

**City of Wichita, Kansas**  
**Americans with Disabilities Act Transition Plan**  
**Auburn Hills Golf Course**

355 South 135<sup>th</sup> Street West

**July 2005**



Prepared by

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In conjunction with

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

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City of Wichita – ADA/504 Transition Plan – Auburn Hills Golf Course - July 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	The single accessible parking space and adjacent access aisle, in the south parking lot, are located on a steep sloping surface.	<a href="#">4.6.3</a>	The surface slope of the accessible parking space and access aisle is 3.5%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. <b>Modify the existing accessible parking spaces or create other accessible parking at another location, which is still on the shortest path of travel to accessible entrances.</b> See the <a href="#">Accessible Parking Detail for more details on parking surfaces.</a>	L	H	M	<a href="#">1</a>	\$1,000	See the <a href="#">Accessible Parking Detail</a>	This accessible space is basically level except in one isolated “island” where the slope is 2.7%.  <i>No modification is therefore recommended.</i>	N/A	N/A (cmk)
2. Parking	The van accessible and standard parking spaces, in the south parking lot, are located on a steep sloping surface.	<a href="#">4.6.3</a>	The surface slope of the accessible parking spaces and access aisles is 3.6%. ADAAG requires accessible parking spaces and access aisles to have surface slopes that do not exceed 2%. <b>Modify the existing accessible parking spaces or create other accessible parking at another location, which is still on the shortest path of travel to accessible entrances.</b> See the <a href="#">Accessible Parking Detail for more details on parking surfaces.</a>	L	H	M	<a href="#">2</a> <a href="#">3</a>	\$2,000	See the <a href="#">Accessible Parking Detail</a>	This van accessible space is basically level except in one isolated “island” where the slope is 2.7%.  <i>No modification is therefore recommended.</i>	N/A	N/A (cmk)
3. Exterior Paths	An accessible path of travel does not exist, leading from the two accessible parking spaces in the south lot, due to an abrupt change in level where the sidewalk meets the parking lot level and steep cross slopes on the sidewalk.	<a href="#">4.3.2</a>	According to ADAAG, At least one accessible route complying with <a href="#">4.3</a> shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with <a href="#">4.3</a> shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. See <a href="#">Attachment 51</a> for information on the structural barriers existing on the accessible path from the parking access aisle. <b>Modify the accessible path, leading from accessible parking, so that it complies with ADAAG specifications, including cross slopes of 2% or less and no abrupt changes in level greater than ½-inch.</b>	M ®	H	M	<a href="#">4</a> <a href="#">5</a>	\$2,000	<a href="#">ADAAG Attachment 51</a>	Modify this threshold with a beveled edge to get rid of the abrupt change in level and repair the sidewalk so that nowhere on its path is the cross slope more than 2%.	12/31/11	

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4. Exterior Paths	The south side pedestrian path, leading to the Club House, is a ramp with handrails on each side.	<a href="#">4.8</a>	ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. <b>Provide handrails, which comply with ADAAG specifications, on each side of the sidewalk where the running slope exceeds 5%.</b>	M ®	H	M	<a href="#">6</a>	\$500	<a href="#">Ramp Detail</a>	Provide ADAAG compliant handrails on both sides of the ramp where the running slope exceeds 5%.	12/31/11	
5. Exterior Paths	An accessible path of travel does not exist, leading from the accessible parking spaces on the north side, due to an abrupt change in level where the sidewalk meets the parking lot level and steep cross slopes on the sidewalk.	<a href="#">4.3.2</a>	According to ADAAG, At least one accessible route complying with <a href="#">4.3</a> shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with <a href="#">4.3</a> shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. See <a href="#">Attachment 52</a> for information on the structural barriers existing on the accessible path from the parking access aisle. <b>Modify the accessible path, leading from accessible parking, so that it complies with ADAAG specifications, including cross slopes of 2% or less and no abrupt changes in level greater than ½-inch.</b>	M ®	H	M	<a href="#">7</a> <a href="#">8</a> <a href="#">9</a>	\$2,000	<a href="#">ADAAG</a> <a href="#">Attachment 52</a>	Modify this threshold with a beveled edge to get rid of the abrupt change in level and repair the sidewalk so that nowhere on its path is the cross slope more than 2%.	12/31/11	

6. Exterior Paths	The path of travel, at the rear of the Club House, is blocked by table and chairs.	<a href="#">4.3.2</a>	According to ADAAG, At least one accessible route complying with <a href="#">4.3</a> shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance. At least one accessible route complying with <a href="#">4.3</a> shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site. Accessible routes must be maintained and kept free of obstructions. <b>Move the table and chairs so that a fully accessible path of travel exists.</b>	H	H	M	<a href="#">2</a> <a href="#">0</a> <a href="#">2</a> <a href="#">1</a>	\$0	<a href="#">ADAAG</a> <a href="#">Attachment 52</a>	Remove the chairs and tables from this location so that an accessible path exists.	12/31/09	10/03/07 (cmk)
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7. Exterior Paths	The sidewalk, leading from the rear entrance at the Club House, is a ramp with a steep running slope and does not provide handrails on each side.	<a href="#">4.8</a>	The slope of the existing ramp is steeper than ADAAG’s maximum of 8.33%. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. <b>Create another fully accessible route to public facilities at the rear of the Club House or modify the existing route so that the running slope is 8.33% or less and has handrails on each side.</b>	M ®	H	M	<a href="#">2</a> <a href="#">2</a> <a href="#">2</a> <a href="#">3</a>	\$1,500	<a href="#">Ramp Detail</a>	Provide ADAAG compliant handrails on both sides of the ramp where the running slope exceeds 5%.	12/31/11				
8. Exterior Paths	The sidewalk leading to the restrooms near hole 9 has a running slope steeper than 5%, and does provide handrails on each side.	<a href="#">4.8</a>	According to ADAAG, any part of an accessible route with a slope greater than 1:20 shall be considered a ramp. If a ramp run has a rise greater than 6-inches or a horizontal projection greater than 72-inches, then it shall have handrails on both sides. The existing sidewalk has a running slope greater than 5%, measuring 7.5%. <b>Modify the sidewalk, so that it has handrails on each side or has a running slope of 5% or less.</b>	L ®	H	L	<a href="#">2</a> <a href="#">6</a>	\$1,000	<a href="#">Ramp Detail</a>	Provide ADAAG compliant handrails on both sides of the ramp where the running slope exceeds 5%.	12/31/16				

9. Exterior Paths	The sidewalk, leading to the restrooms near 15 AHGC (photo 35), has a very steep running slope at intervals and does not provide handrails on each side.	<a href="#">4.8</a>	The slope of the existing ramp is steeper than ADAAG's maximum of 8.33%, measuring over 12% at intervals. In addition, ADAAG specifies that accessible routes with running slopes greater than 5% provide handrails on each side. <b>Create another fully accessible route to these restrooms or modify the existing route so that the running slope is 8.33% or less and has handrails on each side.</b> Note: The program access provisions of <a href="#">Title II</a> may not require all restrooms of existing facilities to be accessible. However, in new construction, all public restrooms are required to be accessible and located on accessible path of travel, regardless of Title II's program access provisions.	L ®	H	M	N A	\$1,500	<a href="#">Ramp Detail</a>	Provide ADAAG compliant handrails on both sides of the ramp where the running slope exceeds 5%.	12/31/16	
10. Interior – Club House	The counter, on the interior of the Club House, is located too high at 48-inches.	<a href="#">7.2</a>	ADAAG requires a minimum 36-inch long portion of sales or service counters to be a maximum height of 36-inches. <b>Lower a portion of the existing counter to a maximum height of 36-inches.</b>	M	H	M	<a href="#">2</a> <a href="#">4</a>	\$200	<a href="#">ADAAG</a> <a href="#">New ADAAG</a>	Provide a 2' x 3' x 34" high side table next to this counter.	12/31/11	10/03/07 (cmk)

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11. Club House Restrooms	The coat hooks, near the shower and in the accessible toilet stall of the men's and women's restrooms, are located too high.	<a href="#">4.25.3</a>	Where coat racks or hooks are provided, at least one must comply with reach ranges defined by ADAAG <a href="#">4.2.5</a> or <a href="#">4.2.6</a> . <b>Install lowered coat hooks making sure not to make the hooks protruding objects.</b>	L	H	M	<a href="#">1</a> <a href="#">3</a>	\$50	<a href="#">Building Block 10 – Reach Ranges</a>	Lower existing coat hooks to 48" from finished floor level.	12/31/16	10/03/07 (cmk)			
12. Club House Restrooms	The entrance doors to accessible toilet stalls, in the men's and women's restrooms, open inward.	<a href="#">4.17</a>	According to ADAAG, the size and arrangement of the standard toilet stall shall comply with <a href="#">Fig. 30(a)</a> and the toilet stall doors, including door hardware, shall comply with <a href="#">4.13</a> . Doors to the existing stalls, which open inward, do not provide appropriate maneuvering space on the exit side (stall interior) of the door. <b>Re-hang the stall doors to open outward.</b>	L	H	M	N A	\$200	<a href="#">Restroom Figures – Building Blocks</a>	Re-hang the entrance door so that it opens outwards.	12/31/16	10/03/07 (cmk)			

13. Restrooms at Hole 6	Braille signage exists at the entrance doors to the men's and women's restrooms, but the signage is in the wrong location.	<a href="#">4.1.3(16)</a> <a href="#">4.30.4</a>	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. <b>Move the existing Braille signage to the latch side of the entrance door.</b>	L	H	M	<a href="#">31</a>	\$50	<a href="#">Signage Specifications for Permanent Rooms and Spaces</a>	Re-locate Braille signage to the latch side of door and hang it 60" to center of sign from finished floor level.	12/31/16	10/03/07 (cmk)
14. Restrooms at Hole 6	The paper towel dispensers, in the men's and women's restrooms, are located too high.	<a href="#">4.2.5</a> <a href="#">4.2.6</a> <a href="#">4.24</a>	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. The highest operable part of the existing dispensers measures 59-inches. <b>Ensure at least one paper towel dispenser in each restroom is within ADAAG specified reach ranges.</b>	L	L	M	<a href="#">29</a>	\$100	See <a href="#">Building Block #10 – Reach Ranges #1, #2, #3.</a>	Lower the paper towel dispensers to 48" from finished floor level.	12/31/16	10/03/07 (cmk)
15. Restrooms at Hole 6	The accessible water closet in the men's restroom is centered at 21-inches and centered at 19-inches in the women's restroom.	<a href="#">4.16</a>	According to ADAAG, accessible water closets must be centered at 18-inches from the sidewall. <b>Move the water closets so they are centered at 18-inches or add material to the sidewalls so that water closets are centered at 18-inches.</b>	L	H	M	<a href="#">34</a>	\$500	<a href="#">Restroom Figures – Building Blocks</a>	Add a 3" thick x 48" high wall to the sidewall in the men's accessible restroom so that the water closet is centered at 18".  Add a 1" thick x 48" high wall to the sidewall in the women's accessible restroom so that the water closet is centered at 18".	12/31/16	

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16. Restrooms at 15 AHGC ( <a href="#">photo 35</a> )	These restrooms have identical issues as the previous discussed restrooms (Locations 13, 14, 15).	<a href="#">4.23</a>	ADAAG requires all public restrooms to be fully accessible in new construction. <b>Modify both restrooms to be fully accessible according to ADAAG specifications.</b>	L	H	M	<a href="#">38</a> <a href="#">42</a>	\$650	<a href="#">Restroom Figures – Building Blocks</a>	Modify all structural inconsistencies at these restrooms so as to make them fully accessible.	12/31/16			



**Auburn Hills Golf Course - Conceptual Cost Projections**

<b>Total</b>	<b>\$13,250</b>
<b>Year One (Very High)</b>	<b>\$0</b>
<b>Year Three (Low)</b>	<b>\$0</b>
<b>Year Five (Medium)</b>	<b>\$6,200</b>
<b>Year Ten (High)</b>	<b>\$7,050</b>