

**City of Wichita, Kansas
Americans with Disabilities Act Transition Plan**

African-American Center/Community Building

1631 17th Street

November 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

City of Wichita – ADA/504 Transition Plan – African-American Center – November 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access			Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)			
1. Parking	Van accessible parking does not exist due to a narrow access aisle (4-foot wide) and lack of van accessible signage.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, one in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing access aisle is too narrow for either accessible space to be designated as van accessible. Create an access aisle, located next to one of the existing designated accessible vehicle parking spaces, which measures at least 8-foot wide and is a minimum length of the vehicle parking space. In addition, provide a "van accessible" sign mounted below the symbol of accessibility.	L H	L	M	1/3 1/4	\$500	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk					
2. Entrances/Exits	Some exterior entrances/exits are not accessible.	4.1.3(8)	According to ADAAG, accessible entrances/exits must be provided, at a minimum, in the same number that local fire code requires entrances to exist. In other words, if local fire code requires two entrances at a facility, then both entrances are required to be accessible. Ensure that an appropriate number of entrances/exits are fully accessible and are located on an accessible path of travel to public streets or sidewalks.	H ®	L	M	1/4	\$2,000	See Building Block 8 – Accessible Doors .	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk					
3. Exterior Pedestrian Paths	Accessible parking spaces exist, but are not located closest to the public entrance.	4.6.2	Accessible parking spaces that serve a particular building are required to be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. Re-locate the existing accessible parking spaces so they are located on the shortest accessible path of travel to accessible entrances.	L	L	M	1/3 1/4	\$1,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk					

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4. Exterior Pedestrian Paths	The curb ramp, leading from the street level to the sidewalk level, does not provide an appropriate detectable warning surface.	4.7.7	Since these curb ramps lead to a cross vehicular traffic way, the necessity of detectable warning surface is magnified. The existing curb cut has a detectable warning surface. However, this detectable warning does not comply with current ADAAG specifications regarding truncated domes. Modify the existing curb cut to comply with ADAAG specifications pertaining to a detectable warning surface.	H ®	L	M	1	\$700	Detectable Warning Suspension Detectable Warning Specifications #1, #2	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk		
5. Exterior Pedestrian Paths	The curb ramp, leading from the street level to the sidewalk level, does not provide appropriate side flares.	4.7	ADAAG requires side flares on curb ramps to be a maximum slope of 1:10. The existing side flares have more than a 30% slope. Modify the existing ramp, ensuring that at least the side flare, adjacent to the sidewalk, complies with ADAAG specifications. .	M ® H H	L	M	1	\$0	See Building Block 5 – Curb Ramps for additional ADAAG specifications.	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk		

<p>9. General Interior</p>	<p>The drinking fountain on the west side is wheelchair accessible, but does not provide a hi-lo fountain and does not provide appropriate clear floor space.</p>	<p>4.15.3</p>	<p>Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at both fountains.</p>	<p>L</p>	<p>L</p>	<p>M</p>	<p>1 1</p>	<p>\$50</p>	<p>ADA TAM 3 – P 34</p>	<p>BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk</p>		
<p>10. Restrooms</p>	<p>Braille signage exists at the entrance door to the women’s restroom, but the signage is in the wrong location.</p>	<p>4.1.3(16) 4.30.4</p>	<p>Signs that identify permanent rooms and spaces are required to be provided in Braille, mounted at 60-inches high measured to the center of the sign located at the latch side of the entrance door. In addition, the symbol of accessibility is required to exist at the entrance of accessible restrooms. Move the existing Braille signage to the latch side of the entrance door.</p>	<p>L</p>	<p>L</p>	<p>M</p>	<p>7</p>	<p>\$25</p>	<p>Signage Specifications for Permanent Rooms and Spaces</p>	<p>BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk</p>		
<p>11. Restrooms</p>	<p>The coat hooks, in the men’s and women’s restrooms, are located too high.</p>	<p>4.25.3</p>	<p>Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG 4.2.5 or 4.2.6. Install a lowered coat hook making sure not to make the hook a protruding object.</p>	<p>L</p>	<p>L</p>	<p>M</p>	<p>6 8</p>	<p>\$20</p>	<p>Building Block 10 – Reach Ranges</p>	<p>BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk</p>		
<p>12. Restrooms</p>	<p>The urinal, in the men’s restroom, is located too high at 21-inches.</p>	<p>4.18</p>	<p>At least one urinal is required to be located so that the rim is a maximum of 17-inches high. Existing urinals have rims located at 24-inches high. Modify one urinal so that the rim is no higher than 17-inches.</p>	<p>L</p>	<p>H</p>	<p>M</p>	<p>4</p>	<p>\$250</p>	<p>See the Accessible Urinals figure for more details.</p>	<p>BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk</p>		

13. Restrooms	The seat cover dispenser, in the women's accessible stall, is located too high at 62-inches.	4.2.5 4.2.6 4.24	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	L	M	9	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk		
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14. Restrooms	The accessible toilet stalls, in the men's and women's restrooms, are too narrow measuring 43-inches wide and 47-inches wide, respectively.	4.23	The existing configuration of the accessible stall does not comply with ADAAG accessible stall specifications. The existing stall is too narrow at 56-inches wide (60-inches required) and too short at 68-inches (90-inches minimum required). Modify the existing stall to comply with ADAAG specifications, if doing so is technically feasible.	L H	L	M	6 9	\$1,000	Restroom Figures – Building Blocks	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk					

15. Restrooms	The water closets, in the accessible stalls of the men's and women's restrooms, are centered at 18.75-inches and 19-inches, respectively.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closets, or adjacent walls, so the water closets are centered at 18-inches.	L H	1	M	<u>5</u> <u>9</u>	\$500	Restroom Figures – Building Blocks	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk		
16. Restrooms	The lavatory apron, in the women's restroom, is inaccessible is too low.	4.19	Accessible lavatory aprons are required to be located at a minimum height of 29-inches. The existing lavatory's apron is too low at 28-inches. Ensure at least one lavatory complies with ADAAG specifications.	L	L	M	<u>1</u> <u>0</u>	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	BUILDING SOLD BY THE CITY OF WICHITA. ALL ADA ISSUES TO BE ADDRESSED BY THE NEW OWNERS. cmk		

African-American Center - November 2005 - Conceptual Cost Projections

Total	\$8,695
Year One (Very High)	\$1,500
Year Three (High)	\$5,000
Year Five (Medium)	\$600
Year Ten (Low)	\$1,595