

# Branch Street School



## City of Methuen ADA Transition Plan

November 2024



Institute for Human Centered Design

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## Background

Year Built: 1986      Year Renovated: 2023

Branch Street School is located at 9 Branch Street. The building has three (3) floors and has a basement level. There is one (1) outdoor playground, which can only be accessed from the playground.

Exterior locations surveyed included parking, walkways surrounding the building, and the outdoor playground. Interior locations surveyed included the reception and the administration office area on the first floor, single-user toilet rooms, and the interior route to the playground entrance.

**Note:** IHCD team was unable to survey the elevator.

## Key Accessibility Issues

### Exterior Routes

Accessibility issues include lack of an accessible route to a grass field, walkways with running and cross slopes that are steeper than allowed, and routes with level changes greater than allowed.

### Curb Ramps

Accessibility issues include curb ramps with cross slopes and landings that are steeper than allowed.

### Doors and Doorways

Accessibility issues include doors with thresholds not maintained in operable working condition, doors with opening force greater than allowed, and doors that lack maneuvering clearance.

### Signage

Accessibility issues include lack of one (1) sign with the illuminated International Symbol of Accessibility (ISA) at the accessible emergency egress door, lack of one (1) tactile exit sign at the emergency exit door, lack of directional signage at inaccessible toilet rooms, lack of compliant designation signage with raised characters and braille, and signage that lacks clear floor space.

## Toilet Rooms

Accessibility issues at single-user toilet room (133) include a lavatory with exposed plumbing, a toilet located farther from the side wall than allowed, grab bars located higher than allowed, a rear grab bar shorter than allowed, one (1) item located over the side grab bar, lack of clear width at the toilet due to the location of stored items, a paper towel dispenser that acts as a protruding object, and a soap dispenser that is located higher than allowed. Accessibility issues at single-user toilet room (135) include one (1) item located over a grab bar, and a trash can that obstructs the clear width at the toilet

## Additional Accessibility Issues

- Parking designation signage located higher than allowed.
- One (1) object (defibrillator) acts as a protruding object.
- Lack of tactile stars provided on hoistway signs on the first floor of elevator.
- Lack of five (5) accessible work surfaces.

## Order of Magnitude Cost Estimates

- Renovate doors: \$6,000
- Renovate signage: \$2,692
- Provide five (5) accessible work surfaces: \$3,500
- Renovate toilet rooms: \$7,774
- Miscellaneous corrective actions (protruding objects, reach ranges): \$1,198

**Total: \$21,164\***

**\*Note:** IHCD is not providing costs for accessibility renovations for outdoor areas or curb ramps. Unit costs are provided for one instance of repetitive items.

## Best Practice and Inclusive Design

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

## Branch Street School

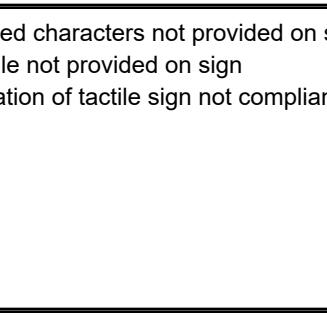
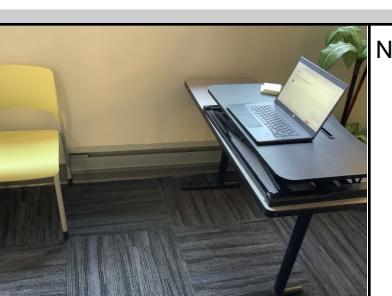
- Recommend providing blade signs over all defibrillators in the building.
- If one or two foreign languages are spoken by students, recommend providing additional signage in the appropriate languages spoken by these students.
- Recommend providing a detectable warning at each end of the crosswalk by the main parking lot.
- Recommend using the term "Accessible Parking" instead of "Handicapped Parking" at all parking signage.

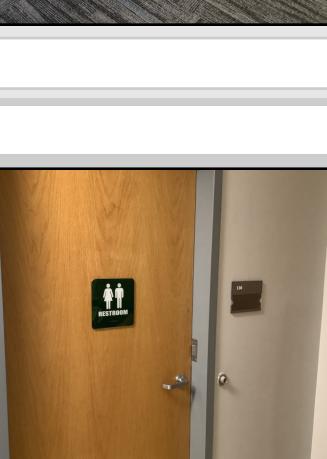
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Accessible Spaces in Front of West Entrance	Ext.	-	Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.9%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
2	Playground	Ext.	-	Exterior Access Route	Play Area		Cross slope > 1:50 (2.00%)	6.3%	Ensure that the clear floor space at the play component is no greater than 1:50 (2.00%).	1	-	-
3	Playground	Ext.	-	Exterior Access Route	Play Area		Cross slope > 1:50 (2.00%)	3.6%	Ensure that the clear floor space at the play component is no greater than 1:50 (2.00%).	1	-	-
4	Exterior Route From Crosswalk to Main Entrance	Ext.	-	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.5%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
5	Playground Entrance	Ext.	-	Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.4%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide a ramp with a slope that is no greater than 1:12 (8.33%). During renovation, ensure that there is a level landing (2.00% max.) that extends from the rear wall to a point 24" min. on the latch side of the door.	1	-	-

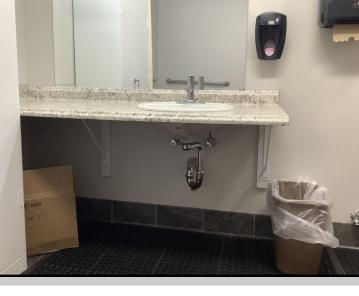
ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Exterior Route From Crosswalk to Main Entrance	Ext.	-	Exterior Access Route	Walkway		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1	-	-
7	Grass Field	Ext.	-	Exterior Access Route	Walkway		Accessible route not provided	-	Ensure an accessible route is provided to the grass field.	1	-	-
<b>Curb Ramp</b>												
8	Van Accessible Spaces in Front of West Entrance	Ext.	-	Curb Ramp	Parallel		Cross slope > 1:50 (2.00%) (MAAB)	2.8%	Reduce cross slope at curb ramp to be no steeper than 1:50 (2.00%).	1	-	-
9	Accessible Spaces in Front of West Entrance	Ext.	-	Curb Ramp	Island		Landing > 1:50 (2.00%) (MAAB)	2.8%	Reduce the slope at the landing of the curb ramp to be no steeper than 1:50 (2.00%).	1	-	-
<b>Off-Street Parking Lot or Garage</b>												
10	Van Accessible Spaces in Front of West Entrance	Ext.	-	Off-Street Parking Lot or Garage	Visitor		Sign top > 96" above finished grade	102.5"	Locate sign with the top of the sign 96" above the ground.	6	Labor	Labor
<b>Access to Goods and Services</b>												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Interior Access Route</b>												
11	Defibrillator Next to Elevator (Route to Toilet Room 133)	1	-	Interior Access Route	N/A		Obstructed by protruding objects	8.5"	Provide a cane-detectable barrier underneath the defibrillator. Barriers must have leading edges no higher than 27" so that they are within cane sweep. Barriers can include fixed planters, benches, and guardrails.	1	398	\$398
<b>Doors, Doorways, &amp; Gates</b>												
12	Administration Office Corridor	1	-	Doors, Doorways, & Gates	Circulation		Maneuvering clearance(s) not provided		Relocate the plant.	1	Labor	Labor
13	Single Testing Room	1	119	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate the trash can to provide 18" of pull side maneuvering clearance.	1	Labor	Labor
14	Enrollment Specialist	1	122	Doors, Doorways, & Gates	Meeting Room		Maneuvering clearance(s) not provided	50.5"	Ensure that staff can assist wheelchair users and others who need help with opening the door, or provide access to an enrollment specialist in Room 123.	1	Labor	Labor
15	Family Resource Center Coordinator	1	124	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Remove the cabinet to provide 18" of pull side clearance at the latch side of the door.	1	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Reception Office/ Corridor	1	125	Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	-	Relocate the bags and table to provide 12" of push side maneuvering clearance and 48" min. between the table and the wall on the latch side of the door.	1	Labor	Labor
17	All-Gender Single-User Toilet Room in School Corridor	1	135	Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	16"	Provide an automatic door opener.	1	6000	\$6000
18	Playground Entrance	Ext.	-	Doors, Doorways, & Gates	Circulation		Threshold not maintained in operable working condition		Repair the cracks in front of the threshold.	1	-	-
19	Administration Office Corridor	1	-	Doors, Doorways, & Gates	Circulation		Door requires > 5 lbs. of force to open	13 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.  Applies to all doors in this condition.	1	Labor	Labor
<b>Elevator</b>												
20	Elevator	1	-	Elevator	Interior		Tactile stars not provided at main entry level	-	Provide a tactile star on both sides of jambs at main floor. At other floors, provide appropriate number.	2	96	\$192
												192

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
21	Reception Office/By Main Entrance	1	-	Signage	Designation		Raised characters not provided on sign		Provide text with raised characters duplicated in braille on the sign.  Applies to all designation signs in this condition.	1	250	\$250
											250	
22	Single-User Toilet Room in Administration Office Corridor	1	130	Signage	Designation		Raised characters not provided on sign Braille not provided on sign Location of tactile sign not compliant	- - -	Provide text with raised characters duplicated in braille on the sign.  Locate sign alongside the door on the latch side.	1	250	\$250
											250	
23	Enrollment Specialist	1	121, 122, 123	Signage	Designation		Signage lacks 18" by 18" clear floor space		Relocate storage bins provide a clear floor space of 18" min. by 18" min.	3	500	\$1500
											1500	
<b>Operable Parts / Reach Range</b>												
24	Main Entrance Door (West)	Ext.	-	Operable Parts / Reach Range	Intercom Control		Reach < 15" or > 48"(forward/side approach)	51"	Relocate the intercom control so that controls are between 15"- 48" above the finished floor.	1	800	\$800
											800	
<b>Dining or Work Surfaces</b>												
25	Reception Office	1	125	Dining or Work Surfaces	Work Surface		Not on a accessible route	-	Ensure work surfaces are located on an accessible route that allows for a 30" by 48" forward approach. Relocate the chair.	1	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Enrollment Specialist	1	121	Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided Maneuvering clearance(s) not provided	16.5" 52"	This Enrollment Specialist office lacks maneuvering clearance at the door and does not allow wheelchair users a forward approach to the work surface. Provide access to an enrollment specialist in Room 123 or 122 for people who need it.	1	Labor	Labor
27	Reception Office	1	125	Dining or Work Surfaces	Work Surface		Top of work surface < 28" or > 34"	-	Relocate the additional height adjustable surface on top of this work surface to ensure the height of this work surface does not exceed 34".	1	Labor	Labor
28	Single Testing Room	1	119	Dining or Work Surfaces	Work Surface		Knee clearance less than 19" deep	15.5"	Provide at least one work surface with knee clearance that is 19" deep min.  Applies to all Enrollment Specialist Rooms 122 and 123.	4	700	\$2800  2800
29	Family Resource Center Coordinator	1	124	Dining or Work Surfaces	Work Surface		Knee clearance less than 19" deep	8"	Provide at least one work surface with knee clearance that is 19" deep min.	1	700	\$700  700
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
30	All-Gender Single-User Toilet Room in Administration Office Corridor	1	130	Overall Access	Toilet Room		Sign to accessible toilet not provided	-	Provide a directional sign to toilet room (133).	1	250	\$250  250

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	All-Gender Single-User Toilet Room in School Corridor	1	133	Overall Access	Toilet Room		International Symbol of Acc. not provided	-	Provide a sign with the International Symbol of Accessibility (ISA).	1	250	\$250
<b>250</b>												
<b>Lavatory</b>												
32	All-Gender Single-User Toilet Room in School Corridor	1	135	Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- 42.25"	Relocate items from under the lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	500	\$500
<b>500</b>												
33	All-Gender Single-User Toilet Room in School Corridor	1	133	Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	150	\$150
<b>150</b>												
<b>Single-User Toilet</b>												
34	Single-User Toilet Room in School Corridor	1	133	Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Side or rear grab bar < 33" or > 36" high Rear grab bar < 42" long (MAAB) Clearance at toilet < 60" clear width	20.75" 37" 37.75" -	Relocate toilet so that the centerline is 18" from the side wall. Mount grab bars 33"- 36" above the finished floor. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate trash can to provide 60" clear width next to the toilet.	1	3676 800 750 Labor	\$5226
<b>5226</b>												
35	All-Gender Single-User Toilet Room in School Corridor	1	135	Single-User Toilet	N/A		Clearance at toilet < 60" clear width	-	Relocate the paper towel dispenser and trash bin out of the clear floor space required at the toilet.	1	500	\$500
<b>500</b>												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	All-Gender Single-User Toilet Room in School Corridor	1	135	Single-User Toilet	N/A		Item mounted over grab bar (MAAB)	-	Relocate soap dispenser so that it is not mounted over the grab bar.	1	500	\$500
<b>500</b>												
<b>Dispensers</b>												
37	Single-User Toilet Room in School Corridor	1	133	Dispensers	Paper Towel Dispenser		Dispenser acts as a protruding object	8.5"	Provide a cane-detectable barrier underneath the paper towel dispenser. Barriers must have leading edges no higher than 27" so that they are within cane sweep. Barriers can include fixed planters, benches, and guardrails.	1	398	\$398
<b>398</b>												
38	Single-User Toilet Room in School Corridor	1	133	Dispensers	Soap Dispenser		Forward reach if obstruction > 20"- 25" deep is > 44" high	48"	Relocate the soap dispenser so that the controls are 44" above the finished floor.	1	500	\$500
<b>500</b>												
<b>Best Practice</b>												
39	Defibrillator Next to Elevator	1	-						Recommend providing blade signs over all defibrillators in the building.	1	-	-
40	Single-User Toilet Room in Administration Office Corridor	1	130						If one or two foreign languages are spoken by students, recommend providing additional signage in the appropriate languages spoken by these students.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Crosswalk From Parking to Sidewalk in Front of Building/ Near Gymnasium	Ext.	-						Recommend providing a detectable warning at each end of the crosswalk.	1	-	-
42	Accessible Spaces in Front of West Entrance	Ext.	-						Recommend using the term "Accessible Parking" rather than "Handicapped Parking".	1	-	-