

Olde Barnstable Fairgrounds Golf Course



ADA Transition Plan

October 2021



Institute for Human Centered Design

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Background

Year Built: 1992

Year Renovated: 2020

The Olde Barnstable Fairgrounds Golf Course is located at 1460 MA-149 in Marstons Mills. Parking with approximately 130 spaces is located at a main lot to the northwest of the golf course. There is also a smaller parking area closer to a driving range. Both parking areas have three accessible parking spaces.

Along with the 18-hole golf course that features four (4) tees at each teeing ground and the aforementioned driving range, additional amenities include a restaurant with a bar, snack shop, multi-user men's and women's toilet rooms and a deck overlooking the course. There is also a pro shop, a practice putting green, a chipping green, benches, golf ball washers, drink vending machine, sheds near the 7th and 13th tees, portable toilets near the 7th and 14th tees and a starter's shed.

Note: There is no accessible route into the starter's shed, but IHCD team was told that the shed is staffed, and course employees will assist patrons in accessing anything they may need at that location.

Golf carts are available to navigate the course. Players with disabilities can have a flag with the International Symbol of Accessibility (ISA) attached to their cart. Staff know that those users are allowed to drive their cart throughout the course including to the tee boxes, greens, practice areas and to the restaurant, pro shop and the parking areas.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include walkways near the pro shop and restaurant with running and cross slopes that are greater than allowed, excessive changes in level and surfaces that are not maintained in operable working condition. There is also lack of an accessible route from the lower parking area to the driving range

and to the teeing boxes at the second hole (stone stairs interfere with the ability to drive a golf cart up to the second whole tees).

Parking

Accessibility issues include lack of two (2) car accessible parking spaces and existing accessible parking spaces with a cross slope that is greater than the maximum allowed in the main parking area, and accessible parking spaces with an excessive cross slope at the spaces located closest to the driving range.

Ramps and Exterior Stairs

Accessibility issues include missing handrails, handrails with a noncompliant cross section, and lack of handrail extensions at the ramps and stairs connecting to the pro shop, restaurant and restaurant deck. In addition, the ramps at the drink vending machine sheds near the 7th and 13th tees have an excessive running slope and lack both edge protections and handrails.

Portable Toilets and Toilet Rooms

Accessibility issues include lack of accessible portable toilets with 60" min. x 72" min. clear floor space at the toilet where portable toilets are provided near the 7th and 14th tees. Accessibility issues with the toilet rooms at the restaurant and pro shop area include exposed plumbing at the lavatory, the mirror mounted higher than the maximum height allowed and the paper towel dispenser mounted higher than allowed in both the men's and women's multi-user toilet rooms. In addition, the men's accessible toilet compartment has a toilet paper dispenser mounted above the side grab bar and a door with a malfunctioning self-closing hinge. The women's accessible compartment lacks a rear grab bar and also has a toilet paper dispenser mounted above the side grab bar.

Signage

Accessibility issues include designation signs that lack raised characters and braille and that are not mounted on the latch side of the door, lack of a directional sign at the inaccessible entrance to the restaurant directing visitors to the closest accessible restaurant entrance, lack of egress signage with raised

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characters and braille, lack of a directional sign to the nearest accessible egress at the pro shop door to the restaurant deck, and lack of a sign with an illuminated International Symbol of Accessibility (ISA) at the accessible egress from the pro shop.

Drinking Fountain

Accessibility issues include lack of a drinking fountain for a seated user on the restaurant deck.

Additional Accessibility Issues

- Some interior routes by the restaurant bar and in the pro shop are narrower than the minimum width required.
- The service counter in the snack shop is higher than the maximum height allowed.
- The door threshold between the pro shop and the deck area is higher than the maximum height allowed.
- Tables at the deck for the restaurant lack the minimum required knee and toe clearance.
- Benches along the golf course are not located on an accessible route.

Order of Magnitude Cost Estimates

- Renovate and provide exterior accessible routes: \$3,104
- Renovate and provide parking: \$6,040
- Renovate toilet rooms: \$2,475
- Renovate ramps and exterior stairway handrails: \$4,292
- Provide a drinking fountain for a seated user: \$4,028
- Provide compliant designation, directional and egress signs: \$1,738
- Miscellaneous corrective actions (door threshold, accessible dining surface, snack shop service counter, etc.): \$1,730

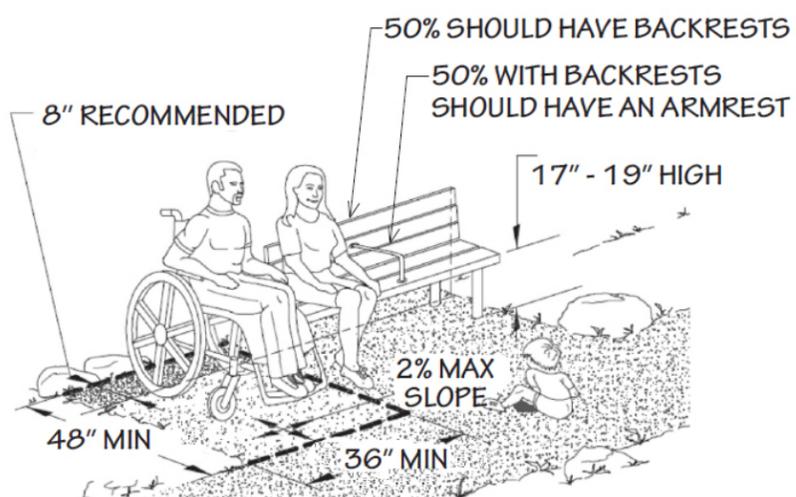
Total: *\$23,407

*Cost to provide a compliant accessible portable toilet is not included.

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 a 36" by 48" firm, stable and slip resistant area alongside one bench in each area of the park where benches are provided so that a person using a wheelchair or other mobility device is able to sit alongside someone seated on the bench. See the diagram below for best practice recommendations for benches:



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Pro Shop Back Garden	Ext.		Exterior Access Route	Walkway		Surface openings > 1/2" Level changes > 1/4"	6.75" 1"	Reduce openings to 1/2" max. Alter change in level to be 1/4" high max. (Cost based on an asphalt patch.)	1	160	\$160
2	Route From Lower Parking Lot to Pro Shop	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	13.4%	Reduce running slope to be no steeper than 1:20 (5%). (Cost based on asphalt to reduce slope.)	1	256	\$256
3	Driving Range	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Surface is not stable, firm, and slip-resistant Accessible route not provided	3.25" - -	Alter change in level to be 1/4" high max. Ensure an accessible route is provided. (Cost based on an asphalt patch connected to the new accessible route at at least one driving range bay.)	1	256	\$256
4	Route From Lower Parking Lot to Driving Range	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Accessible route not provided	- -	Ensure an accessible route is provided from the lower parking lot to the driving range. (Cost based on an 4' wide min. x 30 asphalt route to the driving range with a maximum running slope of 1:20 (5.00%) and a maximum cross slope of 1:50 (2.00%).)	1	1200	\$1200
5	Route From Parking to Pro Shop	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	2.5"	Ensure the accessible route is maintained in operable working condition. (Cost based on a 4'x4' concrete patch to repair 2.5" gap.)	1	256	\$256

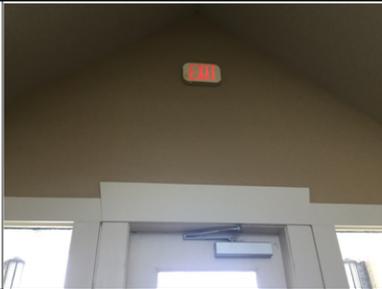
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route From Lower Parking Lot to Pro Shop	Ext.		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove debris from path.)	1	Labor	\$0
7	Near Hole 10	Ext.		Exterior Access Route			Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Cost based on an asphalt patch at area damaged by a tree root.)	1	256	\$256
8	Tee 2	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Ensure a route is provided such that a golf cart can reach each of the teeing grounds at the second hole.)	1	Labor	\$0
Off-Street Parking Lot or Garage												
9	Parking Next to Pro Shop	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Running or cross slope at space > 1:50 (2.00%)	130 2 1 3.5%	Provide two additional compliant car accessible parking spaces with a sign including the International Symbol of Accessibility (ISA) and marked access aisle. Reduce running or cross slope at existing accessible spaces to be no steeper than 1:50 (2.00%) in all directions. (Cost for 2 new spaces and for asphalt to correct slope at existing space.)	1	5140	\$5140
10	Lower Parking Lot Near Driving Range	Ext.		Off-Street Parking Lot or Garage	N/A		Running or cross slope at access aisle > 1:50 (2.00%)	3.9%	Reduce running or cross slope to be no steeper than 1:50 (2.00%). (Cost based on asphalt to reduce slope.)	1	900	\$900

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
11	Back Deck Stairs to Golf Course	Ext.		Entrance	N/A		Directional sign to accessible entrance not provided	-	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
12	Door From Back Deck to Pro Shop Lobby	Ext.		Entrance	Secondary Entrance		Threshold is > 1/2" high	1"	Alter threshold to be 1/2" high max.	1	150	\$150
Emergency Exit												
13	Pro Shop	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit	-	Provide a sign with raised characters ad braille at the emergency exit.	1	232	\$232
14	Restaurant Door Facing Back Deck	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Directional sign to accessible emergency exit not provided	- -	Provide a sign with raised characters ad braille at the emergency exit. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232
15	Door From Pro Shop to Back Deck	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Directional sign to accessible emergency exit not provided	- -	Provide a sign with raised characters ad braille at the emergency exit. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	232	\$232

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Pro Shop Entrance	1		Emergency Exit	N/A		Tactile sign not provided at emergency exit Illuminated International Symbol of Acc. not provided (MAAB)	- -	Provide a sign with raised characters and braille at the emergency exit. If the exit sign is replaced with a new illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	232	\$232
Access to Goods and Services												
Interior Access Route												
17	Route to Men's Toilet Room	1		Interior Access Route	Interior		Route < 36" wide	25"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
18	Restaurant	1		Interior Access Route	Interior		Route < 36" wide	30"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
19	Pro Shop	1		Interior Access Route	Interior		Route < 36" wide	24"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0
Ramps												
20	Drink Vending Machine Shed Near Tee 7	Ext.		Ramps	Exterior		Running slope >1:12 (8.33%) Edge protection < 4" high Handrails not provided	14.2% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection. Provide handrails with 1-1/4" to 1-1/2" circular cross section. (Cost based on a 4' wide min. x 7.5' long compliant pressure treated wood straight ramp into the vending machine shed.)	1	980	\$980

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Drink Vending Machine Shed Near Tee 13	Ext.		Ramps	Exterior		Running slope >1:12 (8.33%) Edge protection < 4" high Handrails not provided	9.5% - -	Reduce running slope to be no steeper than 1:12 (8.33%). Provide edge protection. Provide handrails with 1-1/4" to 1-1/2" circular cross section. (Cost based on a 4' wide min. x 7.5' long compliant pressure treated wood straight ramp into the vending machine shed.)	1	980	\$980
22	Route From Parking to Pro Shop	Ext.		Ramps	Exterior		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs. (Cost based on welding extensions to existing pipe.)	1	568	\$568
Stairways												
23	Route From Parking to Pro Shop	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the bottom of ramp runs. (Cost based on welding extensions to existing pipe.)	1	284	\$284
24	Stairs to Pro Shop Deck	Ext.		Stairways	Exterior		Handrails do not extend 12" from stairs Handrails have non-compliant cross section Handrails not provided	- - -	Ensure that the sloped bottom extension extends one tread depth minimum beyond last riser nosing in same direction as stair flight. Provide handrails with a 1 1/4" - 2" circular cross section. Provide handrails on one side. (Cost based on two 10' long wall mounted metal handrails with a compliant cross section.)	1	1480	\$1480
Signage												
25	Men's Toilet Room	1		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
26	Women's Toilet Room	1		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												
27	Snack Bar	1		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Operable Parts												
28	Route From Lower Parking Lot to Pro Shop	Ext.		Operable Parts	Trash can		Element not on an accessible route	-	Ensure trash receptacle is located on an accessible route.	1	Labor	\$0
29	Snack Bar	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	60"	Relocate the refrigerator so that controls are between 15"- 48" above the finished floor.	1	Labor	\$0
30	Tee 8	Ext.		Operable Parts	N/A		Not operable with a closed fist	-	Operation of the golf ball cleaner requires tight grasping, pinching or twisting of the wrist and therefore is not accessible. However, IHCD is not aware of any golf ball cleaner design or hardware that is accessible.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Picnic Tables												
31	Restaurant Deck	Ext.		Picnic Tables	Dining Table		Toe or knee clearance at table not provided	25"	Provide at least one dining surface with top between 28"- 34" above the ground and 27" clear height underneath.	1	700	\$700
Benches												
32	Route From Lower Parking Lot to Pro Shop	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 locate at least one bench in other areas with benches on an accessible route. (Cost based on a 4' wide min. x 6' long asphalt path to one end of bench extending 12" min. beyond the back of the bench so someone using a wheeled mobility device could sit with shoulders aligned with someone on the bench.)	1	240	\$240
Toilet & Bathing Rooms												
Lavatory												
33	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 42.25" 58"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower dispensers to 48" max. above the floor.	1	604	\$604
34	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40" Dispensers not within reach range	- 44" 57"	Insulate or otherwise configure pipes to prevent contact for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above the finished floor. Lower dispensers to 48" max. above the floor.	1	604	\$604

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Toilet Compartment												
35	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Non-compliant toilet paper dispenser	- -	Repair hinge. Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet. Or replace dispenser if it does not allow continuous paper flow.	1	256	\$256
36	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Grab bars not provided Non-compliant toilet paper dispenser	- -	Provide one grab bar on the rear wall. Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet. Or replace dispenser if it does not allow continuous paper flow.	1	705	\$705
Dispensers												
37	Women's Toilet Room	1		Dispensers	N/A		Dispenser acts as a protruding object	6"	Relocate hand dryer out of the circulation path or provide a cane-detectible barrier 27" max. above the finished floor.	1	306	\$306
Portable Toilet												
38	Portable Toilet Near Tee 7	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet. Ensure that at least 5% of portable toilets (at least 1 where portable toilets are provided) are accessible. (Cost for a 4' wide min. x 6' long asphalt path from existing path to toilet entry. Cost for portable toilet not provided.)	1	240	\$240
39	Portable Toilet Near Hole 14	Ext.		Portable Toilet	N/A		Not located on an accessible route Accessible portable toilets not provided	- -	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet. Ensure that at least 5% of portable toilets (at least 1 where portable toilets are provided) are accessible. (Cost for a 4' wide min. x 6' long asphalt path from existing path to toilet entry. Cost for portable toilet not provided.)	1	240	\$240

Additional Access

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Drinking Fountains												
40	Restaurant Deck	Ext.		Drinking Fountains	Standing		No drinking fountain provided for seated users	-	Provide an additional drinking fountain for seated users or install a Hi-Lo drinking fountain.	1	4028	\$4028
Best Practice												
Bench												
41	Tee 8	Ext.		Bench	N/A				Recommend providing a 36" wide by 48" deep stable, firm and slip resistant surface such as asphalt or stone dust at one end of the benches on the golf course so a person with a wheeled mobility device could sit at one end of the bench with his or her shoulders aligned with someone seated on the bench.	1	-	\$0
Exterior Step												
42	Route From Parking to Pro Shop	Ext.		Exterior Step	N/A				Recommend providing color contrast to alert about the 5.5" change in level.	1	-	\$0
Pro Shop												
43	Pro Shop	1		Pro Shop	Hat Racks				Ensure assistance is provided to customers for whom some merchandise is out of reach range.	1		\$0

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Restaurant												
44	Restaurant	1		Restaurant	Bar Counter				Recommend providing a 36" high max. portion of the bar for guests using a wheeled mobility or similar device or guests of short stature.	1		\$0