



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Redland Middle School
6505 Muncaster Mill Road
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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 Redland Middle 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 Redland Middle 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:

REDLAND MIDDLE 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
Redland Middle School	19	14	27		25	85
Grand Total	19	14	27		25	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
147408	Redland Middle School	ATHLETIC FIELDS	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
147449	Redland Middle School	ATHLETIC FIELDS	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
147451	Redland Middle School	ATHLETIC FIELDS	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Sidewalks to the Track/Basketball courts	ADA
147316	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Courtyard	ADA
147317	Redland Middle School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	An accessible entrance is not provided.	Courtyard	ADA
147434	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from accessible parking to the public facility entrance.	Parking Lot 1	ADA
147435	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Sidewalk from Main Entrance to Parking Lot 2	ADA
147441	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Parking Lot 2	ADA
147446	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Patio	ADA
147447	Redland Middle School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 13	ADA
147448	Redland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Practice Fields	ADA
151121	Redland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Flagpole	ADA
147322	Redland Middle School	INTERIOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	158	ADA
147406	Redland Middle School	INTERIOR	Interior Access Route	Ramp	1	A ramp is required but not provided.	Stage	ADA
147407	Redland Middle School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stage	ADA
147436	Redland Middle School	PARKING	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 2	State of Maryland
147437	Redland Middle School	PARKING	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1-1	State of Maryland
147438	Redland Middle School	PARKING	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1	State of Maryland
147440	Redland Middle School	PARKING	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 1	State of Maryland
147442	Redland Middle School	ATHLETIC FIELDS	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Baseball Field 1	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
147444	Redland Middle School	ATHLETIC FIELDS	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	Playing Fields	ADA
147452	Redland Middle School	ATHLETIC FIELDS	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Baseball Field 2	ADA
147445	Redland Middle School	EXTERIOR	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Patio	ADA
147141	Redland Middle School	INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Interior Room Signage	ADA
147147	Redland Middle School	INTERIOR	Common Areas	Service Counter	2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	Office	ADA
147290	Redland Middle School	INTERIOR	Common Areas	Dining And Work Surface	2	A minimum of 5% ADA compliant dining seating and standing spaces are not provided.	Cafeteria	ADA
147304	Redland Middle School	INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Cafeteria	ADA
147306	Redland Middle School	INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Cafteteria	ADA
147315	Redland Middle School	INTERIOR	Common Areas	Service Counter	2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	Media Room	ADA
147323	Redland Middle School	INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	163	ADA
147324	Redland Middle School	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.	Thru Out Building	ADA
147410	Redland Middle School	INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Gymnasium	ADA
151076	Redland Middle School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Exits	ADA
147430	Redland Middle School	EXTERIOR	Common Area	Exterior Accessible Route	3	The amenity is not located on an accessible route.	Flagpole	ADA
147310	Redland Middle School	INTERIOR	Common Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Thru Out Building	ADA
147151	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restroom RR105D	ADA
147152	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Restroom RR105D	ADA
147153	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restroom RR105D	ADA
147154	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restroom RR105D	ADA
147155	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Restroom RR105D	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
147156	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Restroom RR105C	ADA
147157	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restroom RR105C	ADA
147158	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restroom RR105C	ADA
147287	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Restroom RR105C	ADA
147311	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restroom RR119 and RR123	ADA
147312	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom	3	Dispenser and/or dispenser controls are not within an allowable reach range.	Restroom RR119 and RR123	ADA
147313	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Restroom RR119 and RR178	ADA
147314	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restroom RR119	ADA
147318	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Restroom RR138, RR134, RR157 and RR161	ADA
147319	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restroom RR138, RR134, RR157 and RR161	ADA
147320	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restroom RR138 and RR134	ADA
147321	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restroom RR138, RR134, RR178, RR227, RR225, RR157 and RR161	ADA
147325	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restroom RR178	ADA
147420	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys and Girls Locker Rooms	ADA
147421	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Boys and Girls Locker Rooms	ADA
147422	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys and Girls Locker Rooms	ADA
147423	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Boys and Girls Locker Rooms	ADA
147424	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Bath Tub	3	The spray unit does not have a minimum 59" long hose	Boys and Girls Locker Rooms	ADA
151077	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Roll-In Shower Stall	3	A shower seat is not provided.	Boys and Girls Locker Rooms	ADA
151078	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Roll-In Shower Stall	3	Grab bars are not provided.	Boys and Girls Locker Rooms	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
147288	Redland Middle School	INTERIOR	Interior Access Route	Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Rear Office Door	ADA
147307	Redland Middle School	INTERIOR	Restroom	Restroom/Bathroom-Locker	5	The locker area does not have a compliant bench.	126B	ADA
147308	Redland Middle School	INTERIOR	Interior Access Route	Reach Range	5	At least one each of shelves, clothes rod, drawer, hook, closets or cabinets are not within reach range.	126B	ADA
147326	Redland Middle School	INTERIOR	Interior Access Route	Sink	5	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Staff Lounge	ADA
147327	Redland Middle School	INTERIOR	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
147328	Redland Middle School	INTERIOR	Interior Access Route	Reach Range	5	Utensil/napkin/condiment dispensers are in areas of obstructed reach in dining areas.	Staff Lounge	ADA
147428	Redland Middle School	INTERIOR	Common Areas	Locker Rooms	5	The locker room does not have accessible lockers.	171C and 179C	ADA
147429	Redland Middle School	INTERIOR	Employee Work Areas	Locker Rooms-Bench	5	The locker room does not have a compliant bench.	171C and 179C	ADA
147148	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The accessible dispensers are not at compliant heights.	Staff Restrooms 100L and 100K	ADA
147149	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Staff Restrooms 100L and 100K	ADA
147150	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	5	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff Restroom RR100k and RR100L	ADA
147309	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	126B	ADA
147329	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Restroom RR213 and RR203	ADA
147330	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The toilet paper dispenser is not at a compliant location.	Restroom RR203 and RR213	ADA
147409	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Building Services	ADA
147411	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Restroom RR164 and RR165	ADA
147412	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	5	A wheelchair stall is not provided in a multi-user restroom.	Restroom RR164 and RR165	ADA
147413	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	5	Pipes are not insulated.	Restroom RR164 and RR165	ADA
147414	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Urinal	5	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Restroom RR164	ADA
147415	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	5	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restrooms RR127 and RR113	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
147416	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The accessible dispensers are not at compliant heights.	Restrooms RR127 and RR113	ADA
147417	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Restrooms RR127 and RR113	ADA
147418	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The toilet paper dispenser is not at a compliant location.	Restrooms RR127 and RR113	ADA
147426	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The transfer shower is not compliant.	171C and 179C	ADA
147427	Redland Middle School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	171C and 179C	ADA