

Feeley Field



Town of Sudbury ADA Transition Plan

December 2020



Institute for Human Centered Design

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Background

Feeley Field is located at 200 Raymond Road and contains tennis courts, three softball fields, one baseball field, two concession stands and men's and women's toilet rooms. Additional amenities include trash bins, a press box, a picnic area, benches, practice areas and spectator seating areas.

There is a striped parking lot north of the tennis courts, a large unpaved lot by the north softball field and a smaller unpaved lot adjacent to the two south softball fields.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include the lack of an accessible route between the parking lot and the tennis courts, lack of an accessible route between the tennis court and north softball field, and lack of an accessible route between the southwest and southeast softball fields and parking lot. There is also lack of accessible routes to team seating areas, spectator seating areas and practice areas, and an accessible route is not provided to the north concession stand and toilet rooms.

Parking Lots

Accessibility issues include lack of accessible parking spaces in the parking lot north of the tennis courts and the parking lot alongside the north softball field. The parking lot by the south softball fields has signage for two accessible parking spaces but lacks signage for a van accessible parking space, and the spaces and access aisles are not marked.

Doors

Accessibility issues include lack of maneuvering clearance at the women's toilet room door and excessive door thresholds at the men's and women's toilet rooms.

Toilet Rooms

Accessibility issues in the men's and women's multi-user toilet rooms include lack of a compliant accessible compartment, lack of a compliant urinal, unwrapped lavatory pipes, lack of compliant faucets, and lack of knee and toe clearance at the lavatory. IHCD

recommends renovating each of these toilet rooms to be converted into a compliant single-user toilet room.

Additional Accessibility Issues

- Wheelchair accessible spaces are not provided alongside exterior benches, bleachers or team seating areas.
- Lack of compliant designation, information and directional signs.
- Three service counters are located higher than allowed and the two service counters in the north concession stand are not located on an accessible route.
- Lack of an accessible picnic table with toe and knee clearance by the north concession stand.
- Lack of an accessible route to one bench by the north softball field and to the trash container and wayside sign by the tennis courts. .

Order of Magnitude Cost Estimates

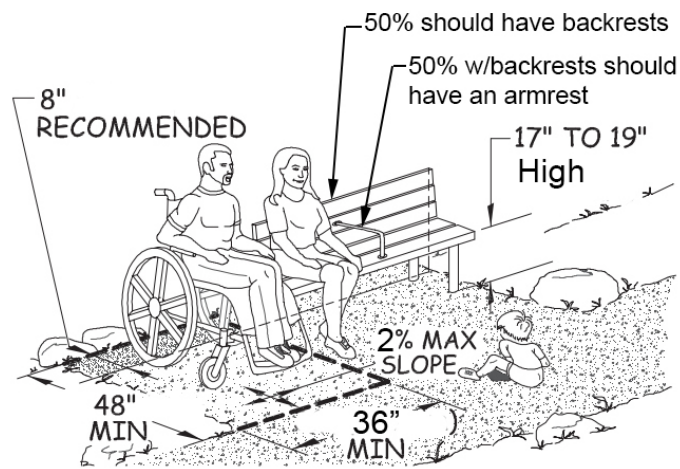
- Renovate existing parking spaces and provide additional accessible parking spaces and signage: \$8,800
- Provide a concrete ramp to the north concession stand building: \$59,007
- Provide a concrete ramp between the north parking lot and northwest tennis court entrance: \$35,404
- Provide an automatic door opener at the women's toilet room door: \$3,060
- Provide a raised concrete walkway around the north concession stand to ensure that the door threshold to the men's and women's toilet rooms is compliant: \$6,848
- Provide compliant directional, designation and informational signage: \$2,194
- Renovate three service counters: \$2,640
- Provide an accessible picnic table: \$1,400
- Renovate men's and women's toilet rooms to become accessible single-user toilet rooms: \$49,208
- Provide accessible routes between areas of sport activity: \$42,712
- Miscellaneous corrective actions (route to a bench, sidewalk repair, etc.): \$288

Total: \$211,561

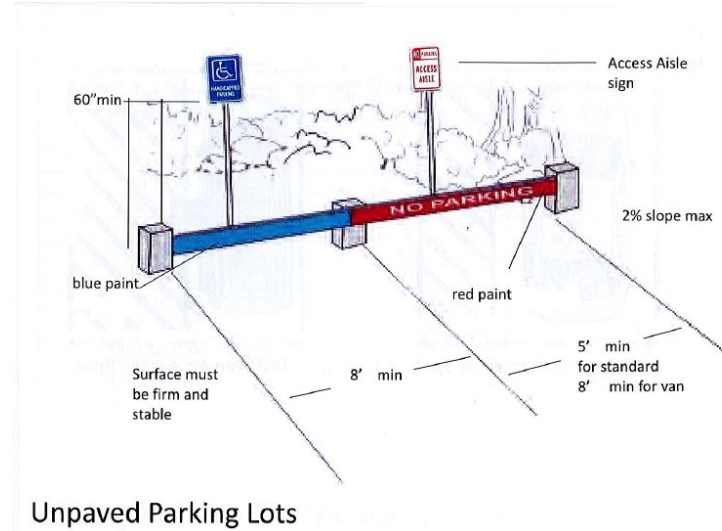
Best Practice and Inclusive Design

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

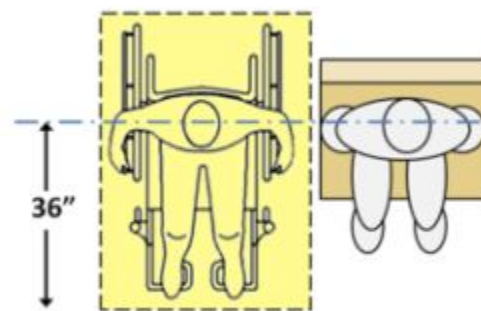
- Recommend providing handrails at the stepped route to spectator seating north of the baseball field.
- Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench. See the following diagram:



- Recommend providing an accessible route from the north concession stand and toilet room building to the sidewalk.
- The following image is based on the Massachusetts Department of Conservation and Recreation (DCR) Pocket Guide. It shows a suggested method of designating an access aisle in an unpaved parking lot:








Note: The following graphics illustrate placement of accessible spaces alongside bleachers. Space for wheelchair users should be positioned so that a wheelchair user can sit shoulder to shoulder next to a person seated in the bleachers.








Note: The following image uses lines to show the approximate suggested location of accessible routes that need to be provided to amenities in Feeley Field. Yellow lines represent stone dust walkways, blue lines represent asphalt walkways, green lines represent concrete ramps and purple lines represent concrete walkways.








**Town of Sudbury
Feeley Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Sidewalk Between South Softball and Baseball Fields to North Concession Stand	Ext.		Exterior Access Route	Sidewalk		Route not maintained in operable working condition Level changes > 1/4"	2" -	Alter change in level to be 1/4" high max. Ensure the accessible route is maintained in operable working condition.	1	160	\$160
2	North Concession Stand and Toilet Room Building	Ext.		Exterior Access Route	Walkway		Accessible route not provided	13%	Ensure an accessible route is provided. (Cost estimate for 50' long concrete ramp to the building.)	1	59007	\$59007
3	Signage at Tennis Court	Ext.		Exterior Access Route	Walkway		Accessible route not provided	27.8%	Relocate wayside sign to an accessible route.	1	Labor	\$0
4	Southwest Tennis Entrance From North Softball Field	Ext.		Exterior Access Route	Walkway		Accessible route not provided		Install an accessible route between all areas of sport activity. (Cost estimate for 6' long by 4' wide stone dust route.)	1	192	\$192
Off-Street Parking Lot or Garage												
5	Parking Lot by Tennis Courts	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	29 0 0	Provide one van accessible parking space and one car accessible parking space by the northwest entrance. (Cost of one accessible space, access aisle, sign and striping, including leveling space.)	2	1850	\$3700






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Unpaved Lot by North Softball Field	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	105 est. 0 0	Provide four car accessible parking spaces and one van accessible parking space. (Cost estimate for signage and striping.)	5	800	\$4000
7	Parking Lot by Southwest Softball Field, Accessible Parking Area	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Access aisle not provided Sign does not have the designation "Van Accessible"	45 est. 2 - -	Provide a marked access aisle for one car accessible and one van accessible parking space. Add the designation "Van Accessible" to the sign located at the van accessible space.	1	1100	\$1100
Entrance												
8	Northwest Tennis Entry	Ext.		Entrance	Gate		Entrance not on an accessible route	13.3%	Provide an accessible route into the tennis court from the parking lot. (Cost estimate based on a 30' long concrete ramp with handrails).	1	35404	\$35404
9	North Center Tennis Entrance	Ext.		Entrance	Gate		Directional sign to accessible entrance not provided	12%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
10	Northeast Tennis Entry	Ext.		Entrance	Gate		Directional sign to accessible entrance not provided	16.5%	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Northwest Tennis Entrance	Ext.		Entrance	Gate		International Symbol of Acc. not provided		After entrance is made accessible provide signage with the International Symbol of Accessibility (ISA).	1	346	\$346
12	Tennis Entrances on South	Ext.		Entrance	Gate		International Symbol of Acc. not provided	-	After an accessible route is made to both south entrances, provide a sign with the International Symbol of Accessibility (ISA) at each gate.	2	346	\$692
Access to Goods and Services												
Doors, Doorways, & Gates												
13	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	2"	Provide an automatic door opener.	1	3060	\$3060
14	Women's and Men's Toilet Room Doors	Ext.		Doors, Doorways, & Gates	Toilet Room		Threshold > 1/2" high	6", 10"	Threshold is 6" to 10" at the men's and women's toilet room. Recommend providing a raised walkway around building to connect concession counters, and toilet rooms. (Cost estimate based on 107' long, 4' wide min. walkway around building so that the maximum door threshold to both toilet rooms is 1/2 inch.	1	6848	\$6848
Signage												
15	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign at permanent rooms alongside the door on the latch side.	1	232	\$232
Service Counter												
17	North Concession Stand	Ext.		Service Counter	N/A		Not connected to a accessible route Counter > 36" high	- 41"	Ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground. (Note: If a raised walkway or plinth is built around the building, concession counter may not need to be lowered.)	1	Labor 880	\$880
18	North Concession Stand	Ext.		Service Counter	N/A		Not connected to a accessible route Counter > 36" high	- 38"	Ensure the counter is connected to an accessible route. Provide a counter that is 36" max. above the ground. (Note: If a raised walkway or plinth is built around the building, concession counter may not need to be lowered.)	1	Labor 880	\$880
19	Baseball Field Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	47"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Picnic Tables												
20	North Concession Stand Picnic Area	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure it is located on an accessible route.	1	1400	\$1400

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Benches												
21	Seating at North Softball Field	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost estimate for 4' long by 4' wide stone dust route.)	1	128	\$128
Trash / Recycling												
22	North Center Tennis Entrance	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	12%	Ensure trash container is located on an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
23	Men's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath lavatory Urinal rim > 17" high Clear floor space not provided at urinal Flush control too high or not properly located at urinal	- - - - - -	Renovate toilet room to be an accessible single-user toilet room. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory. Provide at least one lavatory with knee and toe clearance positioned for a forward approach.	1	24604	\$24604
24	Women's Toilet Room	1		Overall Access	Toilet Room		Accessible plumbing fixtures or stalls not provided Faucet not operable with a closed fist Exposed plumbing underneath	-	Renovate toilet room to be an accessible single-user toilet room. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact at lavatory.	1	24604	\$24604
Play and Sport Areas												




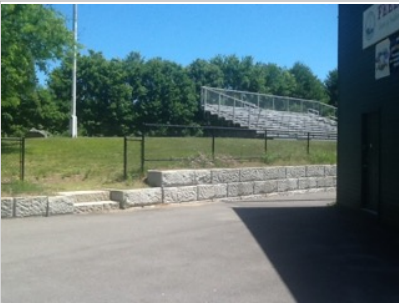

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Field												
25	North Softball Field, Team Seating Area	Ext.		Field	Softball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating alongside bench. (Cost estimate for 3' by 4' stone dust area.)	2	96	\$192
26	Southeast Softball Field Team Seating	Ext.		Field	Softball		Accessible spaces are not provided at team seating Not connected to an accessible-route	- -	Provide a 36" x 48" clear floor space at team seating. Provide an accessible route to the field. (Cost estimate for 420' 4' wide stone dust route from southwest softball field.)	1	13440	\$13440
27	Southwest Softball Field Team Seating	Ext.		Field	Softball		Accessible spaces are not provided at team seating No accessible route to all areas of sport activity	- -	Provide a 36" x 48" clear floor space at each team seating area Install an accessible route to each team seating area. (Cost estimate for 216' long, 4' wide stone dust route from the parking lot.)	1	6912	\$6912
28	Baseball Field, Access to Bleachers	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide an accessible route to team seating area from the parking lot to the north. Provide a 36" x 48" clear floor space on each side of the bleacher. (Cost estimate for 173' long, 4' wide stone dust route.)	1	5536	\$5536
29	Baseball Field, Bleacher In Front of Press Box	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide an accessible route to sideline seating and a 36" x 48" clear floor space alongside each side of bleacher. (Cost estimate for 34' long, 4' wide stone dust route.)	1	1088	\$1088


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
30	North Softball Field Batting Cage and Spectator Seating	Ext.		Field	Softball		Accessible spaces not provided at sidelines seating Practice areas are not on an accessible route	- -	Provide an accessible route to sidelines seating and provide a 36" x 48" clear floor space alongside each side of bleacher. Provide an accessible route to the batting cage. (Cost estimate for 102' long, 4' wide stone dust route.)	1	3264	\$3264
31	Baseball Field, Entrance to North Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the the north team seating area. (Cost estimate for 6' long, 4' wide asphalt route.)	1	240	\$240
32	Baseball Field, West Team Seating Area	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide an accessible route to the the west team seating area. (Cost estimate for 15' long, 4' wide asphalt route.)	1	600	\$600
33	North Softball Field Team Seating Areas	Ext.		Field	Softball		Not connected to an accessible-route No accessible route to all areas of sport activity	-	Provide an accessible route to the field and to team seating areas. (Cost estimate for 305' long, 4' wide stone dust route.)	1	9760	\$9760
34	Baseball Field, Batting Cages	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. (Cost estimate for 12' long, 4' wide asphalt route.)	1	480	\$480

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Baseball Field, Route Between North Team Seating Area and Pitching Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to pitching practice area. (Cost estimate for 10' long, 4' wide asphalt route.)	1	400	\$400
36	Baseball Field, Route Between West Team Seating Area and Pitching Practice Area	Ext.		Field	Baseball		Practice areas are not on an accessible route	-	Provide an accessible route to practice areas. (Cost estimate for 12' long, 4' wide asphalt route.)	1	480	\$480
Court												
37	Tennis Entry on Southeast From North Softball Field	Ext.		Court	Tennis		No accessible route between all areas of sport activity	-	Install an accessible route between the tennis court and softball field. (Cost estimate for 4' long by 4' wide stone dust route.)	1	128	\$128
Best Practice												
38	Baseball Field, Path to Upper Level Bleachers	Ext.							Recommend providing handrails at the stepped route to spectator seating.	1	-	\$0
39	North Concession Stand and Toilet Rooms	Ext.							Recommend providing an accessible route from this facility to the sidewalk.	1	-	\$0

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40	Seating at North Softball Field	Ext.							Recommend providing clear floor space of 36" wide minimum by 48" deep alongside one bench so that a wheelchair user can sit alongside someone sitting on the bench.	1	-	\$0