

City of Wichita, Kansas
Americans with Disabilities Act Transition Plan

Indo-Chinese Center

2502 E. Douglas

October 2005

No Photo Available

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 – Indo-Chinese Center - October 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 (5-feet wide).	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-feet wide and is a minimum length of the vehicle parking space.	L M	M	M	0	\$500	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).	Re-stripe the parking lot and provide 3 No. Universal accessible parking spaces complete with signage, close to exiting pedestrian pathways at this location.	12/31/16				
2. Exterior Pedestrian Paths	The sidewalk leading from parking to the entrance door is not accessible due to abrupt changes in level beyond 1-inch and gravel surfaces.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Abrupt changes in level over 1/2-inch are not allowed. Accessible paths of travel must be stable, firm and slip-resistant. Gravel surfaces do not meet this specification. Modify the sidewalk to the entrance door so it complies with ADAAG specifications.	L ® M	M	M	1 2	\$1,500	ADAAG	Modify this threshold with a beveled edge to get rid of the abrupt change in level.	12/31/16				
3. General Interior	The counter in the lobby area is too high at 39-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	H	H	M	3	\$0	ADAAG New ADAAG	Lower a section of the counter to 36" high from finished floor level.	12/31/09				

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4. General Interior	Appropriate maneuvering clearance does not exist at the Counseling Room entrance door.	4.13.6	The existing entrance door provides 6-inches of space at the latch pull side due to a table. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Move the table so that appropriate maneuvering space exists.			M	M	M	5	\$0	See Building Block 8 – Accessible Doors for more information regarding maneuvering space	Table already moved. <i>No action therefore necessary.</i>	N/A	N/A (cmk)	
5. General Interior	The hallway ramp, leading to the back lounge, is not accessible due to an abrupt change in level beyond 1-inch.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Abrupt changes in level over 1/2-inch are not allowed. Modify the ramp surface so that no abrupt change in level exists beyond 1/2-inch.			L ® M	M	M	6 7 8	\$1,000	ADAAG	Replace the existing ramp with an ADAAG compliant one.	12/31/16		
6. General Interior	The handrails on the existing ramp, leading to the back lounge, do not extend the full length of the ramp and do not extend beyond the bottom of the ramp run.	4.8	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. Modify the existing handrails to extend, at least, the full length of the ramp surface and 12-inches beyond the bottom of the ramp run, where doing so does not impede cross traffic. Although, it should be considered that the existence of handrails along ramps is considered a safety feature along with making the ramp accessible and usable.			L ®	H	L	6 7 8	\$300	Ramp Detail	Extend the handrails to ADAAG specifications.	12/31/16		
7. General Interior	Round door hardware exists on the door to the Conference Room.	4.13	According to ADAAG, any doors used by the general public in existing buildings are required to have opening hardware, which does not require tight grasping or twisting of the wrist to operate. Modify this door by replacing door knobs with lever-type hardware or installing add-on levers.			L	M	M	2 1	\$200	See Attachment B – Accessible Door Hardware for information on inexpensive add-on lever handles.	Lever type doorknobs already exist here. <i>No action therefore necessary.</i>	N/A	N/A (cmk)	

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8. General Interior	The existing drinking fountain is inaccessible and does not provide a hi-lo fountain.	4.15.3	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain.	L ®	M	M	N A	\$40	ADA TAM 3 – P 34	Hi-lo drinking fountain exists. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			
9. Restrooms	The restrooms in the lounge area are marked employee use only. However, on-site surveyors were told that people from the general public use them. These restrooms are totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow toilet stall, very narrow entrance doors, pipes exposed under lavatories, no 5-foot by 5-foot turning radius in restrooms, no lowered urinal, round knobs for entrance door hardware, no Braille signage at entrances, lack of appropriate maneuvering space at the latch pull side of entrance doors, lack of grab bars at water closets, low toilet seat height, toilet seat not centered at 18-inches, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. Each and every public restroom may not need to be made accessible according to program access. Due to the extensive construction required and cost involved; and since fully accessible restroom facilities with exist elsewhere in this facility, we do not recommend making these restrooms accessible.	H	M	M	1 0 1 1 1 3 1 7 1 9 2 0	\$0	Restroom Figures – Building Blocks	Alternative compliant unisex restroom already exists. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			

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10. Restrooms	The men’s public restroom is totally inaccessible due to numerous barriers.	4.23	Inconsistencies include, but are not limited to, very narrow toilet stall, very narrow entrance doors, pipes exposed under lavatories, no 5-foot by 5-foot turning radius in restrooms, no lowered urinal, round knobs for entrance door hardware, no Braille signage at entrances, lack of appropriate maneuvering space at the latch pull side of entrance doors, lack of grab bars at water closets, low toilet seat height, toilet seat not centered at 18-inches, etc. In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II . Each and every public restroom may not need to be made accessible according to program access. Due to the extensive construction required and cost involved; and since fully accessible restroom facilities exist elsewhere in this facility, we do not recommend making these restrooms accessible.	H	M	M	2 2 2 3 2 4 2 5 2 6 2 7	\$0	Restroom Figures – Building Blocks	Alternative compliant unisex restroom already exists. <i>No action therefore necessary.</i>	N/A	N/A (cmk)			
11. Restrooms	A 2-inch abrupt change in level exists at the entrance door.	4.3.8 4.5.2	According to ADAAG, changes in level up to 1/4 in (6 mm) may be vertical and without edge treatment (see Fig. 7(c)). Changes in level between 1/4 in and 1/2 in (6 mm and 13 mm) shall be beveled with a slope no greater than 1:2 (see Fig. 7(d)). Abrupt changes in level over 1/2-inch are not allowed. Modify the floor area to ensure that no abrupt change in level exists beyond 1/2-inch.	H ®	M	M	3 0	\$200	ADAAG	Modify this threshold with a beveled edge to get rid of the abrupt change in level.	12/31/09				
12. Restrooms	Pipes are exposed under the lavatory.	4.19	Pipes under lavatories are required to be insulated or otherwise configured to avoid contact. Ensure at least one lavatory complies with ADAAG specifications.	L ®	H	M	N A	\$250	See Attachment 4 – Lavatory Specifications for more information on accessible lavatories.	Insulate all exposed pipes under lavatories in the accessible restroom.	12/31/16				

Indo-Chinese Center - Conceptual Cost Projections

Total	\$3,990
Year One (Very High)	\$0
Year Three (High)	\$200
Year Five (Medium)	\$3,000
Year Ten (Low)	\$790