

# Comprehensive Grammar School



City of Methuen  
ADA Transition Plan

October 2024



Institute for Human Centered Design

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## Background

Year Built: 1993

Comprehensive Grammar School is located at 100 Howe Street. There are five (5) exterior playgrounds, three (3) soccer fields used for U8 Youth Soccer, and one (1) additional soccer field.

Exterior locations surveyed included parking, walkways to play and sport areas, all playgrounds, and all fields.

IHCD Team did not survey the interior of the building, as town voting is not held inside the school.

## Key Accessibility Issues

### Exterior Routes

Accessibility issues include walkways with running and cross slopes that are steeper 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, one (1) curb ramp with a cross slope greater than allowed, one (1) curb ramp with a flare slope greater than allowed, and curb ramps not maintained in operable working condition.

### Parking

Accessibility issues include one (1) access aisle with a running slope steeper than allowed, car parking spaces that lack access aisles, parking designation signage with the International Symbol of Accessibility (ISA) not provided at certain spaces, and lack of signage with the designation “Van Accessible” at a van accessible parking spaces.

### Play Areas

Accessibility issues include lack of an accessible route to playgrounds, lack of an accessible route around playgrounds, and lack of a compliant impact-attenuating surface to and around the play components within playgrounds.

**Note:** The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

## Additional Accessibility Issues

- Lack of an accessible route to the boundary of sport activity at all soccer fields.
- Lack of one compliant accessible portable toilet by the Howe Street playgrounds.
- Lack of at least one (1) accessible picnic table located on an accessible route by the Howe Street playgrounds.

## Order of Magnitude Cost Estimates

- Renovate parking signage: \$3,500
- Provide one (1) accessible picnic table: \$1,400
- Provide one (1) accessible portable toilet: \$4,600

**Total: \$9,500\***

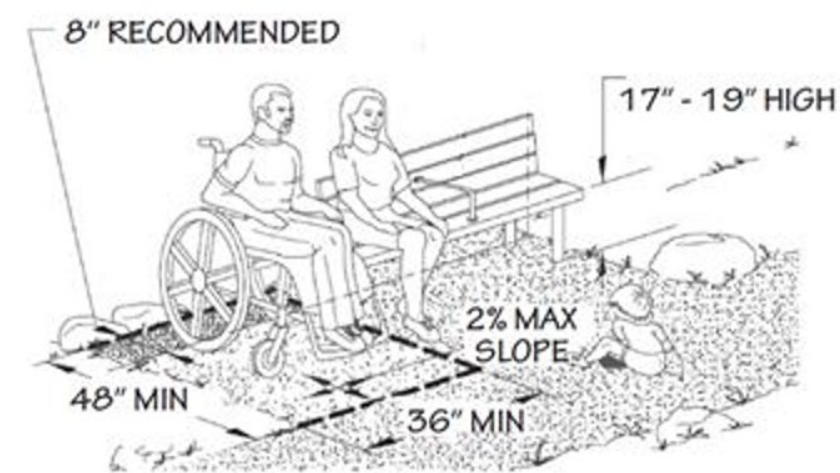
**\*Note:** IHCD is not providing costs for accessibility renovations for outdoor areas, curb ramps, ramps, or for stairs.

## Best Practice and Inclusive Design

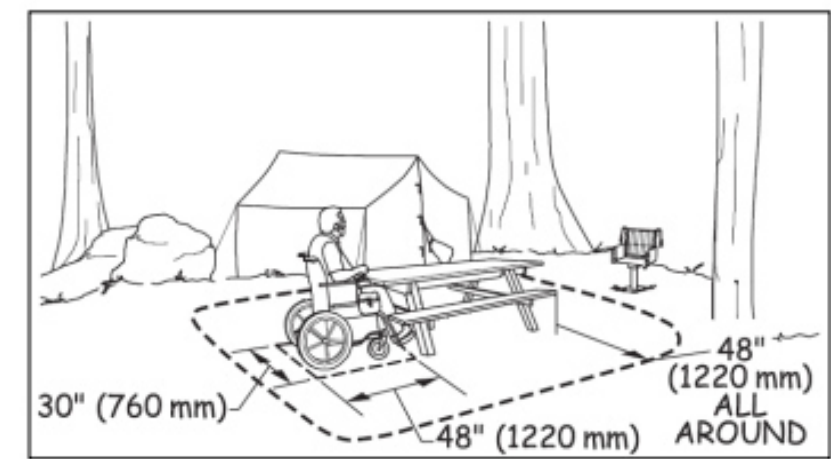
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.






- Recommend providing 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.
- Based on a comment from the Commission on Disability, recommend providing adaptive play and sport equipment.
- 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.








The following illustration demonstrates how to provide a stable, firm and slip-resistant surface that is 48" clear on all sides of the picnic table.








ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Route From Howe Street Playgrounds to Basketball Courts	Ext.		Exterior Access Route	Walkway		Exterior route < 36" wide Surface is not stable, firm, and slip-resistant	29"	Relocate the trash barrel to ensure that a clear width of 36" min. is maintained at the accessible route. Remove dust and loose gravel on the surface.	1	Labor -	Labor -
2	Route to Howe Street Playgrounds	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Surface is not stable, firm, and slip-resistant	9.5%	Reduce cross slope to be no steeper than 1:50 (2.00%). Remove sand and loose gravel on the surface.	1	-	-
3	Route From Kensington Avenue Parking to Fields - By Baseball Field	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Surface is not stable, firm, and slip-resistant Route not maintained in operable working condition	15.2%	Reduce cross slope to be no steeper than 1:50 (2.00%). Remove leaves and loose gravel on surface. Repair the cracks in the asphalt to ensure the accessible route is maintained in operable working condition.	1	-	-
4	Route to Howe Street Playgrounds	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	12.8%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
5	Bridge Entrance From Basketball Court - Leading to Visitor Parking Lot	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.9%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-



City of Methuen  
Comprehensive Grammar School






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation	
6	Route From Kensington Avenue Parking to Fields - By Playground	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	7.6%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-	
7	Bridge Entrance From School Parking Lot - Leading to Basketball Court	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	15.9%	Reduce running slope to be no steeper than 1:20 (5.00%). Repair cracks in the asphalt where grass is growing to ensure the accessible route is maintained in operable working condition.	1	-	-	
8	Route From Kensington Avenue Parking to Fields	Ext.		Exterior Access Route	Walkway		Surface is not stable, firm, and slip-resistant	-	Remove leaves and loose gravel on surface.	1	-	-	
9	Route from Kensington Avenue Parking to Fields - By Parking	Ext.		Exterior Access Route	Sidewalk		Running slope > 1:20 (5.00%) Route not maintained in operable working condition	15.3%	Reduce running slope to be no steeper than 1:20 (5.00%). Repair the cracks in the asphalt to ensure the accessible route is maintained in operable working condition.	1	-	-	
10	Route to Howe Street Playgrounds	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Accessible route not provided		Repair the cracks in the asphalt to ensure the accessible route is maintained in operable working condition. Relocate the hose so it does not obstruct the accessible route.	1	- Labor	- Labor	

City of Methuen  
Comprehensive Grammar School






ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Curb Ramp												
11	Curb Ramp by Main Entrance	Ext.		Curb Ramp	N/A		Not maintained in operable working condition.		Repair cracks in the asphalt, ensure the transition in the curb ramp is maintained in operable working condition.	1	-	-
12	Parking by Howe Street Playgrounds	Ext.		Curb Ramp	N/A		Curb ramp not provided	-	Provide a curb ramp at intersection of the access aisle and the sidewalk.	1	-	-
13	Parking Lot off Kensington Avenue to Fields	Ext.		Curb Ramp	Blended Transition		Running slope is > 1:12 (8.33%) Not maintained in operable working condition.	13.6%	Reduce running slope at curb ramp to be no steeper than 1:12 (8.33%). Repair the cracks in the asphalt to ensure the curb ramp is maintained in operable working condition.	1	-	-
14	Curb Ramp by East Playground and Bridge Entrance	Ext.		Curb Ramp	Blended Transition		Curb ramp flares > 1:10 (10%)	14.1%	Reduce slope at curb ramp flares to be no steeper than 1:10 (10%).	1	-	-
15	Curb Ramp by East Playground and Bridge Entrance	Ext.		Curb Ramp	Blended Transition		Cross slope > 1:50 (2.00%) (MAAB)	4.6%	Reduce cross slope at curb ramp to be no steeper than 1:50 (2.00%).	1	-	-



City of Methuen  
Comprehensive Grammar School





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Off-Street Parking Lot or Garage												
16	Accessible Parking in Visitor Parking Lot on East Side of School	Ext.		Off-Street Parking Lot or Garage	Visitor		Parking designation sign not maintained in operable working condition.		Ensure the parking designation sign is not bent, or provide a new sign.	1	500	\$500
											500	
17	Parking by Howe Street Playgrounds	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated car accessible parking spaces Running or cross slope at space > 1:50 (2.00%) Sign does not have the designation "Van Accessible"	2 4.2% -	Provide one additional car accessible space. Reduce running or cross slope to be no steeper than 1:50 (2.00%). Add the designation "Van Accessible" to the sign located at the van accessible space, which can be either of the two spaces seen in this image.	1	500 - 500	\$1000
											1000	
18	Accessible Parking in Visitor Parking Lot on East Side of School	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided	-	At the space on the left in this photo, provide a marked access aisle that is at least 60" wide for a car accessible parking space and at least 96" wide for a van accessible parking space.	1	-	-
19	Accessible Parking in Visitor Parking Lot on East Side of School	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not provided		Provide one marked access aisle that is at least 60" wide between the two car accessible parking spaces.	2	-	-
20	Parking Lot off Kensington Avenue to Fields	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign with the International Symbol of Acc. not provided Striping at access aisle is noncompliant (MAAB)	- -	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. Ensure that access aisles are clearly marked with diagonal stripes. Cost is for the sign.	2	500 -	\$1000
											1000	

City of Methuen  
Comprehensive Grammar School

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21	Accessible Parking in Visitor Parking Lot on East Side of School - Near Bridge Entrance	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. Cost is for the sign.	1	500	\$500
22	Parking Lot off Kensington Avenue to Fields	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible" Striping at access aisle is noncompliant (MAAB)		Add the designation "Van Accessible" to the sign located at the van accessible space. Ensure that access aisles are clearly marked with diagonal stripes. Cost is for the sign.	1	500 -	\$500
Exterior Ramp												
23	Ramp to Playground on East Side of School	Ext.		Exterior Ramp	N/A		Running slope > 1:12 (8.33%)	10%	Reduce running slope to be no steeper than 1:12 (8.33%). Further study may be needed to determine whether it is technically feasible to bring this ramp into full compliance with the ADA and 521 CMR, the regulations of the Massachusetts Architectural Access Board.	1	-	-
24	Ramp to Playground on East Side of School	Ext.		Exterior Ramp	N/A		Landing has a slope > 1:50 in either direction	4.2%	Alter so that the slope in all directions is no greater than 1:50 (2.00%)./Rebuild the ramp to ensure that the slope of the landing does not exceed 1:50 (2.00%). Further study may be needed to determine whether it is technically feasible to bring this ramp into full compliance with the ADA and 521 CMR, the regulations of the Massachusetts Architectural Access Board.	1	-	-
25	Ramp to Playground on East Side of School	Ext.		Exterior Ramp	N/A		Surface is not stable, firm, and slip-resistant Not maintained in operable working condition	- -	At the bottom landing of the ramp, remove any loose gravel and vegetation.	1	-	-








City of Methuen  
Comprehensive Grammar School





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Exterior Stair												
26	Stairs to Playground on East Side of School	Ext.		Exterior Stair	N/A		Handrail height < 34" or > 38"	41"	Alter so the handrails are 34"- 38" high above the finished floor or ground.	1	-	-
27	Stairs to Playground on East Side of School	Ext.		Exterior Stair	N/A		Handrails do not extend 12" from stair at top	-	Relocate the trash barrel so that the top extension of the centrally located handrail is not obstructed.	1	Labor	Labor
Access to Goods and Services												
Operable Parts / Reach Range												
28	Howe Street Playground	Ext.		Operable Parts / Reach Range	Trash/Recycling		Element not on an accessible route		Ensure the trash barrel is located on an accessible route or provide an accessible route to the trash barrel.	1	Labor	Labor
Picnic Tables												
29	Picnic Table Next to Howe Street Playgrounds	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided Picnic table not on an accessible route		Ensure that at least 5% (minimum one) of picnic tables are accessible. Ensure that the picnic table is connected to an accessible route.	1	1400 -	\$1400
Toilet & Bathing Rooms												



City of Methuen  
Comprehensive Grammar School

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Portable Toilet												
30	Portable Toilet by Howe Street Playgrounds	Ext.		Portable Toilet	N/A		Noncompliant toilet paper dispenser	-	When a new accessible portable toilet is provided, ensure the soap dispenser is located no higher than 48" above the finished floor.	1	-	-
31	Portable Toilet by Howe Street Playgrounds	Ext.		Portable Toilet	N/A		Noncompliant toilet paper dispenser 60" by 72" clear space not provided	- 58.25"	Provide an accessible portable toilet that has 60" wide and 72" deep at the toilet. When a new accessible portable toilet is provided, ensure the toilet paper dispenser is located 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	4600	\$4600
												4600
Play and Sport Areas												
Play Areas												
32	Howe Street Playgrounds	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.  Applies to the two playgrounds located closest to Howe Street.	2	-	-
33	Playground Next to Soccer Field	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	-	-
34	Howe Street Playgrounds	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.	3	-	-

City of Methuen  
Comprehensive Grammar School

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
35	Soccer Field	Ext.		Field	Soccer		No accessible route to all areas of sport activity	-	Install an accessible route between all areas of sport activity.	1	Labor	Labor
36	Soccer Fields	Ext.		Field	Soccer		Field not connected to an accessible route No accessible route to all areas of sport activity	- -	Provide an accessible route to the boundary of sport activity at the soccer field. Install an accessible route between all areas of sport activity.	3	Labor	Labor
Best Practice												
37	Playground on East Side of School	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. Since this applies to at least one bench in each area where benches are provided, it will apply to the new benches by the east side playground.	1	-	-
38	Stairs to Playground on East Side of School	Ext.							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 this exterior stair. Recommendation applies to all interior and exterior stairs that lack visual contrast on the stair nosings.	1	-	-