
DIGHTON OUTDOOR FACILITY AUDITS

KMA audited the following outdoor facilities:



Broad Cove Nature Trail
Central Playground
Courts by Old Police Station
G. Lopes Complex
Karl Spratt Jr. Memorial Field
Lane Field
Lions Club Pavilion
North Dighton Field
Palmer Street Playground
School Street Playground
Tricentennial Park

BROAD COVE NATURE TRAIL

AUDITED ON: MARCH 21, 2020 & JUNE 9, 2020



KMA reviewed two entrances at the Broad Cove Nature Trail: the entrance off Hart Street and the West Entrance. Both entrances consist of an unpaved parking area with adjacent trailheads. No designated accessible parking spaces and no accessible routes are provided.




BROAD COVE NATURE TRAIL				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking – Hart Street Entrance & West Entrance Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave a portion of the parking lot to add a van accessible parking spaces, as well as its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 4 (2 spaces + 2 aisles)	\$6,000
2.	Accessible Route – Hart Street Entrance & West Entrance An accessible route is not provided to the trail.		Provide an accessible route. Additional study required. Unit Cost: \$1,000 ea. Quantity: 2	\$2,000
TOTAL FOR BROAD COVE NATURE TRAIL:				\$8,000

CENTRAL PLAYGROUND

AUDITED ON: APRIL 03, 2020 & JUNE 9, 2020



Central Playground is located along Somerset Avenue. The site consists of an open green space, a playground, a gazebo, picnic table seating, and surface parking, including two designated accessible parking spaces. There is no accessible route from the public right-of-way to the site.

CENTRAL PLAYGROUND				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p>Accessible Parking</p> <p>The parking lot lacks a van accessible parking space. The access aisle is <96" wide, @ 60".</p>		<p>Restripe an existing parking space to add a van accessible space, as well as its associated sign and access aisle. Unit Cost: \$150 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)</p>	\$300
2.	<p>Accessible Route</p> <p>An accessible route is not provided to the playground.</p> <p>The playground lacks ground-level play components and an accessible route between elements.</p> <p>The gate to the enclosed area lacks the required minimum 10" AFF of smooth surface along the bottom of the push side.</p> <p><i>Note: there is an accessible swing area at the playground.</i></p>	 	<p>Provide an accessible route to the playground. Additional study required. Unit Cost: \$5,000 Quantity: 1</p> <p>Provide ground-level play components at the playground. Additional study required. Unit Cost: \$1,000 Quantity: 1</p> <p>Install a kick plate that is minimum 10" tall on the bottom of the push side of the gate. Unit Cost: \$250 ea. Quantity: 1</p>	\$6,250

3.	Outdoor Seating The picnic table is not accessible.	No Image	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Quantity: 1	\$250
TOTAL FOR CENTRAL PLAYGROUND:				\$6,800



COURTS BY OLD POLICE STATION

AUDITED ON: MARCH 21, 2020 & JUNE 9, 2020



The courts by the Old Police Station are located along Somerset Avenue. The site consists of a parking lot, a seating area, two tennis courts, a basketball court, a multi-purpose court, a portable toilet room, and surface parking. No accessible parking or accessible routes are provided.

COURTS BY OLD POLICE STATION

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided.		Restripe an existing parking space to add a van accessible space, as well as its associated sign and access aisle. Unit Cost: \$150 per space or aisle Est. Quantity: 2 (1 space + 1 aisle)	\$300
2.	Accessible Route An accessible route is not provided to the courts, the bleachers, the picnic tables, or the portable toilet room.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1	\$5,000

3.	Seating Area The outdoor tables lack an accessible seating location.		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1	\$250
4.	Portable Toilet An accessible portable toilet is not provided.		Provide an accessible portable toilet located on an accessible route. Unit Cost: \$1,500 per season Est. Quantity: 1	\$1,500
5.	Gates The gates lack the required minimum 10" of smooth surface along the bottom of the push side.		Install a kick plate that is minimum 10" tall on the bottom of the push side of the gate. Unit Cost: \$250 ea. Quantity: 2	\$500
TOTAL FOR COURTS BY OLD POLICE STATION:				\$7,550




G. LOPES LITTLE LEAGUE COMPLEX


AUDITED ON: MARCH 21, 2020







The G. Lopes Complex is located at 2580 Maple Swamp Road. The site consists of several athletic fields, a set of toilet rooms, a concessions pavilion, outdoor seating, and surface parking, including three designated accessible parking spaces.

G. LOPES LITTLE LEAGUE COMPLEX

#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	<p>Accessible Parking</p> <p>The designated accessible parking provided lacks striping, a stable, firm and slip resistant surface.</p> <p>The signs are mounted <60" AFF to the bottom edge of the sign.</p>		<p>Pave a portion of the parking lot to add accessible parking spaces (including at least one van space), as well as their associated access aisles.</p> <p>Unit Cost: \$1,500 per space or aisle Est. Quantity: 5 (3 spaces + 2 aisles)</p> <p>Reinstall the signs at min. 60" AFF, measured to the bottom of the sign, including a van accessible sign.</p> <p>Unit Cost: \$100 ea. Quantity: 3</p>	\$7,800
2.	<p>Accessible Route</p> <p>An accessible route is not provided to the fields, the benches, the bleachers, the toilet rooms, the picnic tables, or the service window.</p> <p>The outdoor tables lack an accessible seating location.</p> <p>A wheelchair space is not provided at the bleachers.</p>	 	<p>Provide an accessible route. Additional study required.</p> <p>Unit Cost: \$10,000 Quantity: 1</p> <p>Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance.</p> <p>Unit Cost: \$250 ea. Est. Quantity: 1</p> <p>Provide an accessible wheelchair space on an accessible route next to the bleachers.</p> <p>Unit Cost: \$25/SF Quantity: 20 SF</p>	\$10,750

<p>3.</p>	<p>Service Window</p> <p>The service area is not located on an accessible route due to a vertical change in level >0.25" AFF, @ 2".</p> <p>The service window and the counter are >36" AFF, @ up to 39".</p>		<p>Coordinate with mitigation above regarding proving an accessible route.</p> <p>Unit Cost: \$0 Quantity: -</p> <p>Lower the service window and counter to max. 36" AFF.</p> <p>Unit Cost: \$3,000 Quantity: 1</p>	<p>\$3,000</p>
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<p>4.</p>	<p>Toilet Rooms (2)</p> <p>The signs are not located on the latch side of the door.</p> <p>The knee clearance at the sink is <27" AFF, @ 25".</p> <p>The mirror is >40" AFF to the bottom of the reflective surface, @ 43.5".</p> <p>The dryer protrudes >4" into the circulation space, @ 8".</p> <p>The distance from the toilet centerline to the adjacent stall partition is <42".</p> <p>The side grab bar extends <54" from the rear wall, @ 48".</p> <p>The coat hook is >48" AFF, @ 65".</p>	   	<p>Install tactile/ Braille signage on the latch side of the door. Coordinate with location and height requirements. Unit Cost: \$100 per sign Quantity: 2</p> <p>Raise the vanity to provide the required knee clearance. Unit Cost: \$750 ea. Quantity: 2</p> <p>Lower the mirror. Unit Cost: \$50 ea. Quantity: 2</p> <p>Relocate the dryer. Unit Cost: \$250 ea. Quantity: 2</p> <p>Relocate the stall partition. Unit Cost: \$900 ea. Quantity: 2</p> <p>Install a 42" min. side grab bar, located 12" from the interior corner of the wall. Unit Cost: \$50 ea. Quantity: 2</p> <p>Install a coat hook mounted no higher than 48" AFF. Unit Cost: \$50 ea. Quantity: 2</p>	<p>\$4,300</p>
<p>TOTAL FOR G. LOPES LITTLE LEAGUE COMPLEX:</p>				<p>\$25,850</p>

KARL SPRATT JR. MEMORIAL FIELD

AUDITED ON: APRIL 03, 2020



Karl Spratt Jr. Memorial Field is located behind Town Hall off of Somerset Avenue. The site consists of an open green space and an athletic field enclosed by a running track and stepped seating. Surface parking is available at adjacent Town Hall. KMA did not observe any designated accessible parking spaces serving the field. There is no accessible route provided from the public right-of-way to site elements.

KARL SPRATT JR. MEMORIAL FIELD				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided. <i>Note: Accessible parking is available at adjacent Town Hall. However, KMA observed most people park along perimeter of field to access the site.</i>	No Image	Stripe a portion of the parking lot to add a van accessible parking space and its associated access aisle. Unit Cost: \$300 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$700
2.	Accessible Route An accessible route is not provided to the track or field.		Provide an accessible route. Additional study required. Unit Cost: \$5,000	\$5,000
3.	Stadium Seating The stadium lacks the total number of required accessible seating spaces.		Provide the required number of accessible seats. Further design study required. Unit Cost: \$5,000	\$5,000



4.	EV Charging Stations The EV charging controls are >48" AFF.		Relocate the controls to max. 48" AFF. Unit Cost: \$1,000 ea. Quantity: 1	\$1,000
TOTAL FOR KARL SPRATT JR. MEMORIAL FIELD:				\$11,700

LANE FIELD

AUDITED ON: MARCH 21, 2020



Lane Field is located on Main Street. The site consists of an open green space, a playground, benches, and a baseball field. KMA did not observe any designated parking spaces or accessible spaces serving the field. There is no accessible route from the public right-of-way.

LANE FIELD				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave a portion of the parking lot to add a van accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Accessible Route An accessible route is not provided to the baseball field, the bleachers, the playground, or the benches. A wheelchair space is not provided at the bleachers. The playground lacks ground-level play components and an accessible route between elements.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Quantity: 1 Provide an accessible space on an accessible route next to the bleachers. Unit Cost: \$25/SF Quantity: 20 SF Provide ground-level play components at the playground. Additional study required. Unit Cost: \$1,000 Quantity: 1	\$6,500
TOTAL FOR LANE FIELD:				\$9,600

LIONS CLUB PAVILION

AUDITED ON: JUNE 9, 2020



The Lions Club Pavilion is located behind Old Town Hall. The site consists of a covered seating area, a portable toilet, and a grilling area. KMA was informed on site that the Lions Club Pavilion shares parking with the adjacent Town facilities.

LIONS CLUB PAVILION				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
3.	Accessible Route The walkway leading into the pavilion has running slopes >5%, @ up to 9.4%.		Provide an accessible route. Additional study required. Unit Cost: \$1,000 Quantity: 1	\$1,000
4.	Seating There are no accessible seating spaces provided.		Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1	\$250
5.	BBQ Area The BBQ area is not on an accessible route. The paved path at the back has running slopes >5%, @ up to 7.7%. The BBQ area lacks an adjacent level clear floor space.		Provide an accessible route. Additional study required. Unit Cost: \$1,000 Quantity: 1 Provide an accessible space on an accessible route next to the BBQ. Unit Cost: \$25/SF Quantity: 20 SF	\$1,500
TOTAL FOR LIONS CLUB PAVILION:				\$2,750

NORTH DIGHTON FIELD

AUDITED ON: MARCH 21, 2020



North Dighton Field is located at the intersection of Prospect Street and School Street. The site consists of a baseball field and a basketball court. No designated accessible parking is provided.



NORTH DIGHTON FIELD				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave a portion of the parking lot to add a van accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Accessible Route An accessible route is not provided to the baseball field, the basketball court, or the bleachers. A wheelchair space is not provided at the bleachers.	 	Provide an accessible route. Additional study required. Unit Cost: \$5,000 Est. Quantity: 1 Provide an accessible space on an accessible route next to the bleachers. Unit Cost: \$25/SF Quantity: 20 SF	\$5,500
TOTAL FOR NORTH DIGHTON FIELD:				\$8,600

PALMER STREET PLAYGROUND

AUDITED ON: MARCH 21, 2020



Palmer Street Playground is located at the intersection of Palmer Street and School Lane. The site consists of a playground and a basketball court. There is no designated accessible parking or accessible routes provided on site.

PALMER STREET PLAYGROUND				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave a portion of the parking lot to add a van accessible parking space and its associated access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Accessible Route An accessible route is not provided to the playground or outdoor seating. The playground lacks ground-level play components and an accessible route between elements.		Provide an accessible route to the playground and seating. Additional study required. Unit Cost: \$1,000 Quantity: 1 Provide ground-level play components at the playground. Additional study required. Unit Cost: \$1,000 Quantity: 1	\$2,000


3.	Outdoor Seating The picnic tables are not accessible.	No Image	Provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$250 ea. Est. Quantity: 1	\$250
TOTAL FOR PALMER STREET PLAYGROUND:				\$5,350

SCHOOL STREET PLAYGROUND

AUDITED ON: MAY 11, 2020



School Street Playground is located at the intersection of Prospect Street and School Street. The site consists of a baseball field, a basketball court, and an unpaved lot used for parking. There are no designated accessible routes provided from the parking area to and within the site.



SCHOOL STREET PLAYGROUND				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
1.	Accessible Parking Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.	No Image	Pave a portion of the parking lot to add a van accessible parking spaces and its associated access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
2.	Accessible Route An accessible route is not provided to the bleachers, the baseball field, or the basketball court. A wheelchair space is not provided at the bleachers.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Provide an accessible wheelchair space on an accessible route next to the bleachers. Unit Cost: \$25/SF Quantity: 20 SF	\$5,500
TOTAL FOR SCHOOL STREET PLAYGROUND:				\$8,600

TRICENTENNIAL PARK

AUDITED ON: MARCH 21, 2020 & JUNE 9, 2020



Tricentennial Park is located along Pleasant Street. The site consists of a park and an unpaved lot used for parking. There are no designated accessible routes provided from the parking area to and within the site.

TRICENTENNIAL PARK				
#	Barrier Statement	Photo	Proposed Mitigation	Cost
3.	Accessible Parking Designated accessible parking is not provided and the parking surface is not stable, firm, and slip resistant.		Pave a portion of the parking lot to add a van accessible parking space, as well as its associated sign and access aisle. Unit Cost: \$1,500 per space or aisle Est. Quantity: 2 (1 space + 1 aisle) Install a sign at the head of the designated van accessible space, @ min. 60" AFF to the bottom of the sign. Unit Cost: \$100 ea. Quantity: 1	\$3,100
4.	Accessible Route An accessible route is not provided to the benches, picnic tables, or description placard. The accessible seating spaces at the picnic tables lack the required stable, firm, and slip resistant surface below.		Provide an accessible route. Additional study required. Unit Cost: \$5,000 Est. Quantity: 1 Pave the areas at the accessible seating spaces to provide at least one table, and no less than 5% of the total number of tables, that provides compliant knee and toe clearance. Unit Cost: \$500 ea. Est. Quantity: 1	\$5,500
TOTAL FOR TRICENTENNIAL PARK:				\$8,600
TOTAL FOR DIGHTON EXTERIOR AREAS:				\$103,400