

Draft Minutes

ADA Accessibility Advisory Committee Meeting, November 8, 2021

Via Zoom and Summit Lounge, 562 Winterbrook Rd., Campton 03245

Present at physical location: Jackie Herlihy, Joseph Feiner, Maureen Patti, WEVD employee Steve Baert

Attending remotely (by telephone) Trina Luczkow

Attending by Zoom (at 11:02 a.m.) WEVD Interim General Manager John Scruton

After some technical issues, meeting called to order by Chair Jackie Herlihy at 10:41 a.m.

After the District did not receive submissions in response to the RFP for Review of (WEVD) Facilities for ADA Compliance and Planning, Interim GM suggested the committee review and limit the scope of the work sought and have the District approach Jerry Tepe, the expert who authored the 2015 ADA evaluation of the Community Center and Ski Lodge. (Jerry Tepe is an Fellow of the American Institute of Architects.)

M. Patti advised the Committee of Mr. Scruton's suggestions.

J. Feiner suggested the request to Mr. Tepe for an updated evaluation include the following: 1) a rank order by importance the needed upgrades/corrections, 2) a cost estimate, 3) review of additional projects which are underway or under consideration.

As to an estimate for the repairs/corrections/upgrades, a discussion ensued regarding what type of an estimate? A ballpark? A maximum? It might be very difficult for the expert to estimate given materials and wages keep rising.

Both J. Feiner and T. Luczkow agree the ranking of projects needing attention must be done in order of importance. One focus on importance could be an owner/guest getting to the pools and another is someone in a wheelchair getting into the Community Center on an acceptable walkway(s), through automatic door(s), and into all parts of the building in order to avail themselves of all services/amenities.

T. Luczkow noted that the Community Center has so many barriers because of the building design.

J. Feiner expressed concern for potential liability from inability to enter the Community Center and navigate through it.

J. Feiner addressed the completed projects – he suggested Jerry Tepe include in the updated evaluation the recent work done at the Community Center, including the Locker Rooms. T. Luczkow, who has owned in the Estates for 20 years, pointed out that access to the toileting facilities in the locker room is important as people enjoy events on the lawn or visit the pond or the playground.

S. Baert was passing by the Summit Lounge at this point in the meeting and shared the following information: the women's locker room has a toilet stall that is sized for wheelchairs; in the men's locker room, there is no lip or barrier to the urinals & toilets. The toilet stall, however, might be too small for wheelchairs.

T. Luczkow reminded the committee members that everything behind the Community Center is on a hill. If someone is using a manual wheelchair, it is very difficult to get to the pond, playground, and the lawn. J. Feiner suggested that the area may need paved or hard surface pathways to be compliant. Jackie Herlihy pointed out that the Estates has an increasing population of full-time residents and an aging population. These ADA compliant upgrades / improvements will help

Consensus among the committee members and J. Scruton was that J. Feiner will write up the three items the committee would like to have included in an updated evaluation by Mr. Tepe:

1. Rank order in terms of importance the needed upgrades/corrections/repairs
2. Include the recently completed project in addition to known upcoming projects
3. Include a cost estimate

A brief discussion ensued regarding what a vertical wheelchair lift would cost versus a commercial elevator. Vertical WC lift cost estimated to be about \$25k; a commercial elevator around \$50k.

J. Scruton estimates an updated evaluation from architect Jerry Tepe should be less than \$5k. The District has close to \$3k from the non-lapsing 2019 Warrant Article

for Recreational Elements. Any difference between the encumbered \$3k and the contract amount would have to come from the District's operating budget.

J. Scruton mentioned the supply chain problems with replacing both the indoor and freestanding outdoor hot tubs. The plan is to not remove the outdoor spa near the family pool until we are sure we can replace it. When we replace the outdoor freestanding tub, that is the time to re-pour cement in the seating area – making the area handicap accessible from the building to the tables.

J. Scruton noted that both hot tubs need to be ADA compliant and include easy to operate lifts.

At the suggestion of T. Luczkow, J. Scruton agreed to determine if replacing the outdoor hot tub with one that is at the level of most chairs complies with the ADA standards.

Consensus of the committee members was to recommend the Commission contract with architect Jerry Tepe an updated evaluation including a ranking of needed upgrades/repairs along with costs for the projects.

J. Feiner made the motion: The ADA Accessibility Committee requests the Interim GM, upon receipt of correspondence from J. Feiner detailing what the updated evaluation is to address, to negotiate with Jerry Tepe directly to fulfill a contract to re-evaluate WEVD ADA compliance providing a list of needed corrections ranking by importance and including estimated cost for each.

M. Patti seconded the motion. Committee vote – 4 “Yes,” 0 “No.”

Jackie Herlihy advised the committee that the Budget Advisory Committee is seeking information about any projects / anticipated expenditures known to the Committee. The BAC would like to include that information in building the budget for 2022. Consensus among the committee providing such information will depend upon the proposed re-evaluation performed by J. Tepe.

M. Patti made a motion to adjourn at 11:25 a.m. The motion was seconded by Jackie Herlihy. The vote was 4:0 in favor of adjournment.

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