

Magruder Park and Community Center Building (Voting Areas for Wards 2 and 4) - Hyattsville Transition Plan

Address: Hamilton Street and 39th Avenue

	2010 Standards Citation	Description/Issue/Requirement	Non-Complying Item	Photos	Proposed Solution	Suggested Priority	Projected Cost MSHA	Projected Cost MNCPPC	Projected Cost Hyattsville	Projected Cost Total	Projected Date	Action and Date
		Exterior Accessible Route from Hamilton Street Entrance to Community Center Building:										
	206.1, 406.4	Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches minimum and the flared sides shall be no greater than 1:10 (10%). In alterations, if there is no landing, the flared sides must be no greater than 1:12 or 8.33%.	Unaffected width at top of curb ramp is less than 36"at the curb ramp near gate at Gallatin St. entrance (east side).	4246, 4252, 4253, 4254, 4255.	Note: This area is within the jurisdiction of Maryland State Highway Administration (MSHA). Rebuild ramp to be a Type A ramp	1	\$4,760			\$4,760		
	216.3, 703.5.1	The characters on signs that provide direction to or information about functional spaces must contrast with the background, either light on dark or dark on light.	The park identification signage at park entrance (two name plaques in the stone gateway) do not provide the light on dark or dark on light contrast between the characters and background. The characters are bronze and the background is a darker bronze	4311	Provide additional accessible signage.	6			\$500	\$500		
	216.3, 703.5.6	Informational and directional signage must have a character height of 5/8" minimum.	The characters on the Park Rules signage are 1/2".	4316	Replace signage with accessible signage.	6			\$250	\$250		
		Exterior Accessible Route from Community Center Building to Softball Field bleaches (directly west on other side of main road):										
	206.1, 406.2	The gutter cannot counter slope more than 5%.	The gutter to the curb ramp near Community Building front door has a counter slope of 9.4%.	3512, 3513	Rebuild gutter to have a slope no more than 5%.	1			\$500	\$500		
	206.1, 406.2	The gutter cannot counter slope more than 5%.	The gutter to the curb ramp across the street from the Community Building entrance has a counter slope of 11.9%.	3494, 3495	Note: This area is within the jurisdiction of MNCPPC. Repair gutter slope by selective demolition and repouring section of concrete gutter.	1		\$250		\$250		
	226.1, 302.1	Benches are provided. Wheelchair spaces must be provided with the benches. The clear ground space must be stable, firm, and slip-resistant.	The accessible route from the sidewalk to the softball field bleachers is not paved. No accessible seating is provided.	3449, 3481	Provide accessible route and accessible seating area adjacent to each bleacher.	5			\$875	\$875		

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9		Exterior Accessible Route from Adjacent Parking to Community Center Building:										
10	206.1, 403.3	Accessible route cannot have a cross slope that is more than 2%.	Along the exterior walkway adjacent to the Community Building accessible parking, the sidewalk has a cross slope that ranges between 3.0% and 3.7%.	3391, 3392, 3393, 3394, 3395, 3396	Regrade and reconstruct concrete sidewalk with cross slopes no more than 2% and slopes no more than 5%.	10			\$6,600	\$6,600		
11		Exterior Accessible Routes from Parking Adjacent to Community Center Building, to the Tennis Courts :										
12	206.1, 406.2	The curb cannot counter slope more than 5%.	The gutter at the transition from the Community Building parking lot to the trail is 20.0%. (this is not a curb ramp but it is a gutter on the asphalt path and accessible route to the tennis courts)	3702, 3705	Repair gutter slope by selective demolition and repouring section of concrete gutter.	1			\$500	\$500		
13	206.5, 404.2.9	The force for pushing or pulling open a door or gate other than fire doors shall be 5 pounds maximum.	The gate to tennis courts is difficult to operate because it sags and binds at the bottom.		Repair gate so it can be opened with 5 lbs force.	6			\$440	\$440		
14		Exterior Accessible Route from Community Center Building Basketball Courts :										
15	206.1, 406.2	Curb ramp is not a parallel type. Therefore, the gutter cannot counter slope more than 5%.	The gutter near parking lot entrance (south side) at Community Building lot has a slope of 11.8%.	3425, 3426	Repair gutter slope by selective demolition and repouring section of concrete gutter with a slope no more than 5%.	1			\$750	\$750		
16	206.1, 403.3	Accessible route cannot have a cross slope that is more than 2%.	Along the exterior walkway adjacent to the basketball court , the sidewalk has a cross slope of 3.0%.	3427, 3428	Regrade and reconstruct existing concrete sidewalk with cross slopes no more than 2% and slopes no more than 5%.	10			\$6,600	\$6,600		
17		Exterior Accessible Route from Basketball Courts to the Soccer Field:										
18	226.1, 302.1	Benches are provided. Wheelchair spaces must be provided with the benches. The clear ground space must be stable, firm, and slip-resistant.	The accessible route from the sidewalk to the soccer field bleachers is not paved. No accessible seating is provided.	3449, 3481	Provide accessible route and accessible seating area adjacent to each bleacher.	5			\$875	\$875		

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19		Exterior Accessible Route from the Soccer Field to the Baseball, Football and Small Field Soccer practice areas:										
20	206.1, 403.3	Accessible route cannot have a cross slope that is more than 2%.	Along the exterior walkway near the football field (between the bridge and the street), the asphalt path has a cross slope that ranges between 3.3% and 4.5%.	3713, 3714, 3715, 3716, 3717	Install new 2" asphalt coat on top of existing with cross slopes no more than 2% and slopes no more than 5%.	5			\$5,500	\$5,500		
20a	206.1, 403.3	Accessible route cannot slope more than 8.33% and cannot slope more than 5% without having ramp features.	The accessible route near the bridge and the Trumbule Nature Trail an area with a slope of 8.1% and does not have ramp features.	3708, 3709, 3710	Regrade and install new asphalt path approaching the bridge and Trumbule Nature Trail entrance with cross slopes no more than 2% and slopes no more than 5%.	7			\$2,100	\$2,100		
21	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	The accessible route from the Baseball Field to the Football and Small Field Soccer practice areas is not paved.	See Google Site Map	Install new asphalt path to Football and Small Field Soccer Practice areas. Provide new asphalt path to baseball field.	5			\$21,000	\$21,000		
22		Exterior Accessible Route from the Parking Adjacent to the Community Building to the Tot Lot behind the Community Building:										
23	206.1, 403.3	Accessible route cannot have a cross slope that is more than 2%.	Along the exterior accessible route around the tot play area, the asphalt path has a cross slope at several places that ranges between 3.0% and 3.1%.	4341, 4342	Install new 2" asphalt coat on top of existing path with cross slopes no more than 2% and slopes no more than 5%.	10			\$4,000	\$4,000		
24	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	The accessible route on the asphalt path around the tot play area has holes greater than 1/2", and areas that are deteriorating.	4337,4338,4339, 4340, 4343, 4344, 4345, 4360	Corrected with solution for item 23	10			see item 23	\$0		
25	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	The accessible route from the Community Building parking lot past the bike rack to the pavilion at the tot lot is deteriorated asphalt.	4200, 4202, 4204, 4206	Repair existing asphalt path by topping with asphalt	5			\$1,000	\$1,000		

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26	216.3, 703.5.6	Informational and directional signage must have a character height of 5/8" minimum.	The characters on the Park Rules signage are 1/2".	4316	Replace signage with accessible signage.	6			\$250	\$250		
27	205, 309.2	A clear floor or ground space that is a stable surface shall be provided at operable parts.	The trash and recycling cans near the tot play area are placed on grass, which is not a stable surface, and therefore not a clear floor area.	4217, 4223, 4224	Move trash and recycling cans to within 10" reach from accessible paths.	5			\$440	\$440		
28	205, 309.2	A clear floor or ground space that is a stable surface shall be provided at operable parts.	The barbeque near the tot play area is placed on grass, which is not a stable surface, and therefore not a clear floor area.	4349	Provide an accessible path to Barbeque. This requires a small area of asphalt to be extended from the accessible route.	5			\$175	\$175		
29		Exterior Accessible Route from the Parking Adjacent to the Pavilion (west side of entry road) to the Barbeque, Picnic seating and Playground behind the Swimming Pool										
30	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	The accessible route from the sidewalk to the playground behind the swimming pool facility is not paved.	3699	Note: This area is within the jurisdiction of MNCPPC. Pave an accessible route from the pavilion to the playground behind the pool	25		\$7,875		\$7,875		
31	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	The accessible route from the pavilion area to access the trash cans and a barbeque is not paved.	3693, 3698	Note: This area is within the jurisdiction of MNCPPC. Pave one accessible route to a barbeque and trash can at the pavilion across the street from the Community Building.	25		\$1,400		\$1,400		
32	226.1, 902.2	Seating is provided at fixed tables. At least 5% of the tables must provide accessible wheelchair spaces.	Under the Pavilion there are picnic tables. Therefore, some must have wheelchair spaces. None are provided.	3694	Note: This area is within the jurisdiction of MNCPPC. Provide a wheelchair accessible table at the Pavilion across the street from the Community Center	25		\$750		\$750		
33	226.1,	Seating is provided at tables. At least 5% of the tables must provide accessible wheelchair spaces.	In the Barbeque area near the pool, there are picnic tables. Therefore, some must have wheelchair spaces. None are provided.	3689	Note: This area is within the jurisdiction of MNCPPC. Provide a wheelchair accessible table at the Barbeques near the pavilion. Accessible route provided in solution to item 22.	25		\$750		\$750		

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34		Trumbule Nature Trail										
35	206.1, 302.1	Accessible route must be firm, stable, and slip resistant.	An accessible route from the asphalt path to the nature trail is not paved.	3721, 3725	Pave an accessible route from the asphalt path to the nature trail.	7			\$10,500	\$10,500		
36	206.1, 403.3	Accessible route cannot have a cross slope that is more than 2%.	Along the exterior walkway in the wood plank nature trail, the sidewalk has a cross slope that ranges between 2.8% and 6.1%.	3729, 3730, 3740, 3741, 3742, 3743, 3744, 3745, 3746, 3747, 3748, 3749	Shim and re-level nature trail wood plank decking to 5% slope or less on select sections. Repair edge area without edge protection. Repair ruts.	5			\$7,540	\$7,540		
37	206.1, 403.3	Accessible route cannot slope more than 8.33% and cannot slope more than 5% without having ramp features.	The accessible route on the wood plank nature trail has an area with a slope of 7.1% and does not have handrails.	3731, 3721, 3737, 3738	Corrected with solution for item 36	5			see item 36	\$0		
38	206.1, 302.1	Accessible route must be firm, stable, and slip resistant. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter	The accessible route thru nature trail has several boards with ruts greater than 1/2" deep and a change in level greater than 1/2"	3733, 3734, 3739	Corrected with solution for item 36	5			see item 36	\$0		
39		Drop offs, while not specifically a barrier may create an condition that is difficult for the user of an accessible route.	Nature trail lacks edge protection in one area.	3736, 3737	Corrected with solution for item 36	1			see item 36	\$0		
40		Community Center Building										
41	*216.4.1, 703	Door at exit passageways, exit discharge, and exit stairways have exit signs. Therefore, these locations also must have accessible signs mounted in accessible locations.	The exit signs at exit discharges in the Community Building are not mounted in accessible locations.	3571, 3572	Provide new signs with both raised, visual characters and Braille characters, mounted between 48 and 60 inches above the floor.	6			\$600	\$600		
42	*215,	Visual alarms must be provided whenever audible alarms are provided in a building. When provided, the light from the visual alarms must be visible.	There are no visual alarms in the Community Building, but there is an audible alarm (no devices could be observed, but Hyattsville staff stated there was an alarm).		Install visual/audible alarms in common use rooms	20			\$3,000	\$3,000		
43	206.5, 404.2.5	Threshold cannot be taller than 1/2".	The threshold at the exterior entry door to the Community Room is 1" tall.	3515	Install new accessible threshold at exterior door to Community Room	1			\$250	\$250		
44		Community Center Building Kitchen										

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45	*212.3, 606.3	A common use sink must be mounted no higher than 34" above the floor.	The sink in the Kitchen is 36" above the floor.	3666, 3667	Lower countertop at sink to 34" above the floor. This requires shortening or eliminating cabinets below countertop.	10		\$1,500	\$1,500		
46	212, 804.6.5.3	Ovens shall have controls on the front panel.	At the range, the controls are not on the front panel.	3670	Replace oven with one with accessible controls	10		\$1,500	\$1,500		
47	206.5, *404.2.2	Where there is a door, a minimum clear opening of 32" through a single door must be provided.	In Kitchen, the clear opening of a single door is 31". In addition, the refrigerator door handles project into the door opening.	3672, 3673	Widen doorway to provide 32" clear opening beyond refrigerator handles.	10		\$1,500	\$1,500		
48		Community center Community Room (Voting Area)									
49	216.2, 703	Room identification signs must have raised characters and have messages repeated in Braille.	The Interior Men's and Women's Toilet Room signs do not have raised letters or Braille.		Provide new accessible room identification signs with both raised, uppercase characters and Braille, mounted between 48 and 60 inches above the floor on the latch side of the door.	6		\$300	\$300		
50	216.2, 703	Room identification signs must use uppercase characters.	The Interior Men's and Women's Toilet Room signs have lower case characters.		Corrected with solution for item 49	6		see item 49	\$0		
51	216.2, 703.4.1	Center of room identification signs must not be more than 60" above the floor.	The Interior Men's and Women's Toilet Room signs are centered 64 1/2" above the floor.		Corrected with solution for item 49	6		see item 49	\$0		
52	225, 811.3	The shelf and coat rack pole must be within reach. This requires a forward reach therefore, the shelf must be within 48" of the floor.	In the Community Room, the coat pole and shelf are greater than 58" above the floor.	3516, 3517	Provide new coat rack with pole and shelf at 48" above the floor.	10		\$200	\$200		
53		Community Center Interior Men's Toilet Room									
54	206.5, 404.2.9	Common use interior doors that are required for passage must be operable with no more than 5 pounds force.	The door to the Interior Men's Toilet Room requires 6 1/2 pounds force to operate.		Adjust door closer back check and pressure or replace closer.	6		\$650	\$650		
55	206.5, 404.2.8	Doors with closers must take at least 5 seconds to move from a 90-degree position to a 12-degree position (about 5 3/4").	The door to the Interior Men's Toilet Room closes in 2 1/2 seconds.		Corrected with solution for item 54	6		see item 54	\$0		
56	213.2, 604.6	The toilet flush control must be on the open side of the toilet.	In the Interior Men's Toilet Room, the toilet flush control is on the wall side.	3550	Replace flush valve or install an automatic flush valve.	25		\$1,500	\$1,500		

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57	213.2, *604.7	When provided, the toilet paper dispenser must be mounted on the sidewall that has a grab bar.	In the Interior Men's Toilet Room, the toilet paper dispenser is mounted on the rear wall.	3553	Remount toilet paper dispenser on side wall, 7" minimum to 9" maximum in front of the toilet	25			\$150	\$150		
58	213.2, 604.5.1	At the toilet, the front end of the side grab bar must be at least 54" from the rear wall.	In the Interior Men's Toilet Room, the front end of the side grab bar is only 48 1/2" from the rear wall.	3551	Remount the side wall grab bar so the front is 54" from the rear wall	25			\$250	\$250		
59	213.2, *603.3	Bottom of the reflective edge of the mirror must be within 40" of the floor.	In the Interior Men's Toilet Room, the reflective surface of the mirror is mounted 49 1/2" above the floor.		Remount mirror with bottom reflective edge at 40" above the floor. Remount soap dispenser (currently below mirror)	25			\$200	\$200		
60	213.2, 606.5	Pipes under the lavatory must be insulated to protect a person from burns and from sharp or abrasive edges.	The pipes under the lavatory in the Interior Men's Toilet Room are exposed and uninsulated.	3544	Install removable insulative cover.	25			\$200	\$200		
61		Community Center Interior Women's Toilet Room										
62	206.5, 404.2.9	Common use interior doors that are required for passage must be operable with no more than 5 pounds force.	The door to the Interior Women's Toilet Room requires 8 1/2 pounds force to operate.		Adjust door closer back check and pressure or replace closer.	6			\$650	\$650		
63	206.5, 404.2.8	Doors with closers must take at least 5 seconds to move from a 90-degree position to a 12-degree position (about 5 3/4").	The door to the Interior Women's Toilet Room closes in 3 seconds.		Corrected with solution for item 62	6			see item 62	\$0		
64	206.5, 404.2.4	The pull side of the door requires a forward approach. Therefore, the maneuvering space must be 60" deep and must extend 18" to the side of the latch.	At the Interior Women's Toilet Room, the maneuvering space is 44" deep and extends 12" beside the latch side of the door.	3520, 3521, 3522, 3523	Reverse the swing of the door.	25			\$1,500	\$1,500		
65	213.2, *604.7	When provided, the toilet paper dispenser must be mounted on the sidewall that has a grab bar.	In the Interior Women's Toilet Room, the toilet paper dispenser is mounted on the rear wall.	3534	Remount toilet paper dispenser on side wall, 7" minimum to 9" maximum in front of the toilet	25			\$150	\$150		
66	213.2, 604.5.1	At the toilet, the front end of the side grab bar must be at least 54" from the rear wall.	In the Interior Women's Toilet Room, the front end of the side grab bar is only 48 1/2" from the rear wall.	3536	Remount the side wall grab bar so the front is 54" from the rear wall	25			\$250	\$250		
67	213.2, *603.3	Bottom of the reflective edge of the mirror must be within 40" of the floor.	In the Interior Women's Toilet Room, the reflective surface of the mirror is mounted 49 1/2" above the floor.		Remount mirror with bottom reflective edge at 40" above the floor. Remount soap dispenser (currently below mirror)	25			\$200	\$200		

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68	213.2, 606.5	Pipes under the lavatory must be insulated to protect a person from burns and from sharp or abrasive edges.	The pipes under the lavatory in the Interior Women's Toilet Room are exposed and uninsulated.	3525	Install removable insulative cover.	25			\$200	\$200		
69		Community Center Exterior Courtyard										
70	211, *602.7	The floor has only one drinking fountain. It must have at least two spouts. One spout must be no higher than 36" above the floor. The other spout must be mounted at a standard height for persons who have difficulty bending.	In the exterior facilities, there is only one drinking fountain. The spout is mounted within 33" of the floor.	3574	Replace with an accessible hi-lo model.	20			\$3,500	\$3,500		
71	211, 602.2	Knee space under the drinking fountain must be at least 27" high.	In the exterior courtyard, the knee space under the drinking fountain is only 25 1/2" high.	3574, 3575	Corrected with solution for item 70	20			see item70	\$0		
72	205, *602.6	Drinking fountain water flow must be at least 4" high.	The Exterior Courtyard fountain does not work, so the trajectory could not be verified.		If inadequate, corrected with solution for item 70	20			see item 70	\$0		
73		Community Center Exterior Men's Toilet Room										
74	206.5, 404.2.4.4	Maneuvering space at the door cannot slope more than 2%.	At the entrance to the Exterior Men's Toilet Room, the interior maneuvering space at door has a slope of 15.6%.	3598	The floor of the toilet room must be reconstructed to have a slope of no more than 2% at the door. This will require reworking the surface of the floor to be level and building a 60" x 60" exterior landing at the same elevation as the bathroom floor. Provide sloping ramps each side of the landing and provide new door (due to raised floor surface the new door will be shorter than existing).	15			\$7,100	\$7,100		
75	206.5, 404.2.4	A forward approach to the push side of the door is required. The door has a closer. Therefore, the maneuvering space must be 48" deep and extend 12" to the latch side of the door.	The maneuvering space at the Exterior Men's Toilet Room door is only 40 1/2" deep.	3595	Remove part of masonry partition blocking clear floor space.	15			\$1,000	\$1,000		
76	213.2, 606.5	Pipes under the lavatory must be insulated to protect a person from burns and from sharp or abrasive edges.	The pipes under the lavatory in the Exterior Men's Toilet Room are exposed and uninsulated.	3634	Install removable insulative cover.	15			\$200	\$200		

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77	213.2, 604.5.1	At the toilet, the front end of the side grab bar must be at least 54" from the rear wall.	In the Exterior Men's Toilet Room accessible toilet stall, the front end of the side grab bar is only 49" from the rear wall.	3643	Remount the side wall grab bar so the front is 54" from the rear wall.	15			\$250	\$250		
78	213.3.7, 603.4	Coat hook accessed by forward reach. Therefore, the hook must be within 48" of the floor.	On the back of the Exterior Men's Toilet Room accessible toilet stall door, the hook is 50" above the floor.	3641	Lower coat hook to 48" above the floor.	15			\$200	\$200		
79	213.3, 605.3	The urinal is in an alcove that is more than 24" deep. Therefore, the clear floor space must be at least 36" wide.	In the Exterior Men's Toilet Room, the alcove for the urinal is 48" deep and the width of the clear floor space is only 27 3/4".	3629, 3654	Remove masonry partition between urinals. Install new 1" thick 24" deep metal partition that provides 30" clear width at urinal.	15			\$3,000	\$3,000		
80	213.2, 604.8.1.2	Toilet stall door must be operable with one hand and without tight grasping, tight pinching, or twisting of the wrist.	In the Exterior Men's Toilet Room accessible toilet stall, the pull side of the door does not have a pull handle or other accessible device to open the door.	3630	Provide accessible door handle and locking device.	15			\$250	\$250		
81	213.2, 604.8.1.1	The toilet stall door cannot swing into the required clear floor space inside the stall.	In the Exterior Men's Toilet Room accessible toilet stall, the stall door swings into the clear floor space.	3638	Reverse door panel to swing out of the stall.	15			\$440	\$440		
82		Community Center Exterior Women's Toilet Room										
83	206.5, 404.2.4.4	Maneuvering space at the door cannot slope more than 2%.	At the entrance to the Exterior Women's Toilet Room, the interior maneuvering space at door has a slope of 11.5%.	3591	The floor of the toilet room must be reconstructed to have a slope of no more than 2% at the door. This will require reworking the surface of the floor to be level and building a 60" x 60" exterior landing at the same elevation as the bathroom floor. Provide sloping ramps each side of the landing and provide new door (will be shorter than existing). Note: possible cost savings if combined with Exterior Men's Room Door ramp construction.	15			\$7,100	\$7,100		
84	206.5, 404.2.9	Common use interior doors that are required for passage must be operable with no more than 5 pounds force.	The door to the Exterior Women's Toilet Room requires 12 pounds force to operate.		Adjust door closer back check and pressure or replace closer.	15			\$650	\$650		

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85	206.5, 404.2.4	A forward approach to the push side of the door is required. The door has a closer. Therefore, the maneuvering space must be 48" deep and extend 12" to the latch side of the door.	The maneuvering space at the Exterior Women's Toilet Room door is only 47" deep.	3589, 3590	Reconfigure existing metal partition to provide required clear floor space.	15			\$880	\$880		
86	213.2, 604.8.1.2	Toilet stall door must be operable with one hand and without tight grasping, tight pinching, or twisting of the wrist.	In the Exterior Women's Toilet Room accessible toilet stall, the pull side of the door does not have a pull handle or other accessible device within reach to open the door.	3608	Provide accessible door handle and locking device.	15			\$250	\$250		
87	213.2, 604.8.1.1	The toilet stall door cannot swing into the required clear floor space inside the stall.	In the Exterior Women's Toilet Room accessible toilet stall, the stall door swings into the clear floor space.	3608	Reverse door panel to swing out of the stall.	15			\$440	\$440		
88	213.2, 604.6	The toilet flush control must be on the open side of the toilet.	In the Exterior Women's Toilet Room accessible toilet stall, the toilet flush control is on the wall side.	3623	Replace flush valve or install an automatic flush valve.	15			\$1,500	\$1,500		
89	213.2, 604.5.1	At the toilet, the front end of the side grab bar must be at least 54" from the rear wall.	In the Exterior Women's Toilet Room accessible toilet stall, the front end of the side grab bar is only 48" from the rear wall.	3615	Remount the side wall grab bar so the front is 54" from the rear wall	15			\$250	\$250		
90	213.2, *603.3	Bottom of the reflective edge of the mirror must be within 40" of the floor.	In the Exterior Women's Toilet Room, the reflective surface of the mirror is mounted 57 1/2" above the floor.		Remount mirror with bottom reflective edge at 40" above the floor. Remount soap dispenser (currently below mirror)	15			\$250	\$250		
91	213.2, 606.5	Pipes under the lavatory must be insulated to protect a person from burns and from sharp or abrasive edges.	The pipes under the lavatory in the Exterior Women's Toilet Room are exposed and uninsulated.	3602	Install removable insulative cover.	15			\$200	\$200		
92		Community Center Daycare Room (Voting Area)										
93	206.1, 405.8, 505.10	Ramp handrails must extend at least 12" over the landings.	The handrails on for the ramp in the Daycare Room do not extend 12" over the top and bottom landings.	3559, 3565	Extend ends of handrails 12" over top and bottom landings.	5			\$2,000	\$2,000		
94	206.1, 405.8, 505.4	Top of handrail must be 34" to 38" above the ramp surface.	At the Daycare Room ramp, the top of the ramp handrails are 33" high.	3562	Remount handrails to be between 34" and 38" above the ramp level.	5			\$1,000	\$1,000		
95	206.5, 404.2.9	Common use interior doors that are required for passage must be operable with no more than 5 pounds force.	The exterior front door to the Daycare Room requires 7 pounds force to operate.		Adjust door closer back check and pressure or replace closer.	6			\$650	\$650		

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Magruder Park and Community Center Building (Voting Areas for Wards 2 and 4) - Hyattsville Transition Plan

Address: Hamilton Street and 39th Avenue

	2010 Standards Citation	Description/Issue/Requirement	Non-Complying Item	Photos	Proposed Solution	Suggested Priority	Projected Cost MSHA	Projected Cost MNCPPC	Projected Cost Hyattsville	Projected Cost Total	Projected Date	Action and Date
96	206.5, 404.2.8	Doors with closers must take at least 5 seconds to move from a 90-degree position to a 12-degree position (about 5 3/4").	The exterior front door to the Daycare Room closes in 3 seconds.		Corrected with solution for item 95	6			see item 95	\$0		
97	206.5, 404.2.7	The door hardware must be operable without tight grasping, tight pinching, or twisting of the wrist.	The Daycare Room front door has a thumb latch that requires tight grasping to operate.	3569	Replace thumb latch pull lockset with lever mortise set.	5			\$800	\$800		
98	205, 602.2	Drinking fountain must be provided with clear ground space.	In the Daycare Room, the drinking fountain clear ground space is obstructed by furniture.	3578	Clear furniture away from water fountains if they are to be used by the public	20			\$0	\$0		
99		Community Center Storage Closet (Exterior)										
100	206.1, 303.4	Changes in level that are no more than 1/2" require a ramp, platform lift, or elevator.	The accessible route to the entrance door to the exterior Storage Closet has a change in level that is greater than 1/2".	4357, 4358	Install new 2" asphalt coat on top of existing with cross slopes no more than 2% and slopes no more than 5%.	10			\$240	\$240		
101		Tot Play Area (located behind Community Center)										
102	206.2.17.1,	Where ground level play components are provided, at least one of each type shall be on an accessible route.	There are (12) twelve different types of ground level play experiences required to be on an accessible route. Currently the only accessible route leads to the large trail equipment entry ramp and the slide exit. These elements only provide an accessible route to elevated play experiences. This means there are no ground level experiences on an accessible route.	4329,4331, 4335, 4336, 4370, 4371, 4372, 4377	Provide accessible routes to (12) twelve play experiences by installing accessible surfacing around existing equipment. Provide access to one child swing area to include one swing and one baby swing. Recommend poured in place synthetic rubber surface over new substrate.	5			\$72,000	\$72,000		
103	*240.2.1.1, *1008.4.4	Where ground level play components are provided, an entry point 11" to 24" above the ground shall be provided at the accessible components.	At the swing sets, the entry point to all the equipment is between 26" and 31" above the ground.		Corrected with solution for item 102	10			see item 102	\$0		
104	206.1, 405.2	Ramp slope cannot exceed 8.33%.	At the Tot Play Area, at the entry to the large trail play equipment, the lowest ramp section has a slope of 35.1%.	4415, 4416	Regrade and provide new ramp to large trail equipment ramp with maximum slope of 8.3%	5			\$3,600	\$3,600		

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105	*240.2.1.1, 1008.2.6.1	Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.	The mulch shows deformations and is unrestrained at the edge.	4329, 4332, 4371, 4370,	Corrected with solution for item 102	5			see item 102	\$0		
106		Playground behind the Pool Facility										
107	*240.2.1.1,	Where ground level play components are provided, at least one of each type shall be on an accessible route.	Near the pool facility, there is a playground. There are (5) five different types of ground level play experiences required to be on an accessible route. None of the ground level components are on an accessible route.	6922, 6923, 6924, 6925, 6926	Note: This area is within the jurisdiction of MNCPPC. Provide an accessible route by installing an asphalt path to the play area from the pavilion. Provide accessible routes in the play area to (5) five play experiences by installing accessible surfacing around existing equipment. Access to include one swing and one tot swing. Recommend poured in place synthetic rubber surface over new substrate.	25		\$43,000		\$43,000		
108	*240.2.1.1, *1008.4.4	Where ground level play components are provided, an entry point 11" to 24" above the ground shall be provided at the accessible components.	At the swing sets, the entry point to all the equipment is between 31" and 36" above the ground.	6921	Note: This area is within the jurisdiction of MNCPPC. Lower swings to between 11" and 24" above the ground	25		\$200		\$200		
109				Total						\$ 251,880		
110					Costs for work within MSHA jurisdiction		\$ 4,760					
111					Costs for work within MNCPPC jurisdiction			\$ 54,225				
112					Costs for work within City of Hyattsville jurisdiction				\$ 192,895			
113												
114					Priority 1 - 4:		\$ 4,760	\$250	\$2,000	\$7,010		
115					Priority 5 - 9:				\$133,695	\$133,695		
116					Priority 10 - 14:				\$22,140	\$22,140		
117					Priority 15 - 19:				\$23,960	\$23,960		
118					Priority 20 - 25:			\$53,975	\$11,100	\$65,075		
119					Total		\$ 4,760	\$54,225	\$192,895	\$251,880		

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