

# Hyannis Golf Course



## Town of Barnstable ADA Transition Plan

August 2021



Institute for Human Centered Design

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### Background

Year Built – Course: 1961, Pro Shop: 1975, Function Room: 1999

Hyannis Golf Course is located at 1800 Lyannough Road. It is a par 71 course with 18 holes. Multiple tees at each whole allow the total course length to be between 5149 and 6621 yards.

In addition to the golf course itself, facilities include a 55-station practice driving range, two practice putting greens, a starter's shed, and a portable toilet on the golf course by Hole #6. A parking lot is located at the northwest end of the facility. It has two-hundred parking spaces including four (4) car and one (1) van accessible parking space.

The parking lot abuts a two-story building with a ground-floor pro shop and a snack bar service window that can be accessed from outside the building. The ground floor also has men's and women's multi-user toilet rooms and shower compartments. The second-floor has a "clubhouse" restaurant that can be accessed by an exterior ramp (northeast side). The restaurant also has a deck with dining tables. The second-floor also has a second function room and multi-user men's and women's toilet rooms. There are no showers on the second level, and there is no elevator or other means of interior accessible vertical access in the building.

**Note:** The clubhouse room and restaurant area were both under construction on the day of IHCD's visit and therefore could not be fully surveyed.

**Note:** IHCD team was told that golf carts are available for visitors who have a mobility disability or any disability that would benefit from the use of a golf cart. Customers can call ahead and have a cart brought to them in the parking lot so they do not have to navigate the sloped path from the parking lot to where the golf carts are made available. The cart is equipped with a blue flag displaying the International Symbol of Accessibility (ISA), and the

cart user is permitted to drive on all paths, on the fairways, up to the teeing boxes and onto the greens.

### Key Accessibility Issues

#### Exterior Routes

Accessibility issues include excessive running slopes, cross slopes and changes in level at walkways around the pro shop and restaurant building, excessive changes in level at the entry to the driving range bays and lack of an accessible route to the portable toilet near Tee #6.

**Note:** IHCD team was told that the asphalt paths through the golf course that presently are about 6' feet wide will be replaced in eighteen months with paths that are 8' feet wide.

#### Parking

Accessibility issues include lack of one (1) additional car accessible parking space with a marked access aisle and identification sign with the International Symbol of Accessibility (ISA) and lack of a designation sign with the International Symbol of Accessibility at one existing car accessible parking space.

#### Doors

Accessibility issues include doors with thresholds that are higher than the maximum height allowed, door hardware that requires tight grasping, pinching, or twisting of the wrist, doors that require excessive opening force, and doors that lack the minimum required maneuvering clearance.

#### Toilet Rooms

Accessibility issues at the toilet rooms in the pro shop, club house and restaurant building include doors that are narrower than the minimum width required (men's and women's toilet rooms on the first floor) lack of an accessible compartment with the minimum required turning space, hand dryers that protrude into the circulation path, and lack of an accessible transfer shower at the men's and women's multi-user toilet rooms on the first floor. There is also lack of the minimum required knee and toe clearance at both lavatories on the first floor, the mirror is mounted higher than the maximum height allowed at the

women's first floor lavatory, there is lack of wrapped pipes at the men's first floor lavatory, and the urinals are mounted higher than the maximum height allowed at the men's toilet rooms on both the first and second floors. There is also lack of an accessible portable toilet where a portable toilet is provided near Tee #6.

#### Signage

Accessibility issues include lack of a directional sign at an inaccessible entrance to the pro shop directing visitors to the closest accessible entrance, lack of an illuminated sign with the International Symbol of Accessibility (ISA) at the accessible egress from the pro shop, lack of signs including egress signage with raised characters and braille, and lack of or misplaced designation signage.

#### Assistive Listening System

Accessibility issues include lack of an assistive listening system in the clubhouse dining area.

**Note:** In assembly areas where audible communication is integral to the use of the space, an assistive listening system shall be provided. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss.

#### **Additional Accessibility Issues**

- Service counters are higher than the maximum height allowed (snack shop, pro shop, restaurant).
- Clothes racks in the pro shop protrude into the circulation path.
- The clothes rod in the club house dining area closet is higher than the maximum height allowed.

#### **Order of Magnitude Cost Estimates**

- Provide and renovate exterior accessible routes: \$3,474
- Provide and renovate accessible parking spaces: \$2,350
- Renovate doors: \$8,450
- Renovate toilet rooms and showers: \$38,398
- Provide an assistive listening system in the club house dining area: \$1,214

- Provide compliant signs (directional, designation and egress): \$1,738
- Miscellaneous corrective actions (accessible service counters, protruding objects, etc.): \$3,508






**Total: \$59,132**

#### **Best Practice and Inclusive Design**

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.






- Recommend, in each area where there are benches, providing a stable, firm and slip resistant surface on one end of at least one bench (such as stone dust or asphalt) that is at least 36" wide and 48" deep so a person in a wheelchair could sit alongside a companion on the bench with their shoulders aligned.
- Recommend providing a wayfinding sign, perhaps with a directional arrow, identifying the correct route to the fifth hole.
- Recommend, although golf carts have an alternative adjacent accessible route, providing a compliant ramp on the route to and from the pro shop and practice greens.
- Recommend providing an adjustable height podium with knee and toe clearance in the clubhouse dining area.

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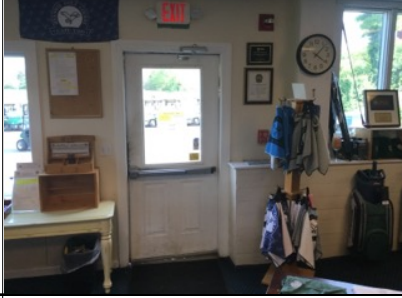

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Entrance to Pro Shop - Hyannis Golf Club	Ext		Exterior Access Route	Exterior		Obstructed by protruding objects Vertical clearance < 80" above ground	8" 64.2"	Relocate lamp so that the bottom of the lamp is 80" min. above the ground.	1	306	\$306
2	Route from Parking to Pro Shop	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	6.3%	Reduce cross slope to be no steeper than 1:50 (2.00%).  (Cost based on asphalt to correct slope.)	1	240	\$240
3	Pro Shop to Stairwell - Hyannis Golf Club	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	5.5%	Reduce cross slope at stair landing to be no steeper than 1:50 (2.00%) in all directions.  (Cost based on a 4' x 4' brick paver patch.)	1	416	\$416
4	Entrance to Pro Shop - Hyannis Golf Club	Ext		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	2.9% 9.2%	Reduce slope at door landing to 1:50 (2.00%) in all directions.  (Cost based on asphalt to correct slope.)	1	240	\$240
5	Teeing Station	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max. (Ensure that at least 3 of the 55 driving range bays - 5% - are on an accessible route and have an entry with a change in level no greater than 14")  (Cost based on a concrete patch at 3 driving range bays.)	3	256	\$768




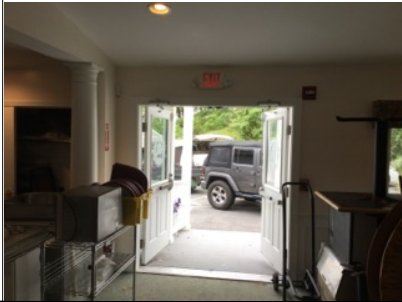



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Near Tee 2	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.  (Cost based on an asphalt patch.)	1	256	\$256
7	Near Hole 4	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.  (Cost based on an asphalt patch.)	1	256	\$256
8	Portable Toilet Near Tee 6	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.  (Cost based on an asphalt patch.)	1	256	\$256
9	To Hole 9 from Hole 8	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition.  (Cost based on an asphalt patch.)	1	256	\$256
10	Food and Beverage Concession Near Hole 15	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided most likely by providing a compliant ramp if the shed is once again used to hold a drink vending machine or other amenity.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Off-Street Parking Lot or Garage</b>												
11	Accessible Spots Parking Lot - Hyannis Golf Club	Ext		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 96" wide at car space Sign not provided	200 4 1 - -	Provide one additional car accessible parking space that is at least 96" wide with a marked access aisle at least 60" wide. Include an identification sign with the International Symbol of Accessibility (ISA). Provide a sign with the International Symbol of Accessibility (ISA) at the car accessible parking space that is missing an accessible parking identification sign.	1	2350	\$2350
<b>Exterior Ramp</b>												
12	Secondary Ramp to Clubhouse - Hyannis Golf Club	Ext		Exterior Ramp	N/A		Running slope > 1:12 (8.3%) Handrails < 34" or > 38" above ramp surface. No top or bottom landing provided Directional sign to accessible entrance not provided	14% 43.1" -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
<b>Emergency Exit</b>												
13	Restaurant (Under Construction) - Hyannis Golf Club	2		Emergency Exit	N/A		Tactile sign not provided at exit	-	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
14	Pro Shop Entry/Exit	Ext		Emergency Exit	N/A		Tactile sign not provided at exit Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Provide tactile exit signs with raised characters and braille at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door. If the exit sign is replaced with an illuminated exit sign, provide an illuminated International Symbol of Accessibility (ISA).	1	232	\$232
15	Drive Up Snack Bar - Hyannis Golf Club	Ext		Emergency Exit	N/A		Threshold > 3/4" high	7"	When construction is complete alter the threshold to be 3/4" high max.	1	150	\$150

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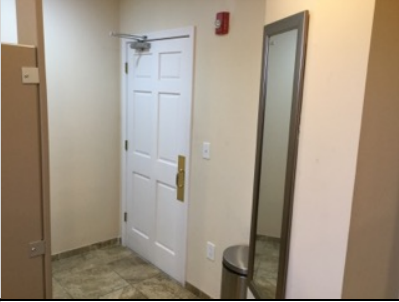
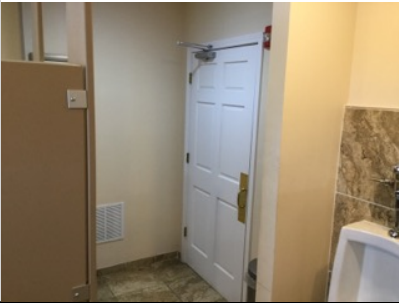



ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Restaurant (Under Construction) - Hyannis Golf Club	2		Emergency Exit	N/A		Threshold > 1/2" high	1"	Alter the threshold to be 1/2" high max.	1	150	\$150
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
17	Exit via Ramp to Parking Lot From Club House - Hyannis Golf Club	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
18	Emergency Exit via Club House - Hyannis Golf Club	2		Means of Egress	N/A		Tactile exit sign not provided	-	Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above the finished floor located on the latch side of the door.	1	232	\$232
<b>Interior Access Route</b>												
19	Pro Shop	1		Interior Access Route	N/A		Route < 36" wide	26"	Ensure that a clear width of 36" min. is maintained at the accessible route through the Pro Shop.	1	Labor	\$0
20	From Men's Toilet Room to Women's Toilet Room- Hyannis Golf Club	1		Interior Access Route	N/A		Route < 36" wide	27.4"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1	Labor	\$0



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Cloth Racks at Pro Shop - Hyannis Golf Club	1		Interior Access Route	N/A		Obstructed by protruding objects Vertical clearance < 80" above finished floor	13.25" 51.3"	Provide a cane-detectable barrier 27" max. above the ground at display racks that protrude into the accessible route.	2	306	\$612
<b>Doors, Doorways, &amp; Gates</b>												
22	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Threshold > 1/2" high Hardware not operable with a closed fist Clear floor space at opener not provided	27.7" 1" - -	Widen the door so that there is 32" min. clear width. Alter the threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide an automatic door opener with the control positioned prior to entering the vestibule.	1	4000	\$4000
23	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Clear width at door < 32" Hardware not operable with a closed fist	27.8" -	Widen the door so that there is 32" min. clear width. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	3850	\$3850
24	Sliding Door Threshold via Club House - Hyannis Golf Club	Ext		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	4.5"	Alter the threshold to be 1/2" high max.	1	150	\$150
25	Deck for Club House - Hyannis Golf Club	Ext		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	2"	Alter the threshold to be 1/2" high max.	1	150	\$150

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Women's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	15 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
27	Men's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	13 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
<b>Signage</b>												
28	Women's Toilet Room	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign International Symbol of Acc. not compliant	- - -	Provide text with raised characters duplicated in braille on sign. Locate sign with International Symbol of Accessibility on latch side of door, but remove sign until an accessible compartment and shower are provided.	1	232	\$232
29	Men's Toilet Room	2		Signage	Designation		Raised characters < 48" or > 60" above ground	64.4"	Mount signs so that the baseline of the lowest tactile character is 48" min. above finish floor and the baseline of the highest tactile character is 60" max. above the finished floor.	1	Labor	\$0
<b>Service Counter</b>												
30	Pro Shop	Ext		Service Counter	N/A		Counter > 36" high	44.9"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Snack Bar Exterior Service Window	Ext		Service Counter	N/A		Counter > 36" high	40"	Provide a snack bar service window opening that is 36" max. above the ground or finished floor.	1	880	\$880
32	Restaurant (Under Construction) - Hyannis Golf Club	2		Service Counter	N/A		Counter > 36" high	43.75"	Provide a counter that is 36" max. above the ground or finished floor.	1	880	\$880
<b>Operable Parts</b>												
33	Tee 6	Ext.		Operable Parts	Other		Element not on an accessible route	-	Relocate at least 5% of golf shoe spike scrapers to an accessible route.	1	Labor	\$0
34	Club House	2		Operable Parts	Clothes Rod/Hooks		Reach < 15" or > 48"(forward/side approach)	60.7"	Provide a coat rod or coat hooks that are between 15"- 48" above the finished floor.	1	256	\$256
35	Women's Toilet Room	2		Operable Parts	Other		Reach < 15" or > 48"(forward/side approach)	61.5"	Relocate opening control to between 15"- 48" above the finished floor.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
36	Tee 1	Ext.		Operable Parts	Equipment		Not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.  (IHCD is not aware of an available accessible golf ball washer.)	1	-	\$0
<b>Assembly Area</b>												
37	Club House	2		Assembly Area	N/A		Assistive listening devices not provided	-	If audible communication is integral to the use of the space, provide an assistive listening system.	1	1214	\$1214
<b>Exterior Benches</b>												
38	Tee 2	Ext.		Exterior Benches	N/A		No accessible route to one bench in area	-	Relocate 20% of benches on an accessible route.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
39	Men's Toilet Room	1		Overall Access	Toilet Room		Turning space not provided	-	Renovate toilet room to provide at least one accessible toilet compartment.	1	6182	\$6182

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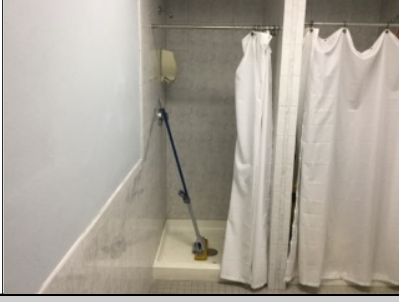


ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
40	Men's Toilet Room	1		Overall Access	183		International Symbol of Acc. not provided	- -	Provide a sign with the International Symbol of Accessibility mounted on the latch side of the door once issues with the door, toilet room and shower are made accessible.	1	232	\$232
<b>Lavatory</b>												
41	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Plumbing underneath is exposed	- -	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.	1	1778	\$1778
42	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Mirror above lavatory w/reflective surface > 40"	- 43.7"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	1942	\$1942
<b>Toilet Compartment</b>												
43	Women's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70	\$70
44	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Door has non-compliant hardware Door has malfunctioning self-closing hinge	- -	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Repair hinge.	1	70	\$70







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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
45	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Grab bars not provided Clearance at toilet < 60" clear width	- 51.5"	Provide one grab bar on the side wall of the water closet and one on the rear wall. Provide a wheelchair accessible compartment that is 60" wide min.	1	6182	\$6182
46	Men's Toilet Room	2		Toilet Compartment	Accessible Compartment		Centerline < or > 18" (MAAB)	22.2"	Relocate toilet so the centerline is 18" from the side wall.	1	2828	\$2828
<b>Urinal</b>												
47	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	26.7"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
48	Men's Toilet Room	2		Urinal	N/A		Rim > 17" high	17.7"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
<b>Dispensers</b>												
49	Women's Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	49.3"	Relocate hand dryer out of the circulation path.	1	353	\$353

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
50	Men's Toilet Room	1		Dispensers	Hand Dryer		Dispenser acts as a protruding object	-	Relocate dispenser out of the circulation path.	1	353	\$353
<b>Shower Compartment</b>												
51	Women's Toilet Room Shower	1		Shower Compartment	Transfer Type		Shower not on an accessible route Clear space at transfer shower > 48" x 36" Grab bars not provided Seat not provided (transfer compartment) Transfer type shower threshold > 1/2" Accessible shower not provided	10.3% 35" - 5" -	Reduce running slope on shower floor to 1:50 (2.00%) max. Provide a 48" x 36" clear floor space for a transfer shower. Provide compliant grab bars. Provide a folding seat. Transfer shower: Ensure the threshold is 1/2" high max. Provide at least one accessible shower.	1	6072	\$6072
52	Men's Toilet Room Shower	1		Shower Compartment	Transfer Type		Transfer type shower threshold > 1/2" Accessible shower not provided	4.5" -	Transfer shower: Ensure the threshold is 1/2" high max. Provide at least one accessible shower.	1	6072	\$6072
<b>Portable Toilet</b>												
53	Portable Toilet Near Tee 6	Ext.		Portable Toilet	N/A		Not located on an accessible route	-	Locate portable toilet on an accessible route.  (Cost based on a 4' wide min. x 12' long asphalt path to the portable toilet.)	1	480	\$480
54	Portable Toilet Near Tee 6	Ext.		Portable Toilet	N/A		Accessible portable toilets not provided	-	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet. Ensure that at least 5% of portable toilets (at least 1 where portable toilets are provided) are accessible.  (Cost for an accessible portable toilet is not provided.)	1	-	\$0
<b>Best Practice</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
55	Club House	2			N/A				Recommend providing an adjustable height podium with knee and toe clearance.	1	-	\$0
<b>Bench</b>												
56	Tee 2	Ext.		Bench	N/A				Recommend in each area where there are benches, providing a stable, firm and slip resistant surface on one end of at least one bench (such as stone dust or asphalt) that is at least 36" wide and 48" deep so a person in a wheelchair could sit alongside a companion on the bench with their shoulders aligned.	1	-	\$0
<b>Ramp</b>												
57	Practice Greens Near Pro Shop	Ext.		Ramp	N/A				Recommend reducing running slope to be no steeper than 1:12 (8.33%). Recommend providing handrails on both sides. Recommend providing edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	1	-	\$0
<b>Sign</b>												
58	To Tee 5	Ext.		Sign	N/A				Recommend providing a sign, perhaps with a directional arrow, directing visitors to the fifth hole.	1	-	\$0