



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Parkland Middle School
4610 West Frankfort Drive
Rockville, Maryland 20853

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engineering | environmental | capital planning | project management

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 Parkland 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 Parkland 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:

Facility / Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Parkland Middle School	33	9	27	4		73
Grand Total	33	9	27	4		73

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
103355	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Main Entrance CR1	ADA
103358	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Main Entrance CR1	ADA
103361	Parkland Middle School	EXTERIOR	Exterior Access Route	Raised Island/Cut-through median	1	The cut-through at the raised island has a running slope greater than 1:20 (5%) and cross slope greater than 1:48 (2.08%).	Main Entrance CT2	ADA
103363	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Main Entrance CR2	ADA
103364	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Main Entrance Drive CR3	ADA
103365	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Main Entrance Drive CR3	ADA
103367	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The landing at the top of the curb ramp is not a compliant size.	Main Entrance Drive CR3	ADA
103370	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Main Entrance Drive CR4	ADA
103371	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Main Entrance Drive CR4	ADA
103376	Parkland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Sidewalk SW1 at Tennis Courts-Top of Stairs from Renn St	ADA
103377	Parkland Middle School	EXTERIOR	Exterior Access Route	Stairs	1	The stair treads and edge of top landing do not have visual contrast on the leading edge.	Stairs ST1 at Tennis Courts Leading to Renn St	ADA
103379	Parkland Middle School	EXTERIOR	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Stairs ST1 at Tennis Courts Leading to Renn St	ADA
103380	Parkland Middle School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Sidewalk SW2 from Renn St to Rear Entrances	ADA
103381	Parkland Middle School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stairs ST2 and ST3 at Rear of Building	ADA
103382	Parkland Middle School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	Ramps R1 and R2 at Rear of Building	ADA
103383	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Side Entrance CR5	ADA
103384	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Side Entrance CR5	ADA
103386	Parkland Middle School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Side Entrance CR6	ADA
103447	Parkland Middle School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	Main Entrance DR1	ADA
103448	Parkland Middle School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Side Door DR4	ADA
104109	Parkland Middle School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Ramp R1A	ADA
103398	Parkland Middle School	INTERIOR	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Staff Door to Room 1004	ADA
103404	Parkland Middle School	INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Ramp R3 Adjacent to Classroom 1012	ADA
103405	Parkland Middle School	INTERIOR	Fitness Course	Exercise Equipment	1	An accessible route is not provided to the exercise equipment.	Auxiliary Gym #2 Room 1127	ADA
103350	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1 Adjacent to Space P1-1	State of Maryland
103351	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1 Adjacent to Space P1-1	State of Maryland
103353	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 Between spaces P1-1 and P1-2	State of Maryland
103372	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2	State of Maryland
103373	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 2	State of Maryland
103374	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 2	State of Maryland



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
103387	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Bus Parking Lot Spaces P2-3, P2-4	State of Maryland
104153	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Bus Parking Lot Spaces P2-3, P2-4	State of Maryland
104154	Parkland Middle School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Bus Parking Lot Between Spaces P2-3, P2-4	State of Maryland
103407	Parkland Middle School	ATHLETIC FIELDS	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.	Tennis Courts	ADA
103389	Parkland Middle School	INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Main Office Room 1000	ADA
103397	Parkland Middle School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Staff Door to Room 1004	ADA
103432	Parkland Middle School	INTERIOR	Kitchen	Sink	2	Sinks do not have knee and/or toe clearance.	Kitchen Room 1109	ADA
103436	Parkland Middle School	INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Cafeteria	ADA
103439	Parkland Middle School	INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Media Center Room 1209	ADA
104141	Parkland Middle School	INTERIOR	Interior Access Route	Sink	2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Classrooms 1314, 1318, 2006, 2012, 2024, 2028 Eye Wash Station Sinks	ADA
104146	Parkland 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
104147	Parkland Middle School	INTERIOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Classrooms 1005, 1011, 1015	ADA
103403	Parkland Middle School	INTERIOR	Common Areas	Eye Wash/Shower Station	3	The spray unit does not have a minimum 59" long hose.	Classrooms 1314, 1318, 2006, 2012, 2024, 2028	ADA
103409	Parkland Middle School	INTERIOR	Common Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Entire School	ADA
103412	Parkland Middle School	INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	Entire Building	ADA
105646	Parkland Middle School	INTERIOR	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	Gymnasium	ADA
103394	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Staff Restrooms 1000K, 1000L, 2015	ADA
103395	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Staff Restrooms 1000K, 1000D1	State of Maryland
103396	Parkland Middle School	RESTROOMS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Staff Restroom 1000D1	ADA
103399	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Unisex Children's Restroom 1201B	State of Maryland
103400	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Boys Restrooms 1301, 1016, 1006, 2023, 2007 Girls Restrooms 1303, 1017, 1010, 2021, 2005	ADA
103402	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.	Boys Restrooms 1301, 1016, 1006, 2023, 2007 Girls Restrooms 1303, 1017, 1010, 2021, 2005	ADA
103410	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	Boys Locker Room 1123 Girls Locker Room 1117	ADA
103411	Parkland Middle School	RESTROOMS	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Boys Locker Room 1123 Girls Locker Room 1117	ADA
103420	Parkland Middle School	RESTROOMS	Employee Work Areas	Locker Rooms-Bench	3	The locker room does not have a compliant bench.	Boys Locker Room 1123 Girls Locker Room 1117	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
103421	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The shower controls are not mounted on the side wall opposite the transfer shower seat.	Boys Locker Room 1123 Girls Locker Room 1117	ADA
103427	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	Office Unisex Shower Room 1123A1	ADA
103428	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Office Unisex Shower Room 1123A1	ADA
103429	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The shower controls are not mounted on the side wall opposite the transfer shower seat.	Office Unisex Shower Room 1123A1	ADA
103434	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Kitchen Unisex Restroom 1109D	ADA
103435	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Kitchen Unisex Restroom 1109D	State of Maryland
103437	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Door	3	The hardware at the wheelchair stall door is not compliant.	Boys Restrooms 1301, 1016, 1006, 2023, 2007 Girls Restrooms 1303, 1017, 1010, 2021, 2005	ADA
103438	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Boys Restrooms 1301, 1016, 1006, 2023, 2007 Girls Restrooms 1303, 1017, 1010, 2021, 2005	ADA
103440	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys Restroom 1016	ADA
104158	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Restrooms Health Room 1201	State of Maryland
104175	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Office Unisex Shower Room 1123A1	ADA
104178	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Kitchen Unisex Restroom 1109D	ADA
104179	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Kitchen Unisex Restroom 1109D	ADA
104180	Parkland Middle School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Kitchen Unisex Restroom 1109D	ADA
103423	Parkland Middle School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Drinking Fountain DF1	ADA
103424	Parkland Middle School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Drinking Fountain DF2 Boys Locker Room 1123	ADA
103425	Parkland Middle School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Drinking Fountain DF3 Girls Locker Room 1117	ADA
103441	Parkland Middle School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Drinking Fountain DF4 Adjacent to Boys & Girls restrooms 2021, 2023	ADA