

Marsh Grammar School



City of Methuen ADA Transition Plan

October 2024



Institute for Human Centered Design

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Background

Year Built: 1996

Marsh Grammar School is located at 309 Pelham St. Exterior amenities include four (4) exterior playgrounds, two (2) basketball half-courts, a north parking lot, a south parking lot, picnic tables and benches.

Exterior locations surveyed included parking, walkways to play and sport areas and all playgrounds. Interior locations surveyed include the route from the entrance to the gymnasium where voting takes place, along with the boys’ and girls’ multi-user toilet rooms and drinking fountains by the gymnasium.

Note: The IHCD team could not survey inside the gymnasium as the floors were being waxed.

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, routes that are not firm, stable, and slip-resistant, and routes not maintained in operable working condition.

Curb Ramps

Accessibility issues include the lack of one (1) curb ramp at an accessible parking access aisle, curb ramps with a running slope that is greater than allowed, a curb ramp with a counter slope that is greater than allowed, curb ramps not maintained in operable working condition, and curb ramps that lack flush transitions to the street.

Parking

Accessibility issues include lack of parking signage with the International Symbol of Accessibility (ISA), lack signs with the designation “Van Accessible” at the van accessible parking spaces, and accessible parking spaces with cross slopes steeper than allowed.

Signage

Accessibility issues include designation signage with a noncompliant character style, lack of compliant egress signage, and one (1) designation sign improperly located.

Toilet Rooms

Accessibility issues at the boys’ and girls’ multi-user toilet rooms by the gymnasium include doors with malfunctioning self-closing hinges, lack of door pulls, coat hooks located higher than allowed, toilet seats located higher than allowed, and toilet paper dispensers located closer to side grab bars than allowed.

Play Areas

Accessibility issues include lack of an accessible route to one (1) playground, lack of an accessible route around three (3) playgrounds, and lack of an accessible route to play components at three (3) playgrounds.

Additional Accessibility Issues

- Lack of an accessible portable toilet by the north parking lot.
- Lack of two (2) accessible picnic tables.
- One (1) standing height drinking fountain located higher than allowed and one (1) drinking fountain for seated users lacks adequate knee and toe clearance.

Order of Magnitude Cost Estimates

- Provide accessible parking space signage: \$3,000
- Provide two (2) accessible picnic tables: \$2,800
- Renovate toilet rooms: \$7,062
- Provide an accessible portable toilet: \$4,600
- Renovate drinking fountains: \$6,056
- Miscellaneous corrective actions (door maneuvering clearance, signage): \$1,250

Total: \$24,768*

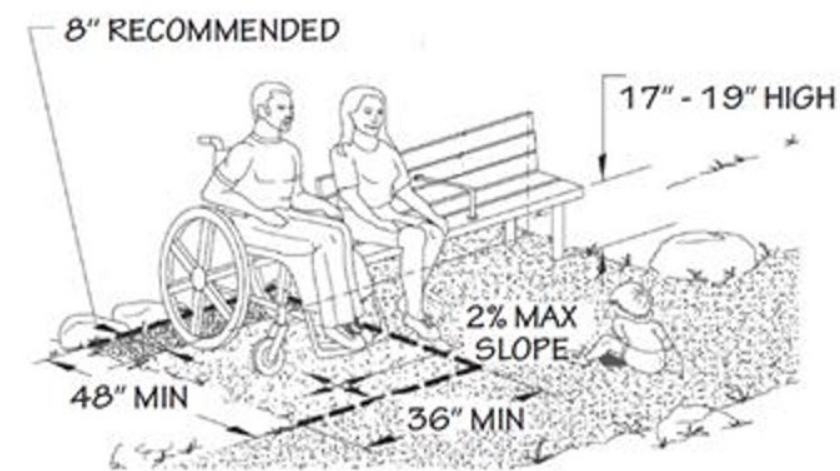
***Note:** IHCD is not providing costs for accessibility renovations for outdoor areas or curb ramps. Unit prices are listed as one for repetitive items.






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 adaptive play and sport equipment.
- Recommend providing detectable warnings on each curb ramp on the site.
- Recommend using the term "Accessible Parking" rather than "Handicapped Parking" on all parking designation signage.
- Recommend providing an additional designation sign for the gymnasium outside of the door swing of the right handed door that users can see when the door is propped open.
- Recommend providing a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.

The following illustration demonstrates how to incorporate a 36” min. by 48” min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.












ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Sidewalk on West Side of Building	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	3.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
2	Sidewalk on West Side of Building by Lower School Entrance	Ext.		Exterior Access Route	Sidewalk		Cross slope > 1:50 (2.00%)	4.2%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
3	South Accessible Playground	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Level changes > 1/4"	10.2% 1"	Reduce running slope to be no steeper than 1:20 (5.00%). Alter change in level to be 1/4" high max.	1	-	-
4	North Basketball Courts	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Remove all dirt and loose gravel from surface. Ensure that surfaces are monitored and maintained.	1	-	-
5	Walkway To Crosswalk From South Parking Lot to Lower School Entrance	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition	-	Repair the surface opening to ensure the accessible route is maintained in operable working condition.	1	-	-






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6	South Accessible Playground	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. Remove the grass that is growing in the pavement.	1	-	-	
7	West Main Entrance at North Parking Lot	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	6.1%	Reduce running slope to be no steeper than 1:20 (5.00%). Ensure the accessible route is maintained in operable working condition.	1	-	-	
Curb Ramp													
8	Crosswalk From South Parking Lot to Lower School Entrance	Ext.		Curb Ramp	Crosswalk		Counter slope > 1:20 max.	10.2%	Ensure that the counter slope is no greater than 1:20 (5%) max.	1	-	-	
9	South Parking Lot	Ext.		Curb Ramp	Blended Transition		Curb ramp not provided	-	Provide a curb ramp at the access aisle.	1	-	-	
10	Crosswalk From South Parking Lot to Lower School Entrance	Ext.		Curb Ramp	3		Running slope is > 1:12 (8.33%)	12.7%	Reduce running slope to be no steeper than 1:12 (8.33%).	1	-	-	





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11	West Main Entrance at North Parking Lot	Ext.		Curb Ramp	N/A		Running slope is > 1:12 (8.33%) Surface not stable, firm and slip-resistant	13.6% -	Reduce running slope to be no steeper than 1:12 (8.33%). Remove all dust and loose gravel from the curb ramp.	1	-	-	
12	Crosswalk From North Parking Lot to West Main Entrance	Ext.		Curb Ramp	Blended Transition		Transition from curb ramp to street not flush	1"	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	-	
13	Crosswalk From South Parking Lot to Lower School Entrance	Ext.		Curb Ramp	Blended Transition		Transition from curb ramp to street not flush	1"	Ensure transition from curb ramp to street is flush or free of changes in level.	1	-	-	
Off-Street Parking Lot or Garage													
14	North Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not maintained in operable working condition.	-	Repair the cracks in the asphalt at both access aisles in the north parking lot.	1	-	-	
15	South Parking Lot - 2 Accessible Spaces Near School	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	- -	Provide a sign with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Add the designation "Van Accessible" to the sign located at the van accessible space.	3	500	\$1500	
											1500		


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	North Parking 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	
17	South Parking Lot - 2 Accessible Spaces Further From School	Ext.		Off-Street Parking Lot or Garage	Visitor		Running or cross slope at space > 1:50 (2.00%) Sign with the International Symbol of Acc. not provided Surface not stable, firm, and slip-resistant	3.6% - -	Reduce running or cross slope to be no steeper than 1:50 (2.00%). Provide two signs with the International Symbol of Accessibility (ISA) with the bottom of the sign 60" min. above the ground and the top 96" max. above the ground. Repair the surface of the access aisle in front of the curb ramp. (Cost estimate is for two signs with the ISA.)	2	500	\$1000
											1000	
Access to Goods and Services												
Means of Egress												
18	West Main Entrance at North Parking Lot	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 right-handed door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	250	\$250
											250	
Interior Access Route												
19	Drinking Fountains by South Cafeteria	1		Interior Access Route	N/A		Surface not stable, firm, and slip-resistant	-	Secure both mats.	2	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Doors, Doorways, & Gates												
20	Girls' Multi-User Toilet Room by Gymnasium	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	5"	Relocate the trash barrel and the paper towel dispenser 60" min. from the wall on the latch side of the door.	1	500	\$500
Signage												
21	Gymnasium Entrance by Boys' and Girls' Multi-User Toilet Rooms	1		Signage	Designation		Location of tactile sign not compliant	-	Locate the sign to the right of the right-hand door.	1	Labor	Labor
22	Boys' and Girls' Multi-User Toilet Rooms by Gymnasium	1		Signage	Designation		Character style not compliant	-	Provide a sign with compliant characters. Characters should be sans serif. Applies to all designation signage in this condition.	2	250	\$500
Picnic Tables												
23	By North Basketball Courts	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	13" deep	Ensure that at least 5% (minimum one) of picnic tables are accessible.	1	1400	\$1400
24	South Playground	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	Ensure that at least 5% (minimum one) of picnic tables are accessible.	1	1400	\$1400

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet & Bathing Rooms												
Dispensers												
25	Portable Toilet by North Parking Lot	Ext.		Dispensers	Soap Dispenser		Side reach is > 54"	52"	When a new portable toilet is provided, ensure the soap dispenser is located no higher than 48" above the finished floor.	1	Labor	Labor
Portable Toilet												
26	Portable Toilet by North Parking Lot	Ext.		Portable Toilet	N/A		60" by 72" clear space not provided	60"	Provide an accessible portable toilet that has 60" wide and 72" deep at the toilet.	1	4600	\$4600
											4600	
Toilet Rooms for Children												
Toilet Compartment (Children)												
27	Boys' and Girls' Multi-User Toilet Rooms by Gymnasium	1		Toilet Compartment (Children)	Accessible Compartment		Door with malfunctioning self-closing hinge Door pull not provided Coat hook higher than 36"	- - 47"	Repair self-closing 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. Lower hook so that it is no higher than 36" high for children.	2	Labor 140 75	\$430
											430	
28	Boys' and Girls' Multi-User Toilet Rooms by Gymnasium	1		Toilet Compartment (Children)	Accessible Compartment		Toilet seat < 15" or > 17" high (Ages 9 - 12) Dispenser/item located < 1½" below the grab bar	18.5" 1"	Install a toilet with a seat between 15"- 17" high above the finished floor. Relocate the toilet paper dispenser so that it is mounted 1 1/2" min. below the grab bar. Ensure the dispenser is between 14"- 19" above the finished floor and between 7"- 9" in front of the toilet.	2	2816 500	\$6632
											6632	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory (Children)												
29	Girls' Multi-User Toilet Room by Gymnasium	1		Lavatory (Children)	N/A		Faucet not compliant	14 lbs	Ensure the the faucet does not require greater than 5 pounds of force to operate.	1	Labor	Labor
Additional Access												
Drinking Fountains												
30	Drinking Fountains by Gymnasium	1		Drinking Fountains	Hi-Lo		Spout < 38" or > 43" (standing users) Knee or toe clearance not provided	45" -	Relocate drinking fountain for standing users so that the spout is between 38"- 43" above the finished floor or ground. At the lower drinking fountain, provide knee and toe clearance, 27" min. high at drinking fountain for seated users. Knee and toe space must be between 17" min. and 25" max. deep.	1	2028 4028	\$6056
Play and Sport Areas												
Play Areas												
31	North Swing Set	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided around playground Accessible route not provided to play components	- - -	Install an accessible route to and around the playground. Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-
32	South Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided to play components	- -	Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-

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33	South Playground	Ext.		Play Areas	N/A		Accessible route not provided around playground Accessible route not provided to play components	- -	Provide an accessible route around the play area. Provide a compliant impact-attenuating surface to and around the play components.	1	-	-
Best Practice												
34	Gymnasium	1							Recommend providing an additional designation sign for the gymnasium outside of the door swing of the right handed door that users can see when the door is propped open.	1	-	-
35	North Parking Lot	Ext.							Recommend using the term "Accessible Parking" rather than "Handicapped Parking" on all parking designation signage.	1	-	-
36	Crosswalk From North Parking Lot to West Main Entrance	Ext.							Recommend providing detectable warnings on each curb ramp on the site.	1	-	-
37	South Playground	Ext.							Recommend providing a 36" min. by 48" min. stable, firm and slip-resistant surface adjacent to at least one bench in each area where benches are provided positioned to allow a person in a wheeled mobility device and a person sitting on the bench to have their shoulders aligned.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
38	South Playground	Ext.							Recommend providing adaptive play and sport equipment.	1	-	-	