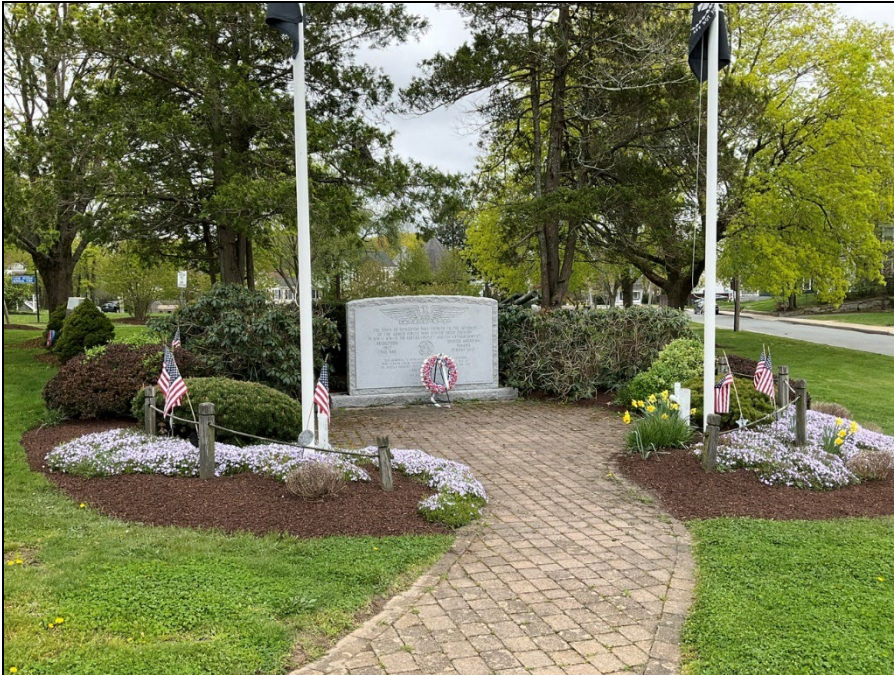

STOUGHTON OUTDOOR FACILITIES AUDITS

KMA audited the following municipal outdoor facilities:

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FAXON PARK

AUDITED ON: MAY 1, 2024



Faxon Park is a triangular-shaped park located at the intersection of Park and Walnut Streets, directly opposite the Public Library. The site contains a gazebo, two memorials, and about a dozen benches scattered across the park. Except for the concrete sidewalk along Park Street and the paved walkway between the sidewalk and the Armed Forces memorial, all other site features are inaccessible due to a lack of sidewalks along Walnut Street and Walnut Avenue as well as paved paths within the landscaped area. No dedicated parking for public use is available.



FAXON PARK

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Site Amenities The park benches and trash bin are not on an accessible route, due to the grass surface.	2010 ADAS 206.1	  	Provide an accessible route to at least one of each type of site amenity. Consider benches serving gazebo performances as a unique type of bench. Unit Cost: \$25/ SF Est. Quantity: 1,000 SF	\$25,000

2.	Memorial There is no accessible route to the Honor Roll memorial facing Park Street.	2010 ADAS 206.1		Provide an accessible route between the sidewalk and the memorial. Unit Cost: \$25/SF Est. Quantity: 200 SF	\$5,000
3.	Walkway to Armed Forces Memorial The walkway has a running slope >5%, @ up to 5.6% and has changes in level > ¼" along the sidewalk, @ 1".	2010 ADAS 403.3		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$2,500
4.	Gazebo The gazebo is not on an accessible route, due to the grass surface. The ramp to the gazebo has running slopes >8.3%, @ up to 8.9%, and has changes in level > ¼" at the bottom of the run, @ 1". The stair to the gazebo lacks the required handrails on both sides.	2010 ADAS 206.1 2010 ADAS 405.2 2010 ADAS 303.2 2010 ADAS 505.2	 	Provide an accessible route between the sidewalk and the gazebo. Unit Cost: \$25/SF Est. Quantity: 600 SF Rebuild the ramp. Unit Cost: \$5,000 ea. Quantity: 1 Install compliant handrails on both sides of the stairs. Unit Cost: \$50/LF Est. Quantity: 8	\$20,400
TOTAL FOR FAXON PARK:					\$52,900

BRADLEY LESSA MEMORIAL PLAYGROUND

AUDITED ON: MAY 1, 2024



The Bradley Lessa Memorial Playground is located at 84 Park Street. The site consists of an unpaved driveway and parking lot off West Street, a playground, picnic tables and displays along a walkway leading to trails within a separate property.

BRADLEY LESSA MEMORIAL PLAYGROUND

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The surface of the parking lot is not stable, firm, and slip resistant. There are no accessible parking spaces provided.	2010 ADAS 502.1 2010 ADAS 502.4		Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space, 1 aisle)	\$3,000
2.	Walkway Both the walkway between the parking lot and the playground (not pictured) and walkway along the picnic tables have a running slope >5%, @ up to 7.9%. The surface of the walkway leading to the accessible picnic table is not slip-resistant due to the moss.	2010 ADAS 403.3 2010 ADAS 302.1 ADA Title II Maintenance	 	Regrade and ensure the maintenance of the walkways. Unit Cost: \$25/SF Est. Quantity: 500 SF	\$12,500

3.	Site Amenities The trash bin and trail displays along the path leading to the trail are not on an accessible route, due to a step and the unpaved surface, respectively.	2010 ADAS 206.1	  	Relocate the trash can to an accessible location and provide an accessible route to the trail displays. Unit Cost: \$25/ SF Est. Quantity: 100 SF	\$2,500
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4.	Play Surface There is no accessible route to and within the playground area due to the wood fiber surface.	2010 ADAS 1008.2.6	 	Resurface the playground. Unit Cost: \$50,000 Quantity: 1	\$50,000
TOTAL FOR BRADLEY LESSA MEMORIAL PLAYGROUND:					\$68,000

AMES POND BEACH

AUDITED ON: JUNE 5, 2024



Ames Pond Beach is located at 1000 Highland Street. The site consists of a fenced area along the Ames Long Pond, including a small building housing storage and toilet rooms which was locked and not in operation during the audit. The beach is completely inaccessible. Parking for public use is located along the fence; designated accessible parking spaces are not provided.

AMES POND BEACH

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking There are no accessible parking spaces provided on the parking lot serving the beach. For a lot with 1-25 spaces, one accessible space is required, and it must be van accessible.	2010 ADAS 208		Pave and stripe a portion of the parking lot to add one van accessible parking space, including its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Quantity: 2 (1 space, 1 aisle)	\$3,000
2.	Walkway between Parking and Entry Gate The walkway is not stable, firm or slip resistant due to areas of deterioration/material settlement.	2010 ADAS 403.2		Regrade the walkway. Unit Cost: \$25 SF Est. Quantity: 50 SF	\$1,250
3.	Display The display exhibiting the history of the property is not along an accessible route due to the grass and gravel.	2010 ADAS 206.1		Provide an accessible route to the display. Unit Cost: \$25/SF Est. Quantity: 50 SF	\$1,250

4.	Beach Access There is no accessible route to the water due to the surface condition and excessive slope.	2010 ADAS 206.1		Provide an accessible route to the beach. Additional study required. Unit Cost: \$25,000 ea. Quantity: 1	\$25,000
5.	Outdoor Toilet Rooms The toilet rooms located on the Western side of the building are not along an accessible route due to the sand, grass, and gravel. Note: At the time of this audit, the toilet rooms were still locked for the off-season and were not audited.	2010 ADAS 206.1		Provide an accessible route to the building, including the toilet rooms. Unit Cost: \$25/SF Est. Quantity: 1,000 SF	\$25,000
TOTAL FOR AMES POND BEACH:					\$55,500

HALLORAN PARK

AUDITED ON: JUNE 5, 2024



Halloran Park is located at the intersection of Pierce and Leach Streets. The two-acre site consists of a walking path connecting a basketball court, a bocce court, and a large playground as well as site amenities such as tables, benches, and BBQ pits. Dedicated parking for public use is available along Pierce Street. Two accessible van parking spaces are provided near the accessible entrance on the Northwest corner of the property. The park was renovated in 2000 and is mostly accessible.

HALLORAN PARK

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The designated accessible parking spaces and their associated access aisles have slopes >2%, @ up to 4%. The van parking space is <96" wide, measured centerline to centerline, @ 92".	2010 ADAS 502		Regrade and restripe the existing designated accessible parking spaces and their associated access aisle. Unit Cost: \$1,500 ea. Quantity: 2 (2 spaces, 1 aisle)	\$3,000
2.	Sidewalk Near Parking There is no accessible route from the sidewalk about Pierce Street (and from Walnut Street) to the accessible entrance of the park because the sidewalk is interrupted by parking spaces.	2010 ADAS 206.1		Provide an accessible route to the park. Unit Cost: \$25/SF Est. Quantity: 300 SF	\$7,500
3.	Bocce Court The bocce court is not along an accessible route due to the grass.	2010 ADAS 206.1		Provide an accessible route to the park. Unit Cost: \$25/SF Est. Quantity: 80 SF	\$2,000

4.	Asphalt Walkway (Throughout Park) The walkway throughout the park has multiple sections with running slopes >5%, and are not treated as ramps: • @ up to 7.9%, near accessible parking spaces. • @ up to 5.3%, between school parking and playground. • @ up to 5.4%, near school parking lot. • @ up to 7.9%, between school parking and lawn. • @ up to 5.3%, near play components. • @ up to 7.5%, leading to the top of the slide.	2010 ADAS 403.3	 	Regrade the walkways. Unit Cost: \$25/SF Est. Quantity: 480 SF	\$12,000
5.	Play Surface There is a change in level > 1/4" AFF at the intersection between the playground and the walking path, @ 1".	2010 ADAS 403.4		Resurface the edge of playground. Unit Cost: \$1,000 Quantity: 1	\$1,000
6.	BBQ Pits The BBQ pit near the accessible picnic table is not along an accessible route due to the grass.	2010 ADAS 206.1		Provide an accessible route to the BBQ pit. Unit Cost: \$25/SF Est. Quantity: 50 SF	\$1,250

GLEN ECHO PARK

AUDITED ON: JUNE 5, 2024



Gen Echo Park is located at the end of Glen Echo Boulevard. The site consists of a cul-de-sac driveway connecting parking for public use, walkways leading to picnic tables and a portable toilet as well as displays exhibiting the history of the property. A gravel path extends from the asphalt driveway to Glen Echo Pond, ending at an inaccessible boat launch ramp. Additional picnic tables connect to a gravel walking path along the pond and

towards the woods. Three van accessible spaces are provided at two separate locations.

GLEN ECHO PARK					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking Near Picnic Tables The van accessible parking space and its associated access aisle have slopes >2%, @ up to 7.4% adjacent to the walkway to the picnic tables. The accessible parking space signage is <60" AFF measured to the bottom of the sign, @ 55". The van parking space is <96" wide, measured centerline to centerline, @ 90" at the narrowest point.	2010 ADAS 502		Regrade and restripe the existing designated accessible parking spaces and their associated access aisle. Unit Cost: \$1,500 ea. Quantity: 2 (1 space, 1 aisle) Install a van accessible sign at 60" AFF minimum, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Parking Near Picnic Tables The van accessible parking space and its associated access aisle have slopes >2%, @ up to 3.1%. The accessible parking space signage is <60" AFF measured to the bottom of the sign, @ 54".	2010 ADAS 502		Regrade and restripe the existing designated accessible parking spaces and their associated access aisle. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces, 1 aisle) Install a van accessible sign at 60" AFF minimum, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 2	\$4,700

3.	Walkway to Accessible Picnic Table The walkway has running slopes >5%, @ up to 9.7% within the asphalt section and @ up to 6.2% within the concrete section and is not treated as ramps.	2010 ADAS 403.3		Regrade the walkways. Unit Cost: \$25/SF Est. Quantity: 40 SF	\$1,000
4.	Portable Toilet The door to the ADA-compliant, portable toilet lacks an exterior level landing ($\leq 2\%$), @ 2.6%.	2010 ADAS 404.2.4.4		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 100 SF	\$2,500

5.	Displays The displays exhibiting the history of the property are not along an accessible route due to the grass, gravel, or mulch.	2010 ADAS 206.1		Provide an accessible route to each display. Unit Cost: \$25/SF Est. Quantity: 400 SF	\$10,000
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6.	Site Amenities Some site amenities (i.e., picnic tables, trash cans, and dog waste bag receptacle) are not located along an accessible route due to the grass surface.	2010 ADAS 206.1	  	Provide at least one of each type of amenity along an accessible route. Consider picnic tables along the water's edge as a unique type of picnic table. Unit Cost: \$25/SF Est. Quantity: 1,000 SF	\$25,000
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7.	Boat Launch Ramp An accessible boat launch ramp is not provided.	2010 ADAS 206.2.10	  	Provide an accessible boat launch ramp. Unit Cost: \$25/SF Est. Quantity: 1,000 SF	\$25,000
8.	Trail The hiking trail that loops between the parking lot, the boat launch ramp, and through the woods is not accessible due to the gravel surface.	2010 ADAS 206.1		Provide an accessible route along the hiking trail. Unit Cost: \$25/SF Est. Quantity: 3,000 SF	\$75,000
TOTAL FOR GLEN ECHO PARK:					\$146,300

CEDAR HILL GOLF COURSE

AUDITED ON: JUNE 6, 2024

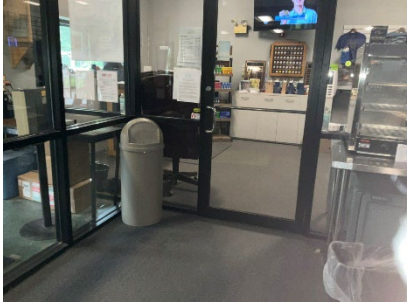


The Cedar Hill Golf Course is a nine-hole course located at 1137 Park Street. While the Town owns and operates this facility, space within the clubhouse is leased to a restaurant/bar. Designated accessible spaces are provided in the parking lot and an exterior ramp provides access to the clubhouse entrance. Partially accessible toilet rooms are provided in the building.

CEDAR HILL GOLF COURSE

#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Parking The designated accessible parking spaces and their associated access aisles have slopes >2%, @ up to 6%. In addition, the signs for these parking spaces are mounted <60", @ 38" measured to the bottom of the sign.	2010 ADAS 502		Regrade and restripe the existing designated parking spaces and their associated access aisles. Unit Cost: \$1,500 ea. Quantity: 3 (2 spaces + 1 aisle) Install signs at 60" min. AFF, measured to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 2	\$4,700
2.	Accessible Route The walkway from the accessible parking spaces to building entrance and golf course has slopes >8.3%, @ up to 9.2%. In addition, the ground surface is not stable, firm, or slip resistant with changes in level > 1/2" due to material deterioration.	2010 ADAS 403		Regrade the walkway. Unit Cost: \$25/SF Est. Quantity: 400 SF	\$10,000

3.	Site Amenities Some site amenities (i.e., picnic tables, gardens) are not located along an accessible route due to the grass surface.	2010 ADAS 206		Provide an accessible picnic table with the required clearance for a forward approach along an accessible route. Unit Cost: \$250 ea. Est. Quantity: 1 Provide an accessible route to the gardens. Unit Cost: \$25/SF Est. Quantity: 60 SF	\$1,750
4.	Exterior Ramp At the bottom of the top section of ramp to the main entrance has slopes >8.3%, @ up to 8.8%. The ramp is <48" wide, @ 44". The ramp lacks edge protection on one side.	2010 ADAS 405		Rebuild the ramp. Unit Cost: \$15,000 ea. Est. Quantity: 1	\$15,000

5.	Pro Shop The height of the counter surface measured >36", @ 42". The door maneuvering clearance on pull side obstructed by a trash can.	2010 ADAS 902 ADA Title II Maintenance		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 ea. Quantity: 1 Relocate the trash can. Unit Cost: \$50 ea. Quantity: 1	\$800
6.	Entrance Lobby The topmost control at the AED box is mounted >48" AFF, @ 58". The top rack at the snack station measured >48" AFF, @ 51". The edge of the high wooden table protrudes >4" into the circulation space.	2010 ADAS 308 2010 ADAS 307.1	  	Lower the AED box. Unit Cost: \$50 ea. Quantity: 1 Provide a complaint candy rack. Unit Cost: \$150 ea. Quantity: 1 Relocate the table. Unit Cost: \$50 ea. Quantity: 1	\$250

7.	Restaurant/Bar The height of the bar counter measured >34". There are no accessible tables due to their pedestal base.	2010 ADAS 902		Lower a 36" wide portion of the counter to 36" max. AFF. Unit Cost: \$750 ea. Quantity: 1 Provide at least one accessible table. Unit Cost: \$250 ea. Est. Quantity: 1	\$1,000
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8.	Toilet Rooms (Men's & Women's) The entry door requires more than 5lbs of force to operate. The lavatory is mounted >34" AFF, @ up to 34 ¾". The paper towel dispenser is mounted >48" AFF, @ 56". The self-closing hinge on the accessible stall door is faulty. The side grab bar extends <54", @ up to 50" measured from the rear wall. The toilet paper dispenser is mounted < 1 ½" below the side wall grab bar. The coat hook is mounted >48" AFF, @ up to 53". The accessible stall door maneuvering clearance on the latch pull side for a side approach measured <42" @ 40 ½" measured to the face of the heater. In addition, the door is not located maximum 4" from the side partition farthest from the toilet (Women's only). The entry door provides <32" of clear width due to the door being unable to open 90 degrees (Men's only). The toilet centerline measured >16"-18", @ 18 ½" measured from the sidewall (Men's only).	2010 ADAS 404 2010 ADAS 606 2010 ADAS 307 2010 ADAS 604 2010 ADAS 609		Adjust the door closer. Unit Cost: \$50 ea. Quantity: 2 Lower the lavatory. Unit Cost: \$750 ea. Quantity: 2 Relocate the dispenser. Unit Cost: \$50 ea. Quantity: 2 Fix the self-closing hinge on the accessible stall door. Unit Cost: \$100 ea. Quantity: 2 Relocate the side wall grab bar. Unit Cost: \$50 ea. Quantity: 2 Lower the toilet paper dispenser. Unit Cost: \$50 ea. Quantity: 2 Lower the coat hook. Unit Cost: \$50 ea. Quantity: 2 Reposition the stall partition. Unit Cost: \$500 ea. Quantity: 1 Fix the swing of the door to allow for an opening of 90 degrees. Unit Cost: \$500 ea. Quantity: 1 Reposition the flush valve or install an automatic flush control. Unit Cost: \$1,500 ea. Quantity: 1	\$4,700
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	The flush valve is not located on the open side of the toilet (Men's only).				
TOTAL FOR GOLF COURSE:					\$38,200

LEVITZ PLAYGROUND

AUDITED ON: JUNE 5, 2024



The Levitz Playground is located at 1332 Central Street, directly behind the Richard L. Wilkins Elementary School and adjacent to Eddie Fitzgerald and George L. Dolinsky baseball fields within the John W. Denison Recreational Complex. The site consists of play components on poured-in-place rubber surface as well as benches and a picnic table. The facility is mostly accessible, except for a tripping hazard caused by deteriorated surface within a small area of the playground.

LEVITZ PLAYGROUND					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost
1.	Play Surface There is a change in level > ¼" AFF where the playground surface is deteriorated, @ 1".	2010 ADAS 403.4		Resurface the deteriorated section of playground. Unit Cost: \$500 Quantity: 1	\$500
TOTAL FOR LEVITZ PLAYGROUND:					\$500

JOHN W. DENISON RECREATIONAL COMPLEX

AUDITED ON: JUNE 5, 2024



The John W. Denison Recreational Complex Playground is located between the Richard L. Wilkins Elementary School (1332 Central Street), the O'Donnell Middle School, and the High School. The site consists of five baseball fields (Jeanne S. Dray, Eddie Fitzgerald, George L. Dolinsky, Timothy Bulger, Charles Dreist, and Novello Fields), a soccer field, and a multi-purpose field. An inaccessible walking path loops around the entire facility and connects to most sports fields. No dedicated parking for public use is available at this facility, except for parking serving the schools after the school day, some at a considerable distance from the complex.

JOHN W. DENISON RECREATIONAL COMPLEX					
#	Barrier Statement	Code References	Photo	Proposed Mitigation	Cost

1.	Walkways The walkway that loops around the complex and along Levitz Playground is not accessible due to the gravel and stone dust surface. Further, the walkway is <36" wide in certain areas along the East side of the complex.	2010 ADAS 206.1	   	Provide an accessible route throughout the complex. Unit Cost: \$25/SF Est. Quantity: 2,800 SF	\$70,000
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2.	Sports Fields None of sports fields provide an accessible route connecting elements and spaces within areas of sports activities, including an: • Accessible route from the looping walkway to the field. • Accessible route to team player seating areas (i.e., dugouts on baseball fields and team benches along the sidelines of the soccer field). • Accessible route to spectator seating (i.e., benches and bleachers), when provided.	2010 ADAS 206.1	   	Provide at least one of each type of sports fields along an accessible route, including an accessible route to all of the field's elements and spaces within areas of sports activities. For bleachers, provide the required number of wheelchair spaces and at least one companion seat per wheelchair space. Unit Cost: \$25/SF Est. Quantity: 600 SF	\$15,000
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3.	Site Amenities Some site amenities (i.e., batting cages, punching bag, and benches) are not located along an accessible route due to the grass surface.	2010 ADAS 206.2.1	  	Provide at least one of each type of amenity along an accessible route. Unit Cost: \$25/SF Est. Quantity: 700 SF	\$17,500
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4.	Exterior Ramps Both ramps leading to the toilet rooms lack a level landing and have handrails that do not extend the length on their run. Further, the ramps are not located on an accessible route due to the gravel surface. Further, the ramp handrails are obstructed by the vegetation.	2010 ADAS 405		Rebuild the ramps. Unit Cost: \$5,000 ea. Quantity: 2 Provide an accessible route to the ramp. Unit Cost: \$25/SF Est. Quantity: 40 SF	\$11,000
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5.	Toilet Rooms (Men's & Women's) The threshold is > 1/2", @ 3/4" and is not beveled. The bottom of the reflective surface of the mirror is >40" AFF, @ 48" (Women's only). The pipes underneath the lavatory are not insulated (Men's only). The paper towel dispenser is mounted >48" AFF, @ 54" (Men's only). The coat hook is >54" AFF, @ 57" (Men's only). The grab bars are not mounted 33"-36" AFF, @ 37", measured to the top of the gripping surface. The toilet lacks the required clearance around it due to the lavatory and soap dispenser inside the accessible toilet stall (Women's only). The self-closing hinge on the accessible stall door is faulty.	2010 ADAS 404 2010 ADAS 606 2010 ADAS 308 2010 ADAS 603 2010 ADAS 604 2010 ADAS 609	   	Replace the threshold. Unit Cost: \$250 Quantity: 2 Lower the mirror. Unit cost: \$50 ea. Quantity: 2 Insulate the pipes underneath the sink. Unit Cost: \$50 ea. Quantity: 1 Relocate the paper towel dispenser. Unit Cost: \$50 ea. Quantity: 1 Relocate the grab bars. Unit cost: \$50 ea. Quantity: 4 Remove the lavatory and soap dispenser inside the accessible toilet stall. Unit cost: \$500 ea. Quantity: 1 Lower the coat hook. Unit Cost: \$50 ea. Quantity: 1 Install a self-closing door. Unit Cost: \$150 ea. Quantity: 2	\$1,750
TOTAL FOR JOHN W. DENISON RECREATIONAL COMPLEX:					\$115,250

