

Haskell Field



Town of Sudbury ADA Transition Plan

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Background

Haskell Field is located at 15 Fairbank Road, just west of the Atkinson Swimming Pool. Fairbank Road runs along the east side of the park where a parking lot is located. Priest Road and Hamess Lane are to the west of the park, Hudson Road to the south and Butler Road to the north. Amenities include approximately ten (10) soccer fields depending on goal distribution, a baseball diamond, a playground, men's and women's toilet rooms, a drinking fountain, a concession stand, benches and a book exchange box.

Key Accessibility Issues

Exterior Access Routes

Accessibility issues include lack of accessible routes connecting existing pathways to all of the boundaries of sport activity including at multiple soccer fields, the baseball field and batting cage, team seating at the baseball field dugouts, and at sideline bleacher seating. Additional amenities not connected to an accessible route include benches, trash receptacles, picnic tables, a wayside and a bag dispenser for dog waste. Additional problems with the existing exterior access routes include excessive changes in level, excessive running and cross slopes, and a book exchange box at the concession stand that is a protruding object. (See Figure 1 and the end of this report narrative for more information about current and missing accessible routes at Haskell Field.)

Playground

Accessibility issues include lack of an impact-attenuating firm, stable and slip-resistant surface to and around play components in one portion of the playground.

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

Note: IHCD team has been told that Sudbury has budgeted \$163,000 to provide a compliant surface to and around playground components as needed. As a result, no cost to address the use of engineered wood fiber in some playground areas is included in this report or survey catalog.

Additional Accessibility Issues

- Lack of an accessible picnic table in four locations.
- Lack of a drinking fountain for a standing user and an existing drinking fountain for a seated user that is not maintained in operable working condition
- The service counter at the concession stand is higher than the maximum height allowed.
- The designation sign at the men's toilet room is damaged and needs to be replaced.

Order of Magnitude Cost Estimates

- Renovate and provide exterior routes: \$13,930
- Provide four (4) accessible picnic tables: \$5,600
- Repair or replace the drinking fountain for a seated user and provide a drinking fountain for a standing user: \$4,028
- Miscellaneous corrective actions (including service counter, designation sign, etc.): \$1,112

Total: \$24,670

Note: On the day that IHCD team was at Haskell Park, the women's toilet room was locked and could not be surveyed. The men's toilet room was open, and a survey was conducted for that amenity.

Haskell Field

Figure 1: View of Haskell Field showing the approximate location of accessible routes (yellow lines) and the approximate suggested location for new accessible routes (purple lines) that connect existing paths to all of the boundaries of sport activity and to park amenities.

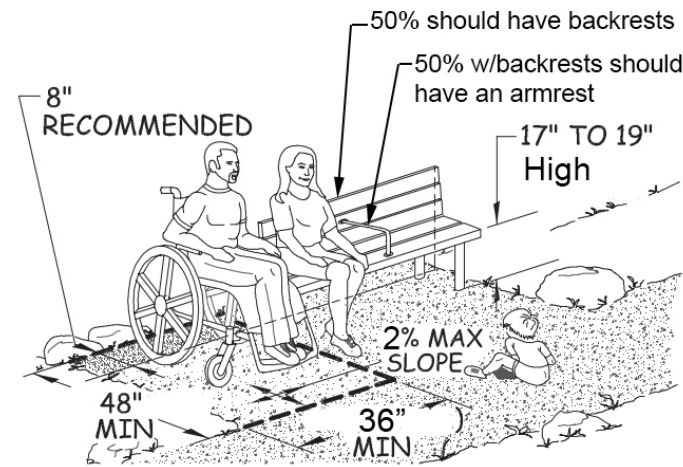


Best Practice and Inclusive Design

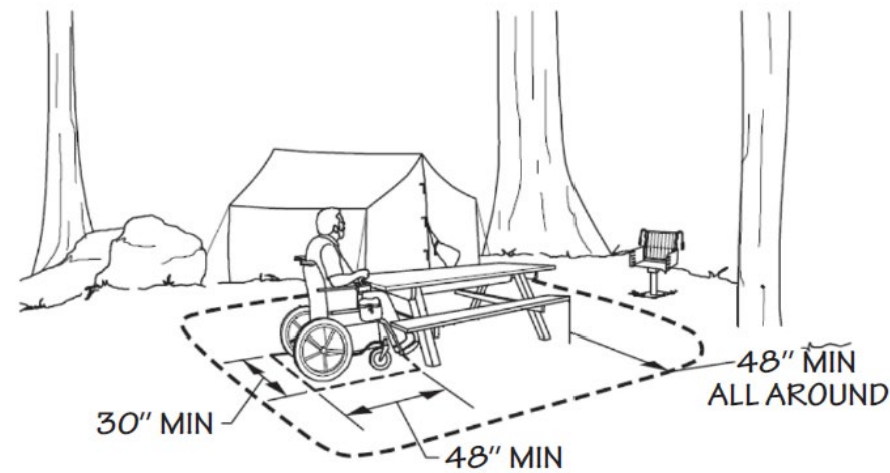
Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

Benches

- Recommend providing a firm, stable and slip resistant clear floor space alongside at least one bench in each sitting area so that a person using a wheelchair can sit shoulder-to-shoulder with a person seated on the bench.








- Recommend providing a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table in the park.







- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF) or any loose surface. Over time, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.






**Town of Sudbury
Haskell Field**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Library - Children's Playground	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	15"	Provide a cane-detectable barrier below book exchange 27" max. above the ground. (Book exchange protrudes 15.75".)	1	306	\$306
2	Left Side Entrance From Parking 3 to Soccer Fields	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	10.2%	Reduce running slope to be no steeper than 1:20 (5%), reduce change in level from parking to soccer field entrance to 1/2" max.	1	Labor	\$0
3	Path to Children's Playground	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
4	Wayside Next to Parking 3	Ext.		Exterior Access Route	Exterior		Accessible route not provided	- -	Ensure an accessible route is provided to the wayside and the dog waste bag dispenser. Either relocate both to an accessible location or provide a firm, stable and slip resistant route to both. (Cost based on a 4' wide min. x 15' long stone dust path to both amenities.)	1	480	\$480
5	From Right Side of Parking 1 to Accessible Path 2	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided between the parking lot and the existing accessible path. (Cost based on a 4' wide min. x 15' firm, stable and slip resistant accessible path to the existing path.)	1	960	\$960
Access to Goods and Services												






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Signage												
6	Men's Toilet Room	Ext.		Signage	Designation		Sign not maintained in operable working condition		Provide new sign with raised characters and braille.	1	232	\$232
Service Counter												
7	Concession Stand - Children's Playground	Ext.		Service Counter	N/A		Counter > 36" high	41.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Operable Parts												
8	Wayside	Ext.		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	53.5"	Reposition dog waste bag dispenser to between 15"- 48" above the finished floor.	1	Labor	\$0
Picnic Tables												
9	Picnic Table Near Accessible Play Structure 1 - Children's Playground	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table in this area with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Picnic Tables Next to Parking 3	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route.	1	1400	\$1400
11	Opening 1 Near Accessible Path 2 From Right Side of Parking 1	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- 17%	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the dining surface is connected to an accessible route. (Cost based on an accessible picnic table and a 4' wide min. x 15' firm, stable and slip resistant accessible path to the picnic table.)	1	2360	\$2360
12	Picnic Tables Near Parking 3	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with top between 28"- 34" above the ground and 27" clear height underneath. Ensure that the accessible picnic table in this area is connected to an accessible route.	1	1400	\$1400
13	Outdoor Play Gym	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is connected to an accessible route. (Cost based on a stone dust patch, 3'x4' min., at the accessible end of the accessible picnic table.)	1	240	\$240
Benches												
14	Bench Next to Children's Playground	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 based on a 4' wide min. x 15' long stone dust path to bench.)	1	480	\$480






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Baseball Seating	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 and to the trash receptacle or relocate both to an accessible route. (Cost based on a 4' wide min. x 6' firm, stable and slip resistant path to bench and trash receptacle.)	1	240	\$240
16	Right Side Soccer Field	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between towards benches and the resumed accessible path. (Cost based on a 4' wide min. x 60' long path leading towards benches and the resumed accessible path.)	1	1920	\$1920
17	Accessible Path 2	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between towards benches and the resumed accessible path. (Cost based on a 4' wide min. x 60' long path leading towards benches and the resumed accessible path.)	1	1920	\$1920
Trash / Recycling												
18	Left Side Entrance From Parking 3 to Soccer Fields	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route.	1	Labor	\$0
19	Path 2	Ext.		Trash / Recycling	N/A		Trash container not connected to an accessible route	-	Ensure trash container is located on an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Overall Access												
20	Men's Toilet Room	Ext.		Overall Access	Toilet Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
Single-User Toilet												
21	Women's Accessible Toilet Room	Ext.		Single-User Toilet	N/A				This toilet room was locked on the day that IHCD was at Haskell Field and could not be surveyed.	1	-	\$0
Additional Access												
Drinking Fountains												
22	Fountain - Children's Playground	Ext.		Drinking Fountains	Seated		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028
Play and Sport Areas												
Play Areas												
23	Accessible Play Structure 2 - Children's Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	1"	Reduce change in level to 1/2" max.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
24	Play Structure 3 - Children's Playground	Ext.		Play Areas	N/A		Accessible route not provided at play components	-	Provide a compliant impact-attenuating surface under and around the play components. Note: IHCD team has been told that Sudbury has budgeted \$163,000 to address this issue at Haskell Field.	1	-	\$0
25	Near Climber	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition/repair patch as needed.	1	Labor	\$0
26	Accessible Play Structure 2 - Children's Playground	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
27	Ground Play Components	Ext.		Play Areas	N/A		Play areas not maintained in operable working condition	-	Ensure play area is maintained in operable working condition.	1	Labor	\$0
Field												
28	Path 1 Baseball Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	14%	Provide a 48" wide min. firm, stable and slip resistant path to team seating with a 5.00% max. running and 2.00% max. cross slope. (Cost based on a 48" wide x 15' long stone dust path.)	1	480	\$480





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
29	Baseball Seating	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	Labor	\$0
30	Baseball Seating 2	Ext.		Field	Baseball		Accessible spaces are not provided at team seating	-	Provide a 36" x 48" clear floor space at team seating.	1	Labor	\$0
31	Bleachers	Ext.		Field	Baseball		Accessible spaces not provided at sidelines seating	-	Provide a 4' wide min. firm, stable and slip resistant route to the sideline seating bleachers with a 5.00% max. running and 2.00% max. cross slope. Provide a 36" x 48" clear floor space at sidelines seating. (Cost based on a 4' wide min. x 30' path.)	1	960	\$960
32	Baseball Dugout to Field	Ext.		Field	Baseball		Not connected to an accessible-route	28.5"	Provide an accessible route to the field. Widen gate to 32" min.	1	Labor	\$0
33	Towards Baseball Seating 2	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a 4' wide min. firm, stable and slip resistant route to the equipment storage shed, the boundary of sport activity, and to the second team seating dugout with a 5.00% max. running and 2.00% max. cross slope at baseball. (Cost based on a 4' wide min. x 60' path.)	1	1920	\$1920

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
34	Baseball Seating 2	Ext.		Field	Baseball		Not connected to an accessible-route	3"	Reduce change in level to 1/2" max. (Cost based on a concrete patch.)	1	256	\$256
35	Batting Cage	Ext.		Field	Baseball		Not connected to an accessible-route	-	Provide a firm, stable and slip resistant accessible route to the batting cage entry with a 5.00% max. running and 2.00% max. cross slope.	1	960	\$960
36	Right Side of Soccer Field	Ext.		Field	Soccer		No accessible route to all areas of sport activity	-	Install an accessible route with a 5.00% max. running and 2.00% max. cross slope between the existing path and boundary of sport activity at the soccer field. (Cost based on a 4' wide min. x 60' long path leading towards the benches and the resumed accessible path.)	1	1920	\$1920
Best Practice												
Bench												
37	Bench 1 on Path 1	Ext.		Bench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
38	Bench 2 on Path 1	Ext.		ench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
39	Path 2	Ext.		Bench	N/A				Recommend relocate bench closer to existing accessible route and providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
40	Bench 3 on Path 2	Ext.		Bench	N/A				Recommend providing a 3'x4' asphalt patch at one end of bench.	1	-	\$0
Men's Toilet Room												
41	Men's Toilet Room	Ext.		Men's Toilet Room	N/A				Recommend providing a sign with the International Symbol of Accessibility (ISA) at the men's toilet room.	1	-	\$0
Picnic Table												
42	Picnic Tables Near Parking 3	Ext.		Picnic Table	N/A				Recommend providing a 48" min. firm, stable and slip resistant surface around the exterior of each accessible picnic table in the park.	1	-	\$0