

# K.R. Rezendes Baseball Complex



## Town of Freetown ADA Transition Plan

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Institute for Human Centered Design

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### Background

The K.R. Rezendes Baseball Complex is located at 9 Narrows Road. Park amenities include four (4) baseball fields with team seating areas, batting cage practice area, two (2) multi-purpose fields, two (2) men’s and women’s single-user toilet rooms, a concession stand, a dog waste bag receptacle, flag pole, and a parking lot. There is one park entry off Narrows Road, on the park’s north side.

### Key Accessibility Issues

#### Parking Lot

Based on the estimated parking count of 95 parking spaces, one (1) van accessible and three (3) car accessible parking space should be provided. Currently, there are no compliant parking spaces. Accessibility issues include lack of three (3) compliant car accessible parking spaces with marked access aisles and a compliant van accessible parking space with marked access aisle. There is also lack of identification signs with the International Symbol of Accessibility (ISA) at all parking spaces and lack of the designation “Van Accessible” at the van parking space.

#### Areas of Sport Activity

Accessibility issues include lack of an accessible route to the edge of sport activity (four (4) baseball fields, batting cages, two (2) multi-purpose fields), lack of at least a 30” by 48” stable, firm and slip-resistant area adjacent to the team seating area benches, and lack of a 36” by 60” stable, firm and slip-resistant area adjacent to two (2) sideline seating areas. Additionally, the gate at the southwest baseball field lacks a stable, firm and slip-resistant surface due to cardboard, and the gate at the northeast baseball field is not maintained in operable working condition due to the ground condition.

#### Single-User Toilet Rooms

Accessibility issues at both single-user toilet rooms include lack of an audible and visual fire alarm system, lack of wrapped plumbing at the lavatories, toilets with centerlines located further from the wall than the maximum distance allowed, and lack of a

rear and side grab bar. Both single-user toilet rooms have door thresholds higher than the maximum allowed.

#### Signage

Accessibility issues include lack of a compliant designation sign (with raised characters and braille) at the men’s and women’s single-user toilet rooms and lack of a sign located on the latch side of the door.

### Additional Accessibility Issues

- Three (3) service counters are located higher than the maximum height allowed.

### Order of Magnitude Cost Estimates





- Provide four (4) parking spaces: \$7,400
- Renovate toilet rooms: \$29,412
- Lower three (3) service counters: \$2,640
- Miscellaneous corrective actions (designation signs, lower door threshold): \$764

**Total: \$40,216\***

**\*Note:** IHCD is not providing costs for some exterior issues such as estimating the cost to repair and provide expanses of sidewalk and walkway.





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Off-Street Parking Lot or Garage												
1	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Access aisle not provided Sign with the International Symbol of Acc. not provided Sign does not have the designation "Van Accessible"	95 0 0 - - -	Provide 3 car accessible spaces, each 96" wide min. with 60" wide min. access aisles. Provide 1 van accessible parking space & marked access aisle, each t 96" min. wide. 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 at each space. Add the designation "Van Accessible" to the van accessible space.	4	1850	\$7400
Access to Goods and Services												
Doors, Doorways, & Gates												
2	Southwest Baseball Field	Ext.		Doors, Doorways, & Gates	Other		Surface not stable, firm, and slip-resistant	-	Remove cardboard from the gateway.	1	Labor	\$0
3	Men's and Women's Single-User Toilet Rooms	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	1.25"	Alter the threshold to be 1/2" high max.	2	150	\$300
Signage												
4	Men's Toilet Room	Ext.		Signage	Designation		Not provided	-	Provide a designation sign, located on the latch side of the door, that includes text with raised characters duplicated in braille on the sign.	1	232 Labor	\$232





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Women's Single-User Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide a designation sign, located on the latch side of the door, that includes text with raised characters duplicated in braille on the sign.	1	232 Labor	\$232
Service Counter												
6	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	45"	Provide a counter that is 36" max. above the ground.	3	880	\$2640
Toilet & Bathing Rooms												
Overall Access												
7	Men's Single-User Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
8	Women's Single-User Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Lavatory												
9	Men's Single-User Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at the lavatory.	1	92	\$92
10	Women's Single-User Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact for at the lavatory.	1	92	\$92
Single-User Toilet												
11	Men's Single-User Toilet Room	Ext.		Single-User Toilet	N/A		. Centerline < or > 18" (MAAB) . Grab bar not provided	23" -	Relocate toilet so that the centerline is 18" from the side wall. Provide one side wall grab bar that is 42" long min. located 12" max. from the rear wall and one 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). Mount both grab bars 33"- 36" above the finished floor.	1	4624	\$4624
12	Women's Single-User Toilet Room	Ext.		Single-User Toilet	N/A		. Centerline < or > 18" (MAAB) . Grab bar not provided Clearance at toilet < 60" clear width	21.5" - 57"	Relocate toilet so that the centerline is 18" from the side wall. Provide one side wall grab bar that is 42" long min. located 12" max. from the rear wall and one rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the open side. Mount both grab bars 33"- 36" above the finished floor. Renovate the toilet room to ensure that there is 60" wide min. clear floor space at the toilet.	1	24604	\$24604
Play and Sport Areas												








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
13	Northeast Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating. Provide an accessible route to the baseball field team seating.	2	-	\$0
14	Northwest Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating. Provide an accessible route to the baseball field team seating.	2	-	\$0
15	Southeast Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating. Provide an accessible route to the baseball field team seating.	2	-	\$0
16	Southwest Baseball Field, First and Third Base Team Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 30" x 48" stable, firm and slip resistant clear floor space at team seating. Provide an accessible route to the baseball field team seating.	2	-	\$0
17	Northeast Baseball Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space at sidelines seating. Provide an accessible route to the baseball field sidelines seating.	2	-	\$0




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
18	Southeast Baseball Field, Sidelines Seating	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating Not connected to an accessible-route	- -	Provide a 36" x 60" stable, firm and slip resistant clear floor space at sidelines seating. Provide an accessible route to the baseball field sidelines seating.	1	-	\$0
19	Multi-Purpose Fields	Ext.		Field	Soccer		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the multi-purpose fields. Install an accessible route between all areas of sports activity.	2	-	\$0
20	Northeast Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
21	Northwest Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
22	Southeast Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
23	Southwest Baseball Field	Ext.		Field	Baseball		Not connected to an accessible-route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to the baseball field. Install an accessible route between all areas of sports activity.	1	-	\$0
24	Batting Cages Near Northwest Baseball Field	Ext.		Field	Baseball		Practice areas are not on an accessible route No accessible route to all areas of sport activity	- -	Provide a stable, firm and slip resistant accessible route to batting cage practice areas. Install an accessible route between all areas of sports activity.	1	-	\$0
25	Northeast Baseball Field	Ext.		Field	Baseball		Field not maintained in operable working condition	-	Ensure the ground surface at the gate is maintained in operable working condition, to ensure the gate has ease of maneuverability and can open to 90 degrees.	1	Labor	\$0