

## Comfort Station at 230 South Street



### ADA Transition Plan

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### Background

The comfort station is located at 230 South Street near the Town Hall parking lot and behind the JFK Museum. The comfort station is open 9:00 AM – 5:00 PM and features men's and women's multi-user toilet rooms.

The entrances to the toilet rooms are through a ramp and a step. The men's toilet room consists of two (2) lavatories, three (3) urinals including an accessible urinal, and three (3) toilet compartments including an accessible compartment. The women's toilet room consists of four (4) lavatories, seven (7) toilet compartments including one (1) accessible toilet compartment and one (1) ambulatory compartment.

### Key Accessibility Issues

- Ramp leading to the toilet rooms lacks edge protection.
- Designation signs lack braille and raised characters and are not located on the latch side of the door.
- The door to the men's toilet room lacks maneuvering clearance on the pull side (exterior).
- Accessibility issues inside the toilet rooms include lack of a self-closing hinge at the doors leading to the accessible compartments, lack of side grab bars in the ambulatory compartment (women's toilet room) and toilet paper dispensers mounted above the grab bars.

### Order of Magnitude Cost Estimates

- Provide edge protection at the ramp: \$1,260
- Provide an automatic door opener (men's toilet room): \$3,060
- Renovate toilet rooms: \$2,656
- Miscellaneous corrective actions (signage, accessible routes, etc.): \$1,176

**Total: \$8,152**

### 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 at least one bench near the comfort station.
- Recommend providing a detectable warning at the curb ramp.
- Recommend adding contrasting strips at the edge of the step.
- Recommend locating the trash receptacle closer to the toilet. Ensure it is located below the side grab bar.

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Ramp</b>												
1	Towards Comfort Station	Ext.		Exterior Ramp			Edge protection < 4" high	-	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	1	1260	\$1260
2	Towards Comfort Station	Ext.		Exterior Ramp	N/A		Not maintained in operable working condition	-	Ensure the ramp is maintained in operable working condition.  (Cost for a 4 ft. by 2 ft. concrete route.)	1	200	\$200
<b>Access to Goods and Services</b>												
<b>Interior Access Route</b>												
3	Men's Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	5.5"	Relocate medicine kit so it does not protrude into the circulation path.	1	256	\$256
4	Women's Toilet Room	1		Interior Access Route	N/A		Obstructed by protruding objects	5.5"	Relocate medicine kit so it does not protrude into the circulation path.	1	256	\$256

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Doors, Doorways, &amp; Gates</b>												
5	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	12"	Provide an automatic door opener.	1	3060	\$3060
<b>Signage</b>												
6	Men's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
7	Women's Toilet Room	Ext.		Signage	Designation		Raised characters not provided on sign Braille not provided on sign Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign alongside the door on the latch side.	1	232	\$232
<b>Operable Parts</b>												
8	Cigarette Receptacle Disposal	Ext.		Operable Parts	Other		Element not on an accessible route	-	Locate cigarette receptacle disposal on an accessible route.	1	Labor	\$0
9	Men's Toilet Room	1		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	57.5"	Locate hand sanitizer 48" max. above the finished floor.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
10	Men's Toilet Room	1		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
11	Women's Toilet Room	1		Overall Access	Bathing Room		Audible and visible alarms not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	1	-	\$0
<b>Lavatory</b>												
12	Men's Toilet Room	1		Lavatory	N/A				Ensure pipes at the accessible lavatory are fully insulated to prevent contact.	1	Labor	\$0
13	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 47"	Insulate or otherwise configure pipes to prevent contact at the accessible lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	348	\$348

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Toilet Compartment</b>												
14	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Non-compliant toilet paper dispenser	- -	Repair hinge. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	256	\$256
15	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Non-compliant toilet paper dispenser	- -	Repair hinge. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	256	\$256
16	Women's Toilet Room	1		Toilet Compartment	Ambulatory Compartment		Side grab bar < 42" long	-	Provide two side wall grab bars that are 42" long min. Ensure the ambulatory accessible compartment is between 35"- 37" wide.	2	898	\$1796
<b>Best Practice</b>												
<b>Bench</b>												
17	Sidewalk to Comfort Station	Ext		Bench	N/A				Recommend providing at least one bench at this location.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Detectable Warning</b>												
18	Sidewalk to Comfort Station	Ext		Detectable Warning	N/A				Recommend providing a detectable warning at the curb ramp.	1	-	\$0
<b>Step</b>												
19	Stair to Sidewalk	Ext.		Step	N/A				Recommend adding contrasting strips at the edge of the step.	1	-	\$0
<b>Trash Receptacle</b>												
20	Women's Toilet Room	1		Trash Receptacle	N/A				Recommend locating the trash receptacle closer to the toilet. Ensure is located below the side grab bar.	1	-	\$0