



ADA TITLE II ASSESSMENT



Prepared for:

Montgomery County Public Schools
45 West Gude Drive, Suite 4100
Rockville, Maryland 20850

ADA TITLE II ASSESSMENT

Flower Hill Elementary School
18425 Flower Hill Way
Gaithersburg, Maryland 20879

PREPARED BY:

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1 Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the government entity's programs, services, and facilities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations.

Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. The ADA guidelines were clarified and amended in 2010 based on a clarification by the Department of Justice known as the "2011 Site Construction Tolerances Addendum to the 2010 ADA Standards for Accessible Design." The aforementioned document defines the acceptable and allowed construction tolerances above or below the requirements established in the 2010 ADA Standards for barriers related to:

- Accessible Parking
- Pedestrian Path of Travel
- Building Entrances
- Interior Spaces

The scope of the ADA Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA.

Based on the onsite review, EMG found that barriers to accessibility exist at Flower Hill Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

1.1 Accessibility Summary Table

Based on the onsite review, EMG found that barriers to accessibility exist at Flower Hill Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

EMG's assessment of the subject property identified the following areas of concern:

FLOWER HILL ELEMENTARY SCHOOL- TITLE II ADA COMPLIANCE ASSESSMENT - ACCESSIBILITY SUMMARY

Facility/Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Flower Hill Elementary School	41	12	28	4		85
Grand Total	41	12	28	4		85

Order of magnitude costs to address those elements are described individually in Appendix A.

1.2 Barrier Summary Table

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix A.

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68852	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR2	ADA
68864	Flower Hill Elementary School	BUILDING EXTERIOR	Accessible Route	Ramp	1	The handrails are not compliant.	Ramp R1 at Portables	ADA
68865	Flower Hill Elementary School	BUILDING EXTERIOR	Accessible Route	Ramp	1	The ramp has running slopes in excess of 1:12.	Ramp R3 at Portables	ADA
69153	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR8	ADA
69155	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR12	ADA
69156	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR13	ADA
69157	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR15	ADA
69158	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR18	ADA
69159	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR17	ADA
69160	Flower Hill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Door DR16	ADA
69218	Flower Hill Elementary School	BUILDING EXTERIOR	Accessible Route	Ramp	1	The handrails are not compliant.	Ramp R2 at Portables	ADA
69219	Flower Hill Elementary School	BUILDING EXTERIOR	Accessible Route	Ramp	1	The ramp has running slopes in excess of 1:12.	Ramp R2 at Portables	ADA
69220	Flower Hill Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Ramp R1 at Portables	ADA
69221	Flower Hill Elementary School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	STR1, STR2 and STR3	ADA
71797	Flower Hill Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	Sidewalk on southwest side of building from public sidewalk	ADA
71800	Flower Hill Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Sidewalk on southwest side of building from public sidewalk	ADA
68851	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Protruding Object	1	Protruding objects obstruct the required clear width of the accessible route.	Drinking fountains DF1, DF2 and DF3	ADA
71666	Flower Hill Elementary School	BUILDING INTERIOR	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Restrooms - RR1 and RR2; RR8 and RR9	ADA
71693	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	Interior Doors	ADA
71788	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided.	All Purpose Room	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68848	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Route	Curb Ramp	1	The curb ramp does not have compliant flared sides.	Curb Ramp CR1	ADA
68849	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR2, CR3, CR4 and CR5	ADA
68853	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1 - Aisle for Van Stall P1A	State of Maryland
68855	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - Van stall P1A	State of Maryland
68862	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	School bus loading/unloading at front entrance	ADA
68995	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR1	ADA
68996	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	Curb Ramp CR1	ADA
68997	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	Curb Ramp CR4 Landing	ADA
69164	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Concrete sidewalk adjacent to accessible parking	ADA
69165	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Concrete sidewalk from accessible parking to the main entrance	ADA
69166	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Southwest sidewalk from public sidewalk	ADA
69167	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1	State of Maryland
69168	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1	State of Maryland
69169	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking Lot 1 - Van access aisle for P1A	State of Maryland
69170	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 1 - Standard access aisle between P1B and P1C, and between P1C and P1D	ADA
69222	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Basketball Courts	ADA
69231	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Playground #1	ADA
69232	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Playground #1	ADA
71664	Flower Hill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Spaces-General	1	Accessible parking spaces are not at the nearest accessible entrance.	Parking Lot 1 - Accessible parking P1A-P1D	ADA
71683	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Stairs	1	Handrails are not compliant.	Portable Stair - STR1 and STR2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71685	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR2	ADA
68847	Flower Hill Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
69171	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Signage throughout the entire building	ADA
69172	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Signage throughout the entire building	ADA
72858	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30	ADA
73330	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink used primarily by children is over 31" maximum height to the rim of the higher of the counter or sink and does not have knee clearance of 24" minimum above finished floor (parallel approach permitted for children aged 5 and younger).	Classrooms 1, 2, 4, 5, 6, 7, 8, 9, 11, 18, 21, 22, 23, 25, 27, 28, 29, 30	ADA
69223	Flower Hill Elementary School	GENERAL SITEWORK	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Playground #1	ADA
69224	Flower Hill Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground #1	ADA
69225	Flower Hill Elementary School	GENERAL SITEWORK	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Playground #1	ADA
69226	Flower Hill Elementary School	GENERAL SITEWORK	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Playground #1	ADA
69227	Flower Hill Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform connecting elevated play elements has non-compliant height lower than 11" or higher than 18".	Playground #2	ADA
69228	Flower Hill Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground #2	ADA
69230	Flower Hill Elementary School	GENERAL SITEWORK	Exterior Access Route	Gate	2	The swinging gate does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the gate.	Playground #1	ADA
68842	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All exterior egress doors DR1 to DR18	ADA
68843	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys Restroom RR12	ADA
68856	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34".	Restrooms - RR16 and RR17	ADA
68858	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms - RR11, RR12, RR13, RR14 and RR15	ADA
68859	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Staff Restrooms - RR1, RR5, RR6, RR10 and RR16	ADA
69233	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms - RR2, RR5, RR6 and RR10	ADA
69234	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restroom RR16 and RR17	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
69235	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	Projecting object above the grab bar is less than 12" minimum above the bar.	Restroom RR1 and RR2	ADA
69236	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2".	Restroom RR1	ADA
69237	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	Restroom RR1	ADA
69238	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Toilet Stall	3	The side grab bars are not compliant in the ambulatory stall.	Restroom RR11	ADA
69239	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Toilet Stall	3	The side grab bars are not compliant in the ambulatory stall.	Restroom RR3	ADA
69240	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	Restrooms RR12, RR14 and RR15	ADA
69241	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	Restroom RR6, RR7 and RR10	ADA
69242	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The rear grab bar at the water closet is not compliant.	Restroom RR2	ADA
71667	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms - RR1, RR2 and RR16	ADA
71690	Flower Hill Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	3	The assistive listening device is not compliant or is not provided.	All Purpose Room	ADA
71695	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Transfer Shower Stall	3	The transfer shower is not exactly 36" by 36".	Building Services Shower, PE Shower	ADA
71696	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Building Services Shower, PE Shower	ADA
71698	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Transfer Shower Stall	3	Grab bars are not provided in the transfer shower stall.	Building Services Shower, PE Shower	ADA
71699	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Transfer Shower Stall	3	The spray unit does not have a minimum 59" long hose.	Building Services Shower, PE Shower	ADA
71700	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Transfer Shower Stall	3	The curb is more than 1/2" high.	Building Services Shower, PE Shower	ADA
71702	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	Restroom RR4	ADA
71703	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms - RR1, RR6 and RR10	ADA
71704	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	Knee clearance is not provided.	Restroom RR1	ADA
71790	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms - RR13, RR14 and RR15	ADA
71791	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Restrooms - RR1, RR2, RR5, RR6, RR7, RR10, RR16 and RR17	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71792	Flower Hill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Restrooms - RR3, RR4, RR8, RR9, RR11, RR12, RR13, RR14 and RR15	ADA
71789	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Corridors throughout the school	ADA
71793	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Drinking Fountain DF2	ADA
72855	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30	ADA
72856	Flower Hill Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 30	ADA

