

# Tenney Grammar School



## City of Methuen ADA Transition Plan

November 2024



Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118  
www.IHCDesign.org • info@IHCDesign.org  
617-695-1225 voice/ tty

## Background

Year Built: 1956      Year Renovated: 2000

Tenney Grammar Elementary School is located at 75 Pleasant Street. The building has three (3) levels. There are two (2) exterior playgrounds, two (2) basketball courts, and two (2) fields used for soccer, lacrosse, and field hockey.

Exterior locations surveyed included parking, walkways surrounding the building, both playgrounds, both basketball courts, and both fields.

Interior locations surveyed included both cafeterias (where voting takes place) on the first floor, the route to the cafeterias from the entrances, and staff toilet rooms that the public is recommended to use while voting.

## Key Accessibility Issues

### Exterior Routes

Accessibility issues include walkways with running and cross slopes that are steeper than allowed, routes with level changes greater than allowed, and routes not maintained in operable working condition.

### Curb Ramps

Accessibility issues include curb ramps with a counter slope greater than allowed, a running slope greater than allowed, and one (1) curb ramp that is not firm, stable, and slip-resistant.

### Parking Lots

Accessibility issues include access aisles with running slopes steeper than allowed, car parking spaces that lack access aisles, parking designation signage with the International Symbol of Accessibility (ISA) located lower than allowed, one (1) access aisle narrower than allowed, and lack of signage with the designation "Van Accessible" at the van accessible parking spaces.

### Doors and Doorways

Accessibility issues include one (1) gate that is not maintained in operable condition, and doors with thresholds not maintained in operable working condition.

### Signage

Accessibility issues include lack of signage with the illuminated International Symbol of Accessibility (ISA) at accessible emergency egress doors, and lack of tactile exit signage at the emergency exit doors.

### Toilet Rooms

Accessibility issues include toilet compartment doors that have malfunctioning self-closing hinges, toilet compartment doors that lack door pulls on both sides, coat hooks located higher than allowed, and grab bars that are not located properly.

### Additional Accessibility Issues

- Standing drinking fountains that are located lower than allowed, standing height drinking fountains that lack cane-detectable barriers.
- Accessible spaces are not provided alongside team seating benches at the soccer fields.
- Lack of an accessible route to the boundary of sport activity of both soccer fields and lack of an accessible space provided alongside team seating areas.
- Protruding objects are present.

### **Order of Magnitude Cost Estimates**

- Renovate interior routes: \$2,092
- Renovate doors: \$1,000
- Renovate signage: \$2,250
- Renovate toilet rooms: \$2,353
- Renovate drinking fountains: \$3,808
- Miscellaneous corrective actions (interior routes): \$796

**Total: \$12,299\***

**\*Note:** IHCD is not providing costs for accessibility renovations for outdoor areas, curb ramps, or for stairs. 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.

- Recommend providing signs with the text "Exit Only" at all doors that are only egresses.
- Recommend locating the "Learning Braille" board between 15" and 48" above the finished playground surface so that everyone can touch it at the playground in between the Lower and Upper Schools.
- When replacing exterior Upper School and Lower School signs, provide a sign where the letters have a greater contrast with the background.
- Recommend providing a solid and continuous stripe applied to the horizontal leading edge of each exterior stair tread so that each tread is readily apparent when viewed in descent at each exterior stair.
- Recommend providing blade signs over all defibrillators in the building.
- Recommend using the term "Accessible Parking" instead of "Handicapped Parking" at all parking signage.
- Recommend providing detectable warnings on all curb ramps around the school.
- Recommend providing a ladder style crosswalk between the access aisle of the north accessible parking spaces and the curb ramp.
- Locate an additional compliant designation sign at the Upper School Cafeteria entrance with raised characters and braille to the right of the right-hand door, outside of the full door swing when the door is left open.

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	Playground In Between Lower and Upper Schools	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
2	Basketball Courts	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
3	Playground South of Lower School	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	6.7%	Reduce the slope of the clear floor space next to the transfer platform to 1:50 (2.00%).	1	-	-
4	Walkway Next to East Side of Lower School	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Route not maintained in operable working condition	4.9% -	Reduce cross slope to be no steeper than 1:50 (2.00%). Ensure the accessible route is maintained in operable working condition.	1	-	-
5	Exterior Route From Accessible Parking to North Entrance (Doors 2 + 1)	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.4%	Reduce running slope to be no steeper than 1:20 (5.00%) or provide handrails that are compliant with an ADA/521 CMR ramp.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Playground in Between Lower and Upper Schools; Next to Lower School	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	0.5"	Alter change in level to be 1/4" high max.	1	-	-
7	Curb Ramp Next to Accessible Parking in East Lot	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	0.5"	Alter change in level to be 1/4" high max.	1	-	-
8	Accessible Parking in East Lot	Ext.		Exterior Access Route	Sidewalk		Level changes > 1/4"	0.5"	Alter change in level to be 1/4" high max.	1	-	-
9	Route Next to Basketball Court on South Side of School	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	-
10	South Doors Outside Cafeteria	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the drains are maintained and covered.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Playground South of Lower School	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition		Ensure the fence along the accessible route is maintained in operable working condition. On the day of surveying, The IHCD team observed that the fence was curled out past the fence post, and sharp edges of the fence projected into the circulation path.	1	-	-
12	Walkway Next to South/East Corner of Lower School	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	-	-
13	Sidewalk in Front of North Entrance	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. The brick route in front of the stairs is very bumpy.	1	-	-
<b>Curb Ramp</b>												
14	Curb Ramp From Accessible Parking at North Parking Lot	Ext.		Curb Ramp	Blended Transition		Counter slope > 1:20 (5.00%)	10.3%	Reduce the counter slope of the adjoining gutter and road surface adjacent to the curb ramp so that it is no steeper than 1:20 (5.00%).	1	-	-
15	Curb Ramp Outside Lower School East Entrance	Ext.		Curb Ramp	N/A		Running slope is > 1:12 (8.33%) Surface not stable, firm and slip-resistant	10.1% -	Reduce running slope to be no steeper than 1:12 (8.33%). Repair surface.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Off-Street Parking Lot or Garage</b>												
16	Accessible Parking in East Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%)	3%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	-	-
17	Accessible Parking in East Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%)	4.1%	Reduce running or cross slope to be no steeper than 1:50 (2.00%).	1	-	-
18	Accessible Parking in North Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided Sign bottom < 60" above finished grade	- 22"	Provide a marked access aisle that is at least 60" wide either between the two accessible car parking spaces or provide one on each side of the two spaces. Locate both signs with the bottom of the sign 60" above the ground.	2	- Labor	- Labor
19	Accessible Parking in East Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle < 60" wide at car space	57"	Provide a marked access aisle that is at least 60" wide.	1	-	-
20	Accessible Parking on West Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
											500	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Accessible Parking in East Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
500												
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
22	Door 7 Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located to the right of the right-hand door on the nearest adjacent wall. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	\$250
250												
23	Door 23 Egress	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the nearest adjacent wall to the right side of the double doors. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	250
250												
24	Lower School Cafeteria	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the right side of the double door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA). Applies to all direct egress doors in this condition.	1	250	\$250
250												
25	Doors 24/25 and Doors 12/13	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)		Ensure that a tactile exit sign with raised characters and braille is provided on the right side of the right most double door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	2	250	\$500
500												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Interior Access Route</b>												
26	Defibrillator in Upper Corridor Level 1	1		Interior Access Route	N/A		Obstructed by protruding objects	6"	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
											398	
27	Lower School Cafeteria	1		Interior Access Route	N/A		Obstructed by protruding objects	7"	Provide a cane-detectable barrier underneath the fire alarm pull. 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
											398	
<b>Doors, Doorways, &amp; Gates</b>												
28	Between South Playground and Lower School	Ext.		Doors, Doorways, & Gates	Exterior Gate		Door not maintained in operable working condition.	-	Maintain the gate. It touches on the surface and requires 9 lbs. of force.	1	-	-
29	Staff Multi-User Toilet Room Upper Corridor by the Boys' and Girls' Rooms	1		Doors, Doorways, & Gates	Toilet Room		Distance between doors in series < 48"	41"	Ensure the first door, on the left of the photo, that leads into these multi-user toilet rooms is always left open during hours of operation for public events.	1	Labor	Labor
30	West Entrance Door 24	Ext.		Doors, Doorways, & Gates	Circulation		Threshold > 1/2" high	1"	Alter the threshold to be 1/2" high max.	1	1000	\$1000
											1000	
<b>Toilet &amp; Bathing Rooms</b>												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Toilet Compartment</b>												
31	West Staff Multi-User Toilet Room by the Boys' and Girls' Rooms	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	Labor 140  <b>140</b>	\$140
32	West Staff Multi-User Toilet Room by the Boys' and Girls' Rooms	1		Toilet Compartment	Accessible Compartment		Coat hook > 48" (2010 ADA) Door pull not provided	54" -	Locate the coat hook no higher than 48" above the finished floor. Provide a door pull on each side of the door between 34" to 48" above the finished floor that does not require tight grasping, pinching or twisting of the wrist.	1	75 140  <b>215</b>	\$215
33	Both Staff Multi-User Toilet Rooms by the Boys' and Girls' Rooms	1		Toilet Compartment	Accessible Compartment		Side grab bar < 54" from back wall	48.75"	Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall.	2	800  <b>1600</b>	\$1600
<b>Dispensers</b>												
34	East Staff Multi-User Toilet Room by the Boys' and Girls' Rooms	1		Dispensers	Tampon Dispenser		Dispenser acts as a protruding object	6"	Provide a cane-detectable barrier underneath the tampon 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  <b>398</b>	\$398
<b>Additional Access</b>												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Drinking Fountains</b>												
35	Drinking Fountain Lower Corridor	1		Drinking Fountains	Hi-Lo		Spout < 38" or > 43" (standing users) Standing height fountain does not have cane protection	36.5" -	Relocate drinking fountain for standing users so that the spout is between 38"- 43" above the finished floor or ground. Provide a cane-detectable barrier skirt under the high unit.	1	2028 890	\$2918  <b>2918</b>
36	Upper Corridor Level 1	1		Drinking Fountains	Hi-Lo		Standing height fountain does not have cane protection	-	Provide a cane-detectable barrier skirt under the high unit.	1	890	\$890  <b>890</b>
<b>Play and Sport Areas</b>												
<b>Field</b>												
37	North Soccer Field			Field	Soccer		Accessible spaces not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.  Applies to soccer field farthest from school.	2	-	-
38	North / East Corner of North Soccer Field Next to Basketball Courts and Playground			Field	Soccer		Field not connected to an accessible route	-	Provide an accessible route to the boundary of sport activity.  This is the most level part of the field near an accessible route. Would recommend starting an accessible route to the north and south soccer fields from this point.	2	-	-
<b>Best Practice</b>												

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	South Egress on Upper School								Provide a sign that indicates this door is an exit only.  Applies to all doors that are egress only.	1	-	-
40	Playground In Between Lower and Upper Schools								Recommend locating the "Learning Braille" board between 15" and 48" above the finished playground surface so that everyone can touch it.	1	-	-
41	Designation Sign Outside Lower School East Entrance								When replacing the sign, provide a sign where the letters have a greater contrast with the background.  Applies to the Upper School sign on the west side of the school.	2	-	-
42	Stairs Between Exterior Walkways on East Side of Lower School								Recommend providing a solid and continuous stripe applied to the horizontal leading edge of each stair tread so that each tread is readily apparent when viewed in descent at each stair exterior stair.  Applies to all exterior stairs in this condition.	1	-	-
43	North Entrance Door 1				202				Recommend providing signage directing users to the West Upper School accessible entrance. During voting, this entrance is only able to be opened by people with a keycard for the school and it is kept locked to the public.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
44	Upper School Cafeteria	1			324			Locate an additional compliant designation sign with raised characters and braille to the right of the right-hand door, outside of the full door swing when the door is left open.	1	-	-	
45	Defibrillator in Upper Corridor Level 1	1						Recommend providing blade signage over all defibrillators in the school.	1	-	-	
46	Accessible Parking on West Lot	Ext.						Recommend using the term "Accessible Parking" rather than "Handicapped Parking".	1	-	-	
47	Curb Ramp From Accessible Parking at North Parking Lot	Ext.						Recommend providing a ladder style crosswalk between the access aisle of the accessible parking spaces and the curb ramp.	1	-	-	
48	Curb Ramp Outside Lower School East Entrance	Ext.						Recommend providing detectable warnings on all curb ramps around the school.	1	-	-	