lift LULA at the exterior of the rear of the building.	1	110,000	\$110000






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
19	Stair to Lower Level From Home Locker Room	1		Stairways	Interior		Handrails do not extend 12" from stairs Handrails not continuous where required		Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing. Bottom: Ensure handrails extend to one tread depth beyond the last riser. Provide continuous handrails on both sides.	2	1110	\$2220
20	Home and Visitor Locker Room Exits	1 Ext.		Stairways	Exterior		Handrails have non-compliant cross section Handrails not continuous where required		Provide handrails with 1 1/4" - 2" circular cross section. Provide continuous handrails on each side of stair.	4	1110	\$4440
Signage												
21	Home Locker Room First Aid Room	1		Signage	Designation		Not provided Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille. Locate signage alongside the door on the latch side.	1	116	\$116
22	Visitor and Home Locker Rooms	1		Signage	Designation		Not provided Raised characters not provided Braille not provided		Locate signage alongside the door on the latch side. Provide text with raised characters duplicated in braille.	2	116	\$232
23	Main Entrance	1		Signage	Egress		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	1	116	\$116


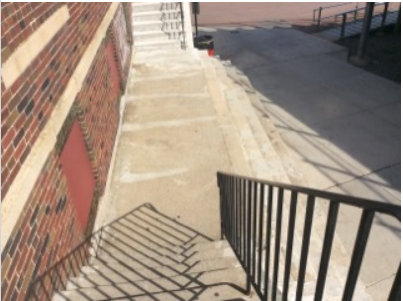
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Weight Room Exit Through Boiler Room	B		Signage	Egress		Raised characters not provided Braille not provided		Provide text with raised characters duplicated in braille.	2	116	\$232
Operable Parts												
25	Home Locker Room (Old Shower Room)	1		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	68.1"	Relocate one hook so between 15"- 48" above finish floor.	1	Labor / 128	\$128
Locker Room												
26	Home Locker Room	1		Locker Room	N/A		Total # of locker Total # of accessible locker 5% of lockers are not accessible Storage > 48" high Bench not provided	56 0 - 65"	Provide at least 3 accessible lockers (or ensure 5% of all lockers are accessible) . Ensure that at least 5% of lockers are accessible, and no higher than 48 inches above the floor. Provide an accessible bench within the room.	1	1090	\$1090
27	Visitor Locker Room	1		Locker Room	Other		Total # of locker Total # of accessible locker 5% of lockers are not accessible Storage > 48" high Bench not provided	24 0 - 65" -	Provide at least 2 accessible lockers (or ensure 5% of all lockers are accessible) . Ensure that at least 5% of lockers are accessible, and no higher than 48 inches above the floor. Provide an accessible bench within the room.	1	760	\$760
Toilet & Bathing Rooms												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
28	Home Locker Room Toilet	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided		Provide one accessible wheelchair stall or add an accessible single-user toilet room.	1	3091	\$3091
29	Visitor Locker Room Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided		Provide one accessible wheelchair stall or add an accessible single-user toilet room.	1	3091	\$3091
Lavatory												
30	Visitor Locker Room Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet is not operable with a closed fist Plumbing underneath is exposed		Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Step interferes with knee/toe clearance. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	1382	\$1382
31	Home Locker Room Toilet	1		Lavatory	N/A		Toe or knee clearances not provided Dispensers not within reach range	25.25" 46"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Relocate soap dispenser to 42" max. above the floor.	1	1196	\$1196
Urinal												
32	Home Locker Room Toilet	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	25" 49"	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

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Additional Access												
Fire Alarms												
33	Home Locker Room Toilet and Throughout Building Except for Team Meeting Room	1		Fire Alarms	N/A		No visible fire alarm provided within room		When fire system is updated, ensure that a visible fire alarm is installed in each room.	10	346	\$3460
Best Practice												
34	Home and Visitor Locker Room Exits	1 Ext.					Best Practice		Consider adding tactile detectable contrasting warnings for safety.	2		\$0